

Harrisville City Planning Commission Meeting
363 W. Independence Boulevard
7:00 p.m., November 13, 2019

Commissioners: Kevin Jensen
Nathan Averill
Chad Holbrook

Staff: Laurence Boswell (Land Use Coordinator)
Ronda Kippen (Community Planner)
Douglas Larsen (Community Consultant)

Visitors: Richard Hendrix, Jack Wahlen, Bonnie Wahlen, Blain Barrow, Lou Eddy, Grover Wilhelmsen, Aspen Teuscher, Austin Moffitt, Karen Boudreau, Jessica Prestwich, Sarah Nigh, Douglas F., Rick Scadden, Geri Knighton, Michelle Tait, Shawna Edwards, Lynn Edwards.

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 October 9, 2019. Commissioner Jensen motioned and Commissioner Averill seconded the motion to approve the planning commission meeting minutes from October 9, 2019. Vote called and passed unanimous.

3. PUBLIC HEARING on Ordinance #505 - amendment to the A-1 zone relating to Animal Boarding Establishments.

Chair Holbrook opened the Public hearing on ordinance #505, amendment to the A-1 zone relating to Animal Boarding Establishments.

DISCUSSION

Mr. Morris stated that under the A-1 zone, the City has had an animal shelter defined as a conditional use. The City would like to establish an animal boarding establishment to allow dog kenneling in the city. The amount of dogs would be up to the planning commission. Averill asked if the City would allow a bigger facility, like an animal shelter. Bill said that the City already has one animal shelter, and does not need additional shelters to that size. The kenneling will only be allowed in the A-1 zone. Jensen asked if a resident came in to petition for this. Bill said that yes, a resident came in to petition for dog kenneling. Averill asked why the City is only allowing dog kenneling in the A-1 zone. Bill said that we are requiring at least an acre for anyone who wants an animal boarding establishment.

PUBLIC COMMENTS

Blain Barrow explained that he talked to Bill Morris about the ordinance. Blain said he thinks it is a good proposal, so long as the City mitigates the amount of noise. Blain explained that noise can be a real nuisance for adjacent neighbors.

DISCUSSION

Commissioner Jensen stated that the one acre requirement might be too little. Commissioner Jensen suggested having more land for kenneling to reduce or mitigate the noise that could cause an issue for adjoining neighbors. Commissioner Averill stated that the kenneling falls under a conditional use permit, so the planning commission can still put restrictions on any applications that come through. Bill Morris stated that the City could require a minimum of three acres. Commissioner Averill asked if three acres are required for breeding, according to how the ordinance is written. Bill explained that puppies do not count as dogs. Puppies have to be four or more months old to be considered dogs. Bill also stated that anyone in the City can have up to three dogs and five cats without any restrictions.

MOTION

Commissioner Jensen motioned and Commissioner Holbrook seconded the motion to approve Ordinance #505 - amendment to the A-1 zone relating to Animal Boarding Establishments with the change on 11.10.020, adding that an animal establishment should be a minimum of three acres, not one. Vote called and passed unanimous.

4. PUBLIC HEARING on Ordinance #503 – large project master planned communities/mixed use/in-fill.

Chair Holbrook opened the Public hearing on ordinance #503, large project master planned communities/mixed use/in-fill.

DISCUSSION

Bill Morris stated that the old mixed use ordinance was too difficult to implement. Bill also stated that staff has been working on a new ordinance that enables planning commission to accept or decline a mixed use development through a zoning change. Bill presented the infill overlay map. Bill reads from page 2 of the ordinance, explaining the difference between the large project master planned communities and in-fill projects. Large project master planned communities will allow mixed use for any development over 100 acres. All other developments would be considered in-fill. The city is concerned about some blighted areas in the city. There is a blighted area across the street from Walmart, on the west side. The underlying zone is commercial, but it has the infill overlay. The ordinance provides some basic fundamentals, and then the developers come in with their plan and the planning commission can decide if they want to accept it or not through a zoning change. Bill pointed out other areas in the city that have the in-fill overlay, including properties off main corridors like Washington Blvd. The planning commission has the ability to amend the in-fill overlay map if they desire, but for now they can only allow in-fill development with the indicated areas on the map. The development agreement will outline all the setbacks and density requirements for each mixed use development.

PUBLIC COMMENTS

Rick Hendrix expressed concern for the golf course and the parcels highlighted on the map north of the golf course that are off HWY 89. There is little access off HWY 89. Rick is also concerned about four story buildings being allowed with this new ordinance.

Grover Wilhelmsen agrees with Rick Hendrix about the concern of four story buildings. Grover stated that four stories blocks residents' view of the landscape.

Rick Scadden stated that he plans on building nothing over three stories for the golf course.

Geri Knighton is concerned about the safety and access off of Washington Blvd. Geri stated that it is difficult to get out of 1100 N onto Washington Blvd. If there are high density houses off Washington Blvd, there could be more safety concerns for drivers. Geri also stated that four story buildings are too high. Geri thanks the planning commission for all their work.

Jack Wahlen states that he owns some acreage off 1100 N. Jack stated that he would like to develop a community for 55 year olds or older just north of Greenwood Elementary School. Jack explained that it would be a nice community with nice amenities. Jack asked if that is something that could be built according to the large project master planned communities/mixed use/in-fill ordinance.

Jessica Prestwich, representing sierra homes, stated that she is under contract for a 21 acre parcel off Washington Blvd. Jessica presented a concept drawing to the commissioners. Jessica explained that her concept drawing was not a formal submittal, but just an idea of what she would like to develop on the lot. Jessica stated she would like to know what will happen with the ordinance and if the concept presented will work for the City. Jessica mentioned that Harrisville is lacking in townhomes and affordable housing.

DISCUSSION

Bill addresses some of the concerns from the residents. The City is still subject to the corridor agreements from UDOT and the spacing requirement from UDOT, so some parcels off HWY 89 will need to work with UDOT about access. According to the large project master planned communities/mixed use/in-fill ordinance, developers can do up to four stories, but the fourth story is not a living quarters. It is designed for amenities like a deck or pool. The planning commission has the legislative power to say no if they do not like a particular development. Safety issues are a real concern, but maybe UDOT would require more stop lights off Washington blvd if that's the case. Bill stated that it is a potential for Jack to do his development. It would fit the ordinance. Bill stated that if planning commission likes the plan presented by Sierra homes, then they can approve it, however, they need to add some type of commercial element into the plan.

MOTION

Commissioner Averill motioned and Commissioner Jensen seconded the motion to recommend to the council Ordinance #503 – large project master planned communities/mixed use/in-fill. Vote called and passed unanimous.

5. Commission and Staff Follow-up.

City council approved the annexation plan last night. The ordinances discussed tonight will be sent to city council in December. If they get passed, the planning commission will receive applications starting in January.

6. Adjourn