

Harrisville City Planning Commission Meeting  
363 W. Independence Boulevard  
7:00 p.m., March 14, 2018

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

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

Visitors: Michelle Skippis, Eloisa Negrete, Ricardo Negrete.

**1. CALL TO ORDER.**

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

**2. CONSENT APPROVAL of Planning Commission Meeting Minutes January 10, 2018.**

**MOTION**

Motion by Kevin Jensen, second by Blair Christensen, to approve minutes of Planning Commission meeting held January 10, 2018, as written. Vote called and passed unanimous.

**3. REVIEW/ DISCUSSION/ ACTION** on preliminary and final site plan approval for Negrete Ranch Subdivision and elimination of the holding strip.

**DISCUSSION**

Bill Morris explained that this lot is a narrow parcel and was left out of a previous subdivision. There were some zoning issues because of the holding strip. The holding strip was dedicated to Harrisville City. Bill has worked with the Negrete family and with the title company to get rid of the holding strip. The Negrete Ranch Subdivision is only two lots. The lot that faces 2550 N already has a house built on it. The other lot has enough frontage on a public road to build another house. All fees have been paid, service letters turned in. This subdivision application does not need to go to City Council since it is considered a small subdivision. Final approval will be through Planning Commission.

Commissioner Brenda Nelson asked Bill Morris to explain the concept behind a holding strip.

Bill Morris explains that when you are subdividing a property, developers used to hold out one strip of property and retain it or give it to someone else so access from and adjoining road could not be built without paying for improvements first. Bill states that holding strips are now called “no access” strips. The no access strip can be released for a substantial money amount. Bill explains that they often put no access strips off of highway off-ramps to prevent businesses or houses from putting an access too close to

the off-ramp. The same concept applies to subdivisions to prevent excess traffic, prevention of access to certain roads, etc.

Commissioner Brenda Nelson asked if lot 2 will only have one house on it, or several.

Bill Morris responds and states that lot 2 will only have one house.

Commissioner Chad Holbrook invites the Negrete family to make any necessary comments about the subdivision.

Ricardo Negrete states that he purchased the lot in 2014. He always planned on subdividing the property so he can build another one level house on the lot.

### **MOTION**

Motion by Kevin Jensen, second by Nathan Averill, to approve preliminary and final site plan approval for Negrete Ranch Subdivision and elimination of the holding strip subject to final plat approval, city engineer memo, staff notes, agency comments, and execution of the holding strip.

#### **4. REVIEW/DISCUSSION/ACTION** on a conditional use permit request from Michelle Skipps for a business located inside her home at 1995 N 575 W.

### **DISCUSSION**

Bill Morris states that the City does not require home businesses to get a business license, but if they are having visiting clientele, it is required to have a conditional use permit. Bill reads the municipal code 11.10.020.

Michelle Skipps explains that she has a house on the corner by the park. She has started doing online sales. The customer picks up the item at my house and leaves the money. Michelle explains that she buys items from yard sales, refurbishes them, and then sells them. They are high-end items, but nothing over \$500. Michelle currently has a part time job, working for Seniors Helping Seniors, and the online sales is her other part time job. She sells from websites such as Facebook, KSL, etc.

Bill Morris asks how many visitors Michelle gets on a daily basis. Michelle states approximately three.

Commissioner Brenda Nelson asks if Michelle meets with these people.

Michelle explains that she does not usually meet with clientele. She puts the item out on the porch and then people pick it up and leave the money under the matt.

Commissioner Kevin Jensen asks if Michelle sells her items at a yard sale. Michelle responds no.

Commissioner Chad Holbrook asks about Michelle's residency. Michelle states that she owns a home in Pleasant View City and Harrisville City.

Commissioner Chad Holbrook asks about storage.

Michelle states that she plans on remodeling the garage to display items. She will not have people come in and walk through. She will use it as a place to display items and take images of the items.

Commissioner Chad Holbrook asks if people will mostly come to the front door and garage. Michelle replied with a yes.

Commissioner Chad Holbrook asked about the hours of operation.

Michelle states that she will only be open Saturday from 11 a.m. to 2 p.m. Clients can pick up items between these times. If people have to pick up items during the week, Michelle will meet them at the house, otherwise she will direct them to the North Ogden Police Station and meet them there, for security purposes.

Commissioner Brenda Nelson asks if clients will be picking up items on Michelle's front porch. Michelle replies that client will only pick up items on the porch in Pleasant View.

Commissioner Brenda Nelson asks how often Michelle will have pickups at the Harrisville house.

Michelle states that it depends on many clients she gets. The clients can come to the Harrisville house from 11 a.m. to 2 p.m. on Saturday.

Commissioner Brenda Nelson asks to give an approximation of how many clients will come to the house. Brenda wants to know the impact of traffic.

Michelle explains that if the weather is good, about 10 people. The clients will come to pick up, give her money and then leave. They will not be lingering. Michelle explains that she does not intend to sell more than 50 items at a time.

## **DISCUSSION**

Kevin Jensen would like to add in the motion that the garage is only for storage. It is not for a display area.

## **MOTION**

Motion by Commissioner Brenda Nelson, second by Commissioner Blair Christensen, to approve conditional use permit request from Michelle Skipps for a business located inside her home at 1995 N 575 W subject to the requirements for the home occupation code in the municipal code, one visiting clientele withholding the integrating of the neighborhood and if there are complaints the City will take action, and limit to one customer at a time in the garage to see items for sale.

5. **TRAINING** on general plan.
  - a. Bill presents a training on the general plan.
  
6. **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."*

## **7. Adjourn**

Being no further business, the meeting was adjourned at 8:00 p.m.

Chad Holbrook, Chair

Laurence Boswell, Land Use Coordinator