

Harrisville City Planning Commission Meeting
363 W. Independence Boulevard
7:00 p.m., September 11, 2019

Commissioners: Kevin Jensen	Staff: Laurence Boswell (Land Use Coordinator)
Nathan Averill	Ronda Kippen (Community Planner)
Chad Holbrook	Doug Larsen (Community Consultant)
Brenda Nelson	
Blair Christensen	

Visitors: Tamra Heaps, Mel Heaps, Sean Conroy, Day Palemo, Fran Lyon, Matt Robertson, Douglas Larsen, B.M., Gary Kelley, Christine Love, Jessica Prestwich, Karen Boudrean, April Silveira, Jerry Silveira, Connie Milae, Roy Milae, Ashley Reedy, Jessica Narowart, M. F., David J., Russ Wahlen, Heidi Wahlen, Pat Burns, Grover Wilhelmsen, Jake Haines, Jaska Hokanson, Shannon Rich, Nancy Field, Nicolas Rich, Aaron Field, Austin Moffit, Aspen Teuscher, Cindy Montgomery, Greg Montgomery, Jeanne Godfrey, Maddie Haas, Tawna Field, B. H., Sarah Hein, Joan Brown, David Hickson, C., Darrel Stucki, Nathan Hazelton, Lynnette Kelley, Garrett Field.

1. CALL TO ORDER

Chair Chad Holbrook called the meeting to order at 7:00 PM.

2. CONSENT APPROVAL of planning commission meeting minutes from August 14, 2019. Commissioner Averill motioned and Commissioner Christensen seconded the motion to approve the planning commission meeting minutes from August 14, 2019. Vote called and passed unanimous.

3. PUBLIC HEARING on the proposed Ordinance 503: repealing and re-enacting provisions for the Mixed-Use Zone and adopting In-fill development regulation.

Chair Holbrooke opened the Public hearing on proposed Ordinance 503: repealing and re-enacting provisions for the Mixed-Use Zone and adopting In-fill development regulation.

DISCUSSION

Ronda gave updates on the changes that are included in most recent draft of the mixed-use ordinance. Ronda states that this is a legislative action. The planning commission will be analyzing and making any necessary changes to the mixed-use zone ordinance. Ronda explained that comments made at the last public hearing were addressed and incorporated into this new version of the mixed-use ordinance.

PUBLIC COMMENTS

Greg Montgomery - Greg questioned how to make the transition between existing development into new development. He asked about the setbacks in the mixed-use ordinance. Greg proposed that when the golf course gets developed, that the development transitions well into the already existing development around the golf course. Greg also pointed out that the architectural designs should have a standard and more variety in order to beautify Harrisville. For example, townhomes should have porches, awnings, etc., that pop out from the main building. Greg suggested having minimum standards, and then negotiate with the developers after that.

Sean Conroy - Sean is a representative of the Ben Lomond Development group. Sean believes that the mixed-use ordinance is supposed to provide variety, mainly in residential units, with some commercial elements. Sean would like to recommend a change to the ordinance about having a minimum of 6,000 square foot dwelling units for single family homes. Sean refers to line item 28 on the mixed use ordinance document. Sean provides some photographic examples of homes that have been developed on lots smaller than 6,000 square foot lots. Sean suggested changing the minimum commercial element. He would like the commercial element to be a case by case discussion with developers instead of a set 10% minimum for all mixed-use developments.

Austin Moffit - Austin stated that in the last meeting, there were some issues with building height. Austin stated that the current draft of the ordinance says there should be a building height “minimum” of 35 feet. Ronda stated that it should say “maximum,” not “minimum.”

Mike Ferrell - I was wondering if I could address some issues with water and open space. Chair Holbrooke said no, the public hearing is strictly about the mixed use ordinance.

Gary Kelley - Gary lives in the Plushnest subdivision and asked if the property behind him will be affected by the mixed use ordinance. Gary showed concern about the developers having more of an input than residents in the City. Gary bought his home under the pretense that lots would be larger, along with the houses around him. Gary showed concern for the properties surrounding him, and is afraid the properties will turn into apartments or high density housing.

Joan Brown - Joan showed concern about the traffic on Larsen Lane and the amount of homes that could go in off Larsen Lane. Joan showed concern for the mixed-use that is in place off of Washington Blvd, located in North Ogden. She stated that she does not want to see the same type of housing in Harrisville. Joan stated she would like to see more businesses rather than residential dwellings.

Chair Holbrooke closed the public hearing, and left a 10 day period open for public comments.

4. DISCUSSION/ACTION on proposed Ordinance 503: repealing and re-enacting provisions for the Mixed-Use zone and adopting In-fill development regulations.

DISCUSSION

Commissioner Averill suggested that the City does not pass the ordinance tonight, and leave more room for public comments and review by planning commission. Ronda suggested that the planning commission review this ordinance more in depth and make sure they are comfortable with it before passing it. Ronda explained that there are two separate zones in this ordinance: The mixed-use, and infill development zones. The mixed-use zone is a zone for developing vacant or under-used parcels that are already largely developed. A mixed-use zone has standards, like a certain percentage of open space and commercial space. The mixed-use requires both residential and commercial. An infill zone may be either a commercial development or residential development, or both. An infill zone shall be based on adjacent or existing zones. Development for an infill zone are developments that are right for the community. It is more flexible and used to help improve the city and community. Ronda described some of the changes in the mixed use ordinance, such as having a 5 acre minimum for infill development, unless the planning commission grants permission for land that is less than 5 acres but not smaller than 1 acre. Ronda reads line 67 in the mixed use ordinance. Ronda reads line 99 in the mixed use ordinance and asked planning commission if they wanted to require a buffer zone. Commissioners Averill, Jensen and Holbrooke all agreed that there should be a buffer zone. The buffer zone would help transition housing density from a mixed-use zone to the surrounding parcels.

Commissioner Jensen talked about changing the section in the mixed-use ordinance that talks about community gardens. Ronda suggested changing the bonus density for the community garden from 20% to 5%. Commissioner Jensen suggested changing the standards for the energy efficient homes section. Ronda asked the commissioners about the minimum 10% commercial and 90% residential requirements for development. Commissioner Averill and Holbrooke stated that they were in favor of keeping the minimum 10% commercial requirement for all mixed-use developments. Commissioner Jensen stated that 10% was too high for larger developments. Doug Larsen commented on the commercial aspect of the mixed-use ordinance. Doug stated that he is supportive of having a minimum commercial element in order to help the City and the development. Doug stated it should remain how it is with the 10% minimum.

Commissioner Averill asked about removing convenience stores from the prohibited list of uses in the mixed-use ordinance. Commissioner Averill suggested having the option of putting in smaller grocery stores, or convenience stores without a gas station attached. Ronda suggested calling it a market store and removing it from the prohibited list. Ronda asked about setting a maximum height for the commercial and multi-family developments. The Commissioners agreed on having more time to think about the height restrictions. Kevin asked why the units in line 284

was changed from 5 to 6 units. Ronda stated that she talked to Sean Lambert and he said there was no problem with 6 unit buildings. Commissioners Holbrook and Nelson suggested going back to 5 units. Kevin suggested incorporating some of the public comments and creating different dimensions and interfaces for townhomes and apartments so that each building has a unique interface. Ronda explained that high density is defined in the mixed-use ordinance as 6,000 square foot lots. Ronda asked if the planning commission was okay with 8 foot side setbacks. Commissioners Jensen and Nelson said they were okay with those setback requirements. Chair Holbrook suggested tabling the ordinance in order to discuss it and refine it. Planning commissioners agreed to continue public comment until September 21, 2019.

MOTION

Commissioner Averill motioned and Commissioner Jensen seconded the motion to table the proposed Ordinance 503: repealing and re-enacting provisions for the Mixed-Use zone and adopting In-fill development regulations. Vote called and passed unanimous.

5. PUBLIC HEARING on Warren Hollow Subdivision for approximately 24 lots located at approximately 217 E Larsen Lane.

Chair Holbrook opened the public hearing on Warren Hollow Subdivision for approximately 24 lots located at approximately 217 E Larsen Lane.

DISCUSSION

Ronda presented the staff report to the planning commissioners. Matt Robertson, City Engineer, gave a comment on the memo dated September 4, 2019. Matt said that there are several issues with the subdivision. Some of the lot frontages need to be adjusted. The stub roads at the end need a temporary turn around, unless the developer can connect the road. Some of the curbs need adjustments. The sanitary sewer needs to go out to 700 N. There is no path to 700 N at this time, and the path needs to be in public right of way. Secondary water is also an issue. Matt stated that Pineview does not serve this area. Matt stated that in order to have culinary water, the development must be connected to secondary water. Matt said he will continue to work with the developer in order to get some of these issues resolved. Matt suggested tabling the development for now. Commissioner Jensen asked about the other plan that was presented months ago and it showed having cul-da-sacs. Matt stated that the City tries to avoid cul-de-sacs for logistical reasons, such as plowing and transportation. The planning commission asked the developer to make any additional comments.

Pat Burns stated that there is a secondary water system that is being designed and should function for this subdivision. Pat stated he will get the secondary water from a nearby ditch. The gravity will allow the water to flow naturally to the lots and then each house will have a pump to pump the secondary water.

PUBLIC COMMENTS

Greg Montgomery - Greg stated that this subdivision would affect his property. Greg does not have a problem with the subdivision. There are some issues with the lot widths. Greg stated that lot 19 is also an issue because it is an unusual lot with awkward angles. The design in December that was submitted with the rezone application was a better layout. This property is also lower elevation than the surrounding property.

Matthew Godfrey - Matthew agreed with the comments of Mr. Montgomery. Matthew would like to see the property remain vacant, but respects the right to develop it. Matthew stated that if the road connects to 700 N, it would cause more of an economic hardship for surrounding property owners rather than a benefit. Matthew suggested putting in cul-de-sacs, and creating a U-shape development. Matthew stated that there should be a way to make this work that benefits the developer and surrounding residents.

Tawna Field - Tawna is a property owner east to the property. Tawna has not received word about this development, even though her property would be affected. Tawna opposed the idea of having two access points, taking 55% of her property away. She stated that a subdivision this size should just have one access point off Larsen Lane. Tawna suggested that we should listen to Harrisville residents rather than outside developers.

Garrett Field – Garrett agreed with everything Tawna Field stated. Garrett felt strongly that there were a lot of assumptions made about his property. Garrett showed concern about drainage issues. The drainage on his property drains to the south side of the property that would affect the subdivision. Garrett also stated that he's afraid that this subdivision could be a thoroughfare for people who are trying to access Walmart. Garrett suggested a fence or some type of blockage in order to prevent foot traffic thru his property to Walmart.

Kristin Love – Kristin agreed with the comments made by the Field family. Kristin showed concern about the development using the irrigation water that she pays for and how that might affect her own irrigation. She stated she is also worried about foot traffic. Kristin stated she has already had problems with people walking through her property and going to Walmart.

Nancy Field – Nancy showed concern about having her property taken away in order to put a road in. Nancy stated she respects the owner's decision to make a subdivision. Nancy stated she does not want this subdivision to have a negative impact on her family.

Chair Holbrooke closed the public hearing.

6. DISCUSSION/ACTION on preliminary subdivision review of the Warren Hollow subdivision for approximately 24 lots located at approximately 217 E Larsen Lane.

DISCUSSION

No further discussion.

MOTION

Commissioner Nelson motioned and Commissioner Averill seconded the motion to table the preliminary subdivision review of the Warren Hollow subdivision for approximately 24 lots located at approximately 217 E Larsen Lane.

7. DISCUSSION/ACTION on recommendation to the City Council on Ordinance 501: General Plan including associated elements, goals, policies, and maps.

DISCUSSION

Jennie Knight read the staff memo into the record and gave an update on the changes included in this draft of the general plan. Jennie reviewed some of the updated maps in the general plan. Commissioner Jensen asked if Jennie could describe the changes in the housing densities. Jennie explained that the general plan is a just a generalization of the zones and densities, but the municipal code will outline specifics of the densities. Jennie talked about how the city has 9 strategies to meet the moderate income housing plan for the state. Chair Holbrook stated he felt confident in the current draft of the general plan.

MOTION

Commissioner Averill motioned and Commissioner Nelson seconded the motion to approve the favorable recommendation to the City Council on Ordinance 501: General Plan including associated elements, goals, policies, and maps. All in favor.

8. COMMISSION AND STAFF FOLLOW-UP

Commissioner Jensen said it would be better to talk about the mixed-use ordinance in person, rather than emailing comments to Ronda. Ronda suggested having a work session in-between the planning commissions' regular meetings. Commissioner Nelson showed concern about the height of commercial buildings and high density buildings. Chair Holbrook agreed with creating a work session about the mixed-use ordinance.

9. ADJOURN