

**Minutes of the City of Harrisville  
Planning Commission Meeting**  
Wednesday, December 14, 2011  
7:00 p.m.  
Council Chambers  
363 W. Independence Boulevard  
Harrisville, Utah 84404

Present: Jeff Pearce, Bob Howard, Ed Saunders, Kathy Hohosh, Steve Weiss, Paula Knighton, and David Eckersley. Commissioner Shuman was not in attendance.

Staff: Shanna Edwards (Secretary), Bill Morris (Administrator)

Visitors: Ruth Pearce

**1. CALL TO ORDER:** Chairman Jeff Pearce welcomed everyone and called the meeting to order.

**2. CONSENT AGENDA: Approval of Minutes of meeting held October 12, 2011**

MOTION: Commissioner Saunders motioned to approve minutes of the meeting held October 12, 2011, as presented. Commissioner Knighton seconded the motion. Voting was unanimous.

**3. BUSINESS ITEMS:**

**a. PUBLIC HEARING / REVIEW / RECOMMEND - an ordinance to amend the Land Use Ordinance by adopting Section 11.20.190 entitled "Performance Standards."**

MOTION: Commissioner Weiss motioned and Commissioner Howard seconded with unanimous approval to open the public hearing.

*No public comments*

MOTION: Commissioner Weiss motioned and Commissioner Howard seconded with unanimous approval to close the public hearing.

Bill Morris arrived and asked for commissioners comments concerning the proposed ordinance. He explained that the construction project work hours of 7:00 a.m. to 8:00 p.m. are what was in the previous ordinance regulating noise. Commissioners agreed to change the construction work hours to 6:00 a.m. to 9:00 p.m.

MOTION: Commissioner Hohosh motioned to recommend to the city council that they approve the Land Use Performance Standards Ordinance with the change in construction hours to 6:00 a.m. to 9:00 p.m. The motion was seconded by Commissioner Knighton, and voting was unanimous.

**b. Discuss mixed use zones**

Commissioners received a copy of an ordinance Bill Morris drafted for consideration of a

proposed mixed use zone district. He explained that he used a model ordinance provided by the American Planning Association and he tailored it to Harrisville. He asked commissioners to take it with them, review it over the month, and decide if it is something they want to consider recommending. A public hearing will be scheduled for the planning commission meeting in January to receive public comment. This ordinance provides for an overlay zone in a commercial area identified as a CX1 Zone, and requires areas where it would be permitted to be designated on the General Plan Future Land Use Map. Commissioner Knighton commented that the definitions in the ordinance keep it on the mixed use path rather than a means of spot zoning. Commissioner Saunders referred to paragraph 060 on floor to floor heights. He does not feel floor to ceiling heights need to be as high as 11 feet. That is really tall. He said the typical floor to ceiling height is 9 feet, but floor to floor may be 11 feet. Bill Morris said he will have Building Inspector, Ken martin, look it over from a building code perspective. He commented that commissioners should review the setbacks in the proposed ordinance and determine if they are reasonable. Paula Knighton pointed out that what Lloyd Barker proposed does not fit this model. She commented that the location of a mixed use zone should be neighborhood serving, not just unrelated businesses. Chairman Pearce said it is his understanding that the caretaker living quarters provision does not permit children, should this be a consideration for a mixed use zone? Where would the children play? Commissioners will discuss the proposed mixed use zone district at their next meeting following the public hearing on the same.

#### **4. PUBLIC COMMENTS:**

Later in the meeting, Ruth Pearce suggested the old city hall be used as a city museum.

**5. CITY COUNCIL REPORT:** Commissioner Hohosh reported that Police Chief, Max Jackson presented a Distinguished Service Medal to Detective Mark Wilson for his work on the Brandi Stilke case. Council discussed the splash pad policies and operation, and the need to possibly hire another CPO certified full time maintenance employee who would also help with other maintenance work. She reported that council approved Resolution 2011-13, amending the Personnel Policy Manual to bring it in line with the Fair Labor Act and Utah Retirement System. They approved the 2011-2012 Capital Investment Plan, and Resolution 2011-15, Fair Campaign Practices. Nevele Varble presented his proposed Eagle Scout project to make a 4' x 4' map to include early homes (before the 1900's) on North Harrisville Road, and place the map in the existing small roof structure kiosk on the east dead-end of North Harrisville Road. City council agreed to remove the tree blocking the sign and gave permission for him to use the city logo. Commissioner Hohosh told commissioners to set aside January 31, 2012, 6:00 p.m. to attend a council/planning commission retreat at 6:00 p.m. for training and coordination purposes.

#### **6. ADJOURNMENT:**

MOTION: At 7:40 p.m., Commissioner Hohosh motioned and Commissioner Weiss seconded with unanimous approval to adjourn. The next regular planning commission meeting will be held January 11, 2012, 7:00 p.m. at the city hall.

Shanna C. Edwards  
Secretary

Jeff Pearce  
Chairman