



# Harrisville City Planning Commission

Harrisville City Offices  
Wednesday, March 8, 2023

**Commissioners:** Kevin Shakespeare, Chair     **Staff:** Jennie Knight (City Administrator)  
Nathan Averill     Cynthia Benson (Deputy Recorder)  
Chad Holbrook     Justin Shinsel (Public Works Director)  
Brenda Nelson

**Excused:** William Smith  
Brad Elmer

**Visitors:** Jerry Silveira, April Silveira, Amanda Anderly, Glade McCombs, Craig Butters, Kent Butters, Ainsley Rodriguez, Eddie Belmont, Arnold Tait, Michelle Tait, Lane Monson, Doug Russell, Linda Russell, David Bayle, Karen Bayle, Ron Hoggan, Janice Hoggan, Andy Hubbard, Jean Glines Christensen, Brain Kearney, Kirstin Orton, Kyler Lewis, Abram Hill, C. W. Thomas, Colette Tropp, Jim Bradshaw, Matthew Tropp, Kathleen Hohosh, Anna Lopez, Perfecto Lopez, Brad Colvell, Casey Colvell, Whitney Colvell, Carey Smith, Debbie Smith, Maylinn Smith, Kyler Lewis.

## 1. CALL TO ORDER

Chair Shakespeare called the meeting to order. He excused Commissioner William Smith and Commissioner Brad Elmer.

## 2. CONSENT APPROVAL – of Planning Commission minutes from February 8, 2023.

**MOTION: Commissioner Averill motioned to approve the Planning Commission Minutes of February 8, 2023 as written. Commissioner Holbrook seconded the motion.**

**Kevin Shakespeare**     Yes  
**Nathan Averill**        Yes  
**Chad Holbrook**        Yes  
**Brenda Nelson**        Yes

**All voted in the affirmative.**

## 3. PUBLIC HEARING – the Harrisville Planning Commission will hold a public hearing on March 8, 2023 at 7:00 p.m., in the Harrisville City Legislative Chambers located at 363 West Independence Blvd, Harrisville, Utah, to take public comment for and against the proposed Harrisville Ordinance (TBD) – Mixed-Use Residential Zone for Weber County Parcel 11-033-0087 located at approximately 125 West 1100 North.

Chair Shakespeare entertained a motion to open the public hearing for and against the proposed Harrisville Ordinance (TBD) – Mixed-Use Residential Zone for Weber County Parcel 11-033-0087 located at approximately 125 West 1100 North.

**MOTION: Commissioner Holbrook motioned to open the public hearing for and against the proposed Harrisville Ordinance (TBD) – Mixed-Use Residential Zone for Weber County Parcel 11-033-0087 located at approximately 125 West 1100 North. Commissioner Averill seconded the motion.**

**Kevin Shakespeare** Yes  
**Nathan Averill** Yes  
**Chad Holbrook** Yes  
**Brenda Nelson** Yes

**All voted in the affirmative.**

Jennie Knight, City Administrator, reviewed her staff memo for the record. An application was received from Glade McCombs, representing the applicant, for the rezone of Weber County parcel 11-033-0087, from RE-15 (Residential Estate) to MU-R (Mixed-use Residential). Current zoning is RE-15 which is 15,000 sq ft lots or approximately of 1/3 acre. On January 12, 2023 the Project Management Committee met with applicant representatives to discuss the proposed development of the parcel into a Mixed-use Residential project. The specific uses of the project as well as the negotiation process for adoption of a mixed-use development were discussed. The surrounding properties are A-1 and RE-15 across 1100 North is R-1-10. On February 10, the city received a rezone application. The public notices were provided by the city recorder to those surrounding properties within 300 ft as well as posted in the public notice boxes about the city and on the public notice website. The property owner has given authorization and permission for the developer to move forward with the development, rezone of the parcel, and any subsequential applications. After an analysis of the application, the application is consistent with Chapter 11.06 of the Harrisville Municipal Code for a rezone. The concept plan on the staff memo is different than the one which went out with the notice. This is due to the developer adjusting their original concept. Tonight, the most current site plan is being presented. Staff recommends receiving public comment on the proposed development at this public hearing and to begin negotiation of the Mixed-Use Residential development agreement.

Jean Glines stated her confusion on where the entrance to 1100 North and what roads will be the main access points. She added she felt the development would invade her privacy and disturb her quiet development.

Ron Hoggan mentioned his concerns were for the access onto 1100 N along with the additional traffic the development will add to the area.

Carrie Thomas expressed her concerns about the definition of mixed-use. Her other concerns were with the noise level increase from the development along with the added dirt, traffic, and the possibility of commercial growth next to a residential area.

Eddie Belmont stated his concerns are with the heavy increase in traffic, increase in crime, concern with the nature of future residents, access points for development, traffic circulation, and the safety of their children.

Doug and Linda Russell feel the development is timely and the best use for property. He added three major concerns. First, Dixon Creek run off adds flooding onto his property. Secondly is the

costly irrigation ditch which serves twenty-six (26) lands owners. He specifically asked Western Irrigation to be involved to protect the user's water and interests. Thirdly this development land locks his property accesses for any future development.

Matthew and Collette Tropp said the new development would significantly impact his property. He would be forced to sell much of his yard to the developer in order to meet development standards for access. He added his concern with traffic, safety of children, and the current buffer zones.

Kent Butters expressed his desire to see a realignment of the roads to eventually go through his property to the south instead of just those proposed. He would like to be able to have access. He also has concerns with irrigation water access to his property.

Janice Hoggan said she moved to Harrisville for the community aspect. Her concern is the development will take this away.

Maylenn Smith concerns were for the apartments, traffic, and addition of a more diverse population who care little about those around them.

Kathy Hohosh expressed her concerns the higher density and traffic increase.

Kyler Lewis said he bought a house to be in a single-family housing area and would like to see it stay that way.

April Silveira would request the concept be reworked for families who wish to establish roots with amenities for their children.

Amanda Anderly said her concerns are similar to everyone with her major concern being the pass-through traffic and the higher density.

Anna Lopez voiced her concerns with the kid's safety along with places for the apartment children to play.

Craig Butters added the developer can make this project work with a controlled build.

Carrie Thomas rose again and added her concerns for the flood zone in this area.

Chair Shakespeare thanked those who had participated and entered a motion to close the public hearing portion.

**MOTION: Commissioner Averill motioned to close the public hearing for and against the proposed Harrisville Ordinance (TBD) – Mixed-Use Residential Zone for Weber County Parcel 11-033-0087 located at approximately 125 West 1100 North. Commissioner Nelson seconded the motion.**

**Kevin Shakespeare Yes**  
**Nathan Averill Yes**  
**Chad Holbrook Yes**

**Brenda Nelson      Yes**

**All voted in the affirmative.**

Justin Shinsel was asked to address the flood plain concerns by Chair Shakespeare. There currently are flood plain issues with this development. However, this will be addressed and mitigated during the negotiation process. With regard to irrigation, the city does manage and work with the developer to make certain that the piping is installed and inspected correctly so the service provided is not interrupted to current users. In response to the comments about Dixon Creek. Once the piping is in place, the flow will be deeper into another pond system eliminating the concern. In response to the questions with the traffic concerns on 1100 N. The design of this road was for the right-of-way to be as it currently is, a through fairway from Washington to HWY 89. As for the concept, this is one of the best lowest densities concepts the City has had presented thus far and it meets all the code requirements for development.

Glade McCombs, was asked if he would like to comment by the Chair. He began by saying this will be a SO-HO community, Small Home-Small Office, directed for the higher end professionals to live and work from their perspective homes. All forty (40) units will be considered single family homes with three (3) acres of open space. The CCR's will be written to limit the traffic and units will be sold to established residents. There will be no rentals. All will be sold to real property owners. Glade McCombs expressed he has been discussing piping and mitigating the flood plain with his engineers and the city. The Wahlen Way connection is for a second point of egress and is a requirement from the city. Glade McCombs added the developers listen to the public comments so they can find an appealing project for the city and all the surrounding properties. Their intention is to add amenities such as pickle ball courts, BBQ pits, and walking paths throughout the community.

Since there is more public comments and questions being asked. Chair Shakespeare stopped the comments by those present reminding them this is a business meeting, not an open forum. There would be time later for this type of discussion. He then asked for Jennie Knight to add her comments.

Jennie Knight quickly revisited the City standards in regard to providing irrigation throughout the development at the same time and at the same quantity to the downstream users. She gave a brief history of Wahlen Way and the stubbed road beginning with the county requirements when a property owner deeds property to themselves and how this does not require city approval. She continued by saying, when the owner applied for a building permit for the existing home, the city discovered the property where the house would be built held a nonconforming use since the building lot no longer met the A-1 zone requirements. At that time, the City and the property owner went through a rezone process changing the property from A-1 to RE-15 in an attempt to bring the property into compliance. The temporary turn around was required in order for the home to be built. Since then, there has also been a boundary line adjustment. Again, this process was not something the City was involved in creating some of the challenges the City and the developer face currently. She clarified the City does not drive development. Private developers have the right to develop the property to their concept within the guidelines of the City Municipal Code. She finished her comments by outlining the negotiation process for the mixed use and how this development falls within the residential mixed-use zone.

#### **4. PUBLIC COMMENTS - (3 minute maximum)**

Chair Shakespeare opened the public comment portion of the meeting.

Resident voiced his concerns for the traffic the development will create for 1100 North.

Matthew Tropp rose again and asked for the interconnection to be considered so there were no roads through his front yard.

Kathy Hohosh added her concerns were with the future buyers, what will happen to the wildlife currently frequenting the creek and the amount of traffic the development will produce.

Kirstin Orton referenced her husband's experience in Real Estate and expressed her disagreement these quality as single-family homes.

Maylinn Smith stirred her comments to reflect her concern with the sustainability for traffic production and future growth along with better communication from the city so the residents can better advocate for themselves.

Carrie Thomas reiterated her concern for the additional traffic and public safety.

Resident spoke on why is there not another egress other than Wahlen Way.

Chair Shakespeare closed the public comment portion of the meeting and thanked those who had participated.

#### **5. COMMISSION/STAFF FOLLOW-UP.**

Commissioner Averill mentioned to those present they can obtain the agenda and notices on the public notice website at <https://www.utah.gov/pmn/>.

Jennie Knight reminded the commission of the Ethical Pledge to be completed annually in order to meet audit requirements are available for the commission to review and sign tonight. She added the City did receive a Certificate of compliance for the Moderate Income Housing Report and was adopted by the City Council in February 2023. Also, Ben Lomond Subdivision finally received their signal light approval. Currently, the City Council is diligently working on the Fiscal Year 2024 budget. The Staff has been diligently working on applying for grant funding to help with future development with creative ways to balance the budget.

#### **6. ADJOURN.**

Chair Shakespeare adjourned the meeting at 8:16 pm.

Kevin Shakespeare  
Planning Commission Chair

Cynthia Benson  
Deputy Recorder