

Harrisville City Planning Commission Meeting
363 W. Independence Boulevard
7:00 p.m., May 9, 2018

Commissioners: Kevin Jensen
Nathan Averill
Blair Christensen
Chad Holbrook

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

Visitors: Ruth Pearce, Jeff Pearce, Lyle Earl, Joe Mitchell, Brian Chapple, Clark Beecher, Fran Lyon, Kristi Jellerson, Shanna Edwards, Lynn Edwards, Greg Montgomery.

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 Commissioner Blair Christensen, second by Commissioner Nathan Averill, to approve minutes of Planning Commission meeting held April 11, 2018, as written. Vote called and passed unanimous.

3. **PUBLIC HEARING** on an update to the Harrisville City General Plan that will address long range planning for the entire community and will contain the State required elements as well as additional important planning subjects.

DISCUSSION

PowerPoint presentation about the general plan presented by staff member Laurence Boswell.

PUBLIC COMMENTS

Greg Montgomery is concerned with Washington Blvd and turning that into a mixed use and commercial zone. He is concerned with the residential properties located off of Washington Blvd. He is concerned about traffic increase if the residential houses are converted into commercial businesses. Greg also suggests that the City's mixed use ordinance be revised and include more details about open space and other things.

Jeff Pearce agrees with Greg Montgomery. Jeff suggests that instead of having mixed use off Washington Blvd that it should be off HWY 89. Jeff states that the west side of the Hwy can remain the same since it is agricultural land and there is no secondary water. Jeff is also concerned that the City's mixed use ordinance is only one page and a half, whereas other cities have a lot more content in their mixed use ordinance. Jeff also feels that the

City was taken advantage of when Eric Thomas was allowed to build his townhomes off Washington Blvd.

Shanna Edwards states that she is familiar with the old master plan for the City. She is concerned that a lot of the mixed used zoning could turn into high density housing instead of being used for commercial businesses. She believes that the City could get more use out of a commercial zone instead of making it mixed use. Shanna asks if the proposed general plan is available to the public.

Laurence Boswell responds and states that the general plan is available to the public.

Commissioner Chad Holbrook asks if there is a way for the public to make comments on the general plan other than in this meeting.

Laurence Boswell responds and states that the public can email staff, come into the office, or write a letter if they wish to make comments on the general plan.

MOTION

Motion by Commissioner Nathan Averill, second by Commissioner Kevin Jensen to close the public hearing. Vote called and passed unanimous.

4. **REVIEW/DISCUSSION/ACTION** on amended conditional use permit for Shain Dusenberry.

DISCUSSION

Shain Dusenberry states that the original conditional use permit granted to him fourteen years ago needs to be amended. His business has grown and expanded. The original conditional use permit only allowed Shain to have two or three cars parked outside. Shain states that there is space in the back lot where he stores cars that are being repaired. Shain went through the back lot and found that many cars needed to go, removing a total of 37 vehicles. Laurence Boswell has visited the site and can attest that several vehicles have been removed. Shain states that there is an ordinance about auto body shops and allowing owners to dedicate 10% of their land for vehicle storage. The ordinance also states that the property needs to be screened. Shain states that he is working on screening the property right now. Bill reviews planning commission minutes from January 2018.

Chad Holbrook asks Shain how many cars are for sale on the lot.

Shain replies that four of the cars are for sale. He also states that the issue is not car sales, but rather car storage. He thought that he could use all of the land in the back property for car storage.

Nathan Averill asks if the amended conditional use would include the whole back lot.

Chad Holbrook asks about putting a numeric limit on how many cars Shain can store in the back lot.

Bill Morris states that the ordinance says Shain can only have 10% dedicated to junked vehicles.

Kevin Jensen states that the back lot is roughly one acre. Bill Morris states that about 4,000 square feet could be dedicated to junked vehicles.

Kevin Jensen also mentions that the fence needs to be covered. Kevin asks the status on covering the fence.

Shain Dusenberry states that he is currently working on it and about half of the fence is done. He also states that it can be done relatively quickly. Chad Holbrook asks if Shain can be complaint with the 10% rule. Shain replies and states that given another month, he should be compliant. Chad Holbrook suggests that the property be in compliance by the end of June.

MOTION

Motion by Kevin Jensen, second by Blair Christensen to approve the amended conditional use permit for Shain Dusenberry subject to the special use regulations found in section 11.14.020 subsection 8 of the Harrisville Municipal Code and subject to the privacy fence done by June 30, 2018. Blair seconded. Vote called and passed unanimous.

5. **REVIEW/DISCUSSION/ACTION** on conditional use permit for a business to be located at 2323 N 750 W (Joe Mitchell Truck Saver Products LLC).

DISCUSSION

Joe Mitchell states that he is looking into getting a contract to assemble fire trucks on his lot. Bill Morris states that Joe's business would fall under the auto repair and body work services in the ordinance which requires a conditional use permit.

Commissioner Nathan Averill asks how many customers Joe Mitchell will be serving.

Joe Mitchell explains that customers will only be dropping of vehicle parts.

Kevin Jensen asks if there is a privacy fence around the property.

Joe Mitchell states that half of the property is a privacy fence, the rest consists of a chain link fence. Joe also states that there are three vehicles on his lot right now and he can remove them if that is an issue. He explains that as part of the business he will be cutting and welding. There might be jobs that will be considered more manufacturing.

MOTION

Motion by Nathan Averill, second by Kevin Jensen to approve the conditional use permit for Joe Mitchell subject to all City and State codes, including 11.14.020 subsection 8 in the Harrisville municipal code. Vote called and passed unanimous.

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.”*
 - a. No public comment.

7. **Adjourn**

Being no further business, the meeting was adjourned at 7:41p.m.

Chad Holbrook, Chair

Laurence Boswell, Land Use Coordinator