

Harrisville City Planning Commission Meeting
363 W. Independence Boulevard
7:00 p.m. May 9, 2012

Commissioners: Jeff Pearce Staff: Shanna Edwards (Secretary)
 Steve Weiss
 Bob Howard
 Tyler Malmrose
 Dave Stephensen
 Roger Shuman
 Ed Saunders

Visitors: Ruth Pearce, Matt Jensen, Lloyd Barker

1. CALL TO ORDER: Chairman Weiss called the meeting to order and welcomed visitors. Commissioner Eckersley was excused.

2. CONSENT AGENDA: Approval of Minutes of meeting held February 8, 2012

MOTION: Commissioner Saunders motioned and Commissioner Howard seconded to approve minutes of the meeting held March 14, 2012, as presented. Voting was unanimous.

3. REVIEW / RECOMMEND - final approval of Phases 4 and 5, Wildflower Subdivision.

Bill Morris reported that he met with Matt Jensen earlier today to work out the final details of the development agreement and fee amount. He mentioned that commission gave preliminary approval in March for Phases 4, 5, and 6. The request for final approval only involves Phases 4 and 5. The developer has six months after final approval to put up escrow and record the subdivision, but the preliminary approval is good for one year. Before the year is up, the developers will be back to request final approval for Phase 6. They are starting with Phase 4 because it includes putting in the storm basin needed to develop Phases 5 and 6 because the outfall goes west through phases 5 and 6. With reference to item 5 of the city engineer's letter for Phase 4, Bill Morris reported that the developers have done everything in their power to get the power poles moved and they are waiting on Utah Power. He said that the Development agreement is negotiated and developers are paying a fee that includes half of the 5% total cost of the improvements, the remainder to be paid later. Matt Jensen provided a check for \$10,771 to Secretary Edwards. Bill Morris said that if the fee collected is not adequate to cover the cost to the city, the city will take whatever additional engineering cost review and inspection expense that accrues out of the escrow account. Bill Morris pointed out that a few of the lot sizes and frontage widths were off just a little from what is required. He reported that in exchange for allowing the deviation, developers have agreed to included a save island of existing trees as noted on the Phase 4 plat, note number 4.

(Commissioner Shuman arrived)

Jeff Pearce noted that the street number on the improvement drawings for both phases is shown as 2125, and it is actually 2150 on the plat. Matt Jensen said that the city staff has reviewed the SWPPP, and he gave Secretary Edwards a copy of the NOI.

MOTION: Commissioner Saunders motioned to recommend final approval to Phases 4 and 5 of Wildflower Estates Subdivision contingent upon items in the city engineer's letter dated April 30, 2012. The motion was seconded by Jeff Pearce and voting was unanimous.

4. CONCEPTUAL DISCUSSION - on allowing multi-family dwellings in the Commercial CP-2 Zone.

Bill Morris reported that Mr. Barker recently came to a project management meeting where they discussed different options for placing multifamily residential in the commercial zone. The possibility of considering a percentage of residential in commercial was suggested, and Mr. Barker said that he is proposing 30 percent. Bill Morris said if allowing multifamily in commercial is something commissioners want to recommend, he will write an ordinance. He mentioned the benefits would include revenue from building permits, and he mentioned that it may be a good "in-fill development." The down side is that it would be taking away 30 percent of revenue generating commercial area.

Lloyd Barker presented commissioners with an aerial photo and plans showing where he wants to develop multi-family residential on his property. He said he talked with neighboring property owner, Howard Dabb, about combining their parking lots in the future. He said Mr. Dabb also has some commercial property he may want to develop as multifamily residential.

Commissioner Saunders mentioned concern if this applies to all commercial throughout the city. Commissioner Howard said this would be opening the door to do the same thing in all CP-2. Bill Morris explained that making an exception as a conditional use does not apply because for one reason, the city cannot shut down residential. He mentioned that there is something called an "in-fill development" regulation. He said he has not had experience with this idea, and he does not know if the city is to the stage of development that would warrant that type of use, but it could be looked into. He pointed to several slivers of land zoned commercial on the map that might lend to residential "in-fill." Commissioner Shuman stated that in this case, multi-family might be a nice buffer between residential across the street and commercial, but he commented that 30 percent throughout the city is high. He cited safety issues when mixing residential and commercial which could place children around large trucks, and it may be a problem to meet open space yard requirements for residential in with commercial. Although commissioners might like to accommodate Mr. Barker and what he is proposing, Commissioner Shuman said it is the commissioner's responsibility to protect the city as a whole. Commissioner Pearce feels there is a need to require screening or fences between the two uses. Commissioner Malmrose stated that safety is paramount. It is not likely that only older couples will live in housing in commercial, it will likely be families with children. Chairman Weiss stated he is 100 percent against allowing multi-family that will apply to all commercial. He wants to do the right thing and not put the city in jeproidy. He said the "in-fill development" provision may be something that could be applied specifically. Chairman Weiss asked each commissioner for their response to allowing a percentage of multi-family dwellings in the Commercial CP-2 Zone. All responded that they are opposed, but Commissioner Shuman hesitated. He would like to make it work without making it uniform throughout the CP-2 Zone. Commissioners agreed to put it on the agenda as a study session to look into the "in-fill development" concept, learn about it, bring in some ideas, and decide if it is timely. Bill Morris said that he does not want to get creative to

the point that it gets the city into a situation like the SAP that is hard to administer and where the developer never follows through.

5. PUBLIC COMMENTS: None

6. CITY COUNCIL REPORT: Commissioner Pearce reported that at the meeting last night council discussed the budget, and the possibility they may have to increase taxes. Plans for Heritage days were discussed.

7. ADJOURNMENT:

MOTION: At 7:40 p.m., Commissioner Stephenson motioned and Commissioner Howard seconded with unanimous approval to adjourn. The next regular planning commission meeting will be held June 13, 2012, at 7:00 p.m. at the city hall.

Shanna C. Edwards
Secretary

Steve Weiss
Chairman