



Harrisville City Planning Commission
Harrisville City Offices
Wednesday, January 10, 2024

Commissioners: Nathan Averill
Chad Holbrook
Bill Smith
Brad Elmer
Jordan Read

Staff: Jennie Knight (City Administrator)
Cynthia Benson (Deputy Recorder)
Justin Shinsel (Public Works Director)

Visitors: Glade McCombs, Corinne McCombs, Fran Lyon, William Kirby, Kim Kirby, Heidi Schlegel, Nancy Field, Aaron Field, Tawna Field, Boyd Westergard, Kyne Westergard, Shannon Rich, Madalyn Haas, Krisel Travis, Arnold Tait, Michelle Tait.

1. CALL TO ORDER

Chair Averill welcomed all in attendance.

2. CONSENT APPROVAL – of Planning Commission minutes from December 13, 2023.
MOTION: Commissioner Smith motioned to approve Planning Commission minutes from December 13, 2023. Commissioner Read seconded the motion.

Nathan Averill	Yes
Chad Holbrook	Yes
Bill Smith	Yes
Brad Elmer	Yes
Jordan Read	Yes

All voted in the affirmative.

3. DISCUSSION/ACTION/RECOMMEND – to recommend approval of Harrisville Ordinance 549; an amendment to the Mixed-use/Infill General Plan Map to include Weber County Parcels 11-027-0104, 11-027-0118, 11-027-0023, 11-027-0022, 11-027-0004, and 11-027-0024, located at approximately 265 E Larsen Lane.

Jennie Knight, City Administrator, asked the commissioners if they received the additional public comments delivered to the city. She continued by stating the applicant, herself, and the public works director were available to answer any questions they may have. Commissioner Holbrook asked for the developer, Glade McCombs, to address the commission to answer any questions as well.

Chair Averill stated he believes the current overlay already encompasses a significant area within the city. He feels it is unnecessary to recommend approval based on the availability of mixed-use zoning on Washington and Wall is suitable for city needs because those were commercial corridors, unlike Larson Lane or 700 North.

Commissioner Elmer expressed his uncertainty about the current proposal, indicating that he is not

convinced it is the right development for the area.

Commissioner Read began by stating he has considered the proposal extensively and is concerned about the current real estate market conditions in the city. Considering the current state of the golf course and surrounding areas, he is inclined to not recommend the proposal, questioning the timing.

Glade McCombs, developer, emphasized the demand for smaller, more affordable homes in Utah. He explained entry-level homes with a median price over \$500,000 are selling well, while higher-priced homes are not. The proposed development aims for higher density with smaller lots and homes, targeting the entry-level home market. He reassured Commissioners this development as a practical and effective means of providing affordable housing in the community.

Commissioner Holbrook expressed his desire to see more options providing an alternative to larger homes or townhomes for those wishing to downsize within the city. He is uncertain if the proposed development will successfully address the intended market niche and emphasized the importance of considering consumer preferences and affordability in the decision-making process.

Ms. Knight mentioned continuing pressure from future state mandates and the importance of considering all available housing options as recommended by the city's attorney. The context of meeting the governor's request for starter homes and potential changes to land use codes in the future was also discussed.

After some discussion with the commissioners on prior comments, Commissioner Elmer posed the question and concern regarding the implications of passing the recommendation at this stage and whether this would effectively lock in the development or developer. The concern is raised based on past experiences where approved projects did not progress as expected, resulting in a surplus of approved developments with no significant progress.

Commissioner Holbrook asked staff how this amendment would benefit the city. Ms. Knight explained the benefits by clarifying the current zoning on the property is not considered a viable development option due to the high costs associated with infrastructure and the impracticality of achieving the desired number of lots for the RE-15 zone. She emphasized the mixed-use negotiation process allows for a more practical and mutually agreeable solutions, considering various factors such as infrastructure needs, development costs, and market demands. This approach is a more realistic and achievable option for the city compared to sticking with the current zoning, which is deemed economically unviable for development.

MOTION: Chair Averill motioned to present a negative recommendation of Harrisville Ordinance 549 to City Council. Commissioner Read seconded the motion.

Nathan Averill	Yes
Chad Holbrook	No
Bill Smith	Yes
Brad Elmer	Yes
Jordan Read	Yes

Motion carries four to one.

4. DISCUSSION/ACTION/RECOMMEND – to grant preliminary plat approval of Dixon Creek Park Subdivision Phase 1 located at approximately 1300 N Washington Blvd.

Ms. Knight provided an overview of an application received from Dr. Horton for preliminary subdivision approval for the Dixon Creek Park mixed-use subdivision located at approximately 1300 North Washington Boulevard. The application aligns with the master development agreement (MDA). Staff has outlined the comparisons in the memo. Commissioner Averill raised the question about the garage situation. Ms. Knight clarified there was a typo in the development application memo, and not all units have two-car garages. Thirty units have single-car garages with single driveways. She further explained the addition of parking spaces to all units was discussed at the city council level to address concerns raised during the previous preliminary approval, where some units had no driveways and were alley-loaded.

Krisel Travis, DR Horton, explained the current proposal increases the overall parking calculation for the entire project to 3.72 stalls per unit with 102 units in phase one (1) and 94 units in phase two (2).

Additional discussion was given regarding questions for staff about the various phases, the stream alteration, and the road adjustments.

MOTION: Commissioner Holbrook motioned to grant preliminary plat approval of Dixon Creek Park Subdivision Phase 1 located at approximately 1300 N Washington Blvd. Commissioner Elmer seconded the motion.

Nathan Averill	Yes
Chad Holbrook	Yes
Bill Smith	Yes
Brad Elmer	Yes
Jordan Read	Yes

All voted in the affirmative.

5. PUBLIC COMMENTS – (3 minute maximum)

Aaron Field expressed his gratitude to the commission for considering the public comments. He shared his perspective of unaffordable housing being more related to economic factors rather than a problem specific to a small city. He believes the current housing affordability challenges are a result of broader economic conditions that are beyond the control of individuals in the room or the city. He suggested that the economy will naturally correct itself over time, leading to a decrease in house prices and lot costs. Aaron expresses support for the decisions made by the commission, indicating that the problem will likely resolve as the market adjusts.

Heidi Schlegel conveyed gratitude to the commission for their decision. She brought attention to a safety concern relating to 700 North, specifically highlighting a blind curve and a speeding issue in the area. She emphasized the lack of sidewalks and safe spaces for children. She mentioned her own house has been affected by this issue, requiring repairs. She accented the importance of

considering infrastructure and safety concerns, especially when discussing changes to zoning laws and transforming rural streets into larger areas. She reiterated that speeding remains a persistent problem on their street and raised the issue once again for public record.

6. COMMISSION/STAFF FOLLOW-UP

Ms. Knight reminded the commissioners about the upcoming retreat on Tuesday, January 23, scheduled from 6pm to 8pm at the cabin. The retreat will feature a light dinner and discussions, including the annual training on the Open Meetings Act and non-discrimination policies. New legislator training is also planned for the new council member, along with reminders for everyone on these procedures. The agenda will cover topics such as an update on the city complex at 750 West and a budget discussion. She recalled the annual training requirements for the commissioners and urged them to obtain them for the 2024 calendar year. The hours for the retreat will count as some of those required hours.

7. ADJOURN

Chair Averill entertained a motion to close the meeting.

MOTION: Commissioner Read motioned to adjourn the meeting. Commissioner Elmer seconded.

Nathan Averill	Yes
Chad Holbrook	Yes
Bill Smith	Yes
Brad Elmer	Yes
Jordan Read	Yes

All voted in the affirmative.

Nathan Averill
Chair

Cynthia Benson
Deputy Recorder