

**Harrisville City Planning Commission
363 W. Independence Boulevard
7:00 p.m., August 11, 2021
Conducting: Chair Chad Holbrook**

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

Staff: Bill Morris (City Administrator)
Jennie Knight (City Recorder)
Cynthia Benson (Deputy City Recorder)
Justin Shinsel (Public Works Director)

Visitors: Blaine Barrow

1. Call to Order.

Chair Holbrook called the meeting to order and welcomed all visitors.

2. Consent Approval – of Planning Commission minutes from July 14, 2021.

MOTION: Commissioner Smith motioned to approve the minutes of May 12, 2021 as presented. Commissioner Averill seconded the motion. Voting was unanimous.

3. PUBLIC HEARING – The Planning Commission will take public comment on proposed Harrisville Ordinance 526; an ordinance amending the A-1 (Agricultural) use standards in the A-1 (Agricultural) zone.

Chair Holbrook asked Bill Morris for more details on this ordinance. Bill Morris explained the need for more veterinarian clinics and pointed out Harrisville Municipal Code 11.08 Residential Land Use. He suggested the code include veterinarian clinics in the A-1 zone.

Chair Holbrook opened the public hearing to take public comments.

Blaine Barrow introduced himself and explained he saw the public notice in the water billing. He asked for clarification on the A-1 zoning and the terminology needing change. Bill Morris explained the proposed change will allow anyone in an A-1 zoning to open a veterinarian clinic. Blaine Barrow said his only concern was the service affecting the surrounding properties including himself, since he is a neighbor. He asked for more clarification on treatment of animals and what services would be provided. Bill Morris responded there would still need to be a building permit or conditional use permit for a full vet clinic if the owner wished to move forward with the proposal to the city for a clinic. Currently the code only includes the boarding of cats. Blaine Barrow was concerned about why the owner was asking for the zoning terminology change. Bill Morris explained that the proposal was to add veterinarian to the ordinance in case anyone applies for this use, not necessarily for his neighbor.

Chair Holbrook closed the public hearing.

4. PUBLIC HEARING – The Planning Commission will take public comment on proposed Harrisville Ordinance 527; an ordinance adopting Internal Accessory Dwelling regulations.

Bill Morris explained state legislators adopted HB 82 that requires cities to provide internal accessory dwelling units to help with the current housing crisis. He outlined the limited time frame to act on this legislation to adopt regulations before October. He reviewed the ordinance with commissioners.

The commissioners agreed that two items needed to be removed from the draft ordinance before going to council. Section 3 (d) No ADU will be approved in any agriculture zone will be removed. Section 3 (f) No ADU shall be created or occupied where the primary dwelling is six-thousand (6,000) square feet or less in size. This will now read “primary dwelling parcel/lot”.

Chair Holbrook opened the public hearing to take public comments.

No public comments given.

Chair Holbrook closed the public hearing.

5. Discussion/Action/Recommend – to recommend adoption of Harrisville Ordinance 526; an ordinance amending the A-1 (Agricultural) use standards in the A-1 (Agricultural) zone.

No additional discussion was given.

MOTION: Commissioner Averill motioned to recommend adoption of Harrisville Ordinance 526; an ordinance amending the A-1 (Agricultural) use standards in the A-1 (Agricultural) zone. Commissioner Shakespeare seconded the motion. Voting was unanimous.

6. Discussion/Action/Recommend – to recommend adoption of Harrisville Ordinance 527; an ordinance adopting Internal Accessory Dwelling regulations.

No additional discussion was given.

MOTION: Commissioner Shakespeare motioned to recommend adoption of Harrisville Ordinance 527; an ordinance adopting Internal Accessory Dwelling regulations with the exception of the change from section 3 (f) dwelling to be changed to parcel/lot and eliminating section 3 (d) agriculture zone verbiage. Commissioner Averill seconded the motion. Voting was unanimous.

7. Commission/Staff Follow-Up.

Chair Holbrook asked about additional training now required for Planning Commissioners. Bill Morris said they must complete 4 hours of training. Jennie Knight mentioned the Utah League of Cities and Towns should be sending out the link to the annual conference which typically includes a land use day. She will email the information out to commissioners.

Jennie Knight also mentioned the Fall Festival on October 19th. She extended an invitation to the commissioners to attend and to bring their trunks and treats for the trunk – or – treat.

8. Adjourn.

Chair Holbrook closed the meeting at 7:35 p.m.

Jennie Knight
City Recorder

Chad Holbrook
Chair