

Harrisville City Planning Commission Meeting
363 W. Independence Boulevard
7:00 p.m., August 14, 2019

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| Commissioners: Kevin Jensen | Staff: Laurence Boswell (Land Use Coordinator) |
| Nathan Averill | Bill Morris (City Administrator) |
| Chad Holbrook | Ronda Kippen (Community Planner) |
| Brenda Nelson | Doug Larsen (Community Consultant) |
| Blair Christensen | |

Visitors: Sean Corey, Teresa Stakebake, Devan Ahgstrom, Geri Knighton, David Hickson, David Jordan, Brian Howard, Holly Anderton, Brent Anderton, Robert Christensen, Helen Christensen, Jonathon Call, Blaine Barrow, Bill Cobabe, Heidi Wahlen, Russ Wahlen, Nate H, Steve Love, Mike Hansen, Brian Chapple, Jen Chapple, Jacob Schlegel, Heidi Schlegel, Craig Adam, Lee Adam, Jerry McBride, Jeanne Godfrey, Glenn Wilkins, Nancy Field, Austin Moffitt, Aspen Teuscher, Scott Moffitt, Michelle Tait, C.F., Marvin Farrell, Jennifer Moore, Dennis Moore, Sherri Vasas, Crystal Van Natta, A. M., Mary Spell, Abeni Clydesdale, Sara Havey, Rick Scadden, Clark Beecher, Matt Robertson, Bob Howard, Michael Schooler, Ruby J., Dave J., Clint Farrell, S. N., James M., M. N., Candice Kunz, Greg Montgomery, Cindy Montgomery, Sarah Heily, Chris Cope, Sherry Farrell, Mike Ferrell, Nicolas Rich, Shannon Rich, Tawna Field.

1. CALL TO ORDER.

Chair Chad Holbrook called the work session to order at 7:00 PM.

DISCUSSION

Ronda Kippen proposed the draft Mixed-use Ordinance along with a PowerPoint presentation. The commissioners discussed the mixed-use concepts and expressed concerns about yard setbacks, specifically the side yard being too small in the residential component. Commissioners expressed various other technical concerns including the minimum size of such developments. Overall commissioners felt that the draft ordinance is on track. Chair Chad Holbrook suggested adding a water feature requirement. Commissioners discussed modifications to the list of commercial uses to be permitted in the proposed mixed-use zone. Bill Morris suggested that commissioners submitted comments to Ronda and she will update the ordinance accordingly.

2. CALL TO ORDER

Chair Chad Holbrook called the regular meeting to order at 7:28 PM.

3. CONSENT APPROVAL of Planning Commission Meeting Minutes June 12, 2019.

Commissioner Christensen motioned and Commissioner Averill seconded the motion to approve the planning commission meeting minutes from June 12, 2019. Vote called and passed unanimous.

4. PUBLIC HEARING on the proposed General Plan Ordinance and update of the Harrisville City General Plan including long range planning goals and policies, associated elements, and maps.

Bill Morris explained Harrisville City last adopted their general plan in 1997. It is time for the City to update the general plan again in order to follow state law. The City hired Rural Community Consultants to update the general plan two years ago. Staff and others have been working on revising the general plan ever since. The general plan is now ready to be reviewed by Planning Commission.

Mike Hansen with Rural Community Consultants presented a PowerPoint presentation about the general plan and how it connects to state and federal law. Mr. Hansen explained the different components that make up the general plan and how it works. Mr. Hansen covered topics such as: transportation, land use and zoning, health safety and welfare, environmental and historic preservation, and parks and recreation.

Chair Chad Holbrook opened the public hearing on the general plan.

COMMENTS

Glen Williams feels this is an excellent mixed use plan and a strong step in the right direction. His concern is the water that goes through the golf course which serves his 28 acres. The retention basin at millennial park is not big enough to hold water if we were to flood. He is concerned about putting structures on the basin because it would restrict water access to my property. The trails in the general plan take away parts of my property and there are other issues with horse trails, such as parking, and emergency situations where trails are butted up to someone's house. He also has concern about the sewer line and feels he could hook into Pleasant View if necessary.

Teresa Stakebake said residents were given permission to have the engineers engineer the pipe. She doesn't understand why the retention park is not sufficient because she has never had any water issues in her yard, and she is at the end of the pipe. If the pipe was backing up, the water would go straight into her yard, but that hasn't been the case. Residents were given permission to pipe the ditch nearby. She lives in the cul de sac next to Millennial Park at 1986 N 575 W.

Geri Knighton, a realtor, stated that the General Plan should consider the integrity of Harrisville. The plan has a lot of area designated for mixed-use with very little in the single-family. There is very little housing for the younger generation. The state has a housing problem and it is not up to Harrisville to fix the state's problem. There is too much mixed-use in the proposed General Plan Future Land Use Map. The City should focus on having quick access to everything we need. She suggested not having more commercial and restaurants. She feels the lower southwest section of the map should be mixed-use there instead of elsewhere.

Marvin Farrell stated he owns property in Harrisville. There are retention ponds and storm drain problems affecting this property. He would like the drainage and storm water problems fixed. Part of the problem in the City is that ditches cannot handle the storm water. The drain system underneath the railroad tracks is not designed to hold enough water. The City needs to have an extensive drainage system in the golf course to prevent flooding on 750 West. He feels we need more commercial development in the City. The only thing Harrisville has is Walmart and there should be more commercial.

Greg Montgomery said there is potential to build-up Harrisville. If you drive down Highway 89, you cannot tell when you are in Harrisville. The Ben Lomond Gold Course redevelopment is a great opportunity to create a center place for residents. He said there is too much mixed use zoning on the map. The triangle between Wall Avenue and Harrisville Road has turned into blight. He suggests allowing mixed-use in areas that already have commercial zoning. He is also concerned about moderate income housing and could have more such housing. He does not like the proposed median on Larsen lane and feels that the transportation plan is too complex. He suggested narrower street profiles. Also, there is disconnect between parks and trails on the map.

Mike Ferrell expressed concern about irrigation and storm water with the golf course being developed. He is concerned about flooding on 750 West. The City will need a storm drain system, and improve the current system that is lacking to the north. Also, Six Mile Creek also floods every year. The City needs to address water issues.

Bryan Chapple is concerned about traffic congestion in the City. He also does not want a median on Larsen lane.

Mike Schooler feels the proposed General Plan looks really good. It also looks like there has been good due diligence. He has questions about mixed-use development and how it functions. He is concerned about what will happen with the golf course being developed. In his opinion, it seems to me that along Highway 89, it would be a good place for commercial development on the frontage and residential behind. He does not like high density or rental units. North Ogden has crammed in too much high density housing. The golf course is a central area in the City and

can be developed as a community center. Right now people do not know what is happening to the golf course property and it is a fire hazard.

Rick Scadden spoke saying he is the developer seeking to develop the golf course into mixed-use. The concerns people have with hazards and drainage will be addressed and solved through the development. He will include single-family homes and some townhomes. He lives near the area and said that people in the City go elsewhere for food and shopping. He will also provide homes that are affordable.

Heidi Schlegel is a resident and said her home is in a future commercial zone. She really likes the idea of overlaying mixed-use for my property.

Roger Shuman said he reviewed the General Plan and likes 80% of it. He feels we already have plenty of moderate income housing in the City. The City should address problems with the railroad causing traffic congestion. When it comes to storm drain issues, there are storm drain systems that need to be upgraded in several parts of the City. He suggests eliminating the equestrian trail on the plan. He asked about the flood zone and open space area near the railroad tracks and if they matched. Staff noted that the open space area is designed to match the new FEMA Flood Plain that is currently being updated by FEMA. He thinks that mixed-use can work on the golf course redevelopment. He prefers single-family homes with some higher density would be fine. Commercial along Highway 89 is also reasonable. He is also interested in annexing the industrial area.

Holly Anderton is concerned about safety in the mixed-use areas. She feels like retail is to create experience for people, otherwise they shop online. She is not sure that would draw people to shop in the City. She feels the golf course is good for mixed-use, the other areas of mixed-use may be reconsidered.

Sean Conroy stated he is an engineer working with the developers for the golf course. He is planning for internal growth, in other words, housing for our children and families. He feels that the mixed-use plan is an excellent opportunity. He thinks the commercial element in the mixed-use properties should be negotiated in a development agreement depending on the project.

Aspen Teuscher said there are a lot of empty buildings in Harrisville, especially in our commercial area. She thinks the City should redevelop those areas. She said she is a millennial and does not think retail shops will work in the City. The Mall in Ogden failed. Commercial does not do well. She does not think commercial is a good idea on Highway 89. She prefers housing over commercial.

Shannon Rich addressed transportation concerns she has. There is a proposed light on Highway 89 and 1100 North. She is concerned about traffic flow that will bring into the neighborhood. She agrees with the commercial area. The City should also focus on redevelopment of the commercial area that is blight.

Craig Adam addressed the area of 1100 North and the addition of a stop sign at 125 East and 1100 North. He is concerned that there will be speeding between Highway 89 to Washington Boulevard. He feels that the City already has plenty of moderate income housing and it is everywhere around us. He would like to see height restriction for the mixed-use areas and wants to maintain a view of the mountains.

Austin Moffitt said she likes a lot of what is happening with the General Plan. She is very concerned about losing open space we had at the golf course and other areas to mixed-use. She is concerned the City cannot support more commercial. She would like to clean-up the blight commercial already in the City. Also, she does not want mixed-use to obstruct the mountains.

Sarah Havey said she is not opposed to the mixed-use. She likes some of the ideas, and agrees with comments related to commercial. She said she has lived in Harrisville most of her life and thinks there are areas to focus on and fix such as adding too much mixed-use and creating more affordable housing around 1500 North. Maybe one solution would be to transition from larger to smaller lots. Also, create more affordable housing near Washington Boulevard. She feels high density housing creates more traffic and danger for our children.

Heidi Wahlen noted there are a lot of empty properties and buildings near Javier's and Larsen Lane. She asked about redevelopment and nuisance powers of the City to clean-up the blight areas. She likes mixed-use for smaller areas.

Scott Moffitt stated that if we create a super nice area for the golf course, the ugly parts of the City will just get uglier. If you move everything to the golf course, the areas off Wall Avenue and Washington Boulevard will get worse. He is concerned about aesthetics in the community being diminished by development and light pollution.

Todd Strong said he lives in Syracuse but has Harrisville friends. He also admitted he is a developer, but not developing the golf course. He thinks mixed-use is awesome and suggested the City consider making it more flexible. The golf course is a perfect place for mixed-use. He also suggested a mix-use overlay for the blighted commercial areas. That will help developers come in and develop nice areas. Without incentive from the City, none of the blighted areas will be cleaned-up.

There was no further public comment offered.

5. DISCUSSION on the proposed General Plan Ordinance and update of the Harrisville City General Plan including long range planning goals and policies, associated elements, and maps.

DISCUSSION

Bill Morris stated that there are a lot of concerns for storm water issues. Staff and the City engineer are familiar with these issues. The City requires that the development retain the storm water on site. Matthew Robertson, City Engineer, stated that current storm water requires developments retain water on-site and meter it into the storm drain system at a rate provided by the state. As a new development comes in at the golf course, some of the aging infrastructure will be replaced and upgraded so the new development is designed to address and better solve existing storm drain issues.

Bill Morris noted that much of the open space area in the general plan maps are designed FEMA Flood Plain. FEMA has been in the process of updating the Flood Plain Map using new technology and satellite imagery. As a result the updated Flood Plain has increased in size in some areas while decreasing size in other locations. The City does not allow development in flood zone areas as this puts people and property in danger, and the City will address the flood plain area on the golf course when it gets developed.

Matthew Robertson stated that Larsen Lane will be widened next year. The current traffic on Larsen Lane is 14,000 vehicles a day. The Wasatch Front Regional Council is projecting the road will soon have 22,000 vehicles per day. The widening plan is designed to accommodate this future traffic and handle the congestion problems that are presently causing the road to fail. It is necessary to improve this road now and for the future. Mr. Robertson stated that is no issue to remove the median language from the plan.

Commissioner Nelson is concerned that there is no height restriction outlined in the mixed-use ordinance. Ronda Kippen said there will be a maximum height of 35 feet added into the ordinance.

Ronda Kippen addressed some concerns from the public saying that any new commercial will have downward lighting to reduce light pollution. In addition, the mixed use ordinance allows for shared parking, which would reduce asphalt coverage in such developments.

Bill Morris stated that the City can use its Community Reinvestment Agency to aid with the clean-up of properties. The City is currently working with property owners, such as Javier's, for redevelopment opportunities. The City is also working with law enforcement to clean-up other blighted areas throughout the City. Mr. Morris stated it is required under the new state law to

adopt a moderate income housing plan by the end of the year. Staff suggested tabling the general plan and discussing it again at a future meeting.

MOTION

Motion by Commissioner Averill, seconded by Commissioner Nelson, to table the proposed General Plan Ordinance, including the associated elements, goals, policies, and maps so staff can address the comments from this meeting. Vote called and passed unanimous.

5. DISCUSSION/ACTION on public meeting with affected entities relating to the proposed update of the Harrisville City Annexation Policy.

DISCUSSION

Bill Morris reviewed Utah Code Section 10-2-401.5 on the adoption of an annexation policy plan. Those who are in the affected entities may speak, but this is not a public hearing. The public hearing will be held at a later date as this meeting is for the affected entities. The City's current Annexation Policy Plan was adopted in 2003. Staff also noted that recent state legislation and policies are encouraging unincorporated islands to be annexed into surrounding cities. Eventually there will be no more unincorporated are in the lower valley of Weber County. The City desires to update the Annexation Policy Plan to conform to current state law. Mr. Morris was excused from the meeting for another obligation.

Doug Larsen explained that adopting the Annexation Policy Plan and performing an annexation are two (2) separate processes. The meeting now is to just address the Annexation Policy Plan, not to conduct an annexation. The Proposed 2019 Annexation Policy Plan includes four areas which Mr. Larsen individually reviewed, all of which are unincorporated islands. Mr. Larsen showed a map of the unincorporated areas to be included in the Annexation Policy Plan.

Mr. Larsen explained a portion of the Weber Industrial Park is already included in the City's 2003 Annexation Policy Plan. The proposed 2019 Plan simply includes the entire industrial park. If the City at some point proceeds to annex the industrial park, that will be a separate process. He suggested that the City create short and long term maintenance plans for the municipal services related to the areas proposed for annexation. He also noted that the 2019 Plan proposes that the industrial park be zoned manufacturing as it presently exists.

Commissioner Nelson asked about the build-out of the industrial park. Mr. Larsen responded that there still remain some vacant parcels that could be developed. However, most of the industrial park is built out. Commissioner Nelson asked about other annexation options related to the industrial park. Mr. Larsen explained that if the industrial park is not annexed into Harrisville, it will be annexed into another City, such as Pleasant View or Farr West.

Chair Chad Holbrook accepted comment from the affected entities as required by state law.

COMMENTS

Teresa Stakebake said she is representing Richards Manufacturing and QBT. She feels that they are currently receiving all of the services needed from Weber County. She asked about any additional benefits beside a 2% property tax increase. She does not want to pay any increase and reviewed a portion of the plan regarding the Harrisville Police responding to calls in the industrial park. She is not aware that Harrisville can provide what Weber County is not already providing. She believes that the industrial park has been unincorporated because Kimberly Clark requested to leave Pleasant View in order to save taxes. She said she talked with Weber County, without naming who she spoke with, and said that they do not want to annex the property into a City.

Bill Cobabe stated he is the City Administrator of Pleasant View City. He said that the industrial park was deannexed a while ago for the tax break. They have enjoyed the tax break for the last 50 years because they were not in Pleasant View City. Mr. Cobabe read Utah State Code 10-2-101.5. He also stated that he provided Jennie Knight, the Harrisville City Recorder, a copy of the Pleasant View City Annexation Plan that has the industrial park shown for possible annexation into Pleasant View. He stated that state code says cities should not overlap annexation maps. He noted that Pleasant View does not have current plans to annex the industrial park right now, but in the future. He said that the Pleasant View policy is dated back to 2006. He admitted that Harrisville has an earlier plan dating back to 2003, but not including the entire industrial park. He admitted to accepting the Harrisville 2003 Annexation Policy Plan but disagrees with the 2019 Plan.

There were no further affected entity comments. It was noted there will be a 10 day comment period as provided in state law.

MOTION

Motion by Commissioner Averill, second by Commissioner Jensen, to table the 2019 Annexation Policy Plan pending the comment period provided in state law. Vote called and passed unanimous.

6. COMMISSION AND STAFF FOLLOW-UP

Commissioner Nelson asked about revisions to the items that were talked about during the meeting. Doug Larsen stated that revisions to the General Plan can be sent to Ronda Kippen and she will get them to staff. Any revisions from the commission regarding the Annexation Policy Plan can be sent to Mr. Larsen.

Commissioner Nelson would like the equestrian trail revamped.

Mr. Larsen addressed questions and comments on the Annexation Policy Plan.

7. ADJOURN

Being no further business, Chair Holbrook adjourned the meeting.