HARRISVILLE CITY
363 W. Independence Blvd · Harrisville, Utah 84404 · 801-782-4100
www.cityofharrisville.com

PLANNING COMMISSION:

Nathan Averill
Chad Holbrook
William Smith
Brad Elmer
Jordan Read

Harrisville City Planning Commission
Harrisville City Offices
Wednesday, December 13, 2023

AGENDA
Zoom Meeting Link
Meeting ID: 859 0169 5714
Passcode: 446989

1. **CALL TO ORDER**

2. **CONSENT APPROVAL –** of Planning Commission minutes from November 8, 2023.

3. **PUBLIC HEARING –** the Harrisville Planning Commission will hold a public hearing to take comments for and/or against Harrisville Ordinance 549; a zoning change application received by Antertain, LLC and David Brown Properties, LLC from Residential Estate Zone (RE-15) to Mixed-Use Zone (MU) for 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.

4. **DISCUSSION/ACTION/RECOMMEND** – to recommend approval of Harrisville Ordinance 549; a zoning change application received by Antertain, LLC and David Brown Properties, LLC from Residential Estate Zone (RE-15) to Mixed-Use Zone (MU) for 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.

5. **PUBLIC COMMENTS – (3 minute maximum)**

6. **COMMISSION/STAFF FOLLOW-UP.**

7. **ADJOURN.**

Certificate of Posting and Notice

I, Cynthia Benson, certify that I am the Deputy Recorder of Harrisville City, Utah, and that the foregoing Planning Commission agenda was posted and can be found at City Hall, on the City's website www.cityofharrisville.com, and at the Utah Public Meeting Notice Website at http://pmn.utah.gov. Notice of this meeting has also been duly provided as required by law. In accordance with the Americans with Disabilities Act (ADA), the Harrisville City will make reasonable accommodations for participation in the meeting. Please make a request for accommodation with the City Offices at 801-782-4100, x1004, at least three (3) business days prior to any meeting.

Harrisville City Planning Commission Minutes
Harrisville City Offices
Wednesday, November 8, 2023

Commissioners:	Nathan Averill Chad Holbrook Bill Smith Jordan Read	**Staff:**	Jennie Knight (City Administrator) Cynthia Benson (Deputy Recorder) Justin Shinsel (Public Works Director)
Visitors:	Geoff Solomonson, Sam Hardinger, Holly Egan		

1. **CALL TO ORDER**

Chair Averill welcomed all in attendance. He excused Commissioner Brad Elmer.

2. **CONSENT APPROVAL –** of Planning Commission minutes from October 11, 2023.

MOTION: Commissioner Smith motioned to approve Planning Commission minutes from October 11, 2023. Commissioner Holbrook seconded the motion.

Nathan Averill	**Yes**
Chad Holbrook	**Yes**
Bill Smith	**Yes**
Jordan Read	**Yes**

All voted in the affirmative.

3. **DISCUSSION/ACTION/RECOMMEND** – to approve site plan amendment for expansion of Walmart Pick-up and Delivery area within the Harrisville Retail Subdivision located at 534 N Harrisville Road.

Jennie Knight, City Administrator, presented an application for a commercial site plan amendment which was received on September 12, 2023 for Walmart. She explained the application for this amendment was reviewed during the Project Management meeting on October 12, 2023. The committee found no outstanding issues with Planning/Zoning or Engineering. This application received a positive recommendation for approval from the Project Management Committee subject to Harrisville Municipal Code and any other staff or agency requirements. Ms. Knight pointed out the site plan amendments and increased square footage being added to the existing building.

Geoff Solomonson, applicant, reiterated what Ms. Knight presented. This project is an expansion of the building with no additional amenities and creates a storage area for online pickup orders. Building permit has already been submitted for review by the building official.

Chair Averill mentioned the changes to the signs and building. He wanted to know if the commission would need to approve them as well. Ms. Knight informed the commission the committee was aware of the intent to update outdoor signage. These items are to be reviewed further through the building permit

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process.

MOTION: Commissioner Holbrook motioned to approve site plan amendment for the expansion of the Wal-Mart Pick-up and Delivery area within the Harrisville Retail Subdivision located at 534 N Harrisville Road. Commissioner Read seconded the motion.

AMENDED MOTION: Commissioner Holbrook amended his motioned to approve site plan amendment for the expansion of the Wal-Mart Pick-up and Delivery area within the Harrisville Retail Subdivision located at 534 N Harrisville Road subject to compliance with the Harrisville Municipal Code and all other agency requirements. Commissioner Read seconded the motion.

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

All voted in the affirmative.

4. **DISCUSSION/ACTION/RECOMMEND** – to approve Conditional Use Permit # 142 an application for a preschool/child care business located at approximately 2365 N 500 W.

Holly Egan, applicant, reviewed her application with the commission and explained her plans to run a Preschool/Child care business out of her home located at approximately 2365 N 500 W. She stated the house is already set-up for a child care service with exception to the requirements from the state and county agencies. She explained those requirements and when her inspections will be held with the state and county agencies.

Chair Averill pointed out his concern with the hours overlapping for the Preschool and Daycare services. Ms. Egan reviewed the hours of operation with the commission. During the school year, the preschool would be three (3) times a week in the mornings with childcare being in the afternoons. Her focus is on the preschool. However, she may offer summer camps from 9am – 3pm, but for right now there are no plans for this.

Chair Averill asked if there were any employees. Ms. Egan explained she is planning on ten (10) children. She has two (2) substitute teachers who will assist when she is unable to run the preschool herself.

Commissioner Holbrook sought for more information on the parking/drop – off situation since this home is in a cul-de-sac and could potentially impact neighboring homes. Ms. Egan explained how the parking/drop-off situation will work. She has talked with her neighbors and arranged these times to not interfere with their routines reducing any conflicts.

After some discussion on square footage, parking, and clarification on hours, the commissioners found she met the requirements outlined in HCMC §11.10.020(9).

MOTION: Commissioner Read motioned to approve Conditional Use Permit # 142 an application for a preschool/child care business located at approximately 2365 N 500 W subject to the staff memo

dated October 11, 2023 and the Harrisville Municipal Code. Commissioner Smith seconded the motion.

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

All voted in the affirmative.

5. **DISCUSSION/ACTION/RECOMMEND –** to approve letter of support for the Rural Communities Opportunity Grant.

Justin Shinsel, Public Works Director, explained the Public Works department has been looking into any potential grants to assist in the building of the public works facility. Because of the population requirements, Harrisville qualifies for the Rural Communities Opportunity Grant. This application requires committee to oversee the promotion of additional business grants available to any potential business that may be developed in this area. Staff is requesting the Planning Commission be the committee members. The grant is for $600,000 and would help subsidize the building of 1750 North. The reason for this requirement is to show the State a return on investment of the grant funds being used on the development of future commercial growth. Ms. Knight added once this process is set in place the future businesses can apply for other grants offered through the Rural Communities Opportunity program.

MOTION: Commissioner Holbrook motioned to approve letter of support for the Rural Communities Opportunity Grant. Commissioner Smith seconded the motion.

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

All voted in the affirmative.

6. **PUBLIC COMMENTS - (3 minute maximum)**

No Public Comments

7. **COMMISSION/STAFF FOLLOW-UP.**

Commissioner Holbrook asked about the golf course progress. Ms. Knight expressed there is an increased interest on the project being sold. Staff met today with a potential buyer. The city does not know specifics on the sale or purchase of the property, only this is the course of action the developer is taking.

Ms. Knight pointed out the Wasatch Front Regional Council is meeting Monday, November 13, 2023 from 4pm – 6pm at the Farr West City Hall to review their long-range plans. The commissioners are welcome to attend.

Ms. Knight invited the commissioners to the Employee Christmas Party to be held on Thursday,

December 7, 2023 at 6 PM at the Harrisville Bi-Centennial Cabin. She informed commissioners the Santa at the Cabin Parade and Meet and Greet will occur the follow night.

Commissioner Holbrook indicated the Copperwoods Subdivision is paving their interior road and was curious when the road would be complete. Ms. Knight replied the developer is building in phases. They will be subject to weather conditions that may impact further development of the private road.

8. ADJOURN.

Chair Averill declared the meeting adjourned at 7:36 pm.

Nathan Averill
Chair

Cynthia Benson
Deputy Recorder

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HARRISVILLE CITY
ORDINANCE 549

MIXED USE-INFILL GENERAL PLAN MAP AMENDMENT

AN ORDINANCE OF HARRISVILLE CITY, UTAH, AMENDING THE OFFICIAL MIXED USE-INFILL GENERAL PLAN MAP; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Harrisville City is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, Utah Code Annotated §§ 10-8-84 and 10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

WHEREAS, Utah Code Annotated Title 10 Chapter 9a enables municipalities to regulate land use and development;

WHEREAS, the City has adopted an Official Mixed-Use/Infill General Plan Map to governing land use within the City;

WHEREAS, the City desires to amend the Mixed-Use/Infill General Plan Map of Harrisville City as indicated herein;

WHEREAS, the map identified in the attached Exhibit "A" delineates the area of the proposed for amendment to the General Plan Map;

WHEREAS, after publication of the required notice the planning commission held its public hearing on _____, to take public comment on the proposed ordinance, after which the commission gave its recommendation to _____ this Ordinance;

WHEREAS, the council received the recommendation from the planning commission and held its public meeting on _____;

NOW, THEREFORE, be it ordained by the City Council of Harrisville as follows:

Section 1: **Mixed-Use/Infill General Plan Map Amendment.** That the City's Official Mixed-Use/Infill General Plan Map for the area in the attached Exhibit "A", incorporated herein by this reference, is hereby changed from "Lower Density Residential" to "Mixed-Use/Infill" in part.

Section 2: **Severability.** If a court of competent jurisdiction determines that any part of this ordinance is unconstitutional or invalid, then such portion of the ordinance, or specific application of the ordinance, shall be severed from the remainder, which shall continue in full force and effect.

Section 3: **Effective date.** This ordinance shall be effective immediately upon posting after final passage, approval, and posting.

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PASSED AND ADOPTED by the City Council on this _____ day of _____, 2023.

_____
MICHELLE TAIT, Mayor
Harrisville City
ATTEST:

_____
JACK FOGAL
City Recorder

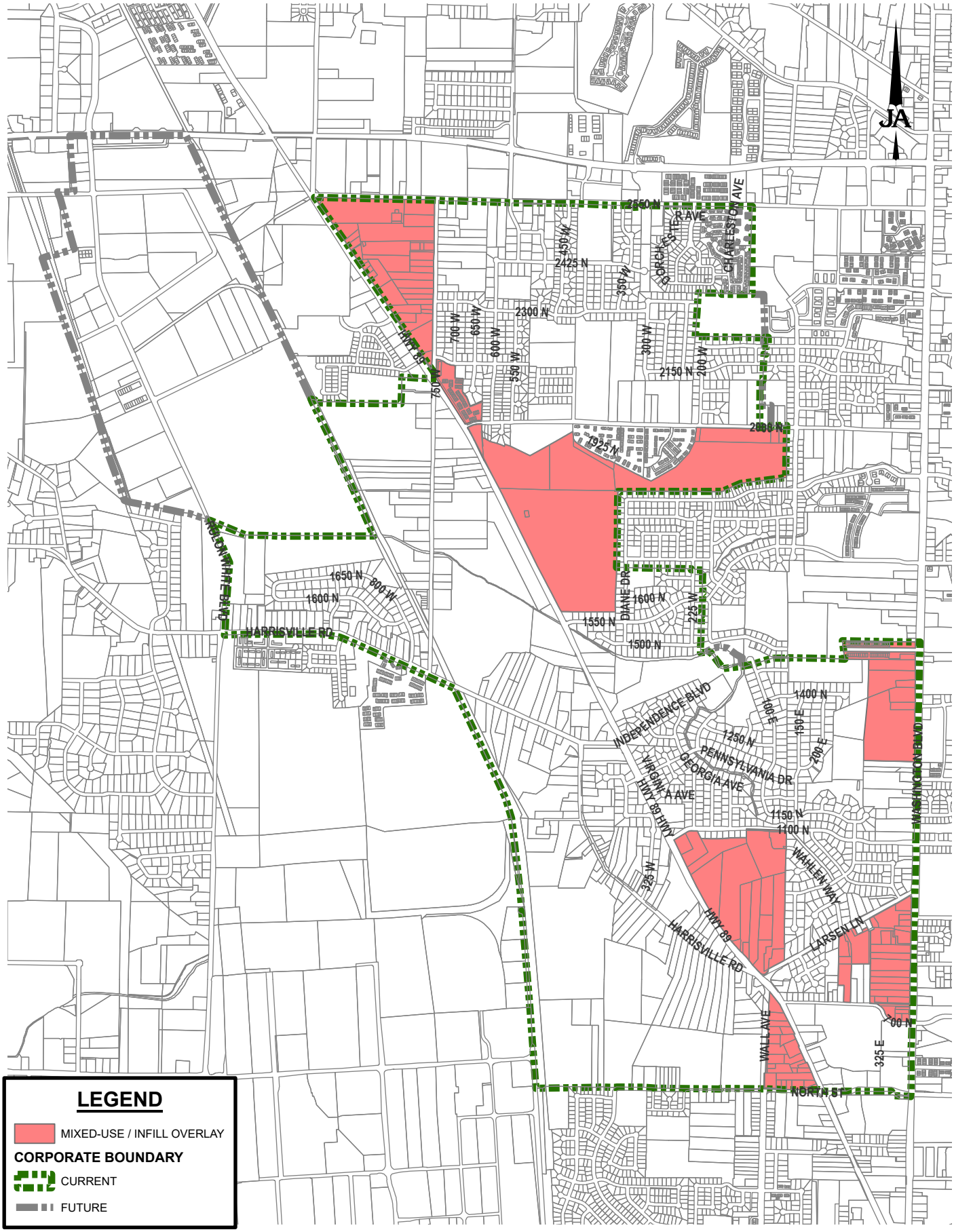
RECORDED this ___ day of _____, 2023.
PUBLISHED OR POSTED this ___ day of _____, 2023.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the municipal recorder of Harrisville City, hereby certify that foregoing ordinance was duly passed and published, or posted at 1) City Hall,2) Martin Henderson Harris Cabin and 3) 2150 North on the above referenced dates.

_____ DATE:_____
City Recorder

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JONES & ASSOCIATES
CONSULTING ENGINEERS
6080 Fashion Point Dr, South Ogden, UT 84403
(801) 476-9767

SCALE: 1" = 2,000'

DATE: 11/28/2023

HARRISVILLE CITY CORPORATION

GENERAL PLAN MAP

MIXED-USE / INFILL OVERLAY MAP

Adoption Pending

SHEET: 1 OF 1 SHEETS

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HARRISVILLE CITY
363 W. Independence Blvd · Harrisville, Utah 84404 · 801-782-4100
www.cityofharrisville.com

PLANNING COMMISSION:

Kevin Shakespeare
Nathan Averill
Chad Holbrook
Brenda Nelson
Bill Smith
Brad Elmer

Staff Report

Harrisville Ordinance 549
Mixed-Use/Infill General Plan Map Amendment
November 30, 2023

To: Harrisville Planning Commission
From: Jennie Knight, City Administrator
RE: Dixon Creek Park Mixed-use Master Development Agreement Amendment

A. Summary.

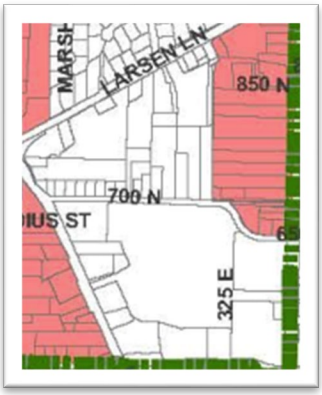
On November 17, 2023, and application was received to consider a number of parcels south of Larsen Lane to be eligible for Mixed-Use.

B. Background.

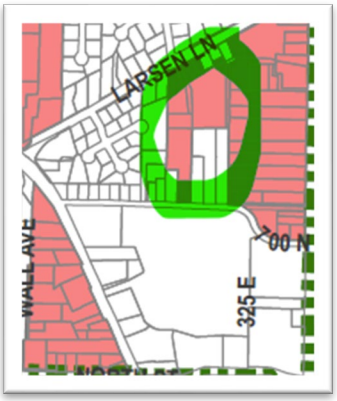
On October 8, 2019, Harrisville City Council adopted the 2019 General Plan which includes the Mixed-Use/Infill General Plan Map. During the discussions leading up to the adoption of the map, areas of the City were identified as being eligible for mixed-use overlay.
Harrisville Ordinance 503; Mixed-Use and Infill Development allows for a negotiation process to take place between city staff and potential developers to meet the General Plan Vision which states "…provide a well-planned, safe, and attractive community which meets the needs of all Harrisville City residents".
In the subsequent 4 years since adoption of the General Plan, the state legislators have increased the requirements on local government to provide more affordable housing through moderate income housing regulations.

C. Analysis.

1. Outlined in the 2022 Moderate Income Housing Report for Strategy "F", the City will "expand the Mixed-Use Overlay map for areas that meet the "near major transit, commercial, employment corridors".

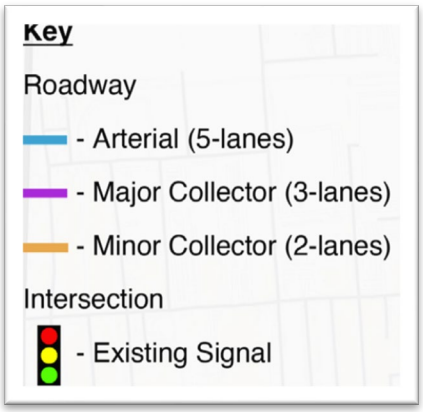


2019 Mixed-Use/Infill Map



Proposed Amendment

2. The proposed parcels are set between Larsen Lane (identified in the Transportation Study as a "Major Collector") and the Harrisville Retail Subdivision.



Transportation Map Key



Transportation Map

D. Recommendation.

Staff recommends a positive recommendation for adoption of Harrisville Ordinance 549; Mixed-Use/Infill General Plan Map Amendment due to the proximity of the proposed parcels to major collector transportation corridors and to meet the strategies adopted in the 2022 Moderate Income Housing Report.

Applicant/Property Owner Information

Date / Time
11/17/2023

Applicant's Name
Lane Monson

Applicant's Address
711 Old Lake Ln Fruit Heights, UT 84037

Applicant's Phone Number
801-540-6040

Applicant's Email Address
lane@platinumcirclecoaching.com

Property Owner's Name
Antertain LLC/David Brown Properties LLC

Property Owner's Mailing Address
738 W 2525 S, SYRACUSE UT 84075-9183 /5242 E 2500 N, EDEN UT 843109694

Property Owner's Phone Number
801.941.5893/801.782.9157

Type of Rezone
Changing the general plan map

Have any Conditional Use Permits been granted for this property?
No

Zoning Information

Street address or location of property for which a change in zoning is requested
255 E Larsen Lane/265 E Larsen Lane

Parcel # of property
110270104/110270118/110270023/110270022/110270004/110270024/

Current Zoning of Property
RE-15

Proposed Zoning of Property
No Change

Current Zoning on General Plan
RE-15

Proposed Zoning on General Plan
No Change

Reason for Rezone

Give the reason for requesting a rezone.
Requesting a zoning change to MU-R for future development of these parcels.

Explain how the proposed amendment is in harmony with the City General Plan Land Use Map, including what conditions exist in the general area to warrant such a change. How is the change in the public interest as well as the applicant's desire?
This property is located in an area that is suurounded by higher density development and commercial development. There is a great need for moderate income housing in the City of Harrisville and this requires smaller lot sizes. The development will be single family homes, consistent with the surrounding parcels.

As part of the rezone application process, you'll need to upload a concept site plan that is consistent with the zone you are applying for. Please upload a .pdf version of your concept plan below:
1605240 -Comcast Permit Map.docx
See attached: 20230811_134709[5080].jpg
See attached: AEEF8F3B-C5F6-4CCC-9DEA-16EE0F5AE677.jpeg
See attached: Dominion Energy Availability Letter.pdf
See attached: E0BAF23D-1280-4E64-B6E2-59A7C44DB4ED.jpeg
See attached: Harrisville Property.pdf
See attached: JAVIERS SITE PLAN 10-4-2019.pdf
See attached: Permit 115 - Randy Jones.pdf

Signature

This petition must be signed by the property owner of record or the petitioner must furnish an affidavit from the owner giving authorization to appear before any city administrative or legislative body to act on behalf of the owner in matters pertaining to this petition.





Glade McCon
World Wise
801.330.104

HARRISVILLE - LARSEN LANE PROPERTY

HARRISVILLE CITY

363 West Independence • Harrisville, Utah 84404 • (801) 782-4100

MAYOR:

Michelle N. Tait

COUNCIL MEMBERS:

Grover Wilhelmsen
Steve Weiss
Blair Christensen
Max Jackson
Kenny Loveland

Public Hearing Notice

In accordance with UCA §10-9a-204, the Harrisville Planning Commission will hold a public hearing December 13, 2023 at 7:00 p.m., at Harrisville City Hall located at 363 W. Independence Blvd., Harrisville, Utah, to take comments for and/or against 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. Individuals requiring special accommodation (including auxiliary communicative aids and services) should notify the City Recorder at 801-782-4100 ext. 1027 at least three (3) days prior to the hearing.

Published: November 28th, 2023