

Harrisville City Planning Commission Meeting  
363 W. Independence Boulevard  
7:00 p.m., December 12, 2018

Commissioners: Roger Shuman  
Nathan Averill  
Brenda Nelson  
Kevin Jensen  
Chad Holbrook  
Blair Christensen

Staff: Bill Morris (City Administrator)  
Laurence Boswell (Land Use Coordinator)

Visitors: Nate Walter

**1. CALL TO ORDER.**

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

**DISCUSSION**

Ted and Scott are from the Wasatch front regional council and they presented information regarding the transportation and land use connection program. Scott helps local communities receive funds from federal government for economic development. Ted and Scott presented a presentation about the Wasatch Regional Council and their vision for transportation in Weber County. Ted and Scott also talked about different funding options in order to develop and redevelop parts of the City. Chair Holbrook emphasized the importance of developing in the city, especially about special parcels such as the Ben Lomond golf course.

**2. CALL TO ORDER**

Chair Chad Holbrook called the meeting to order at 7:30 PM.

**3. CONSENT APPROVAL** of Planning Commission Meeting Minutes November 14, 2018.

Commissioner Averill motioned and Commissioner Christensen seconded the motion to approve the planning commission meeting minutes from November 14, 2018. All in favor. Vote called and passed unanimous.

**4. DISCUSSION/ACTION** on a site plan amendment for the LDS Welfare Project located at 500 N Wall Ave.

**DISCUSSION**

The Church of Jesus Christ of Latter-day Saints presented a plan to put a road on the north side of the DI. This will allow better access to the LDS Cannery. There will be a full loop from North Street to Wall ave. The road will be a private road, but built to City

standards with the potential to dedicate the road to the City in the future. Adjustments of all utilities are included in the amended site plan. UDOT provided a conditional use letter and the Church will seek for final UDOT approval before moving forward. The Church also got approval from Lynn Irrigation to use their water lateral. The Church plans on completing the project later next year. Staff recommends the approval of the amended site plan. The amended site plan will be subject to the engineering requirements dated December 12, 2018.

Commissioner Averill asked about item 6 on the engineer memo. Commissioner Averill asked if it is hard for residents to change their address. Mr. Morris replied and stated that it is not a difficult process to change addresses for residents.

Commissioner Nelson asked if UDOT will require a new traffic light off Wall ave to access the new road.

Mr. Walter, representative of LEI construction, stated that there is no need for a traffic light at this time. UDOT may require one in the future.

### **MOTION**

Commissioner Shuman motions and Commissioner Averill seconds to approve the site plan amendment for the LDS Welfare Project located at 500 N Wall Ave subject to the engineer's memo dated December 12, 2018 as well as staff, agency, or affected entity comments and subject to the standards set forth in the Harrisville City municipal code. Vote called and passed unanimous.

5. **PUBLIC COMMENTS:** *"This is an opportunity to address the Planning commission regarding our concerns or ideas on land use issues. Comments are limited to three minutes. The Planning commission cannot take action on any item brought to the planning Commissions' attention except to instruct staff to place this item on a future agenda."*

### **DISCUSSION**

No comments.

6. **STAFF AND COMMISSION COMMENTS.**

### **DISCUSSION**

Commissioner Nelson asked the purpose of having the Wasatch Regional Council at the meeting. Mr. Morris stated that the Wasatch Regional Council makes it extremely difficult for smaller cities to get things done, therefore, having them here and explaining that will hopefully help them change their process for City's like Harrisville.

Chair Holbrook commented and said that he invited the council to come and give Harrisville some ideas and recommendations for development in the City. Chair Holbrook mentioned specifically the golf course. Chair Holbrook would also like to present some ideas to Doug Larsen.

Mr. Morris stated that he will have Doug Larsen reach out to planning commission and have him help the City with economic development.

Commissioner Nelson asked about the gentleman who applied for a rezone the last meeting and got denied.

Mr. Morris stated that he filed for a GRAMMA request and he might be resubmitting an application and not do a rezone, but build using the current zone.

Mr. Morris stated that there will be a couple of ordinances that will be under review next year, such as the cluster subdivision and trailer regulations. Also, the golf course will not be renewing their business license for next year.

Commissioner Christensen asked about the possibility of the City buying the golf course.

Mr. Morris stated that if the City bought the golf course, they would need to bond, raising property tax by \$300 a year for all residents.

Commissioner Shuman emphasized the need to make a plan for the golf course.

Commissioner Averill agreed and stated that the City needs to update the general plan.

**7. ADJOURN.**

Being no further business, the meeting was adjourned at 7:53 p.m.

Chad Holbrook, Chair

Laurence Boswell, Land Use Coordinator