

**MINUTES OF THE CITY OF HARRISVILLE  
CITY COUNCIL MEETING**

Tuesday, August 10, 2010  
7:00 p.m.  
Council Chambers  
363 West Independence Blvd.  
Harrisville, Utah 84404

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**COUNCIL:** Mayor Richard Hendrix, Council Member Chad Allen, Council Member Wayne Crowther, Council Member Darla Fowers, Council Member Bruce Richins, Council Member Grover Wilhelmsen.

**STAFF:** Gene Bingham, Public Works Director; Jennifer Morrell, City Recorder; Bill Morris, City Administrator.

**VISITORS:** Ruth Pearce, Jeff Pearce, Trent Nelson, Rebekah Mackley.

**6:30 P.M. WORK SESSION**

**a. Discussion on “good landlord” program.**

Bill Morris discussed the history behind the “good landlord” program in Weber County and specifically talked about the program he helped develop in Washington Terrace. He pointed out that at one time WACOG recommended all cities in the county develop a program because of the success Ogden City had with it. Mr. Morris also mentioned how the Utah Renters Association has been involved.

Council Member Crowther said he is not in favor of doing this type of program. Council Member Allen said he is very much in favor of it and talked about how it helps to minimize crime. Council Member Wilhelmsen discussed residents who have rented out their basements to help offset mortgage costs. Council Member Allen stressed that multi-family housing is no longer owner occupied and is filling up with renters.

The Council asked Mr. Morris if the policy in Washington Terrace was patterned after Ogden City. He explained that he looked at the Ogden policy but felt it was too complicated. He was given a recommendation to look at the West Valley City program and decided to model it. He took the liberty to rewrite it, tailoring it to a smaller community.

Mayor Hendrix suggested finding out the number of rental units that are in the City before making any decisions. Mr. Morris explained this could be accomplished by comparing property records to the water bills. The Council discussed making an ordinance to allow multiple families in single family homes. Council Member Wilhelmsen thinks it is something that should be addressed now if not we will be addressing it later.

Council Member Wilhelmsen pointed out the positive aspect of the policy saying it would help landowners manage their property better. Mr. Morris said there were many landlords in Washington Terrace who were initially resistant to the training but later expressed gratitude for the information and knowledge the training gave them in property management. Mr. Morris said the process for developing a program would require identifying rental properties, conducting a study to decide what the costs are for rental properties, setting a fee for a landlord business license, and determining what the reduced fee would be for those who participate. Also, the requirements for renting would need to be established.

Council Member Allen asked who would manage this program. Mr. Morris said Pamela Crosbie would handle the business license side of things and set up the training but the Police Department will be directly involved. He described about how the Police Department will communicate with landlords.

Council Member Allen asked where a “good landlord” policy fits on the priority list. Mr. Morris said somewhere after the main park is done.

**7:00 P.M. CITY COUNCIL MEETING**

- 1. Mayor Richard Hendrix called the meeting to order and welcomed all visitors.**
- 2. Council Member Fowers led the Pledge of Allegiance and offered the opening ceremony.**
- 3. CONSENT ITEMS**
  - a. Approve the minutes of July 27, 2010 as presented.**

**MOTION: Council Member Allen moved to approve the minutes of July 27, 2010 as presented. Council Member Fowers seconded the motion. All Council Members voted aye. Motion passed.**

**4. BUSINESS ITEMS**

- a. Discussion and possible action on Ordinance Number 426, Transportation General Plan Element.**

Gene Bingham discussed the history behind updating the master plan and how they utilized LTAP (Local Technical Assistance Program). He stated LTAP is a nonprofit organization that gives assistance to the cities at a good rate. He said they have met several times with the City Engineer, Mayor Hendrix, Bill Morris, and Council Member Crowther. He introduced Nick Jones who is the director of LTAP.

*(Nick Jones from LTAP gave a Power Point presentation to the Council.)*

Mr. Jones presented population statistics for Harrisville and the surrounding communities stating there are currently 5,107 residents with a projected population of 10,739 by the year 2040. He discussed current and future traffic volumes and the traffic counts that were done around the City. He pointed out areas with over 11,000 cars a day which is the threshold where you would add an additional lane. He said the number of cars per day for West Harrisville Road was 16,230, Larsen Lane was 13,615, and North Street was 13,940.

Mr. Jones talked about working with City Engineer Kent Jones to prepare a map for collector roads and complimented the City on planning and preserving wide right of ways on collector roads. He also pointed out that the study included the surrounding arterial roads such as Hwy 89, Washington Blvd and Wall Ave. He explained the boundary study showing the property owned by surrounding cities and what type of zoning and development will be there. He showed current traffic signal locations and proposed locations for future traffic signals and explained the difficulty in making left turns on some roads without a traffic signal. Mr. Jones also talked about proposed capital improvement projects such as widening roads and future traffic signals and talked specifically about Larsen Lane being already over capacity. He discussed the controversial request from UDOT to realign Larsen Lane with 900 North before they will provide a traffic signal at 1100 North. Mr. Jones said the need for a traffic signal on 1100 North is warranted in the future.

Mr. Jones reviewed the cost breakdown for each of the proposed projects. He described how having a plan and design before those areas develop will save the City time and money. He went over the two alternatives for Larsen Lane developed by Kent Jones. The first, and least costly, alternative involves widening the road and adding an additional left turn lane. The other alternative is to realign Larsen Lane with 900 North. He explained how corridors can be reserved if they are included on your general plan.

Council Member Crowther asked if restriping Larsen Lane would be an alternative to widening the road. Mr. Bingham said that was an option but would still cause traffic to stack up and explained that widening the road is the recommended option from the City Engineer. Mr. Jones explained that there is a short stacking area which is why widening the road is preferred. Council Member Crowther thought restriping the lanes would be an immediate short term fix. Mr. Jones said there is not significant right turn

movement and it is left turns that are causing traffic to back up. Mr. Bingham pointed out that UDOT changed the timing sequence a year ago to try and help with the problem. He said it helped initially but within a year it was back to where it was. Mr. Jones recommended the signal timing for Larsen Lane be optimized once a year.

Mr. Bingham advised the Council that the realignment of Larsen Lane as requested by UDOT would cost \$1.6 million and only be moving the light 300 feet. He discussed potential problems caused by moving the light down to 900 North. He also mentioned that Ogden City was not included in the study and they may have a need for a left turn signal at 1100 North before Harrisville does. He said the Council may want to consider preserving the 84 foot right of way on the master plan but does not feel moving Larsen Lane to align with 900 North is feasible saying it could become a \$3 million dollar project.

Mr. Bingham also gave some history on North Street and Hwy 89 and the future need for a right of way to widen North Street. He said the initial purpose of North Street was to relieve pressure from Hwy 89 and Wall Avenue. Mayor Hendrix said the busy times on Larsen Lane are for people coming home from work not going to work. Council Member Fowers mentioned her concern was 93% of traffic problems are coming from people not in our community and asked if we should be using our resources on this. Mayor Hendrix suggested there are other routes people can use. Mr. Jones said there are no easy fixes either way. Council Member Richins asked if there was consideration for putting a future light on the west side of 2000 North. Mr. Jones talked about keeping the signal lights spaced out. Council Member Richins asked about changing our future master road plan to match this plan. Mr. Morris said it would be changed and become Exhibit B.

Mr. Bingham addressed Council Member Fowers concern. He explained that the City is a conduit for the major arterial traffic on both sides of the City. Council Member Fowers talked about doing speed limit variations to get people to take alternate routes to help defer some of these projects for a while. Mr. Bingham acknowledged that was something recommended by LTAP.

Council Member Richins asked about funding for these projects and whether the City was setting aside money for them. Mr. Morris said a capital improvements plan is being put together and will impose an impact fee. A portion of those funds will be set aside for transportation projects. He also said there was a small amount available in the C&B road funds. Mr. Jones discussed some other avenues for coming up with capital project funds. Council Member Wilhelmsen asked about safety for bicycle and foot traffic. Mr. Jones pointed out that if the right of way is preserved as the City requires there will still be room for parking and bicycle lanes. Council Member Allen asked for clarification on what is being approved. Mr. Morris said that approval of the ordinance would adopt all of the projects in the transportation study. Several typographical errors were pointed out in the text of the ordinance. Council Member Crowther asked for a change to the ordinance to coordinate it with the trails and pathways plan.

**Council Member Wilhelmsen moved to approve Ordinance Number 426, Transportation Plan, as an element of the General Plan with the changes suggested. Council Member Richins seconded the motion. Roll call vote. All Council Members voted yes. Motion passed.**

**b. Discussion and possible action on Ordinance Number 425, Trails & Pathways General Plan Element.**

The Council discussed some typographical/grammatical changes that needed to be made. Council Member Richins asked if the changes from the last meeting had been made on the maps. Jennifer Morrell said those changes have been made and new maps would be distributed as soon as possible. Council Member Crowther asked for the addition of road funds under Section 10.04.050 – Funding. Mr. Morris said he could add a sentence saying, “along with any appropriate road funds”.

**Council Member Allen moved to approve Ordinance Number 425, Cooperative Pathways Master Plan, as an element of the General Plan with the changes suggested. Council Member Fowers seconded the motion. Roll call vote. All voted yes. Motion passed.**

**c. PUBLIC HEARING: Discussion and possible action on Ordinance Number 423, Compensation Schedule.**

**Council Member Fowers moved to open the public hearing. Council Member Crowther seconded the motion. All Council Members voted aye. Motion passed.**

No public comment.

**Council Member Crowther moved to close the public hearing. Council Member Allen seconded the motion. All Council Members voted aye. Motion passed.**

Bill Morris explained the reason behind the ordinance. He informed the Council that the judge's salary in our current ordinance was not in line with the compensation requirements in the new state law. Also, the compensation schedule would allow the Treasurer or City Recorder to receive a raise without a public hearing so long as it is within the specified salary range. Mr. Morris reviewed the amounts from the compensation schedule. He asked if Council Members were in agreement with the amounts.

Council Member Wilhelmsen discussed the compensation for Council Members and asked if it was sufficient for the work they do. Council Member Allen asked if the pay study would include the salaries for the Mayor and Council. Council Member Fowers suggested passing the ordinance tonight but incorporate the pay study into a future schedule. She also suggested changing "department" in Section 4 to "department head". Mayor Hendrix mentioned before they jump into the salary study they should be aware there are also neighboring cities whose mayor and council are paid less.

**Council Member Fowers moved to approve Ordinance Number 423, Compensation Schedule, with the revisions mentioned and include the Mayor and Council Members in the salary study. Council Member Allen seconded the motion. Roll call vote. All Council Members voted yes. Motion passed.**

**d. Discussion and possible action on Ordinance Number 422, Animals and Fowl.**

Bill Morris reported that the changes suggested in the previous meeting have been made and the ordinance is back before the Council. Council Member Fowers questioned the setback requirements for dog and cat enclosures and suggested making it simpler to understand. Council Member Crowther asked why horses were not included. Mr. Morris clarified that this ordinance only applied to animals for family food production. Council Member Crowther asked for insertion of "Large animal enclosures" in 11.20.110(c). Council Member Richins asked that pot belly pigs be reclassified as medium animals. Council Member Crowther asked about including llamas. Mr. Morris said he would classify llamas as large animals in the ordinance.

**Council Member Crowther moved to approve Ordinance Number 422, Animals and Fowl Revised, with the changes suggested. Council Member Allen seconded the motion. Roll call vote. All Council Members voted yes. Motion passed.**

**e. Discussion and possible action on Resolution Number 2010-10, residential anti-displacement plan and certification and residential anti-displacement and relocation assistance plan and certification.**

Mr. Morris discussed why we need to pass this resolution. He explained that it comes from Housing and Urban Development (HUD) and is necessary to obtain Community Development Block Grant (CDBG) funds. We also need it in place to seek the Land & Water Conservation Fund (LWCF) grant for matching funds in the main park. Council Member Allen asked for Mr. Morris to clarify relocation assistance. Mr. Morris explained the terms of the resolution and said it only applies when you use federal funds.

**Council Member Fowers moved to approve Resolution 2010-10, Residential Anti-Displacement and Relocation Assistance Plan and Certification. Wayne Crowther seconded the motion. Roll call vote. All Council Members voted yes. Motion passed.**

## 5. PUBLIC COMMENTS

Ruth Pearce, 295 E 1150 N, Harrisville. Ms. Pearce asked for the microphones to be adjusted so they could hear Council Member Crowther. She also suggested that a barrier be put on Washington Blvd from 1100 N to Boccia's so that only north bound traffic could use the left turn lane. She also talked about her concern for repainting Larsen Lane and said it would not be wide enough to repaint three lanes. Mayor Hendrix clarified that the suggestion was not to repaint it for three lanes but to repaint the right turn lane as a combination right/left turn lane.

## 6. MAYOR/COUNCIL FOLLOW-UP

Mayor Hendrix reported that Byran Fife would assume the responsibilities of youth recreation and stated that Gary Weight will be available as a consultant through April 2011. Ms. Morrell asked all the Council Members to return their Utah League convention registration by Monday, August 24<sup>th</sup>. Mr. Morris said the interviews for the new judge will take place on August 23<sup>rd</sup>. The Mayor discussed moving the next council meeting from August 24<sup>th</sup> to August 31<sup>st</sup> to allow him time to review the candidates selected for the judge appointment. Council Members agreed to move the meeting to August 31<sup>st</sup> when they would appoint the new judge. Council Member Allen asked about reducing the speed limit on West Harrisville Road and Larsen Lane. Mr. Morris suggested using the new traffic trailer to conduct a study and including it as an agenda item at the next meeting.

Council Member Wilhelmsen reminded everyone of the ice cream social on August 16<sup>th</sup> to discuss Heritage Days. It was also suggested that the next work session be a discussion of Heritage Days.

## 7. ADJOURN

Mayor Hendrix moved to adjourn at 8:30 p.m.

*The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.*

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**RICHARD HENDRIX**  
Mayor

**ATTEST:**

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**JENNIFER MORRELL**  
City Recorder

Approved this 31st day of August 2010