

Harrisville City Planning Commission Meeting
363 W. Independence Boulevard
7:00 pm., February 12, 2020
Conducting Chair: Chad Holbrook

Commissioners:
Chad Holbrook, Chair
Brenda Nelson
Nathan Averill
Bill Smith
Kevin Shakespeare

Staff: Bill Morris (City Administrator)
Jennie Knight (City Recorder)

Visitors: Olivia Hodson, Autumn Everson, Rachel Nichols, Tim Butler.

1. Administer -Oath of Office to new Planning Commissioner.

Jennie Knight administered the oath of office to newly appointed Planning Commissioner Kevin Shakespeare.

2. Consent Approval of Planning Commission Minutes from January 8, 2020.

ACTION: Chairman Holbrook declared the minutes from January 8, 2020, approved as presented. There was no objection and the minutes are approved.

3. Elect Chairman and Vice Chairman for 2020.

Chairman Holbrook opened nominations for chairman.

Commissioner Brenda Nelson nominated Commissioner Chad Holbrook to serve again as chairman for 2020. Commissioner Holbrook seconded the motion and voting was unanimous. Commissioner Holbrook accepted the position of chairman.

Chairman Holbrook opened nomination for vice chairman.

Commissioner Nathan Averill nominated Commissioner Brenda Nelson to serve as vice chair for 2020. Commissioner Bill Smith seconded the motion and voting was unanimous. Commissioner Nelson accepted the position of vice chairman.

4. Public Hearing on preliminary/final approval for proposed Subdivision (Colony 6) with 3 units located at approximately 100 East 1100 North, Harrisville, Utah.

Chairman Holbrook opened the public hearing to take public comment on proposed subdivision.

DISCUSSION

Bill Morris reviewed the Engineer's Memo which states this subdivision is located on the north side of the recently constructed portion of 1100 North between 134 West and 125 East. Current zoning is R-1-10 and the proposed lots meet the requirements of the zone. Three new residential lots are proposed with a parcel of undevelopable land dedicated to the City for a "pocket park", this parcel is not suitable for construction of homes due to the proximity to the Western Canal and other irrigation piping. Engineer's office recommends final approval of this plat with the

condition this is reviewed and approved by the Weber County Surveyor prior to printing the mylar and obtaining signatures.

No public comments were offered.

Chairman Holbrook closed the public hearing.

5. Public Hearing on Harrisville Ordinance 507; an ordinance adopting Chapter 11.21 establishing regulations governing cannabis production establishments and Medical Cannabis Pharmacies.

Chairman Holbrook opened the public hearing.

DISCUSSION

Bill Morris gave a staff presentation regarding the background of the proposed ordinance. In 2018, state legislators adopted Proposition 2 which legalized medical cannabis in Utah. This was updated in a special session which outlined more details. This proposed ordinance will eliminate potential zoning issues that could result from these new regulations. The ordinance allows production in agriculture zone and pharmacy marketing in commercial zone. If the city does not respond, these facilities could end up in any other zone. Although federal law prohibits cannabis, state law allows for medical production and use. This proposed ordinance is in the best interest of our city to designate A-1 or MP-1 zone for production and CP-2 zone for pharmacy facilities. Commissioner Nelson asked for some clarification. Bill Morris explained state law only allows for seven (7) production facilities and these areas have already been selected. The only way the city would be affected is if the limit is raised. The pharmacy locations have not been determined, but if/when they come in, we will have our regulations in place.

No public comments were offered.

Chairman Holbrook closed the public hearing.

6. Discussion/action to grant preliminary/final approval for Colony 6; a three-lot subdivision located at approximately 100 E. 1100 N.

Commissioner Nelson asked if there are any outstanding issues. Bill Morris clarified approval needs to be conditioned upon County Surveyor approval. Commissioner Averill asked what type of park will be dedicated. Tim Butler said he will make sure there is power to the pocket park so the parcel can be maintained.

MOTION: Commissioner Smith motioned to approve preliminary/final approval for Colony 6; a three-lot subdivision located at approximately 100 E. 1100 N., subject to Engineers memo dated February 10, 2020, and municipal code. Commissioner Averill seconded the motion. Voting was unanimous.

7. Discussion/action/recommend Ordinance 507; an Ordinance adopting chapter 11.21 establishing regulations governing cannabis production establishments and Medical Cannabis Pharmacies.

No further discussion was given.

MOTION: Commissioner Averill motioned to recommend adoption of Ordinance 507; an Ordinance adopting chapter 11.21 establishing regulations governing cannabis production establishments and Medical Cannabis Pharmacies. Commissioner Nelson seconded the motion. Voting was unanimous.

8. Commission/staff follow-up.

Bill Morris informed Planning Commission there may be a slight change to the current mixed-use ordinance coming soon with some correcting language.

9. Adjourn.

Being no further business, Commissioner Holbrook declared the meeting adjourned at 7:18 pm.

Jennie Knight
City Recorder

Chad Holbrook
Chairman