



Harrisville City Planning Commission

Harrisville City Offices

Wednesday, November 13, 2024 – 7:00 PM

Commissioners:	Nathan Averill	Staff:	Jennie Knight (City Administrator)
	Chad Holbrook		Cynthia Benson (Deputy Recorder)
	Angie Francom		Justin Shinsel (Public Works Director)
	Isaac Thomas		Brandon Green (City Planner)

Excused: Jordan Read

Visitors: Arnold Tait, Michelle Tait, Chris Cope, Kasey Saunders, David Skeen, Greg Montgomery, Steven Benson, Hunter Murray, Trek Loveridge.

1. CALL TO ORDER

Chair Averill called the meeting to order and extended a welcome to those in attendance. He excused Commissioner Jordan Read.

2. CONSENT APPROVAL – of Planning Commission minutes from October 9, 2024.

MOTION: Commissioner Holbrook motioned to approve Planning Commission minutes from October 9, 2024. Commissioner Francom seconded the motion.

Nathan Averill	Yes
Chad Holbrook	Yes
Angie Francom	Yes
Isaac Thomas	Yes

The motion passed with all voting in the affirmative.

3. PUBLIC HEARING – to take comments for/against Ordinance 561: an ordinance amending the Official Zoning Map and adopting a Master Development Agreement for certain parcels located at approximately 2525 N Highway 89 based on application filed with the city.

Chair Averill reviewed the rules for a public hearing. Brandon Green, City Planner, reviewed the planner's memo dated November 13, 2024, by saying an application was received by the city to request a public hearing to consider an ordinance to rezone certain parcels totaling approximately 16.28 acres located at approximately 2525 N Highway 89 from Commercial (CP-2) and Agricultural (A-1) to a Mixed-Use Commercial (MU-C). The application meets the requirements of the general plan and future land use. It is currently zoned Commercial (CP-2) and Agricultural (A-1). With this rezone the parcels will be Mixed-Use Commercial (MU-C). This zone allows for commercial and residential use. The site plan shows roughly half of the development as commercial use which would be along 2550 North. The remaining portion would be residential. Right now, the site plan is showing accesses onto 2550 North, Highway 89, and 750 West. 2550 North is owned by Pleasant View City. There will need to be a correlation between the developer, Pleasant View, and UDOT with the corner connection of 2550 North to HWY 89. There would be improvements on both 2550 North and 750 West. The presented plan is a concept plan. This would be developed under a master development agreement. This concept is likely to change during the

negotiation process as part of the master development agreement for these certain parcels and through approvals with this body. He brought to the attention the approved rezone on the corner of 2550 North and 750 West. With this, there might need to be some coordination between the two projects for access on 2550 North. He cautioned the commission to not get hung up on the design since it might change during the negotiation process.

MOTION: Chair Averill motioned to open the public hearing. Commissioner Holbrook seconded the motion.

Nathan Averill	Yes
Chad Holbrook	Yes
Angie Francom	Yes
Isaac Thomas	Yes

The motion passed with all voting in the affirmative.

Chris Cope reviewed written comments she had sent into the city for the commission to review prior to the meeting. In the comments, she stated her feelings about how the public notice did not state the proper addressing for the parcels. The notice only stated the property address for 2550 North, not for the second property on 750 West. She expressed her concerns for the residential access on 750 West. She mentioned the zoning of the parcels and asked for the future land use map to be amended, leaving the houses on 750 West as Agricultural (A-1). She has been told to do so would cost far too much money and time on the city's part. To allow for the change now seems to be out of place of what has been completed in the past. She was told by fulfilling this rezoning request, this allows the city to check a box as part of the affordable housing requirements. She feels there are other options available which are not currently being utilized. She understands the concept is subject to change. However, she feels this development will degrade her property values. There are already lots of high-density housing within the city. She feels they do not need more. She stated the developer and property owner do not live in the city. She feels the city would be left with the cost of the development and the problems which would arise from such a development. She concluded by stating her concerns with the heavy traffic on 750 West, the inadequate parking within the subdivision and the driving patterns.

Greg Montgomery stated his appreciation for the presentation since the notice did not state what type of zoning was to take place. His concern in the mixed-use ordinance talks about the development of a well-planned neighborhood and how it is supposed to blend with the surrounding neighborhoods. He feels the design would be more acceptable if the houses along 750 West were turned to face 750 West like the rest on 750 West. Also, within the development there is nothing to break up the design. He feels it is storage units for people. The open space is not by the courtyard. It is not by the major population. Alignment conflicts with driveways. No space for homes. The courtyard is not wide enough based on the two-story buildings. By having the spacing this narrow, the development creates icing issues and an uncomfortable space to live. He is not against the mixed-use zone, but this concept does not bring out what a mixed-use is supposed to do. Is this mixed-use based on ordinance or negotiation? If it is ordinance, then the number of banks far exceeds the number allowed. The live/work will be an expensive construction due to fire regulations. He feels these are items which need to be considered to make this concept work.

Steve Benson expressed his concerns about the water. There is no curb or gutter in front of his house. This causes a lake to appear in his front yard every spring. There is no room for the water to go. He thanked the city for pumping out the water several times last year to help mitigate the

issue. He is worried about 750 West not being wide enough for the traffic proposed for this area or future developer. It is currently without a center line and improvements. Who will be responsible for putting in the road, curb, gutter, and sidewalk? It is already a busy street. By adding more traffic, it will need to be considerably wider.

MOTION: Chair Averill motioned to close the public hearing. Commissioner Thomas seconded the motion.

Nathan Averill	Yes
Chad Holbrook	Yes
Angie Francom	Yes
Isaac Thomas	Yes

The motion passed with all voting in the affirmative.

4. PUBLIC COMMENTS – (3 minute maximum)

Trek Loveridge, Holland Group, stated his appreciation for the city staff and Ms. Knight. They have been great to work with on this project and really care about what is being presented. He reviewed the public comments starting with parking. After giving his own personal experience with parking, Mr. Loveridge said the company focuses on making certain there is enough parking. This project proposes that every townhome has a 2-car garage with 2-car parking areas on the driveways. The driving patterns are considered and reviewed with traffic engineers for flow of traffic. They are aware of 750 West needs improvement. The townhomes are 40 feet back from the road to accommodate future expansion. Giving themselves a buffer to accommodate this future improvement and a more formal approach to the development. Commissioner Holbrook asked if there was a name assigned to the project. Mr. Loveridge answered not at this time.

Chris Cope added to her earlier comments by mentioning the infrastructure on 750 West. No curb, gutter, no sidewalk, and no storm drain. She was told by Mr. Shinsel the grant money to facilitate the 750 West improvements would not reach her section until 2035 with the hope of being complete by 2036. She added, like Mr. Loveridge, young people nowadays are living in town homes because they are not able to afford to live in a single-family home. However, when they are ready to move out from the town home there are no single-family homes for them to move into.

Hunter Murray, Holland Group, thanked everyone for their comments. He focused his comments on the design elements of the project. This site is not a perfect square. One thing they do to break up the design element is incorporate different design elevations throughout the development.

Greg Montgomery shared a story about how Ogden would host an exchange with German student planners. During this exchange, he would receive questions about why the city would allow for public comment. It is his feeling this process helps to expose items to the planners that have not considered. He feels the public need to be informed and educated to feel comfortable about the decision being made. Over a year ago, he shared with the commission processes to consider which would allow for more by-in and education to the public. He encouraged the commission to review what he presented and to improve the public commissioner interface. He thanked the commission for the presentation since this was the first planning commission where he felt what was being talked about was actually what was being presented since the noticing failed to include the zone. He was glad to see this taking place now but feels there is still more the commission can do to further improve the process.

5. COMMISSION/STAFF FOLLOW-UP

Ms. Knight informed the commission the mayor received an email of resignation from Jordan Read due to personal reasons. The mayor will appoint a replacement to fill the vacant seat.

Ms. Knight talked about a recent city manager's conference where Steve Waldrip, from the Lieutenant Governor's Office, overseer of the housing initiative, conducted a questioning and answering session. One of the questions posed to him was what the state can do to help the cities educate the public on the moderate-income housing report and the urgency to meet the legislative demands. The cities feel there is a gap between the city having to meet those requirements and the public not understanding what those requirements are. She was told at the conference there have been appropriated funds to help educate the public. However, the details of those funds were not given. All cities are feeling this same pressure. This is a common situation. The cities are trying to meet those requirements through the strategies adopted in the Moderate-Income Housing Report. The General Plan will be updated in the time frame requirement of ten (10) years despite it taking years to adopt the moderate-income housing strategies. She wanted to mention this to acknowledge the city is aware the residents are frustrated, but there is also an understanding with the council, the commission, and the staff regarding what the city needs to do to meet those demands.

Commissioner Holbrook asked for an update on the golf course development. Ms. Knight said the city council did adopt the amended master development agreement on October 29th. There is still negotiation between Field Stone and the lender. The city has not received word this has been finalized. The developer is still talking with the City Council on creating a Public Infrastructure (PID).

6. ADJOURN

MOTION: Commissioner Thomas motioned to adjourn the meeting. Commissioner Francom seconded.

Nathan Averill	Yes
Chad Holbrook	Yes
Angie Francom	Yes
Isaac Thomas	Yes

The motion passed with all voting in the affirmative.

Meeting adjourned at 7:33 PM.

Nathan Averill
Chair

Cynthia Benson
Deputy Recorder