

**MINUTES OF HARRISVILLE CITY
SPECIAL COUNCIL MEETING
Tuesday, November 21, 2017 – 7:00 p.m.
Council Chambers
363 West Independence Blvd
Harrisville, Utah 84404**

Present: Mayor Bruce Richins, Council Member Jeff Pearce, Council Member Gary Robinson, Council Member Jennifer Jensen, Council Member Ruth Pearce, Council Member Austin Tracy.

Staff: Jennie Knight, City Recorder, Rick Hill, Bailiff.

Visitors: Mandy Lynch, Ben Knight, Bryatt Nielsen, Maddie Douglas, Bethany Jackson, Michelle Tait, Axelle Lefevre, Cameron Ladeau, Trinity McKay, Greg Montgomery.

7:00 P.M. CITY COUNCIL MEETING

1. Call to Order.

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

2. Opening Ceremony.

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

3. Consent Items.

- a. Approve the minutes of October 24, 2017 as presented.

MOTION: Council Member R. Pearce motioned to approve the minutes of October 24, 2017 as presented. Council Member Tracy seconded the motion. All Council Members voted aye. Motion passed.

4. Convene as the Board of Canvassers.

- a. **Discussion/possible action to approve Harrisville City Resolution 2017-09; a Resolution approving the Canvass of the 2017 Municipal General Election.**

Jennie Knight gave an overview of the municipal general and special election results including the percentage of registered voters who participated in the election. She read the final results into the record. 44 voters voted in person at polling locations with 1050 voting by mail. Four ballots were not counted; three signatures did not match and one was received unsigned. The official results are Michelle Tait as Mayor, Clark Beecher and Jennifer Jensen as Council Members four-year term, and Grover Wilhelmsen as Council Member two-year term. These individuals will be sworn into office during the first council meeting in January.

MOTION: Council Member R. Pearce motioned to approve Harrisville City Resolution 2017-09; a Resolution approving the Canvass of the 2017 Municipal General Election. Council Member Jensen seconded the motion. A Roll Call vote was taken.

Council Member Tracy	Yes
Council Member R. Pearce	Yes
Council Member Jensen	Yes
Council Member Robinson	Yes
Council Member J. Pearce	Yes

Motion passed 5-0.

5. Business Items.

a. Discussion/possible action to approve Harrisville Resolution 2017-08; Extension of Interlocal Agreement for Animal Control Services between Weber County and Harrisville City.

Mayor Richins explained this resolution extends the current contract with Weber County for animal control services. Council Member Robinson asked what the current price is. Mayor Richins said the fees are not increasing. We will continue to pay what we have. Council Member Jensen said she is fine with this. Mayor Richins pointed out there is really no other available option on this.

MOTION: Council Member Jensen motioned to approved Harrisville Resolution 2017-08; Extension of Interlocal Agreement for Animal Control Services between Weber County and Harrisville City. Council Member R. Pearce seconded the motion. A Roll Call vote was taken.

Council Member Tracy	Yes
Council Member R. Pearce	Yes
Council Member Jensen	Yes
Council Member Robinson	No
Council Member J. Pearce	Yes

Motion passed 4-1.

b. Discussion/possible action to approve Harrisville Ordinance 495; an ordinance vacating Lot 1 of Circle K Subdivision.

Jennie Knight explained the county record includes a line through this lot which has one tax id number. This ordinance vacates the portion of the lot that is included in the Circle K Subdivision allowing the legal description to define the new boundaries that are outlined by the tax id number. Mayor Richins asked to make sure all Council Members know where this lot is located. Council Member J. Pearce said the tax id number is listed as 62 not lot 1. Bruce Olsen's property is listed as number 1. Jennie Knight said this is listed as lot 1 of the Circle K Subdivision. Council Member J. Pearce asked if that is in the subdivision. Jennie Knight said this ordinance actually vacates lot 1 of the

subdivision. Council Member J. Pearce said this lot needs to be included in the subdivision. Jennie Knight explained this is to clear the line on this lot, not to include the lot in the subdivision. This was the simplest way to clear the line. There is already only one tax id number associated with the lot. This lot will no longer be associated with the subdivision. Jennie Knight explained they have the frontage requirement on the portion of the lot that meets up with West Harrisville Road so they meet the access requirement. Council Member J. Pearce pointed out they have additional access on a frontage road but that does not meet the access requirement for 100 foot frontage.

MOTION: Council Member J. Pearce motioned to approve Harrisville Ordinance 495; an ordinance vacating Lot 1 of Circle K Subdivision. Council Member R. Pearce seconded the motion. A Roll Call vote was taken.

Council Member Tracy	Yes
Council Member R. Pearce	Yes
Council Member Jensen	Yes
Council Member Robinson	Yes
Council Member J. Pearce	Yes

Motion passed 5-0.

6. Public Comments - (3 minute maximum)

Greg Montgomery, 231 Larsen Lane, express concerns about the city regulations with the general plan with regard to the mixed use regulations. His concern has five points; the regulations do not meet the standard. He feels this is inconsistent with the general plan and does not consider the input of residents. Present regulations don't allow input during the zoning process. The standards are outlined in the development agreement between the developer and city officials. There is not an R-6-1 zone allowed in the city under zoning. No standard exists. He feels to be consistent with what the city is about this should be listed in the zoning. There is a lack of definition on Washington and Wall Avenue with regard to the zoning. He asked if there are existing parcels because there are no comments or definitions in the ordinance. The 24 units per acre standard is even higher than in Ogden down at the Junction and much less than the apartments on North Street. This contains no standards that become the binding minimums. There are no specific standards that can be backed up. Another concern is the proposed density is not appropriate. The zoning coming off of Washington or Wall Ave should act as a buffer. He asked when the transition occurs. He asked how this will create a buffer between single family homes and multiple housing developments. The current regulations do not give the appropriate standards which would give proper control to the city. He feels the state law gives more power to developers. He would like to see standards that do protect citizens.

7. Mayor/Council Follow-Up:

Council Member R. Pearce said she feels we have a good planning commission but are failing to use them. The League suggests using the commissioners to make sure the state laws are met in our ordinances. That way if a developer comes in, the ordinance

cannot be interpreted in favor of the development. She would like to see planning commission meet monthly and review the ordinances; starting with the land use ordinances including the mixed use. Also compare our ordinances against other cities to determine how these can be best used. She feels conditional use should not have to be allowed if all of the specifications our included in the ordinances. Planning Commission only met 6 times this last year and they should set the standard to meet every month.

Council Member Robinson commented we are half way through the budget year. He feels Council should review the budget quarterly. Some budget items are at 50% expenditure already with only the first few months into the budget. Council Member Jensen pointed out this may be spending during the appropriated time. Council Member Robinson said they should be reviewing September numbers now. Mayor Richins said there was a reason for the delay. Council Member Robinson expressed his desire to go over the budget four times per year.

8. Adjourn.

Mayor Richins wished everyone a Happy Thanksgiving and declared the meeting adjourned. At 7:31pm.

ATTEST:

MICHELLE TAIT
Mayor

JENNIE KNIGHT

City Recorder

Approved this 9th day of January, 2018