

**MINUTES OF HARRISVILLE CITY  
CITY COUNCIL MEETING  
November 27, 2018 – 7:00 p.m.  
363 West Independence Blvd  
Harrisville, UT 84404**

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**Present:** Mayor Michelle Tait, Council Member Grover Wilhelmsen, Council Member Gary Robinson, Council Member Ruth Pearce, Council Member Clark Beecher, Council Member Steve Weiss.

**Staff:** Bill Morris, City Administrator, Max Jackson, Police Chief, Jennie Knight, City Recorder, Rick Hill, Bailiff.

**Visitors:** Micheal Farrell, Sherry Farrell, Leslie Clifton, Roger Shuman, Jack Wahlen, Bryan Bayles, Nathan Averill, Brenda Nelson, Shaun Mathewson, Russ Wahlen, Austin Moffitt, Aspen Teuscher, John Barker, Kurt Larsen, Asia Morris.

**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 Wilhelmsen led the pledge of allegiance and conducted the opening ceremony.

**3. Consent Items.**

- a. Approve the minutes of November 13, 2018 as presented.

**MOTION: Council Member Pearce motioned to approve the minutes of November 13, 2018 as presented. Council Member Weiss seconded the motion. All Council Members voted aye. Motion passed.**

**4. Business Items.**

- a. Discussion/possible action to adopt Harrisville Ordinance #496; an ordinance amending the Zoning Map from A-1 Zone (Agriculture) to R-1-20 Zone (Residential) for a property located at approximately 750 West 2100 North; Parcel numbers: 170650042 and 170650038.

Bill Morris explained this ordinance is coming before Council with a negative recommendation from Planning Commission; 4-2 vote against the ordinance. Several motions were included in the Planning Commission minutes that were sent out. The number of lots on the original concept plan has been amended. The ordinance is to adopt a change to the zoning map. The General Plan shows this property as R-1-20 in the future. The cluster subdivision ordinance allows density bonuses for doing amenities including a trails network that is shown on the pathway master plan. Utility issues have been discussed but will go more in depth during the subdivision application. School districts will plan for the capacity; the city is not responsible for that issue. There are

some drainage issues with the property which will have a detailed plan to address. These types of issues come with the planning of the subdivision. This proposed change is consistent with the General Plan. Open space was included in this concept plan and the number of lots was reduced from 80 lots to 65 lots. The applicant is available for question.

Bryan Bayles presented the updated concept plan and reviewed a PowerPoint presentation outlining the proposed project. He reviewed the bonus density requirements with regard to the cluster subdivision ordinance with an allowable 45% bonus density available, they are asking for 30% with this new plan. He presented the architecture possibilities of the new homes and the trail system that is included. He compared Harrisville building permits issued in the last three years with North Ogden and Pleasant View numbers which are significantly lower. He outlined housing issues that communities are currently facing.

Council Member Robinson said low income residents will not be able to afford housing in this subdivision. He said the R-1-20 zone only allows 50 lots; he is unsure why this is being proposed for more lots. He has live in Harrisville for 40+ years and feels there are going to be water issues. He asked how these things are going to be addressed. There is already a storm water issue on 750 West; the city is going to have to address this issue. He feels this is one of the only places left to build one acre or half acre lots. He knows people do not want big lots, just big houses. He said property taxes do not bring in revenue; businesses bring in revenue.

Council Member Wilhelmsen expressed his concern with traffic impact on 750 West. He said a concern was brought up at the last council meeting with the amount of heavy trucks using this road. He said putting in a subdivision requires a place for kids to play, and the road capacity is going to have to be addresses. Bryan Bayles said traffic engineers indicated the road capacity is 8900 trips per day on this road. In 2014 a study showed there were 1600 trips on that road. Even if the amount of traffic doubled since 2014, the subdivision will only add 650 trips per day. Much of this traffic is during peak commute times. Council Member Wilhelmsen said he is concerned the city will have to replace the road and the safety of children on the road will be an issue. The width of the road was discussed. Bryan Bayles pointed out there are currently children living on this road, where children play cannot be addressed by the city. He reminded Council cities have the obligation by law through impact fee to provide these roads. He explained elementary school kids are not going to be walking to school in this area, they will be bussed.

Council Member Weiss asked about the creek that runs through the north side of the property, asking if this would be covered. Bryan Bayles explained he is trying to get the property rezoned so he can move on with the engineering to address these issues. He has provided the appropriate amount of information to address those issues is after the zoning approval. He has attended two project management meetings where all providers of services attend and has received information regarding addressing these items. Bill Morris explained the creek will require a stream alteration permit through the state. They do not allow piping as kids can get trapped in pipes. They recommend gradual slopes going down into the creek bed where is someone falls in they can use the bank to pull themselves out. Council Weiss expressed his concern with flooding. Bryan Bayles said engineering related items will be addressed in the next stage.

Council Member Wilhelmsen asked what the HOA fees will be. Bryan Bayles estimated about \$30 per month, depending on what services are offered. Council Member Weiss said he know these costs can be upwards of \$450 per month. Bryan Bayles responded with snow removal, internet services, and other utilities can drive up HOA fees. Everything in green on his concept plan would be maintained by the HOA, everything in white would be homeowner maintained.

Council Member Weiss said he also has concerns with how HOA's control what residents can and cannot put on their property and in their yard. Bryan Bayles admitted these communities are not for everyone.

Council Member Wilhelmsen asked what they are going to do to accommodate the difference in lot sizes, which will be a difference in land owners, asking if there are examples of other communities like this. Bryan Bayles said through socioeconomic planning an atmosphere can be created and there are lots of examples.

Council Member Weiss asked about selling the homes that border the railroad tracks. Bryan Bayles explained those homes will be discounted and there is a place for everyone. Some people cannot afford to live elsewhere and these homes will sell, even in areas where there is no buffer.

Council Member Pearce said she has no problem with the R-1-20 zone, but there are houses in the area that are agricultural and farming areas. She is having difficulty going down in size at this time. She feels the timing is not right. Bryan Bayles said the General Plan is showing something different. Everything including the open space will leave a third of the city for larger lot developments. Council Member Pearce asked specifically where the trail will run. Bryan Bayles showed the trail outline, which is included on the trail master plan.

Mayor Tait expressed her concern with turning down this development. She lives next to a larger than one acre lot that is not kept up. This neighborhood will be kept up. She is concerned for those who have a lot of land and are not taking care of it. She said someday she may need to downsize and want to relocate. She reminded Council this is an application for rezone, which goes along with the General Plan. She is concerned with providing housing for individuals who currently cannot afford housing. She pointed out there are a few city employees who cannot afford to live within our city.

Council Member Robinson said the League of Cities and Towns does not recommend HOAs. He said they advise against them. Bryan Bayles said he is surprised by that because he knows several people at the league. He is curious who Council Member Robinson is referring to. Council Member Robinson said there are subdivisions inside our city with smaller lots; he is concerned there are places where people can upgrade their homes on their lots. Bryan Bayles said the smaller lots have 90ft. frontage; larger lots have 120-130ft frontage. Council Member Robinson said that doesn't allow much room for growth. Bryan Bayles asked how that is different than any other place in Harrisville, he cannot answer "what if" questions.

Mayor Tait expressed her desire for Harrisville to offer affordable housing by welcoming people into our community. She feels we are stifling growth instead of welcoming. We need to provide more options by not forming our opinions, but seeing what is best for our city. We need to take care of our future children and grandchildren because there will not be any place for them. She also said HOA's ensure areas are kept up.

Council Member Weiss asked what the average cost of homes will be. Bryan Bayles gave estimated prices of \$300,000-\$400,000. Council Member Robinson asked what people would have to make to afford that. Council Member Weiss said that is irrelevant for this discussion. Mayor Tait said often current residents relocate to these, leaving more affordable housing options in the other areas of the city, helping the housing affordability.

Bill Morris reminded Council this concept plan is for 65 homes. Mayor Tait asked for a motion. Council Member Wilhelmsen motioned to approve with no second. Bill Morris suggested the motion be seconded and a roll call vote taken so the voting record will be clean.

**MOTION: Council Member Wilhelmsen motioned to adopt Harrisville Ordinance #496; an ordinance with the amended (65 lots) concept plan, amending the Zoning Map from A-1 Zone (Agriculture) to R-1-20 Zone (Residential) for a property located at approximately 750 West 2100 North. Council Member Beecher seconded the motion. A Roll Call vote was taken.**

<b>Council Member Weiss</b>	<b>No</b>
<b>Council Member Beecher</b>	<b>No</b>
<b>Council Member Pearce</b>	<b>No</b>
<b>Council Member Robinson</b>	<b>No</b>
<b>Council Member Wilhelmsen</b>	<b>Yes</b>

**Ordinance #496 fails 1-4.**

**b.** Discussion/possible action for allotment to budget for building security. Chief Jackson explained the Justice Assistance Grant and the funding that is awarded. This grant caps at \$3150. He is seeking additional funding to purchase a new camera security system for City Hall. The cameras we are using were purchased with a JAG grant over 8 years ago. These are outdated and some are not working. If we upgrade our system we may be able to reuse some of the equipment and add additional equipment to replace the broken elements. We are unable to download images from our current system. We have to record the image off the monitor with a second device. WE are also not fully BCI compliant for access requirements. All employees have to be background checked and fingerprinted for access; everyone else must be escorted. We need to add cameras throughout City Hall to control access. He reviewed the areas where cameras need to be installed. These cameras are activated by motion. We will also be adding a better system for a safe area in the parking lot where people can exchange children during custodial disputes or make internet purchases in a safe environment. He is asking for \$5000 to augment the \$3150 grant funding. Bill Morris explained the budget includes the Capital Projects Fund to be allocated for these types of projects. Council Member Pearce asked if we already approved this. Bill Morris clarified this was added to the wish list. Council Member Weiss asked what the camera specs are. Council Member Beecher asked how the storage will be addressed. Chief Jackson and Sergeant Wilson both

responded to the specifics of the equipment. Chief Jackson said the new system should work for about 10 years. These cameras save a lot of time in court prosecuting cases. Mayor and Council gave discussion on the placement of cameras. Council Member Weiss requested cameras be installed in the Council Chambers. Bill Morris said this can be added.

Council Member Robinson asked if more than one bid was solicited. Bill Morris said this might be a case of sole source, due to the nature of the service. If not, other bids will be solicited. Mayor and Council agreed the allotment be increased to \$6000.

**MOTION: Council Member Pearce motioned to approve \$6000 allotment for building security adding a camera to the Council Room from Capital Projects Fund. Council Member Weiss seconded the motion. A Roll Call Vote was taken.**

<b>Council Member Weiss</b>	<b>Yes</b>
<b>Council Member Beecher</b>	<b>Yes</b>
<b>Council Member Pearce</b>	<b>Yes</b>
<b>Council Member Robinson</b>	<b>Yes</b>
<b>Council Member Wilhelmsen</b>	<b>Yes</b>

**Motion passed 5-0.**

#### **5. Public Comments - (3 minute maximum)**

Greg Montgomery said he is here to talk about Larsen Lane. He asked Council to address other ways to widen Larsen Lane. He has mentioned before the proposed widening is designed for 50 miles per hour traffic. More width will increase speed and accidents will be more violent, likely causing deaths for pedestrian accidents. No chance for survival rates. He feels the current plan is using old practices and not what works for the community and those who travel through this area. He is receiving feedback from the city that we are following the standard. He asked what potential exists with setting a new standard considering new trends. He said he has an appointment Thursday with the appraiser and he is concerned. His neighbors to the west have indicated they are selling and the neighbors to the east are now considering moving. He feel they can still make a change and meet the needs of this being a collector street. He also asked why there is not a public comment option on council business items that require a vote to receive public input.

Roger Shuman explained he sent a letter to the council regarding the development on 750 West that was looked at today. He would like to explain a little of what his interpretation is of the cluster subdivision ordinance. The cluster subdivision development was to address larger pieces that are hard to develop. He said this is something we need to look at. He does not have a problem with the 20,000 square foot lots; he does not feel the proposed plan fits. He thanked Council for their service.

#### **6. Mayor/Council Follow-up:**

Council Member Wilhelmsen informed Council the mosquito abatement board specified residents can submit requests for the area around their home be a no spray zone; due

to allergies, medical reasons, or beekeepers. The requests must be submitted annually, not just once at the beginning of each season. He requested this be included in the city newsletter. Bill Morris requested Council Member Wilhelmsen meet with Laurence to discuss the specifics of a newsletter article.

Council Member Pearce informed Council Pleasant View city broke ground on a new emergency facility.

Mayor Tait reminded Council of the City Christmas Party, December 4, 2018. The next council meeting will be held December 11, 2018. She also informed Council she and staff met with Doug Larsen who is requesting a new approach to helping with the city's economic development. Bill Morris said Doug Larsen has offered to help with updating the mixed use ordinance.

**7. Adjourn.**

Mayor Tait declared the meeting adjourned at 8:36pm.

**ATTEST:**

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**MICHELLE TAIT**  
Mayor

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**JENNIE KNIGHT**

City Recorder

Approved this 8<sup>th</sup> day of January, 2019