

Harrisville City Planning Commission Meeting
363 W. Independence Boulevard
7:00 p.m., April 12, 2017

Commissioners: Steve Weiss
William Smith
Chad Holbrook
Kevin Jensen
Roger Shuman
Blair Christensen
Nathan Averill
Brenda Nelson

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

Visitors: Eric Thomas, Mandy Hampton, Jay Farnsworth, Michelle Tait, Ruth Pearce, Jeff Pearce, Mike Murtha, Jim Flint, Eleanor Jensen, Roy Peterson, Mary Beas, Bob Howard, Dan H.

1. CALL TO ORDER AND OATH OF OFFICE.

Chairman Weiss called the meeting to order at 7:00 PM.

Chairman Weiss welcomed the re-appointment of Commissioner Brenda Nelson. The Oath of Office was administered by Bill Morris, a notary public.

1. CONSENT APPROVAL of Planning Commission Meeting Minutes January 11, 2017.

MOTION

Motion by Commissioner Chad Holbrook, second by Commissioner Blair Christensen to approve minutes of Planning Commission meeting held January 11, 2017, as written. Vote called and was unanimous.

2. PUBLIC HEARING. REVIEW/DISCUSSION/ACTION of ordinance adopting a mixed commercial/residential land use amendment, with a development agreement, for certain areas on state highways within Harrisville City.

MOTION

Motion by Commissioner Brenda Nelson, second by Commissioner Nathan Averill to open a public hearing regarding the proposed Ordinance.

STAFF PRESENTATION

Mr. Morris addressed some suggested modifications to the Ordinance. The first change was on page one, under subsection 10. Parcels under six acres will receive 400 feet of commercial frontage and the rest will be residential. Under subsection 11B, the density will be changed from 600 square feet to 1000 square feet and a maximum of six units per lot. Mr. Morris also proposed

changing the front exterior material from 60% to 40% to be brick, stone, or hardi-board.

PUBLIC COMMENTS:

Mike Murtha said he first read this proposed Ordinance, it was several days. He is looking to develop something in Harrisville between North, Wall, and HWY 89. He supports the 40% brick, stone, or hardi-board material requirements. He also likes specific material, color, and other specifications.

Eric Thomas said he spoke with staff and it is very rare to see 60% material requirement, it is usually 40% of the front. His idea is to make something look nice, the front of the home look nice. I see the need of the front to look nice, but not the rest of the home/building. I think it gives Harrisville a good opportunity to develop some commercial and residential. This is a good zone that would accommodate those who live on Wall Avenue.

No other public comments were offered.

MOTION

Motion by Commissioner Kevin Jensen, seconded by Commissioner Chad Holbrook to close the public hearing. Vote called and passed unanimously.

DISCUSSION

Mr. Morris reviewed the draft Ordinance and made the changes as suggested and agreed by the Commission. Commissioner Roger Shuman asks why the ordinance does not include HWY 89. Mr. Morris responded that he was not instructed to include Highway 89 by the Administration as there are many agriculture properties still in this area. City Council wishes to see how development goes on Washington Boulevard first before expanding elsewhere.

Commissioner Brenda Nelson asks if 400 feet of commercial for any parcel less than six acres is standard. Staff responds yes. Commissioner Chad Holbrook asks to clarify how businesses and houses will be arranged. Staff responded that businesses will be located on the frontage of the main street and the residential houses will be located behind with a minimum dwelling size of 1200 square feet and two car garage. The residential dwellings will be fashioned as town houses. Every unit will essentially have four parking stalls (two stalls in the garage, and two outside on the driveway) and a separate guest parking stall. Each unit will have 200 square feet of green grass and a tree. Houses will be required to have 40% brick stone on the front exterior surface and the remainder being cement board or hardie board and stucco. Color schemes will be primarily earth tone, but will be specified under a development agreement.

Commissioner Kevin Jensen asks if a whole parcel could be commercial. Staff responds yes. Commissioner Chad Holbrook asks for height requirements for both commercial and residential structures. Bill states that 50 feet is the height for commercial and about 30 feet for residential.

MOTION

Motion by Commissioner Kevin Jensen, with Second by Commissioner Chad Holbrook, to recommend approval of the Mixed-use Ordinance with all the changes suggested by staff. Vote called and passed unanimously.

3. REVIEW/DISCUSSION/ACTION on a conditional use permit request from Mandy Hampton for a hair and nail salon inside her home located at 1024 West 1650 North.

STAFF PRESENTATION

Mr. Morris explained Harrisville Municipal Code Section 11.10.020.9. He also explained that Mandy is not allowed to have more than one (1) visiting client at a time in her hair and nail salon.

MOTION

Motion by Commissioner Brenda Nelson, seconded by Commissioner Blair Christensen, to grant the conditional use for Mandy Hampton subject to the requirements of the municipal code, and that the applicant has no more than one (1) visiting clientele at a time. Vote called and passed unanimously.

4. REVIEW/DISCUSSION/ACTION for updated site plan for Phase 1 of a private animal shelter to locate at 1755 North 750 West (#110200027), and a caretaker residence on adjoining parcel (#110200038).

STAFF PRESENTATION

This is a private animal shelter previously granted a conditional use permit. Staff indicated that the applicant has requested an amendment to her site plan for Phase 1 that provides for a separate area for the cats and dogs. Initially they were to be together in the same building, now it is proposed that the cat be located in the adjacent building. Mr. Morris explained that the adjacent building was a greenhouse that will be modified to meet code to house the cats. Applicant also request that the other buildings on the site may be used again for a greenhouse. The greenhouses are a permitted use. Commissioner Chad Holbrook is concerned about sanitation and Roger Shuman is concerned about noise levels.

MOTION

Motion by Commissioner Nathan Averill, seconded by Commissioner Kevin Jensen, the updated site plan for a private animal shelter to locate at 1755 North 750 west, as proposed by the applicant. Vote called with 5 in favor, and Commissioner Shuman opposed.

5. ADJOURN

Being no further business, the meeting was adjourned at 7:38 p.m.

Steve Weiss, Chair

Laurence Boswell, Land Use Coordinator