

Harrisville City Planning Commission Meeting
363 W. Independence Boulevard
7:00 p.m., June 8, 2016

Commissioners: Steve Weiss
Kevin Jensen
Chad Holbrook
Roger Shuman
Brenda Nelson
Blair Christensen

Staff: Bill Morris (City Administrator)
Shanna Edwards (Secretary)
Bruce Richins (Mayor)
Jeff Pearce (City Council)
Ruth Pearce (City Council)

Visitors: Malorie Brask, Chase Freebairn, Donny Mooty, Tris Comstock, Randy Comstock, Eric Thomas, Lance E. French, Crystal Ocampos, Carlos Naranjo, Terry Casell, K. C. Casell, Adam Hughes, ... Eric Zeissler, Tonya Zeissler, Jared Thompson, Bambi Saunders, Michael Taylor

1. Welcome new commissioner, Roger Shuman, administer oath of office.

Chairman Weiss welcomed everyone. He turned the time over to Bill Morris who administered the oath of office to Roger Shuman and thanked him for accepting the appointment to serve a four-year term on the planning commission.

2. CONSENT APPROVAL of Planning Commission Meeting Minutes December 9, 2015.

MOTION: Commissioner Jensen motioned and Commissioner Holbrook seconded to approve minutes of planning commission meeting held December 9, 2015, as written. Voting was unanimous.

3. PUBLIC HEARING to receive public comment on updating the city's General Plan.

Bill Morris introduced Adam Hughes and Malorie Brask from Better City. Adam Hughes further introduced commissioners to the company they represent, and gave the power point presentation that Matt Godfrey presented at city council meeting, May 24, 2016. It included their suggested initial planning and development strategy for Harrisville. At the completion they took questions from commissioners. Roger Shuman asked what they might consider a draw to Harrisville since it mostly a rural community and does not have an amenity like a river. Adam Hughes said the city has to create assets that attract businesses, and put together a strategic plan or strategy. He recommended combining mixed use including retail shops, multi family residential, and parks. Commissioner Shuman commended that in Harrisville the commercial retail is scattered around in developments as a whole. Adam said the area has to have the density to support the retail development. Deciding on a location that will draw from the region is the greatest asset. Commissioner Holbrook asked what Better City would suggest. Adam Hughes responded by suggesting the city clean up blighted areas along the corridors. He suggested the city look at areas with sufficient acreage along main thoroughfares where land owners are willing to sell and do a Commercial Redevelopment District (CDR). This is where a feasibility study will factor in putting this together.

Bill Morris referred to Utah State Code 10-9a-401 and gave a power point presentation on the required content for the General Plan, protections it should provide for, and importance of identifying future uses of land. At the conclusion of both presentations, Chairman Weiss called for motion on the public hearing.

MOTION: Commissioner Shuman motioned and Commissioner Holbrook seconded with unanimous approval to open the public hearing.

No public comments.

MOTION: Commissioner Shuman motioned and Commissioner Christensen seconded with unanimous approval to close the public hearing.

4. PUBLIC HEARING / RECOMMENDATION concerning a preliminary plan for a 23-lot subdivision, "Thoroughbred Crossing," located east of Thoroughbred Meadows Subdivision on Larsen Lane.

Bill Morris read the letter of recommendation from the city engineer's office dated June 1, 2016.

MOTION: Commissioner Jensen motioned and Commissioner Holbrook seconded with unanimous approval to open the public hearing.

Donny Mooty, 972 N. Marshal Lane

He said he moved into Thoroughbred Meadows from Texas because he liked the country setting. When he bought his home, the seller assured him that the neighboring property owner was not developing the land. Had he known the property was for sale, he may have bought it to keep horses on in order to keep it rural. He is not happy with the proposed additional subdivision development. Pricing the proposed homes in the low \$200,000 will affect the value of the existing homes. He also expressed concern about increased traffic with widening of Larsen Lane.

Lance French, 202 E. Concord Circle

He said the connecting road from Thoroughbred Meadows through Thoroughbred Crossing to Larsen Lane will make the homes in Thoroughbred Meadows more easily accessible and benefit public safety.

Donny Mooty spoke again and disagreed with Mr. French. He explained how easy it is now to access Thoroughbred Meadows from Washington Boulevard.

Eric Zeissler, 168 E. Berkley Street.

His concern is that the proposed street may be insufficient to accommodate homes in both Thoroughbred Meadows and Thoroughbred Crossing. Many existing homes have children living there with no safe way to walk to any park. He loves the existing field, but he is not opposed to progress as long as it is not going to jeopardize the safety of his family. He expressed concern that the open property to the west of Thoroughbred Meadows may develop as well. He asked about the size of the lots proposed for Thoroughbred Crossing and was told that they will be third acre lots (RE-15).

MOTION: Since there were no further public comments, Commissioner Shuman motioned and Commissioner Christensen seconded with unanimous approval to close the public hearing.

DISCUSSION: Citizens commented on availability of copies of the proposed development. They were told that these are always available at the city office. Bill Morris printed copies of the preliminary plan and gave them to those in attendance. Commissioner Jensen commented that a land owner has the right to develop his land according to how it is zoned. The planning commission cannot prevent land owners from developing their property or force them to develop it a certain way. It has been zoned RE-15 for a number of years. Bill Morris reiterated that government cannot interfere with individual property rights. It is vested to the zoning in place at the time they develop the property. He said the items on the engineer's memo should be completed before final approval is given.

MOTION: Commissioner Shuman motioned to recommend preliminary approval for a 23-Lot subdivision "Thoroughbred Crossing" located east of Thoroughbred Meadows Subdivision on Larsen Lane. The motion was seconded by Commissioner Holbrook and voting was unanimous.

Commissioner Shuman was excused at 8:10 p.m.

5. PUBLIC HEARING / DISCUSSION / ACTION concerning amending Harrisville Municipal Code Sections 11.09.030 accessory building development standards, Section 11.23.040 relating to special regulations for signs, and Section 12.04.030 relating to subdivision escrow and state code compliance.

Bill Morris said Ordinance #480 resulted from a request by Gene Bingham, public works director, to make some changes in how cash escrow is set up, and to comply with state legislation which limited the amount retained by cities for contingency and inflation from 15% to 10%. The ordinance also changes the subdivision improvement guarantee period to one year. Ken Martin, building inspector, also suggested some changes. This proposed ordinance covers the changes recommended.

MOTION: Commissioner Nelson motioned and Commissioner Holbrook seconded with unanimous approval to open the public hearing.

No public comments.

MOTION: Commissioner Nelson motioned and Commissioner Christensen seconded with unanimous approval to close the public hearing.

MOTION: Commissioner Nelson motioned to recommend approval of Ordinance #480 amending the Harrisville Municipal Code Sections 11.99.030 accessory building development standards, Section 11.23-040 relating to special regulations for signs, and Section 12.04.030 relating to subdivision escrow and state code compliance. The motion was seconded by Commissioner Jensen, and voting was unanimous.

6. REVIEW / DISCUSSION / RECOMMEND APPROVAL of amended building design for the remaining undeveloped portion of Golf View Phase II including amended development agreement.

DISCUSSION: Jarred Thompson intends to complete Phase II of Golf View, but he would like to make some changes by updating the floor plans, and he is suggesting a more updated finish appearance. The buildings will occupy the same foot print. The underground work is already done. Since this is in the (SAP) Special Area Plan Zone, approval of any amendments and an amended development agreement is required.

MOTION: Commissioner Holbrook motioned to approve the amended building design for the remaining undeveloped portion of Golf View Phase II including an amended development agreement. The motion was seconded by Commissioner Nelson and voting was unanimous.

7. REVIEW / DISCUSSION / ACTION on concept plan for 1529 North Washington Boulevard to include multiple housing.

Bill Morris said that Rick Scadden and Eric Thomas are partnering this concept. Bill Morris said he invited them to come and talk to commissioners to see if what they propose is something they may or may not want to consider in Harrisville.

Eric Thomas provided commissioners with pictures of the multi family residential development they are proposing. He said he realizes it does not fit the zoning. He said this is a narrow strip of ground that does not lend to a general subdivision. Their plan includes a pocket park of green space and a small commercial area with mainly multi family town homes. Eric Thomas brought out that there some drainage issues in this area associated with North Ogden City. The roadway they are proposing would have dual utilities going down it to cary some storm water from North Ogden to Mud Creek Detention. Commissioners pointed out that the General Plan indicates commercial extending further back on the property than is showing on their concept plan. Property to the north and west is probably designated as agricultural unincorporated Weber County, but it is on North Ogden City's Annexation Declaration Plan. Eric Thomas said that North Ogden would gladly take this parcel into their city because they need the road for their utilities. Bill Morris said that commissioners are studying the General Plan to make updates, but it is not yet completed. Commissioners hesitated to commit to what is being proposed if this may be an ideal location for applying the type of development strategy discussed earlier. Commissioner Holbrook was not in favor of giving any land to North Ogden City. Chairman Weiss would look closer at single patio type homes, and Commissioner Nelson favored duplex or patio homes. When asked about approximate selling price for the proposed units, developers said selling price would be in the mid to upper \$100,000. Chairman Weiss said "For Rent" signs are going up all around in the existing SAP town homes, and he feels the city has enough town homes. Bill Morris said he would like to make something work. They would have to have an HOA for the road and the HOA would have to generate enough to maintain the infrastructure. Commissioner Nelson suggested looking into what might be scheduled to go in around it. Eric Thomas said the nearest development to the north in North Ogden City is zoned for multiple family. Developers are here to find out if whether pursuing this concept plan would be reasonably acceptable. Bill Morris suggested Eric Thomas contact him.

8. Elect Planning Commission Chair and Vice Chair for 2016.

Chairman Weiss declared nominations open. Since the year is half over, Commissioner Nelson motioned that Chairman Weiss finish out the year as chairman, and Commissioner Jensen continue as vice chair. The motion was seconded by Commissioner Holbrook. Voting was unanimous by those present. Chairman Weiss declared nominations closed.

9. PUBLIC COMMENTS: *None*

10. Adjourn: At 8:35 p.m., Commissioner Jensen motioned and Commissioner Nelson seconded with unanimous approval to adjourn. The next regularly scheduled planning commission meeting will be held July 13, 2016, 7:00 p.m. at the city hall.

Shanna C. Edwards
Secretary

Steve Weiss
Chairman