

Harrisville City Planning Commission Meeting
363 W. Independence Boulevard
7:00 p.m., May 15, 2019

Commissioners: Kevin Jensen
Nathan Averill
Chad Holbrook

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

Visitors: Cody Rhees, Mandy Lynch, Charlie Lynch, Tom Limenski, Shauna Rily, Deanna McLeighton, Mike McLeighton, B. M., Dan Sharp, Zachary King, M. B., B.S., Steve Kato, Mike Koga, Roger Shuman.

1. CALL TO ORDER.

Chair Holbrook called the meeting to order at 7:05 PM.

CONSENT APPROVAL of Planning Commission Meeting Minutes February 13, 2019.

Commissioner Jensen motioned and Commissioner Averill seconded the motion to approve the planning commission meeting minutes from February 13, 2019. Vote called and passed unanimous.

2. PUBLIC HEARING AND DISCUSSION/ACTION on application to amend the Zoning Map from RE-15 (Residential) to CP-2 (Commercial) for properties located at 120 N Street and 130 N Street.

Chair Holbrook opened the public hearing.

COMMENTS

Steve Kato stated that he is representing the Buddhist church on the south side of North Street, located in Ogden City. He has concerns about the new development. Steve asked if North Street will be widened and will be improved with curb, gutter, and sidewalk. Steve has no issues with the commercial property going in and states that he plan on putting up a fence around the Buddhist church in order to reduce foot traffic. Steve asked if there will be more police presence around the property and if the rest of the street will be zoned commercial.

Shawna Rylie asked if there will be, other than curb and sidewalk, more lighting around that corner.

Dan Sharp stated that he wants to make sure this can be a 24 hour facility when it's approved, and that he can answer any questions the public has.

Chair Holbrook closed the public hearing.

DISCUSSION

Mr. Morris stated that this property is consistent with the general plan. Everything located on the lower corner of the city is planning for commercial use. North Street belongs to Ogden City, therefore Harrisville does not have control over improvements for North Street. Bill also states that police presence is already existent since this new development will be located right next to the liquor store.

Dan Sharp stated that they will be putting curb, gutter and sidewalk on the north side of North Street, but we will not widen the road. In addition, UDOT has required that the developers change the lane width off Wall Ave for better access in conjunction with the liquor store. This 7-Eleven will be a new modern seven eleven. Most of the lighting will be directed downward, which will prevent light pollution outside the property.

MOTION

Commissioner Averill motions and Commissioner Jensen seconds to recommend to City Council the adoption of ordinance #500 and to amend the Zoning Map from RE-15 (Residential) to CP-2 (Commercial) for properties located at 120 N Street and 130 N Street. All in favor.

3. **DISCUSSION/ACTION** to approve Heritage Oak Subdivision to be located at 604 W Harrisville Rd.

DISCUSSION

Mr. Morris explains that there is an existing house and barn located at 604 W Harrisville Rd. Cody Rhees wants to split the lot, so he can sell the lot with the barn on it. The barn would be on about 3.1 acres of land, and the house would be on 1 acre of land. The property is located in the A-1 Zone and meets all requirements as far as lot size and frontage off a main road.

There is a 20 foot easement on part of the property. Cody will need to obtain a copy of the easement and PUE and bring it into the engineer. The easement should only affect where Cody can build his house on the property.

MOTION

Commissioner Jensen motioned and Chair Holbrook seconded the motion to approve the Heritage Oak Subdivision to be located at 604 W Harrisville Rd. All in favor.

4. **DISCUSSION/ACTION** on conditional use permit for a chiropractic business to be located at the residential home of Zachary King at 1580 N 400 W.

DISCUSSION

Zachary recently graduated and is now a licensed chiropractor. Zachary wants to open up his business in his home for local residents.

Commissioner Averill asked how busy Zachary expects to be and how many people he will have at a time.

Zachary stated that he will have his business open three days a week, from 10am to 5pm, each visit being about 30 minutes. Zachary usually only takes one client at a time. Zachary does not have any assistants.

Commissioner Jensen asked about parking.

Zachary stated that he has room in his driveway for cars to park.

Bill reviewed the rules and regulations in the ordinance found in 11.10.020.9.b

MOTION

Commissioner Jensen motioned and Commissioner Averill seconded the motion to approve the conditional use permit for a chiropractic business to be located at the residential home of Zachary King at 1580 N 400 W based on the following conditions: The business complies with all the regulations in Harrisville code 11.10.020.9.b., that Zachary can only see one patient at a time, and a maximum of two off-street parking spots and two maximum parking spots in the driveway during the winter season. All in favor.

5. **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.”*

COMMENTS

Roger Shuman commented on the future zoning in the city. He is concerned about the west of HWY 89 and the industrial zoning. He is concerned about the degradation of the homes around industrial areas. Industrial areas usually don’t develop very fast either. Roger stated that after working in the industrial world, there is more money in property tax revenue than sales tax revenue. There is more revenue in retail.

6. **COMMISSION AND STAFF FOLLOW-UP.**

DISCUSSION

Mr. Morris stated that Laurence and himself went to some training on moderate income housing and the new laws. Laurence has been tasked to rewrite the City’s moderate income housing plan. Bill mentioned that the City met with Rick Scadden about the golf course to get some information. Nothing is filed yet.

Chair Holbrook stated that he would like to do some training on the months that planning commission does not have agenda items.

7. **ADJOURN.**