

**MINUTES OF HARRISVILLE CITY  
CITY COUNCIL MEETING  
August 10, 2021  
363 West Independence Blvd  
Harrisville, UT 84404**

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**Present:** Mayor Michelle Tait, Council Member Wilhelmsen, Council Member Steve Weiss, Council Member Blair Christensen, Council Member Max Jackson, Council Member Kenny Loveland.

**Staff:** Bill Morris, City Administrator, Jennie Knight, City Recorder, Cynthia Benson, Deputy City Recorder, Justin Shinsel, Public Works, Mark Wilson, Police Chief, Bryan Fife, Recreation Director, Matt Robertson, City Engineer.

**Visitors:** Arnold Tait, Jake Bussio, John Hansen, Genneva Blanchard, Jake Thompson, Rodney Thompson, Pamela Shinsel, Marvin Farrell, Darren Dailey.

**7:00 P.M. CITY COUNCIL MEETING**

**1. Call to Order.**

Mayor Tait called the meeting to order and welcomed all visitors.

**2. Opening Ceremony.**

Council Member Jackson led the pledge of allegiance and conducted the opening ceremony.

**3. Consent Items.**

- a. Approve the minutes of July 13, 2021 as presented.

**MOTION: Council Member Wilhelmsen to approve the minutes of July 13, 2021 with changes of name to city engineer. Council Member Weiss seconded the motion. All Council Members voted aye. Motion passed.**

- b. Ratify Mayor's appointment of Harrisville Public Works Director.

Mayor explained the process of how they had two selection committees. Justin Shinsel was introduced to the council. He gave a brief detail of work experience to council.

**MOTION: Council Member Loveland motioned to give his advice and consent of Mayor Tait's appointment of Justin Shinsel as the Harrisville Public Works Director. Council Member Christensen seconded the motion. All Council Members voted aye. Motion passed.**

Jennie Knight administered the oath of office to Justin Shinsel.

**4. Business Items.**

**a. Discussion/possible action to adopt Harrisville Ordinance 522; Zoning Map Amendment Copperwood Zone.**

Bill Morris explained the application for a zoning map amendment. This comes with a positive recommendation from the Planning Commission. This ordinance will change the zoning of several parcels on HWY to a mixed-use commercial zone. He read the staff memo into the record.

The proposed ordinance and master development agreement (MDA) with the accompanying exhibits comes with a positive recommendation from the Planning Commission held on July 14, 2021. Direct Homes submitted an application on March 23, 2021 to rezone possibly 6.28 acres located at approximately 1956 N HWY 89 currently a CP-2 and R-1-10 zone to a combined Mixed-Use Commercial Zone. The public hearing was held on April 14, 2021 to receive public comment along with a series of work committee meetings, consisting of one council member, planning commission member, city engineer, staff, and developers, who met over a three-month period to negotiate the ordinance and the master development agreement and exhibits. The development includes 51.27% of commercial element covering 3.22 acres within the development which are split between 24 Live-Here Work-Hear units and one commercial pad. There are 2.61 acres of open space including 2 playgrounds and pathways around the development. The development will be completed in one phase. There are no wetlands, design and standards that include all Live-Here Work-Here units are outlined as Exhibit E. The development has two access points; one north access point on 2150 North and a southern access on 2000 North. A Traffic Study was conducted to determine the impact on surrounding roads and identified as Exhibit D. A median has been included on the plan to control the ingress and egress at 2000 N. The HOA and CC&R's include restrictions on businesses and residential uses in Exhibit F. The Live-Here Work-Here, Commercial pad including western portion of the development buffered by open space, parking and pathways throughout the development. The units on the east are turned to present the least amount of obstruction or impact to existing properties. Bill Morris asked that the findings of the staff memo be included in the motion for approval.

The design and orientation of the project was reviewed. Council Member Christensen asked for clarification on which way the units would be facing and if the current pond will stay. Mayor Tait asked the developer, Jake Thompson, to respond. Jake Thompson explained residents' backyards will face existing backyards. Bill Morris explained the Planning Commission required a covenant to be added to the deeds for each unit in the MDA and CC&R's for the commercial portion to stay commercial. Council Member Christensen asked when the developer planned on starting the project. Jake Thompson replied with immediately, hopefully this year with the goal of finishing within 2 years. Mayor Tait asked if this was to be built all at once. Jake Thompson confirmed yes.

Council Member Christensen asked what water runs through the area and the sewer capacity of the existing lines. Jake Thompson outlined the south side of the project where the water is an open ditch. Matt Robertson explained that the development would

tie into a 12" line already existing with enough capacity across the highway. There is some concern along 750 West, but this development will not bring in too many units to make that over capacity. They do tie into the line that has the capacity to get them over the highway.

Council Member Wilhelmsen asked about the storm water. Storm water will be discharged into the existing basin which does have some extra capacity. Matt Robertson is waiting to see the engineered drawings to verify this. The idea discussed is for the development to use some of the capacity in the existing basin and piping the 6-mile creek that runs through the development.

Council Member Wilhelmsen asked what the next step is. Bill Morris explained this is the zoning change to allow the project to move through.

**MOTION:** Council Member Wilhelmsen motioned to adopt Harrisville Ordinance 522; Zoning Map Amendment Copperwood Zone subject to the findings of HCMC §11.11.060(2) for Mixed-Use Commercial (MU-C) Sub-zone eligibility requirements: a minimum of 51% of the total area shall include commercial elements, plan map, phasing plans, trails map, transportation plans and studies, sensitive lands map, geotechnical and wetland reports, conservation plan, proposed land uses, proposed site standards, architectural renderings of commercial and residential buildings, landscaping designs, homeowner's association, covenants (CC&Rs), historical resources and preservation, and maintenance plans. HCMC §11.11.060(3) required elements for a master development plan which includes intended use and intensity of residential, commercial, office, or retail. Location of infrastructure such as roads, parking, storm water facilities, flood control, utilities, and other infrastructure. Size and type of support uses, open space, recreational amenities, pathways or trails, and related amenities. Designation of present or proposed FEMA floodplain and wetland area. Development standards for residential, commercial, retail office, or other proposed uses including parking areas, dimensions and setbacks. Proposed design standards addressing building height, massing and orientation, open space, natural resource protection, architectural design and materials, landscaping and buffering standards, parking, and signage. Proposed plan for maintenance of the project, plan for implementing, administering, and enforcing the proposed project. A hold harmless provision ensuring the City, and other public entities servicing the project, cannot be held liable for damages arising out of the MDA. HCMC §11.06.030(3) conformance to the 2019 General Plan, relation to surrounding land uses, and development impact on the surrounding area. Council Member Loveland seconded the motion. A Roll Call Vote was taken.

Council Member Loveland	Yes
Council Member Jackson	Yes
Council Member Christensen	Yes
Council Member Weiss	Yes
Council Member Wilhelmsen	Yes

**Motion passed 5-0.**

**b. Discussion/possible action to grant Preliminary Approval for Montgomery Farms Subdivision, a 19-lot subdivision located at approximately 100 West 2200 North.**

Bill Morris reviewed the City Engineer's memo dated August 5, 2021 reading a portion into the record. He explained this is for Preliminary approval and received a positive recommendation from the Planning Commission at the last meeting held on July 14, 2021. The city engineer has completed a review of the preliminary plat and improvement plans for the Montgomery Farms Phase 2 Subdivision located at approximately 100 West 2200 North. This property was recently recommended for annexation into the City and will be zoned R-1-10. The proposed development will have 19 new residential lots. Recommendation for preliminary approval was made by the Planning Commission last month subject to the engineering review comments being addressed prior to final approval. Those comments along with the current status and notes regarding the items below. They range from preliminary plat approval of what is completed and what still needs verification. If granted the project will go back to the Planning Commission for final approval.

Bill Morris received clarification today from Jon Call in North Ogden, which requires an amendment to an existing interlocal agreement for sewer services for eight (8) lots in North Ogden to connect to Harrisville sewer. We currently have 11 lots connected to Harrisville sewer from a previous development. This would make 19 lots total on Harrisville sewer. Harrisville has lots that connect to Ogden sewer, and there are additional bordering areas that share utility services. This is common place to deal with these discrepancies, especially on the boundaries. Council will see an amended agreement brought before council for the eight (8) lots in the subdivision.

Matt Robinson explained they need to address some issues with the plans and provide more clarification. The main issue was the sewer connection for the eight (8) lots. These items need to be finalized before final approval. Bill Morris explained the additional steps which include final approval and setting up escrow. Mayor Tait pointed out the development will go back to Planning Commission for final approval before coming back to Council.

**MOTION: Council Member Christensen motioned to grant Preliminary Approval for Montgomery Farms Subdivision; a 19-lot subdivision located at approximately 100 West 2200 North subject the engineer's memo of August 5, 2021. Council Member Jackson seconded the motion. All Council Members voted aye. Motion passed.**

**c. Discussion/possible action to adopt Harrisville Ordinance 528; an ordinance amending Sanitary Sewer Service General Provision.**

Bill Morris explained that the city previously updated the sewer code earlier this year; and a second time based on state law. Central Weber Sewer District conducted an audit which has triggered this update. Their auditor stated that all cities serviced by Central Weber need to have this clause added to their ordinance. This will adopt their Wastewater Control Rules and Regulations by reference. Mayor Tait clarified this is because they have these adopted within their ordinance and the cities need include this as well.

**MOTION: Council Member Wilhelmsen motioned to adopt Harrisville Ordinance 528; an ordinance amending Sanitary Sewer Service General Provision. Council Member Weiss seconded the motion.**

**A Roll Call Vote was taken.**

<b>Council Member Loveland</b>	<b>Yes</b>
<b>Council Member Jackson</b>	<b>Yes</b>
<b>Council Member Christensen</b>	<b>Yes</b>
<b>Council Member Weiss</b>	<b>Yes</b>
<b>Council Member Wilhelmsen</b>	<b>Yes</b>

**Motion passed 5-0.**

## **5. PUBLIC COMMENTS - (3 minute maximum)**

No Public Comment was given.

## **6. Mayor/Council Follow-Up**

### **a. Fall Festival**

Bryan Fife introduced the Fall Festival plans. He handed out a flyer to Council as a current draft of what the schedule will be. He explained the times listed are a place holder until everything is finalized. Fireworks have already been scheduled, and he asked Council if they had any questions. Trunk or Treat start time was addressed. Jennie Knight explained the timeline is contingent on Pioneer PTA participation. If they do not participate, the timeline can be adjusted accordingly. Council Member Weiss asked about food trucks. Bryan Fife explained there may be a conflict with the food trucks and the city providing free donuts and hot cocoa. Jennie Knight explained that the food trucks typically require a flat fee. Mayor Tait expressed concern with expending city money to entice a food truck to come. Discussion was given to have food trucks available from 5pm to 7pm; and serving donuts later. Council Member Loveland clarified there will not be compensation for the food trucks. All agreed. Mayor Tait expressed her hope the elementary will partner with us again.

Council Member Weiss asked about the speed limit signs. The metal signs for speed limit signage and Children at Play signage in the subdivision on 575 West; one on either side of the road. Mayor Tait asked if Justin Shinsel and Glen Gammell had discussed

this item. Justin Shinsel said they are just waiting for Council approval to move forward. Mayor and Council agreed to have signs installed.

Council Member Wilhelmsen thanked staff, Glen Gammell in particular, for placing the signs on the canal fence at the 1100 North pocket park.

Mayor Tait thanked Bryan Fife for the fence installation on the east property line of City Hall. She also informed Council of the new Youth City Council coordinator Tami Johnson. She will be working with Cynthia Benson to clean up the Facebook Pages and reactivate the Youth City Council.

7. **CLOSED EXECUTIVE SESSION:** Utah State Code §52-4-205(1)(a): The Council may consider a motion to enter into Closed Executive Session for the purpose of discussion of character, professional competence, or physical or mental health of individuals(s).

**MOTION: Council Member Weiss motioned to open the Closed Executive Session for the purpose of discussion of character, professional competence, or physical or mental health of individuals(s). Council Member Loveland seconded the motion. A Roll Call Vote was taken.**

Council Member Loveland	Yes
Council Member Jackson	Yes
Council Member Christensen	Yes
Council Member Weiss	Yes
Council Member Wilhelmsen	Yes

**Motion passed 5-0.**

Mayor and Council convened into a Closed Executive Session.

**MOTION: Council Member Jackson motioned to close the Closed Executive Session for the purpose of discussion of character, professional competence, or physical or mental health of individuals(s). Council Member Wilhelmsen seconded the motion. A Roll Call Vote was taken.**

Council Member Loveland	Yes
Council Member Jackson	Yes
Council Member Christensen	Yes
Council Member Weiss	Yes
Council Member Wilhelmsen	Yes

**Motion passed 5-0.**

**8. Adjourn.**

Mayor Tait declared the meeting adjourned at 8:43 p.m.

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**ATTEST:**

**MICHELLE TAIT**  
Mayor

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**JENNIE KNIGHT**

City Recorder

Approved this 14<sup>th</sup> day of September, 2021