

Harrisville City Planning Commission Meeting

363 W. Independence Boulevard

7:00 p.m., October 9, 2019

Commissioners: Kevin Jensen	Staff: Laurence Boswell (Land Use Coordinator)
Nathan Averill	Ronda Kippen (Community Planner)
Chad Holbrook	Douglas Larsen (Community Consultant)
Brenda Nelson	

Visitors: Blaine Barrow, Paul Neilson, Michelle Tait, Arnold Tait, Randy Edmunds, Dyllan Norman, Ty Daley, Marvin Farrell, Holin Wilhanks, Cliff Hokanson.

1. CALL TO ORDER

Chair Chad Holbrook called the meeting to order at 7:00 PM.

2. CONSENT APPROVAL of planning commission meeting minutes from September 11, 2019. Commissioner Jensen motioned and Commissioner Averill seconded the motion to approve the planning commission meeting minutes from September 11, 2019. Vote called and passed unanimous.

3. PUBLIC HEARING on the proposed update of the Harrisville City 2019 Annexation Policy.

Chair Holbrook opened the Public hearing on the proposed update of the Harrisville City 2019 Annexation Policy.

DISCUSSION

Douglas Larsen gave updates on the annexation policy plan. The City had an existing annexation plan, and recently decided to update it. The City notified the affected entities about the plan update. The City received comments from the affected entities, including individuals associated with business in the Weber Industrial Park. The City, as required by statute, provided a 10-day period for the public to make comments. The City received two responses. The policy includes four areas that are currently in unincorporated Weber County. Douglas referenced the map located in the 2019 Annexation Policy packet. Douglas stated that staff recommends a favorable vote for this policy plan.

PUBLIC COMMENTS

Tom Wood - Tom has a business in the Weber Industrial Park. Tom explained that he never received any notification about the annexation policy update. Tom called the City when he first heard about the annexation policy update, and asked what would happen to his address since his current address is labeled as being in Ogden. The address is an important part of the shipping process for Tom. Tom made comments about the boundaries of Harrisville City. Tom suggested having areas west of Rulon Blvd. to be located in Farr West City and everything east be in Harrisville City. Tom stated that he is comfortable with the services provided by Weber County and asked what more Harrisville could provide. Tom stated he was against the annexation proposal.

Paul Nelson - Paul addressed some concerns in the written portion of the annexation policy plan. Paul mentioned that it is too general, and suggested there should be more details about each area being annexed. Paul mentioned that in the plan it states that the City will take on all costs of services for all areas in the annexation map. Paul suggested changing that so that property owners of undeveloped land are forced to pay their own improvements and then dedicate the improvements to the City. Paul wanted to know what the incentive was for Harrisville to implement these annexed parcels.

Holin Wilbanks - Holin reads the resolution that was passed by Weber County Commission October 8, 2019. Holin stated that she received several emails supporting the resolution. Holin stated that the Weber Industrial Park was set aside for economic growth. She mentioned that the county has been taking care of the industrial park and does not want to see a change in tax rates by moving over to Harrisville City.

Randy Edmunds - Randy stated that he is a business owner in the Weber Industrial Park. Randy stated that he is very happy with the services he receives from Weber County. Randy wanted to know what he will get in return for paying more in taxes by being annexed into Harrisville. Randy is against annexation if there is no good support for it.

DISCUSSION

Mr. Morris stated that Jed McCormick is in favor of the annexation plan and annexing his property into Harrisville. Mr. Morris reads a comment from a business owner over at the industrial park favoring the annexation plan. Mr. Larsen stated that the City is evaluating expenditure and revenue, and other factors in order to provide a better environment for Weber Industrial Park. Mr. Morris asked if the City could use measures to reduce taxes or provide direct cash incentives. Mr. Larsen stated yes. Mr. Morris asked if there are any CRA or CDA in affect with Weber County. Mr. Larsen indicated that he did not believe there were any active incentive agreements. Mr. Larsen stated that there are a few vacant lots currently for sale and limited land adjacent to existing facilities that could be developed. Mr. Larsen stated that the weber county un-incorporated tax rate is slightly lower than Harrisville's and noted surrounding city rates are slightly higher than Harrisville's. As well, Mr. Larsen sited a number of measurably higher tax rates in surrounding communities wherein business and industry is thriving as a means to dispel concern that an increased tax will drive business away. Mr. Morris states that he is confused by Weber County's involvement. Mr. Larsen also acknowledged the Weber County Commissioners concern over an increase in tax to business in the park but expressed optimism that the City can develop a plan that can be accepted by business in the park and the County.

Mr. Morris stated that there was some interest in breaking out sections of the annexation plan to include more detail for each area. Bill asked the commissioners to allow Mr. Larsen to break out the plan on its way to city council. Bill stated that the infrastructure portion in the annexation plan can be updated. It does not supersede the City's ordinances though, so the city will still require developers to put in their own infrastructure.

Commissioner Jensen asked what the requirements were in order to complete the annexation procedure. Mr. Morris stated that the county commission cannot stop the annexation and referenced the Utah state code 10-2-418. Chair Holbrook stated that he feels comfortable approving the plan and moving forward.

MOTION

Commissioner Jensen motioned and Commissioner Averill seconded the motion to approve the proposed update of the Harrisville City 2019 Annexation Policy and plans with the break out of each section and give permission to staff that they can make the modifications. Vote called and passed unanimous.

4. DISCUSSION/ACTION on the amended site plan for HHI located at 736 W Harrisville Rd.

DISCUSSION

Ronda gave a staff report and presented a PowerPoint on the amended site plan proposal. Ronda stated that staff's recommendation is to approve the site plan based on four conditions: Providing planning staff with an updated sheet C-203 showing the 10 foot set back on the eastern side of the parking lot, providing staff with landscape plan for the 10 foot setback strip, keeping all mature trees in the front of the property, and adherence to all local state and federal statutes and regulations stated in the 2019 adopted general and all other reviewing agencies.

Cliff Hokenson – Mr. Hokenson stated he is one of the owners of HHI. Mr. Hokenson explained that the parking lot has been in place since the early 1900s. He stated that he wants to put new asphalt over the existing parking lot. Mr. Hokenson stated he was confused as to why he needed a site plan amendment. Ronda Kippen explained that whenever a business owner makes changes to their site, a site plan amendment is required. Ronda also explained that when site plans are amended, the City asks that any improvements comply with code. Mr. Hokenson showed concern for the curb and gutter on the east side of the property. Mr. Hokenson stated that it would cost him too much to put that curb and gutter in and asked if his site could be grandfathered in. Commissioner Jensen showed concern for putting the parking slots into the flow of traffic if Mr. Hokenson is required to meet the 10 foot setback requirement on the east side. Mr. Morris stated he believes that site has been in the exact state as it currently is prior to Harrisville becoming a city; therefore, the site is considered legal non-conforming and the 10 foot landscaped setback would not be required on the site plan. Mr. Morris stated that if the proposed site plan is better than the current condition, then it is okay.

MOTION

Commissioner Nelson motioned and Commissioner Jensen seconded the motion to approve the amended site plan for HHI located at 736 W Harrisville Rd. This motion for approval is based

upon the conditions in the staff planning report and city engineer memo with the condition of removing item number one from both the city engineer memo and the planning department staff report based on the finding that the site plan is considered a legal, non-conforming site; therefore, the requirement for a 10 foot side yard landscaped setback on the site is not applicable on this site. Additional landscaping along the frontage of Harrisville Rd will be installed as part of the parking lot, and the preservation of all mature trees and landscaping as indicated by items two and three of the city engineer memo will be required. Vote called and passed unanimous.

5. COMMISSION AND STAFF FOLLOW-UP

Mr. Morris met with an attorney representing the developer of the Ben Lomond Golf Course. Mr. Morris had a productive discussion with the attorney about City expectations for the golf course. The attorney stated his client might put off development until the beginning of next year. The attorney suggested proposing a new mixed use ordinance. Commissioner Nelson was concerned about letting the developer drive the discussion for the use of the land. Mr. Morris explained that the City will be looking into form based code. The focus is on the appearance of buildings and landscaping. The use of the buildings will be up to the developer. Mr. Morris stated that the rough draft of the mixed use ordinance was too complicated and specific. Bill stated that he will set up another meeting with the attorney about the golf course. Mr. Morris stated that the City Council adopted the new general plan.

6. ADJOURN