



HARRISVILLE CITY

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

MAYOR:
Michelle Tait

COUNCIL MEMBERS:
Grover Wilhelmsen
Steve Weiss
Blair Christensen
Max Jackson
Karen Fawcett

CITY COUNCIL AGENDA

December 9th, 2025

[Zoom Meeting Link](#)

Meeting ID: 876 5992 9509

Passcode: 357932

6:00 PM Work Session

1. Ordinance 562; Housing Affordability Overlay Zone. [Sarah Wichern]

7:00 PM City Council Meeting

Presiding: Mayor Michelle Tait

Mayor Pro Tem: Steve Weiss

1. **Call to Order** [Mayor Tait]
2. **Opening**
 - a. Pledge of Allegiance [Council Member Wilhelmsen]
3. **Consent Items**
 - a. Approval of meeting minutes for November 18th, 2025 City Council Meeting and November 18, 2025 Board of Canvassers Meeting.
4. **Oath Of Office**
5. **Acknowledgments**
6. **Business Items**
 - a. FY 2025 Audit Presentation. [Rob Wood]
 - b. Discussion/possible action to refund fees as outlined in 1.85.050. [Greg Montgomery]
 - c. Discussion/possible action Ordinance 562; Housing Affordability Overlay Zone. [Sarah Wichern]
 - d. Discussion/possible action to surplus equipment. [Bryan Fife and Mark Wilson]
 - e. Discussion/possible action to adopt Resolution 25-18; Active Shooter Task Force MOU. [Nick Taylor]
 - f. Discussion/possible action to adopt Resolution 25-19; America 250 [Jennie Knight]
7. **Public Comment** – (3 Minute Maximum)

8. Mayor/Council Follow-up

- 9. Closed Executive Session** – A Closed Executive Session for the purposes described under UCA § 52-4-205(1)(c); strategy session to discuss pending or reasonable imminent litigation.

10. Adjournment

The foregoing City Council agenda was posted and can be viewed at City Hall, on the City's website harrisvillecity.gov, and at the Utah Public 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, the City of Harrisville will make reasonable accommodations for participation in the meeting. Requests for assistance may be made by contacting the City Recorder at (801) 782-4100, at least three working days before the meeting.

Posted: By: Jack Fogal, City Recorder.

MINUTES
HARRISVILLE CITY COUNCIL WORK SESSION
November 18, 2025
363 West Independence Blvd
Harrisville, UT 84404

Minutes of a regular Harrisville City Council meeting held on November 18, 2025 at 6:00 P.M. in the Harrisville City Council Chambers, 363 West Independence Blvd., Harrisville, UT.

Present: Mayor Michelle Tait, Council Member Blair Christensen, Council Member Max Jackson, Council Member Grover Wilhelmsen, Council Member Karen Fawcett, Council Member Stephen Weiss

Excused:

Staff: Jennie Knight, City Administrator, Jack Fogal, City Recorder, Jill Hunt, City Treasurer, Mark Wilson, Chief of Police, Bryan Fife, Parks and Recreation Director.

Visitors: Jason Hadley, Greg Montgomery, Marcus Keller, Sam Elder, Stephen Hempel, Greg Maher, Kameron Spencer, Linda Russell, Doug Russell, Ruth Pearce, Jeff Pearce, Lynette Shuman, Roger Shuman.

1. Call to Order.

Mayor Tait called the meeting to order.

2. Discussion – Ben Lomond PID Discussion

Sam Elder with DA Davidson presented on PIDs. He reminded Council that he has spoken to them in the past. A public infrastructure district is a quasi-governmental entity that can levy property tax revenue to pay for public infrastructure. When created it will form its own board to run the district. Creating a PID allows developers to access additional markets for bonds. The investors for these bonds are looking to invest in tax exempt projects. PIDs are utilized in other states under different acronyms. This tax levy will not affect any current residents. This only affects the Ben Lomond Development. PIDs can raise money through an additional tax or an assessment lean on the properties. There have been approximately 160 PIDs approved in Utah in the last 4 years. They are created for specific projects. They should not be utilized for every project. It should be used for master plan communities or projects with lots of off-site improvements. The project is currently owned by Flagship Homes. They have been working quickly on the project. They are trying to prove their commitment to this project unlike previous owners. This project consists of 9 acres of commercial space, parks, and trails. These amenities require more money to complete the infrastructure. The price point for these homes is projected to be in the attainable range. The developer would submit a petition to create a PID with the proposed governing documents. The developer is proposing a maximum tax rate levy of 5 mils. Their goal is to be on the agenda in December for the approval of the governing documents. Council Member Wilhelmsen inquired if the affordable housing ordinance we are working on would affect this development. Does adding an additional tax counteract what we are trying to do with the ordinance. Sam Elder stated to have affordable housing the developer has to hit certain metrics for the investor to fund the project. While this does increase the potential tax on

the home the lowered cost of the home would offset the increased property tax. Council Member Wilhelmsen stated it seems like water hitting a hot pan. The price on the homes are not being driven down. Sam Elder stated some of the developers have to hit a certain price to get a return and they will not sell if the home is outside that price. These tools can help to increase the supply which will hopefully drive down the cost. Using the PID for funds can lower the interest rates on the infrastructure loans from 9% to 6%. Council Member Jackson inquired will the residents have to pay more if we do not do the PID. Sam Elder stated not necessarily. If infrastructure does not get completed it could cost the residents to get that completed. A benefit to the PID is it can increase commercial interest due to the increase in housing. The best way to drive down tax rates for residents is commercial. Marcus Keller with Crews and Associates stated the developer is asking for about 1/3 of what they can legally ask for in the governing documents. They can legally ask for up to 15 mills, they are asking for 5 mills. The amount is lower than many other PIDs in the state. The goal is that the PID money will be used to improve the development. We should see that the developments with PIDs are nicer and will be a positive for the city. The mil levy appears appropriate, the current relationship with the developer has been good. This may be a good project for a PID. He has a development near him and the townhomes are going for \$690,000. Attainable housing can be difficult. The PID can be a resource to try and lower the cost to build these homes which can lower the cost for future residents. Mayor Tait asked how does the process look as the board for the PID turns over to the residents. Sam Elder states it is similar to an HOA. There are transition terms outlined in the governing documents. This allows residents to be shifted to the board in phases. The goal would be to refinance and reduce the mil levy once the project is built out. Mayor Tait inquired what is the risk to the city. Sam Elder stated there is no financial or legal risk to the city. The statutes are written so responsibility is not on the city. Council Member Wilhelmsen inquired how much is the 5 mills on a \$600,000 home. Sam Elder stated in Utah primary residences are taxed at 55% on the home's value. If this is a primary residence on a \$600,000 home the additional tax would be approximately \$110 a month. A home that has a lower value would pay less than a home with a higher value. A \$450,000 home would be \$103 in additional tax a month. The hope is the mil levy gets refinanced down the road decreasing the cost. A key concern from the state when PIDs started is how can we make sure the buyer is aware of this additional tax. It is required to be put in their closing documents at least 7 times. They have a separate color paper that states it is part of a PID with an additional tax. The benefit to this is the mil levy cannot increase. Mayor Tait inquired does the PID take the place of the HOA. Sam Elder stated a PID is an entity meant to finance public infrastructure. It is not meant to maintain the private amenities. An HOA would still be required. Council Member Wilhelmsen clarified so as a home owner I now have my payment, an HOA fee and this additional tax. Sam Elder stated you are correct. Most people will use a lender who will help them determine what they can pay for. Council Member Wilhelmsen inquired what are payments on house now. Council Member Christensen stated \$4000-5000 a month. If we choose not to do this PID would the prices of the houses be higher. Sam Elder stated yes, with all factors in he believes the homes will have a higher cost without the PID. The PID tax is just another factor that people will look at. Some people will avoid it because it has a PID and some people will be willing to purchase in the development. Council Member Wilhelmsen inquired what would the PID money be used for. Sam Elder stated this levy would generate approximately \$5,000,000. This mil levy would help offset the cost of the offsite improvements needed for the development. Council Member Wilhelmsen questioned how the money is tracked. Sam Elder stated it would be tracked by the district accountant. There would be a district accountant, manager, engineer, and attorney. A third party will hold the funds. The third party cannot distribute the money without a letter from the attorney and engineer stating it is an eligible cost. Council Member Jackson inquired what is the cap that can be raised from this. Sam Elder stated there is a limit of \$12,000,000-

\$15,000,000, but the limiting factor is the 5 mills described in the governing document. That is the most that be levied. Once the bonds are fully paid the district dissolves and the tax goes away. Council Member Jackson asked how long would that take. Sam Elder says they structure the bond for 30 years usually. Council Member Wilhelmsen questioned what happens if the development cost goes up. Sam Elder stated they try and structure the bonds so they are over paying so it is up within those 30 years. They put a start date and it goes for 30 years. Council Member Wilhelmsen inquired if it can be paid off early. Sam Elder said it can be paid off earlier based on how the project performs. Kameron Spencer with Flag Ship Homes inquired who is responsible if it's not paid off in that time period. Sam Elder stated if it is not paid off in 40 years it dissolves regardless. The investor is taking the risk of it not getting paid off. There are refinancing items in place so they can reduce their mil levy or they can reduce the life of the loan depending on how it performs.

3. Adjournment.

Motion: Council Member Christensen motioned to adjourn the meeting, second by Council Member Weiss.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Weiss, Yes
Council Member Christensen, Yes
Council Member Jackson, Yes
Council Member Fawcett, Yes

The motion passed unanimously.

The meeting adjourned at 6:40 P.M.

MINUTES HARRISVILLE CITY COUNCIL November 18, 2025 363 West Independence Blvd Harrisville, UT 84404

Minutes of a regular Harrisville City Council meeting held on November 18, 2025 at 7:00 P.M. in the Harrisville City Council Chambers, 363 West Independence Blvd., Harrisville, UT.

Present: Mayor Michelle Tait, Council Member Karen Fawcett, Council Member Blair Christensen, Council Member Max Jackson Council Member Grover Wilhelmsen, Council Member Stephen Weiss.

Excused:

Staff: Jennie Knight, City Administrator, Jack Fogal, City Recorder, Brody Flint, City Attorney, Jill Hunt, City Treasurer, Mark Wilson, Chief of Police, Bryan Fife, parks and Recreation Director,

Visitors: Jason Hadley, Greg Montgomery, Steve Hempel, Greg Maher, Kameron Spencer, Linda Russell, Doug Russell, Ruth Pearce, Jeff Pearce, Lynette Shuman, Roger Shuman, Bridgette Fife, Bowen Fife, Briggs Fife, Brooks Fife, Brinklee Fife, Alecia Erksstrom, Bailey Fife, Michel Mouley, Keith Jacques, Kris Fawcett, Steve Mueller, Marvin Farrell, Debbie Smith, Carry Smith, Amelia McTee, Elisabeth Hansen, Kelly Bartlett, Sadie Greenhalgh, Elleigh Manley, Annie Rulie, Zach Nicolas, Shanna Edwards, Frances Hood, Steve Hood, Betsy Halverson, Rick Wetz, Stacey Roylance, Todd R.

1. Call to Order.

Mayor Tait called the meeting to order and welcomed all in attendance.

2. Opening Ceremony.

Council Member Fawcett opened with the Pledge of Allegiance.

3. Consent Items

a. Approval of Meeting Minutes for October 14, 2025 Council Meeting as presented.

Motion: Council Member Christensen made a motion to approve the meeting minutes for October 14, 2025 Council Meeting as presented, second by Council Member Weiss.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Weiss, Yes
Council Member Christensen, Yes
Council Member Jackson, Yes
Council Member Fawcett, Yes

The motion passed unanimously.

b. Advice and Consent of Mayor's appointment of Public Works, Parks, and Recreation Director

Mayor Tait stated last month an ordinance was brought before Council combining Parks and Public Works. She introduced Bryan Fife as her appointment for Director of Public Works, Parks and Recreation. Council Member Fawcett inquired what his qualifications are. Director Fife stated he spent 7 years with Public works from 2001 to 2007 then attended police academy. He was an officer for a few years then went back to public works. After several more years the Public Works Director decided to move him to a parks manager role. The departments were split in 2016. He has been the Parks Director since. Council Member Fawcett inquired if he feels his experience will help him. Director Fife stated he has been with the City for 25 years. He believes his experience will be a benefit. Council Member Wilhelmsen asked about his long-term and short-term goals. Director Fife stated long term he wants to retire from Harrisville City. Short term he wants the two departments to mesh and work well together. Parks has moved into the new public works building. Council Member Fawcett stated she has had the public reach out and ask her to postpone this decision and put an interim in the role. The position of Director is established by ordinance. Putting an interim in this role would require that person to assume all responsibilities and potentially give up their current role with no guarantee that they

would receive this role in the end. From an HR and ethical standpoint this creates an unstable and unfair employment situation. We would be asking Director Fife to assume responsibility for a department that has been deeply affected by the untimely passing of the previous director with not surety that he would have a job in the coming months. This is unethical and does not create stability for the department. Filling this role allows the department to move forward with training, resource allocation, logistics, winter preparation and more. Filling the role now is not about optics. This decision will allow the department to move forward and operate in a stable condition.

Motion: Council Member Weiss made a motion to ratify the appointment of Bryan Fife as Public Works, Parks, and Recreation Director, second by Council Member Jackson.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Weiss, Yes
Council Member Christensen, Yes
Council Member Jackson, Yes
Council Member Fawcett, Yes

The motion passed unanimously.

4. Oath of Office

Jack Fogal administered the Oath of Office to Bryan Fife.

5. Business Items.

a. YCC Presentation

Elleigh Manley and Sadie Greenhalgh presented for the YCC. Elleigh Manley reported on the Harrisville City Fall Festival and the activities the YCC ran. Sadie Greenhalgh invited Council to the Santa Porch Party. They will hand out cookies and have activities for the kids. Elleigh Manley explained Santa is coming to the Harrisville Cabin. It is always so fun. They usually have hot chocolate and donuts. This is the best way to start the holiday cheer. Sadie Greenhalgh stated they will be having a community Christmas event. The YCC watches kids while their parents go shopping. They have 3 new members that joined at the Fall Festival. Michelle Manley will be the new YCC advisor.

b. Discussion/possible action to adopt Resolution 25-16; to approve the contract with R&O Construction for general contracting services related to the Police/City Hall Building.

Jennie Knight explained the bid results for the project. In late August of 2025 a Request For Qualifications (RFQ) was sent out for the Police/City Call. 17 contractors were interested in the project. They short listed 6 contractors to submit bids for the project. The bids results returned with R&O as the low bid for the project and add alternate which includes the sally port. We assessed everything on the project to reduce cost. We are looking for direction from Council if they want to build a shell for the sally port/animal control or build it out as animal control now. We currently do not offer animal control services but the contract with Weber County Animal Control is up and we are keeping options open. The \$620,000 bid for add alternates includes the sally port and animal control fully built out. We are also asking to add the security fence. Staff is recommending awarding the contract to R&O. Council Member Fawcett inquired about the cost of the perimeter fence. Jennie Knight stated we do not have exact numbers right now

because we have not asked for it yet. Council Member Jackson inquired if we are getting numbers from the county for animal control. Jennie Knight stated we are still paying the old contract prices but the county is going to be proposing a new contract soon. Council Member Wilhelmsen asked Chief Wilson if he feels the sally port is necessary. Chief Wilson stated its similar to how the jail operates. The officer can pull in and close the doors then get the suspect out of the car. This eliminates outside interference and they have nowhere to run. Council Member Wilhelmsen inquired is the \$620,000 for a shell. Jennie Knight stated no that is the built-out animal control. Council Member Fawcett questioned the cost of the change order. Jennie Knight stated it is 5% on top of the price. Council Member Wilhelmsen inquired what our total bond amount is. We issued one months ago are we currently paying on it. Marcus Keller stated we are paying on all 3 bonds. He clarified in 2022 the city issued a \$6,000,000 bond to build the public works facility. It has been expended and the facility is built. In 2023 the city issued \$9,000,000 for the police station/city hall. It has been a net neutral due to interest earned. In 2025 \$3,500,000 was issued to finish this project. There were call provisions put into this bond in case the bids came back to high. They can be paid off without penalty starting in 2028. The goal is that all 3 bonds could be refinanced together at a lower interest rate at a later date. Total outstanding debt in 2025 is \$17,820,000. Council Member Jackson inquired about the difference between GO Bonds vs sales tax bonds. Marcus Keller stated GO bonds are a pledge of property tax. Sales and Franchise Tax bonds pledge your sales tax as collateral for the bonds. Council Member Wilhelmsen questioned are we able to make the payments. Jennie Knight stated yes, we are paying on all the bonds currently. Marcus Keller explained he helped with a project in another city. The original bid was \$75,000,000. They held off for 3 years and the project cost was \$125,000,000. Debt financing is one of the only ways to get ahead on some of these capital projects. The city is in good shape with bonds. Many cities have a lot of bonds to pay for buildings, sewers, or other infrastructure. Council Member Wilhelmsen inquired are their legal concerns with the current building. Chief Wilson stated we have concerns with ADA, BCI regulations and safety. This can create a problem with protected information. Council Member Wilhelmsen inquired what is the cost difference between updating the city hall here and the new building. Jennie Knight stated we do not have those numbers so I cannot give you accurate totals. She explained there were 3 bids that were close. That helps us feel confident that those numbers are accurate. R&O stated we hit a good time for the bid proposal. The contractors are anticipating rising costs in the next 6 months. Council Member Wilhelmsen stated his personal feeling is the sally port should be added on. It makes sense to build it now. If we wait it will just cost us more. Jennie Knight stated the contract has been going and forth between R&O and our legal counsel. If there were cause for delay R&O must notify us within 21 days. The fee for delay was updated. Council Member Wilhelmsen inquired did we have any major liability issues with R&O during the Public Works Building process. Jennie Knight stated we did not have any issues. We are required to carry liability insurance regardless. Council Member Fawcett stated PD is in the basement with no ADA access, no emergency window exits, and only exits on one side of the building. National DATA shows we are more likely to have an injured or killed officer in a small town. The current city hall does not meet international building code or emergency service code. Delaying this project places residents, staff, and officers at unnecessary risk. Council Member Jackson stated data shows small town officers are 5 times more likely to be assaulted. Council Member Fawcett stated she had people ask to delay this decision. Contracts are executed by the city not by the mayor. The entity is continuous not the person. If we delay this decision we could lose contractor availability, and increase the cost.

Motion: Council Member Weiss motioned to adopt Resolution 25-16; to approve the contract with R&O Construction for general contracting services related to the Police/City

Hall Building in the amount of \$9,535,798 with the addition of Add Alternate 1 the sally port and the perimeter fence in the amount of not to exceed \$620,628, second by Council Member Fawcett.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Weiss, Yes
Council Member Christensen, Yes
Council Member Jackson, Yes
Council Member Fawcett, Yes

The motion passed unanimously

c. Discussion/possible action to adopt Ordinance 562; Housing Affordability

Sarah Wichern with Jones and Associates stated she provided a memo to Council detailing this ordinance. The state passed legislation which encourages municipalities to adopt increased housing density options. Planning Commission has been working on an Ordinance they call the HOAZ. This is an overlay zone tool designed to attract developments for single family homes at an attainable price. There are deed restrictions for the ordinance. The goal is to get the price to affordable which is 120% of the median income. That percent could be decreased but our desire is to encourage single family homes. We already have an overlay zone that allows townhomes. Current residential zones are eligible for this overlay zone. We recommend this go through a development agreement so Planning Commission and Council can provide direction on what areas should be eligible for this zone. The desire is for this zone to be utilized to build the type of homes we want in Harrisville. The goal is to have park connectivity to eliminate the need for an HOA. We do have 20-year deed restrictions on properties in this zone. The ordinance establishes a time for priority sales to Harrisville residents, critical works, and first-time home buyers. We cleaned up some of the wording hoping to simplify the ordinance. The original ordinance asked for the developer to provide a lot of numbers. We changed that because we do not want to fit this to them, we want to fit this to what is best for Harrisville. Council Member Christensen questioned why we are doing 20-year deed restrictions when the bill says 5 years. Sarah Wichern stated the House Bill provides recommendations. We can do 20-year deed restrictions and still meet the requirements of the bill. Planning Commission felt 5 years was not enough. They wanted it longer to prevent these homes from being rental properties. Council Member Christensen inquired how many units per acre. Sarah Wichern stated you take the total acreage and divide it by 5000 sqft. The state recommends 6 per acre. We can do more density as long as we don't go less than the 6. Council Member Wilhelmsen inquired if is this going to be an evolving document. Sarah Wichern stated this ordinance would be a continual work in progress. Council Member Wilhelmsen stated he has spoken with Greg Montgomery and he asked is it important to add these changes now or do we wait and do it later. Sarah Wichern stated if Council wants to look at this more, we can do that. The goal with this is to create flexibility in our neighborhoods. We want to provide a variety of home and lot sizes. We want to encourage variety to avoid cookie cutter neighborhoods. We are looking at more guard rails and not tie downs. Council Member Weiss asked if this helps us with state requirements in affordable housing. Every year it seems the state presses harder. Sarah Wichern stated yes, this will help with the affordable housing required by the state. Council Member Wilhelmsen stated he likes trying to get in front of the requirements and not let it hit us like a train. Council Member Fawcett inquired if Council wants to table this ordinance and get some more information.

Motion: Council Member Wilhelmsen made a motion to table Ordinance 562; Housing Affordability until the December Council Meeting, second by Council Member Weiss.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Weiss, Yes
Council Member Christensen, Yes
Council Member Jackson, Yes
Council Member Fawcett, Yes

The motion passed unanimously

6. Public Comment

Mayor Tait opened the public comment period.

Zach Nicholas has some concerns on the direction and timing of items on the agenda. He questions whether it is the right time to build a new city hall/police department. By moving quickly, we risk losing services. A PID can be a great tool, but until the funding mechanisms are determined it is premature to move forward with the city hall. The overlay zone is against the city. We need a small measured approach to make sure growth pays for growth.

Francis Hood is here as a proxy for Donna Clark. She lives on the north side of the Public Works Building. Her property has been damaged by the flooding on her property. Never has she had flooding on her property. 20-to-30-foot dirt piles have contributed to flooding her barn. Now for the third time city runoff has flooded her barn. If her hay molds the city is at fault. She has pictures showing water from city land running onto her land and creating ponds. This is due to the elevation of the city land being low land.

Ruth Pearce has concerns about water issues with new buildings going in. A new facility went in at the Lutheran Church. This has caused flooding in her property and her neighbors' properties. We need to look at the elevation of new buildings.

Keith Jacks is against the new cop shop from the start. He was against it from the very start. He has not had the chance to come to the meetings.

Jason Hadley has some questions he thinks will be a benefit to consider. It was mentioned that there are approximately 160 PIDS in the state. Can we ask some of those how successful they have been. It would be good to know successful PIDs vs not successful. He is concerned about the affordable housing ordinance. With the stroke of a pen, we are going to deem invalid any trust. There should be more exploration to eliminate some of these loopholes.

Chad Davis has a question for the Chief of Police. How many incidents have we had in the building with the police.

Greg Montgomery has a comment about the affordable housing ordinance. This is eliminating the cluster ordinance. He filed a petition with the city a year and half ago to eliminate the cluster ordinance. What happens to his petition when we are acting on something different. Will he get reimbursed for the filing fee for the petition.

Roger Shuman congratulated Byran Fife on the new job. In January he will get to deal with all of the problems Council is dealing with now. It's like he handed his kid a credit card and told them to have fun. He is going to have to deal with the cost. We get qualified for a bond and we run out and get \$10,000,000. Nobody even looked at other options besides constructing a new building. We didn't look at all the options. The public works building is a nice building and is better than what we need. I have heard the term that it will last 50 years. The windows won't last 50 years. He is concerned about the PID. How do we make sure the resident does not get billed twice. Now if they have a PID they are paying taxes on that and paying for it in the cost of the lot.

Steven Hempel stated this meeting is weird. You make a vote then ask for input after the item. We don't feel heard. You are not listening to us. Can you swap the public comment period.

Mayor Tait closed the public comment period.

7. Mayor/Council Follow-up

Chief Wilson stated we have finished the online portion of accreditation. An onsite visit will be scheduled to make sure we follow through on everything we say we are doing.

Director Fife stated on December 12 we have Santa at the Cabin at 6 PM. The parade is 4 PM to 6 PM. Snow plowing equipment is being prepared. If anyone wants to do a ride along when plowing let him know.

Jennie Knight reminded Council that we were in compliance with our moderate-income housing report. As we move towards our next legislative session we will work on the housing affordable ordinance. We are also working on an ordinance allowing an external ADU. We anticipate legislation requiring that. We are coming up on our 10-year anniversary for our general plan. It is due for an update.

8. Adjournment

Motion: Council Member Fawcett motioned to adjourn the meeting, second by Council Member Wilhelmsen.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Weiss, Yes
Council Member Christensen, Yes
Council Member Jackson, Yes
Council Member Fawcett, Yes

The motion passed unanimously.

The meeting adjourned at 8:20 P.M.

MICHELLE TAIT
Mayor

ATTEST:

Jack Fogal

City Recorder

Approved this 9th day of December, 2025

DRAFT

MINUTES
HARRISVILLE CITY BOARD OF CANVASSERS
November 18, 2025
363 West Independence Blvd
Harrisville, UT 84404

Minutes of a Harrisville City Board of Canvassers meeting held on November 18, 2025 at 6:45 P.M. in the Harrisville City Council Chambers, 363 West Independence Blvd., Harrisville, UT.

Present: Chair Michelle Tait, Board Member Karen Fawcett, Board Member Grover Wilhelmsen, Board Member Max Jackson, Board Member Steve Weiss, Board Member Blair Christensen.

Excused:

Staff: Jennie Knight, City Administrator, Jack Fogal, City Recorder, Bryan Fife, Public Works Director, Kevin Wilbur, Parks Lead, Devin Weidmann, Parks Staff, West Hoskins, Road Lead, Liam Rounkles, Parks Staff.

Visitors: Jason Hadley, Greg Montgomery, Steve Hempel, Greg Maher, Kameron Spencer, Linda Russell, Doug Russell, Ruth Pearce, Jeff Pearce, Lynette Shuman, Roger Shuman, Bridgette Fife, Bowen Fife, Briggs Fife, Brooks Fife, Brinklee Fife, Alecia Erstrom, Bailey Fife, Michel Mouley, Keith Jacques, Kris Fawcett, Steve Mueller, Marvin Farrell, Debbie Smith, Carry Smith, Amelia McTee, Elisabeth Hansen, Kelly Bartlett, Sadie Greenhalgh, Elleigh Manley, Annie Rulie, Zach Nicolas, Shanna Edwards, Frances Hood, Steve Hood, Betsy Halverson, Rick Wetz, Stacey Roylance, Todd Roylance.

1. Call to Order.

Chair Tait called the meeting to order and welcomed all in attendance.

2. Business Items

a. Discussion/possible action to adopt Harrisville Resolution 25-17; Municipal General Election Canvass.

Jack Fogal reported on the 2025 Municipal General Election. He explained Weber County conducts our elections. They count the votes and perform the required audits. He presented the canvass breakdown report, results report, and precinct level results report. He stated that there were 1,431 votes cast, no provisional ballots cast, and 5 ballots rejected. 4 ballots were rejected for being returned past the deadline and 1 was returned unsigned. Roger W. Shuman was elected Harrisville City Mayor for a 4-year term starting in January of 2026. Greg Montgomery and Jason Hadley were elected to the Harrisville City Council for 4-year terms starting in January of 2026.

Motion: Board Member Wilhelmsen made a motion to adopt Harrisville Resolution 25-17; Municipal General Election Canvass, second by Board Member Christensen.

The vote on the motion was as follows:

Board Member Wilhelmsen, Yes
Board Member Weiss, Yes
Board Member Christensen, Yes
Board Member Jackson, Yes
Board Member Fawcett, Yes

The motion passed unanimously.

3. Public Comment

Chair Tait opened the public comment period.

No Public Comment was offered

Chair Tait closed the public comment period.

4. Adjournment

Motion: Board Member Weiss motioned to adjourn the meeting, second by Board Member Fawcett.

The vote on the motion was as follows:

Board Member Wilhelmsen, Yes
Board Member Weiss, Yes
Board Member Christensen, Yes
Board Member Jackson, Yes
Board Member Fawcett, Yes

The motion passed unanimously.

The meeting adjourned at 6:49 P.M.

MICHELLE TAIT
Chair

ATTEST:

Jack Fogal
City Recorder
Approved this 9th day of December, 2025

To: Harrisville City

Subject: Request for consideration of refund of fees as outlined in 1.85.050 of the Harrisville Municipal Code

Date: November 24, 2025

From: Greg Montgomery, petitioner of June 27, 2024 and amended petition of August 11, 2024

The Harrisville Code allows the City Council to modify or refund any fee imposed by 1.85 of the municipal code, which in this specific request is the land use amendment fee for a text amendment of \$300. (1.85.010.2.B.). I had made mention of the lack of discussion or placement of the petition I filed on June 27, 2024. As of this date, I have never had an opportunity to address my petition before the project management committee, Planning Commission and the City Council as a petitioner. I had mentioned at the last City Council meeting of November 18, 2025 that I have never had any opportunity to have my petition heard, though the item on the Council agenda that night was to replace the cluster development regulations (11.16.) with the moderate income housing provisions. Through that entire process of the moderate income housing ordinance, there was no mention of why the cluster development elimination would be appropriate or what impact its replacement might have on other development options. Not that I am against the elimination of the cluster development regulations, as the existing ordinance has many flaws but to find no mention at all of the city's reasoning while at the same time there was no attempt to bring the petitioned request before the public forum of the Planning Commission and City Council is what has led to the request of a refund of the petition fee paid back in July of 2024.

There was no comment or direction on the information I brought up at the November 18th meeting regarding my petition and status on the petition. I am choosing to now use the other option for consideration by making a written request submitted to the city recorder for the city council consideration of a refund of my \$300 petition fee. (1.85.050)

In order to consider such a request as a refund, the Council is required to consider that: (1.85.050.2.)

a. The actual cost considered by the city were nominal;

I have no information about the cost since no public hearing was noticed, there were no staff reports generated and there were two brief discussions in the project management meetings of July 11, 2024 and September 12, 2024 (see attached minutes) which also included discussions on several other items at the same

meetings. In my mind the moments spent in considering this specific petition were nominal.

b. That based upon the fee as applied to an applicant who is distinguishable from other applicants of similar circumstances by certain facts and circumstances that necessitate the applicant of fundamental fairness in fee consideration; or

I am not aware of others who have filed a petition for consideration and did not having an opportunity to present their request at least before the decision-making body of the planning commission in the form of a public hearing and then the city council for a final determination of action, whether the action be positive or negative to the petition.

The important principle that should be considered is that a complete application, filed for consideration, should be allowed to be considered by the governing body in a timely manner. A developer's petition has to be enacted within a limited time frame unless the petitioner agrees to a longer time frame for consideration according to State law. Citizen petitions have no such requirement of a timely action. This petition was not given the same fairness of other filed petitions to have it considered by the governing bodies.

c. There is a prevailing public interest in waiving, modifying, or refunding the fees.

I filed the petition and even modified it based on reading the comments of the July 11, 2024 Project Management meeting in order to have discussion that could lead to a better ordinance and options. The intent of the public discussion by a petitioner has never taken place. The prevailing public interest is that a petitioner should have a right to be heard and consideration be made by the planning commission and city council. The lack of fundamental fairness is a prevailing public interest and is why this refund request should be approved.

ATTACHMENTS

Amended August 11,2024 petition
Minutes of Project management meetings

To: Harrisville City
Subject: Amended petition of revisions to Harrisville City Municipal Code 11. 16 Cluster Development
Date: August 11, 2024
From: Petitioner Greg Montgomery

I filed a petition on June 27, 2024 to amend the wording of the cluster development chapter of the land use ordinance of the Harrisville Municipal Code referenced as 11.16. The intent of the petition was to correct conflicting language in the existing ordinance which led to interpretations that did nothing to provide harmonious transitions between existing and new development. (See March 5, 2024 Staff report to Planning Commission on a proposed cluster development.) Another avenue was used to ultimately approve the development, but in some part the development was based on the cluster development interpretations to be used as established rights. (See Planning Commission minutes of June 12, 2024)

The fact that the existing ordinance has flaws that cause the existing ordinance to not be clear in its standards and application and that the purpose of the zoning ordinances are “to promote the... order, prosperity and welfare of the present and future inhabitants of Harrisville City” (11.01.030 of the Harrisville Land Use Ordinance) is what led me to file the original petition.

I have now reconsidered rather than my first attempt to revise the language of the flawed ordinance, to amend my petition to remove 11.16 Cluster Development from the Municipal Code rather than make corrections. Removal of 11.16 will allow the City to:

1. Develop a future ordinance that will not have the flaws of the existing ordinance by trying to stay within the existing ordinance framework,
2. Protect the existing residents of Harrisville from the flawed existing ordinance that does not provide for transition and balance between existing development and new development by removal of the existing ordinance with its flaws.
3. Be consistent with the purposes of the zoning code by elimination of this chapter which in its present form is inconsistent.
4. Allow the City to develop more clear expectations and requirements of development that meet the changes of development patterns while not be cumbered with the existing inadequate provisions of 11.6.

Please consider this as an official request to amend my original petition filed on June 27, 2024, which has not gone through any public hearing process at this time, to now read:

Ordinance you are requesting to amend- Repeal of the entire chapter 11.16 Cluster Development and leaving 11.16 blank as a placeholder with the note for future code development.

July 11, 2024 Project Management Meeting minutes

3. Discussion on proposed text change amendment to the cluster land use ordinance – Greg Montgomery The committee discussed this item despite the applicant not being present. Mr. Green said the information provided is antiquated code. He feels there is better information out there to be represented. The cluster development and the ordinances have their place in cities, but there are other ways to provide zoning options for developers through updated zoning ordinances and practices than what Mr. Montgomery suggests. Ms. Knight's suggestion is not to make any modifications to the code, but to look at repealing and replacing it with a newer, more updated code dealing with the city's unique in-fill properties. Mr. Green feels the city needs to look at other ordinances and other options instead of the proposed limitations. The committee agreed to work on a new in-fill / conservation / preserving open space type ordinance instead.

September 12, 2024 Project Management Meeting minutes

4. Discussion on amended petition to amend Clustered Development Ordinance – Ms. Knight reviewed a petition to amend the cluster development ordinance received by the city in July of this year. During that discussion the committee decided not to move the petition forward to the Planning Commission. They felt the city was better served by developing an affordable housing ordinance or to repeal and replace the cluster ordinance with applicability to the city's open spaces. The committee felt the petition was not conducive to the ten (10) acres or more requirement since the city does not have many parcels remaining which would meet this. The applicant at first wanted to move it forward. However, he decided to amend the petition to go along with the city's recommendation which is repealing and replacing the cluster ordinance. The petition will not move forward at this time. Ms. Knight would like to wait and see what new legislation mandates will come out of the 2025 Legislative Session so the city will not need to redo anything regarding this matter. The committee agreed this is a good course of action. The petition will be looked at again in March of 2025.

Note: Since the September meeting in 2024 the item was never brought up again in any meeting for further consideration.



HARRISVILLE CITY

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www.cityofharrisville.com

CITY COUNCIL

Grover Wilhelmsen
Steve Weiss
Blair Christensen
Max Jackson
Karen Taylor-Fawcett

Staff Report

Housing Affordability Overlay Zone Ordinance
December 4th, 2025

MEMORANDUM

To: Harrisville City Council
From: Sarah Wichern, City Planner
Agenda Date: December 11, 2025
Subject: Consideration of the Housing Affordability Overlay Zone Ordinance

BACKGROUND

Housing affordability has become a pressing issue in Utah. To address this challenge, the state legislature passed House Bill 37, which encourages municipalities to adopt increased housing density options. Harrisville City has likewise felt the impact of rising housing costs. The proposed Housing Affordability Overlay Zone (HAOZ) Ordinance aligns with the incentives of House Bill 37 while tailoring solutions to Harrisville's specific needs. Staff have worked with Harrisville's elected officials, planning commission and various stakeholders in the housing community to draft the HAOZ ordinance. This ordinance responds to the growing need for attainable housing within the City by establishing an overlay zoning tool that encourages development of single-family homes priced within reach of Harrisville residents, particularly first-time buyers and essential workers.

The HAOZ is intended to expand homeownership opportunities, foster long-term community stability, and implement the City's objectives regarding housing variety, affordability, and neighborhood vitality.

OVERVIEW

The proposed **Chapter 11.16 – Housing Affordability Overlay Zone (HAOZ)** includes the following sections:

1. **Definitions (11.16.010):** Establishes key terms such as "Affordable Housing," "Critical and Essential Workers," "Owner Occupied," and "Hardship."
2. **Purpose (11.16.020):** Describes the goals of the HAOZ, including creating affordable homeownership opportunities, supporting critical and essential workers, and promoting multigenerational neighborhoods.
3. **Description (11.16.030):** Defines "Housing Affordability Developments" as subdivisions designed to balance affordability with quality design.

4. **Allowed Uses (11.16.040):** Permits a range of single-family detached residential types consistent with the overlay's purpose.
5. **Requirements for HAOZ Projects (11.16.050):**
 - **Qualifying Districts:** Limited to residential areas with City Council approval.
 - **Minimum Acreage:** Projects must be at least 5 acres.
 - **Density and Design Standards:** Includes flexible lot sizes, setbacks, and frontage requirements to reduce costs while maintaining neighborhood quality.
 - **Park Connectivity:** Requires sidewalk/trail connections to existing City parks.
 - **Critical and Essential Housing:** Imposes deed restrictions (20 years) ensuring owner occupancy, hardship allowances, and priority sales to Harrisville residents, first-time homebuyers, and critical workers.
6. **Approval Process (11.16.060):** Establishes a multi-step process including concept plan submission, development agreement negotiation, zone change adoption, and subsequent plat reviews.
7. **Amendments to Development Plan (11.16.070):** Provides a process for future modifications, with allowances for minor revisions.

ANALYSIS

The proposed HAOZ ordinance:

1. Creates a **clear framework** for increasing affordable homeownership opportunities.
2. Prioritizes housing for **first time home buyers and critical and essential workers** while still serving the broader Harrisville community.
3. Provides **flexibility in development standards** that encourage cost savings without compromising design or neighborhood character.

Revisions to consider based on City Council feedback (see following redline):

Density: Reduce maximum density to 6 units per acre

Minimum Lot size: Increase minimum lot size to 4000 sf

Critical And Essential Housing: Reduce Target Pricing applicability to 50% of homes to allow for decreased maximum density. Only apply the Critical and Essential Housing requirements to the Target Pricing homes.

RECOMMENDATION

Staff recommends the City Council:

1. Review the draft ordinance and discuss and consider the proposed draft revisions.
2. Adopt (with possible revisions based on discussion) the Housing Affordability Overlay Zone.

HARRISVILLE CITY DEVELOPMENT CODE CHAPTER

HOUSING AFFORDABILITY OVERLAY ZONE (HAOZ)

Section 11.16.010. Definitions.

Section 11.16.020. Purpose.

Section 11.16.030. Description.

Section 11.16.040. Allowed Uses.

Section 11.16.050. Requirements for HAOZ Projects.

Section 11.16.060. Approval Process.

Section 11.16.070. Amendments to Development Plan.

Section. 11.16.010. Definitions

For purposes of this Chapter, the following definitions apply:

- a) “Affordable housing” means a dwelling:
 - i) offered for sale to an owner-occupier at a purchase price affordable to a household with a gross income of no more than 120% of area median income for the county in which the residential unit is offered for sale.
- b) “Critical and Essential Workers” means persons who are actively employed within Harrisville City and surrounding cities at jobs considered critical and essential, including employees of Harrisville City, and employees in the sectors of health care, law enforcement, first responders, education, military and veterans, other government entities.
- c) “Legitimate Offer” means a qualified offer to purchase a residential unit, with assurances of the means to complete the purchase, of at least the average sales price of other comparable units in the Development over the past twelve months.
- d) “Harrisville Resident” means a person whose permanent residence has been within the boundaries of Harrisville City for each of the past twelve months.
- e) “Owner Occupied” means an individual who owns, solely or jointly, a housing unit in which the individual lives as the individual's primary residence.
- f) “Hardship” means significant medical emergencies, loss of employment or significant loss of income, divorce, relocation for employment, military service, religious service, or death of a spouse or co-owner. In the event of a Hardship, owners shall be allowed an exemption to the owner-occupancy requirement.
- g) “Minor Revision” means a modification or adjustment to an approved subdivision plat, plan, or associated documents that does not substantially alter the original intent, design, layout, or conditions of approval. Such revisions typically address minor corrections, clarifications, or updates and do not significantly impact the subdivision's infrastructure, lot configuration, public improvements, or compliance with applicable ordinances and regulations.

Section. 11.16.020. Purpose.

Housing Affordability Developments in Harrisville offer a new approach to affordable housing. The zone overlay creates a path to homeownership for a wider range of residents by providing attainable housing without compromising quality or aesthetics. Echoing Harrisville's rich history of multigenerational communities, these developments foster diverse, inclusive neighborhoods where families can thrive, put down roots, and build a strong foundation for their future. Through innovative design and efficient land use, they create attractive living spaces where affordability and a strong sense of community go hand in hand.

The Housing Affordability Overlay Zone (HAOZ) is an overlay zone to be applied over an underlying zoning designation. It does not need to be adjacent to other HAOZ zones.

The provisions of the HAOZ in this code establish a zoning district aimed at creating homeownership opportunities for Critical and Essential Workers, as well as others, by increasing the availability of financially attainable single-family detached homes within the City.

The intent of the HAOZ is to provide accessible and affordable homeownership opportunities in Harrisville City, fostering a multigenerational community where families can thrive across generations, promoting long-term residency and stability. By encouraging homeownership, the HAOZ seeks to:

- Provide single family housing at a significantly more attainable price for the majority of current and future Harrisville residents who desire to own a home.
- Provide priority opportunities for homeownership to Critical and Essential Workers.
- Provide a variety of housing choices into all parts of Harrisville City appropriate for residents in all stages of life.
- Allow flexible development options for single-family detached housing in areas where existing zoning, lot configurations, and standard development requirements make housing unattainable.
- Provide flexibility in architectural design, placement of buildings, setbacks, parking, and other related cost saving considerations.
- Support reductions in development costs and ongoing maintenance costs to aid in significantly reducing the cost of the homes being built in the HAOZ.
- Provide for efficient use of public services and improvements.
- Promote an attractive and safe living environment.
- Provide pride and stability through homeownership that will provide city residents with a higher life satisfaction and increased control over their lives.

Section 11.16.030. Description.

A Housing Affordability Development is a subdivision designed to offer more attainable housing by incorporating price adjusting factors generally restricted by traditional zoning ordinances. The primary goal is to ensure and provide a balanced opportunity for home ownership in Harrisville; specifically, to serve the critical and essential workers as well as the first-time homebuyers in Harrisville. These developments must be planned and designed in a coordinated, functional, and unified manner, with the home's sale price driving the design strategy. By focusing on creating more affordable housing options, the zone allows for greater flexibility in development standards while maintaining the aesthetic appeal and desirability of Harrisville.

Section 11.16.040. Allowed Uses.

The Housing Affordability Overlay Zone allows a variety of single family detached residential types that meet the purpose outlined above as a permitted use.

Section 11.16.050. Requirements for Housing Affordability Overlay Zone Projects.

- A. Qualifying Districts. Housing Affordability Developments may be allowed at the discretion of the City Council, following a public hearing by the Planning Commission and review with recommendations from City Staff. These developments are only allowed in current or future residential zones ~~areas designated as permitted uses in the General Plan~~ and shall be governed by an approved Master Development Agreement.
- B. Minimum Acreage. To be considered for the Housing Affordability Overlay the overall project acreage must be a minimum of 5 acres.
- C. Density and Design. **The following design standards shall be followed unless the developer can**

present a compelling reason to deviate from the given standards.

1. Allowed Density: Total units allowed in any given area shall be no more than 6 units per acre ~~the gross area divided by 5,000 sf.~~
2. Minimum Lot Area for a Dwelling: ~~3000~~ 4000 sf
3. Lot Width and Lot Frontage:
 - (a) Dwelling without a Public-Street-Facing Garage Door: 40 feet
 - (b) Dwelling with a Public-Street-Facing Garage Door: 50 Feet
4. Front Yard Setback:
 - (a) Dwelling without a Public-Street-Facing Garage Door: 12 feet
 - (b) Dwelling with a Public-Street-Facing Garage Door: 25 Feet
5. Side Yard Setback:
 - (a) Single Story: 5 feet
 - (b) More Than One Story: 7 feet
 - (c) Corner Lot Without a Public-Street-Facing Garage Door: 12 feet
 - (d) Corner Lot with Public-Street-Facing Garage Door: 20 feet
 - (e) Zero side yard setbacks may be considered, provided a minimum separation of 10 feet is maintained between all buildings and appropriate access and maintenance easements are recorded with the affected properties.
6. Rear Yard Setback:
 - (a) Dwelling: 20 feet
 - (b) Garage Door Facing Alley or Share Private Lane: 5 feet
- D. Park Connectivity. Proposed Developments must show a possible connection to an existing city park. Developers shall be required to complete connectivity within their development through sidewalk and/or trails in addition to all or part of the pathway connecting the development to an existing park facility.
- E. Critical and Essential Housing. To ensure that ~~all~~ units within the Housing Affordability Overlay Zone (HAOZ) remain attainable to the target customers, 50% of the units shall be subject to target pricing on initial sales and recorded deed restrictions. For the initial sale of the property, the developer shall, accept a price no more than the Target Price (as defined below). Recorded deed restrictions must ~~that~~ contain at least the following:
 1. Duration of Deed Restrictions: The deed restrictions shall be in effect and applicable to the units for no less than twenty years following the issuance of the first certificate of occupancy for each home. Following the expiration of the deed restriction, they shall have no further force nor effect.
 2. Owner Occupancy Requirement: Units must be owner occupied, unless the owner experiences a documented Hardship. In such case the unit may be rented for a temporary period of up to 12 months. This period may be extended for an additional 12 months upon proof that the Hardship continues.
 3. Enforceability: The deed restriction shall be enforceable by the City, or another entity as identified in the deed restriction.
 4. Priority for ownership: For the first 30 days after a unit is listed or advertised for sale, (including any subsequent sales after the initial sale) the owner may not accept an offer to purchase unless such offer comes from one or more of the following:
 - (a) Critical and Essential Workers,
 - (b) a Harrisville Resident who does not currently own a home, or
 - (c) a first-time homebuyer.
 5. General Public Sales: If, after 30 days of listing or advertising the unit for sale (including on, but not limited to, the local MLS) an owner has not received a Legitimate Offer from a qualified buyer under section 4, the owner may offer the property to the general public and accept offers from any buyer.

Limitation on Initial Sales: For the initial sale of the property, the developer shall, accept a price

no more than the Target Price (as defined below) for a minimum of 75% of the units

Section 11.16.060. Approval Process.

Housing Affordability Developments, are to be reviewed and approved in accordance with the following process:

- A. Establishment of Target Price. Target home price for developments in the HAOZ shall be set at a price that qualifies the home as Affordable Housing (“**Target Price**”).
- B. Concept Plans. Applicants shall submit three concept plans simultaneously to the City Council for consideration at the time of rezoning application. Developer’s concept plans shall include:
 1. Two concept plans of single-family detached lots, showing a typical “unattainable” development with standard lot sizes and development standards, contrasted against a concept plan with adjusted development standards that meet the Target Price for attainable development.
 - (a) Base Concept: The first concept plan must show the lot count and lineal footage of infrastructure under the current zoning district of the subject property.
 - (b) Attainable Concept: The second concept plan shall show the lot count and lineal footage of infrastructure based on the design standards in section 11.16.050 C.
 - (c) Developer’s concept plan should avoid the creation of a Homeowner’s Association (HOA) that can impose assessments, when possible, unless specific conditions determined by the City Council require an HOA.
 - (d) Homes of varying lot size, building size, and price points should be distributed throughout the development.
 2. A concept plan showing an off-street-path connecting the proposed development to an existing city park. The path may consist of sidewalk completion, paved trail completion, or gravel/natural pathway completion.
- C. Development Agreement. The applicant and City Staff shall prepare a Development Agreement that formalizes the accepted Target Price, proposed lot and building area criteria, subdivision design, unit design, and park connection plan in accordance with the Developer’s Concept Plan. The Development Agreement shall also include an exhibit detailing the form of the deed restrictions, which outlines the qualification, terms and conditions, and the party responsible for enforcing the deed restriction.
- D. Zone Change and Development Agreement Adoption. Once the Development Agreement and Concept Plan have been prepared, the Developer shall apply to the City for adoption of the Housing Affordability Overlay Zone and the Development Agreement. Approval of Housing Affordability Developments is subject to the requirements of this Chapter and the procedures outlined in this Code. The approval of both the Housing Affordability Overlay Zone and the accompanying Development Agreement are legislative decisions made by the City Council and are subject to established procedures for zone changes, including a public hearing at Planning Commission stage. If approved, the overlay zone should be approved first, followed by the approval of the Development Agreement.
- E. Preliminary Plat. Following the approval and adoption of the HAOZ and the Development Agreement, the review of the preliminary plat becomes an administrative and technical process. The Preliminary Plat assesses the subdivision design in accordance with the approved concept plan and development agreement. Preliminary approval shall only be granted when there is reasonable certainty that the Housing Affordability Development will meet all the requirements

of this Chapter, the concept plan, and development agreement.

The preliminary application requirements for a Housing Affordability Development are the same as those for a preliminary subdivision plat as identified in Section 12.02.06.02, except where conflicts arise between this code, the Concept Plan, or the Development Agreement, in which case the former controls. The Planning Commission will approve the Preliminary Plat after review by the appropriate city departments.

- F. Final Plat. Review of the final plat is an administrative and technical process. The applicant shall submit all detailed and technical information necessary to demonstrate compliance with all City standards, requirements, and conditions. Final approval may only be granted if the final plat conforms to the preliminary plat approval and meets the City requirements for final subdivision plat approval as outlined in Section 12.02.06.04.

Section 11.16.070. Amendments to the Development Plan.

Applicants may request revisions to approved preliminary or final Housing Affordability Development plans. All requests for revisions shall be submitted in writing to the City. Changes and amendments to approved preliminary and final Planned Housing Affordability Development plans may be processed using the same procedure as the original review and approval, unless the changes qualify as a Minor Revision as identified in Section 11.16.010 of this Code.

**HARRISVILLE CITY
ORDINANCE 562**

HOUSING AFFORDABILITY OVERLAY ZONE

**AN ORDINANCE OF HARRISVILLE CITY, UTAH, REPEALING
AND REPLACING TITLE 11 SECTION 16 OF THE
HARRISVILLE CITY CODE TO BE ENTITLED “HOUSING
AFFORDABILITY OVERLAY ZONE; SEVERABILITY; AND
PROVIDING AN EFFECTIVE DATE**

WHEREAS, Harrisville City (hereafter “City”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

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

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, after publication of the required notice the City's Planning Commission held its public hearing on March 12, 2025, to take public comment on the proposed ordinance, and subsequently gave its recommendation to approve this ordinance;

WHEREAS, the City Council received a positive recommendation from the Planning Commission and held a public meeting November 18, 2025, and now desires to act on this Ordinance;

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

Section 1: Repealer. Title 11 Section 16 entitled “Clustered Development” is hereby repealed along with any word, sentence, paragraph, or phrase inconsistent with this Ordinance and any reference thereto is hereby vacated.

Section 2: Replaced. Title 11 Section 16 entitled "Housing Affordability Overlay Zone" set forth as Exhibit “A”, incorporated herein by this reference, is hereby adopted.

Section 3: Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of the Ordinance, shall be severed from the remainder, which shall continue in full force and effect.

Section 4: Effective date. This Ordinance shall be effective immediately upon posting after final passage, approval, and posting.

ATTEST:

PUBLISHED OR POSTED this _____ day of _____, 2025.

City Recorder

DATE: _____

Title 11 Section 16

HOUSING AFFORDABILITY OVERLAY ZONE (HAOZ)

Section 11.16.010. Definitions.

Section 11.16.020. Purpose.

Section 11.16.030. Description.

Section 11.16.040. Allowed Uses.

Section 11.16.050. Requirements for HAOZ Projects.

Section 11.16.060. Approval Process.

Section 11.16.070. Amendments to Development Plan.

Section. 11.16.010. Definitions

For purposes of this Chapter, the following definitions apply:

- a) “Affordable housing” means a dwelling:
 - i) offered for sale to an owner-occupier at a purchase price affordable to a household with a gross income of no more than 120% of area median income for the county in which the residential unit is offered for sale.
- b) “Critical and Essential Workers” means persons who are actively employed within Harrisville City and surrounding cities at jobs considered critical and essential, including employees of Harrisville City, and employees in the sectors of health care, law enforcement, first responders, education, military and veterans, other government entities.
- c) “Legitimate Offer” means a qualified offer to purchase a residential unit, with assurances of the means to complete the purchase, of at least the average sales price of other comparable units in the Development over the past twelve months.
- d) “Harrisville Resident” means a person whose permanent residence has been within the boundaries of Harrisville City for each of the past twelve months.
- e) “Owner Occupied” means an individual who owns, solely or jointly, a housing unit which the individual lives as the individual’s primary residence.
- f) “Hardship” means significant medical emergencies, loss of employment or significant loss of income, divorce, relocation for employment, military service, religious service, or death of a spouse or co-owner. In the event of a Hardship, owners shall be allowed an exemption to the owner-occupancy requirement.
- g) “Minor Revision” means a modification or adjustment to an approved subdivision plat, plan, or associated documents that does not substantially alter the original intent, design, layout, or conditions of approval. Such revisions typically address minor corrections, clarifications, or updates and do not significantly impact the subdivision’s infrastructure, lot configuration, public improvements, or compliance with applicable ordinances and regulations.

Section. 11.16.020. Purpose.

Critical Homeownership Developments in Harrisville offer a new approach to affordable housing. The zone overlay creates a path to homeownership for a wider range of residents by providing attainable housing without compromising quality or aesthetics. Echoing Harrisville's rich history of multigenerational communities, these developments foster diverse, inclusive neighborhoods where families can thrive, put down roots, and build a strong foundation for their future. Through innovative design and efficient land use, they create attractive living spaces where affordability and a strong sense of community go hand in hand.

The Housing Affordability Overlay Zone (HAOZ) is an overlay zone to be applied over an underlying zoning designation. It does not need to be adjacent to other HAOZ zones.

The provisions of the HAOZ in this code establish a zoning district aimed at creating homeownership opportunities for Critical and Essential Workers, as well as others, by increasing the availability of financially attainable single-family detached homes within the City.

The intent of the HAOZ is to provide accessible and affordable homeownership opportunities in Harrisville City, fostering a multigenerational community where families can thrive across generations, promoting long-term residency and stability. By encouraging homeownership, the HAOZ seeks to:

- Provide single family housing at a significantly more attainable price for the majority of current and future Harrisville residents who desire to own a home.
- Provide priority opportunities for homeownership to Critical and Essential Workers.
- Provide a variety of housing choices into all parts of Harrisville City appropriate for residents in all stages of life.
- Allow flexible development options for single-family detached housing in areas where existing zoning, lot configurations, and standard development requirements make housing unattainable.
- Provide flexibility in architectural design, placement of buildings, setbacks, parking, and other related cost saving considerations.
- Support reductions in development costs and ongoing maintenance costs to aid in significantly reducing the cost of the homes being built in the HAOZ.
- Provide for efficient use of public services and improvements.
- Promote an attractive and safe living environment.
- Provide pride and stability through homeownership that will provide city residents with a higher life satisfaction and increased control over their lives.

Section 11.16.030. Description.

A Critical Homeownership Development is a subdivision designed to offer more attainable housing by incorporating price adjusting factors generally restricted by traditional zoning ordinances. The primary goal is to ensure and provide a balanced opportunity for home ownership in Harrisville; specifically, to serve the critical and essential workers as well as the first-time homebuyers in Harrisville. These developments must be planned and designed in a coordinated, functional, and unified manner, with the home's sale price driving the design strategy. By focusing on creating more affordable housing options, the zone allows for greater flexibility in development standards while maintaining the aesthetic appeal and desirability of Harrisville.

Section 11.16.040. Allowed Uses.

The Housing Affordability Overlay Zone allows a variety of single family detached residential types that meet the purpose outlined above as a permitted use.

Section 11.16.050. Requirements for Housing Affordability Overlay Zone Projects.

- A. Qualifying Districts. Critical Homeownership Developments may be allowed at the discretion of the City Council, following a public hearing by the Planning Commission and review with recommendations from City Staff. These developments are only allowed in current or future residential zones and shall be governed by an approved Master Development Agreement.
- B. Minimum Acreage. To be considered for the Housing Affordability Overlay the overall project acreage must be a minimum of 5 acres.
- C. Density and Design. The following design standards shall be followed unless the developer can present a compelling reason to deviate from the given standards.
 - 1 Allowed Density: Total units allowed in any given area shall be no more than 6 units per acre.
 - 2 Minimum Lot Area for a Dwelling: 4000 sf
 - 3 Lot Width and Lot Frontage:
 - i. Dwelling without a Public-Street-Facing Garage Door: 40 feet
 - ii. Dwelling with a Public-Street-Facing Garage Door: 50 Feet
 - 4 Front Yard Setback:
 - i. Dwelling without a Public-Street-Facing Garage Door: 12 feet
 - ii. Dwelling with a Public-Street-Facing Garage Door: 25 Feet
 - 5 Side Yard Setback:
 - i. Single Story: 5 feet
 - ii. More Than One Story: 7 feet
 - iii. Corner Lot Without a Public-Street-Facing Garage Door: 12 feet
 - iv. Corner Lot with Public-Street-Facing Garage Door: 20 feet

- v. Zero side yard setbacks may be considered, provided a minimum separation of 10 feet is maintained between all buildings and appropriate access and maintenance easements are recorded with the affected properties.
- 6 Rear Yard Setback:
 - i. Dwelling: 20 feet
 - ii. Garage Door Facing Alley or Share Private Lane: 5 feet
- D. Park Connectivity. Proposed Developments must show a possible connection to an existing city park. Developers shall be required to complete connectivity within their development through sidewalk and/or trails in addition to all or part of the pathway connecting the development to an existing park facility.
- E. Critical and Essential Housing. To ensure that units within the Housing Affordability Overlay Zone (HAOZ) remain attainable to the target customers, 50% of the units shall be subject to target pricing on initial sales and recorded deed restrictions-For the initial sale of the property, the developer shall, accept a price no more than the Target Price (as defined below). Recorded deed restrictions must contain at least the following:
 - 1 Duration of Deed Restrictions: The deed restrictions shall be in effect and applicable to the units for no less than twenty years following the issuance of the first certificate of occupancy for each home. Following the expiration of the deed restriction, they shall have no further force nor effect.
 - 2 Owner Occupancy Requirement: Units must be owner occupied, unless the owner experiences a documented Hardship. In such case the unit may be rented for a temporary period of up to 12 months. This period may be extended for an additional 12 months upon proof that the Hardship continues.
 - 3 Enforceability: The deed restriction shall be enforceable by the City, or another entity as identified in the deed restriction.
 - 4 Priority for ownership: For the first 30 days after a unit is listed or advertised for sale, (including any subsequent sales after the initial sale) the owner may not accept an offer to purchase unless such offer comes from one or more of the following:
 - i. Critical and Essential Workers,
 - ii. a Harrisville Resident who does not currently own a home, or
 - iii. a first-time homebuyer.
 - 5 General Public Sales: If, after 30 days of listing or advertising the unit for sale (including on, but not limited to, the local MLS) an owner has not received a Legitimate Offer from a qualified buyer under section 4, the owner may offer the property to the general public and accept offers from any buyer.

Section 11.16.060. Approval Process.

Critical Homeownership Developments, are to be reviewed and approved in accordance with the following process:

- A. Establishment of Target Price. Target home price for developments in the HAOZ shall be set at a price that qualifies the home as Affordable Housing (“Target Price”).
- B. Concept Plans. Applicants shall submit three concept plans simultaneously to the City Council for consideration at the time of rezoning application. Developer’s concept plans shall include:
 - 1 Two concept plans of single-family detached lots, showing a typical “unattainable” development with standard lot sizes and development standards, contrasted against a concept plan with adjusted development standards that meet the Target Price for attainable development.
 - i. Base Concept: The first concept plan must show the lot count and lineal footage of infrastructure under the current zoning district of the subject property.
 - ii. Attainable Concept: The second concept plan shall show the lot count and lineal footage of infrastructure based on the design standards in section 11.16.050 C.
 - iii. Developer’s concept plan should avoid the creation of a Homeowner’s Association (HOA) that can impose assessments, when possible, unless specific conditions determined by the City Council require an HOA.
 - iv. Homes of varying lot size, building size, and price points should be distributed throughout the development.
 - 2 A concept plan showing an off-street-path connecting the proposed development to an existing city park. The path may consist of sidewalk completion, paved trail completion, or gravel/natural pathway completion.
- C. Development Agreement. The applicant and City Staff shall prepare a Development Agreement that formalizes the accepted Target Price, proposed lot and building area criteria, subdivision design, unit design, and park connection plan in accordance with the Developer’s Concept Plan. The Development Agreement shall also include an exhibit detailing the form of the deed restrictions, which outlines the qualification, terms and conditions, and the party responsible for enforcing the deed restriction.
- D. Zone Change and Development Agreement Adoption. Once the Development Agreement and Concept Plan have been prepared, the Developer shall apply to the City for adoption of the Housing Affordability Overlay Zone and the Development Agreement. Approval of Critical Homeownership Developments is subject to the requirements of this Chapter and the procedures outlined in this Code. The approval of both the Housing Affordability Overlay Zone and the accompanying Development Agreement are legislative decisions made by the City Council and are subject to established procedures for zone changes, including a public hearing at Planning Commission stage. If approved, the overlay zone should be approved first, followed by the approval of the Development Agreement.

- E. Preliminary Plat. Following the approval and adoption of the HAOZ and the Development Agreement, the review of the preliminary plat becomes an administrative and technical process. The Preliminary Plat assesses the subdivision design in accordance with the approved concept plan and development agreement. Preliminary approval shall only be granted when there is reasonable certainty that the Critical Homeownership Development will meet all the requirements of this Chapter, the concept plan, and development agreement.

The preliminary application requirements for a Critical Homeownership Development are the same as those for a preliminary subdivision plat as identified in Section 12.02.06.02, except where conflicts arise between this code, the Concept Plan, or the Development Agreement, in which case the former controls. The Planning Commission will approve the Preliminary Plat after review by the appropriate city departments.

- F. Final Plat. Review of the final plat is an administrative and technical process. The applicant shall submit all detailed and technical information necessary to demonstrate compliance with all City standards, requirements, and conditions. Final approval may only be granted if the final plat conforms to the preliminary plat approval and meets the City requirements for final subdivision plat approval as outlined in Section 12.02.06.04.

Section 11.16.070. Amendments to the Development Plan.

Applicants may request revisions to approved preliminary or final Critical Homeownership Development plans. All requests for revisions shall be submitted in writing to the City. Changes and amendments to approved preliminary and final Planned Critical Homeownership Development plans will be processed using the same procedure as the original review and approval, unless the changes qualify as a Minor Revision as identified in Section 11.16.010 of this Code.



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

MEMORANDUM

To: City Council
From: Bryan Fife
Department: Public Works
Date: 12/04/2025
Re: Surplus Items

The purpose of this memorandum is to identify city owned property to surplus.

Items:

2023 Dodge Ram Crew Cab Laramie Pickup

Selling due to ongoing mechanical issues and has already been replaced by a Ford F150 which was previously budgeted for.

Private Party Value: \$69,491

Current amount owed: \$51,474
\$18,017

2023 Dodge Ram Crew Cab Big Horn Pickup

Selling due to not being needed by the combining of the Parks & Recreation and Public Works Departments.

Private Party Value: \$57,287

Current amount owed: \$23,930
\$33,357

2004 Kubota BX2230D tractor

Cracked Head and bad seals.

The price to repair (\$9,037.61) exceeds the value of the tractor. Black Cliffs Equipment (Kubota) suggests scrap value of the machine be considered before any repairs are completed.

Value: \$0.00

Current amount owed: \$0.00

Miscellaneous

- Rubber mats (Baseball field backstop mats)
- Scrap metal
- Scrap aluminum
- Community event signs/banners
- Rubber speed bumps
- Broken/old recreation equipment: Bats, helmets, baseballs, catchers gear, etc.



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MAYOR:

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Max Jackson

Karen Taylor-Fawcett

MEMORANDUM

To: City Council
From: Chief of Police Mark L Wilson
Department: Police Department
Date: December 3, 2025
Re: Surplus of Outdated Police Car Radios

The Harrisville Police Department is currently in possession of several outdated Motorola car radios that are no longer compatible with our current communications system. As these units no longer meet operational needs, I recommend that they be declared surplus.

A vendor has been identified that purchases and repurposes older radio equipment for resale to law enforcement agencies in other states that may not have the budget to acquire newer systems. Utilizing this vendor would allow the department to responsibly dispose of obsolete equipment while ensuring it can still serve a useful purpose elsewhere.

I respectfully request that any proceeds from the sale of these surplus radios be returned to the Police Department's equipment line item to support future equipment needs.

Chief Mark L Wilson

**HARRISVILLE CITY
RESOLUTION 25-18**

**A RESOLUTION OF HARRISVILLE CITY, UTAH, APPROVING AN
INTERLOCAL AGREEMENT BETWEEN HARRISVILLE CITY, NORTH
OGDEN CITY, PLEASANT VIEW CITY, AND NORTH VIEW FIRE DISTRICT
FOR THE PROVISION OF ACTIVE SHOOTER TASK FORCE
MEMORANDUM OF UNDERSTANDING.**

WHEREAS, the Utah Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1983 as amended, permits governmental units to enter into agreements with one another for the purpose of exercising on a join and cooperative basis powers and privileges that will benefit their citizens and make the most efficient use of their resources; and

WHEREAS, Title 11, Chapter 13, Section 202.5 of the Utah Code Annotated, 1953 as amended, requires that governing bodies of governmental units adopt resolutions approving interlocal agreements before such agreements may become effective; and

WHEREAS, Harrisville City, North Ogden City, Pleasant View City, and North View Fire District have negotiated an Agreement for the purpose of creating an Active Shooter Task Force Memorandum of Understanding (MOU);

WHEREAS, proposes a new Interlocal Cooperation Agreement (hereafter “Agreement”) for said services attached hereto as Exhibit “A” and incorporated herein by this reference; and

NOW, THEREFORE, the City Council of Harrisville City hereby resolves to enter into the attached Interlocal Agreement with North Ogden City, Pleasant View City, and North View Fire District for the purposes authorized in the Interlocal Agreement, and the Interlocal Agreement is hereby approved. The Mayor is hereby authorized to execute said agreement on behalf of the City.

PASSED AND APPROVED by the Harrisville City Council this 9th day of December, 2025.

MICHELLE TAIT
Mayor

JACK FOGAL
City Recorder

Municipal Council
Roll Call Vote Tally

| | Yes | No |
|-----------------|-----|-----|
| Mr. Wilhelmsen | ___ | ___ |
| Mr. Weiss | ___ | ___ |
| Mr. Christensen | ___ | ___ |
| Mr. Jackson | ___ | ___ |
| Ms. Fawcett | ___ | ___ |



Memorandum of Understanding (MOU)

Establishment of the Tri-City Active Shooter Task Force

This Memorandum of Understanding (MOU) is entered into by and among the following parties:

- North Ogden City Police Department
- Pleasant View City Police Department
- Harrisville City Police Department
- North View Fire District

Collectively referred to as the “Participating Agencies.”

1. Purpose

The purpose of this MOU is to establish a multi-jurisdictional **Active Shooter Task Force (ASTF)** to enhance regional preparedness, coordination, and response to active shooter and Mass Casualty incidents within the cities of Harrisville, North Ogden, and Pleasant View.

2. Objectives

- Develop and maintain a unified response protocol.
- Conduct joint training and exercises.
- Share intelligence and threat assessments.
- Coordinate deployment of specialized personnel and equipment.
- Promote community education and outreach.

3. Governance

- The ASTF shall be governed by the Tri-City Active Shooter Task Force, composed of at least one representative from each Participating Agency.
- The Task Force should meet **Monthly** to review operations, training, and strategic planning.

A **Task Force Commander** is to promote equitable leadership and strengthen interagency collaboration; the Tri-City Active Shooter Task Force shall implement a rotating **Task Force Commander** structure. Each participating agency will have the opportunity to appoint a representative to serve as Task Force Commander on a yearly, rotational basis.

This objective ensures shared responsibility, fosters leadership development across agencies, and reinforces the unified nature of the Task Force.

Task Force Commander Responsibilities

The Task Force Commander should:

- Develop an annual training schedule.
- Oversee training and equipment planning.
- Schedule and lead monthly meetings.
- Maintain communication with Task Force members.
- **Monthly meeting agendas** should include:
 - Review of recent training activities.
 - Upcoming training plans and logistics.
 - Equipment status and needs.
 - Operational updates or concerns.
 - Interagency coordination items
 - Policy and procedure updates
 - Open forum for member input.

4. Operational Structure

- The ASTF should consist of:
 - Tactical Operators
 - Incident Commanders
 - Tactical Medics (TEMS)
 - Intelligence Officers

The parties to this Memorandum of Understanding agree that **incident command should be established and maintained by the agency having jurisdiction over the geographic location of the incident.**

- The jurisdictional agency shall assume the role of Incident Command and be responsible for the coordination of response operations, resource management, and communication with supporting agencies. Supporting agencies shall operate under a unified command structure when appropriate and provide assistance as requested, consistent with their capabilities and responsibilities.
- This provision ensures clarity of command, promotes operational efficiency, and supports interagency cooperation during emergency response operations.

5. Training & Standards

To support safe and effective operations, participating agencies will make every reasonable effort to provide training appropriate to their personnel's operational roles within the Active Shooter framework, including:

- Law Enforcement: CQB/Active Shooter Response
- Fire/EMS: TECC-based warm-zone medical and/or RTF operations
- All Agencies: ICS/NIMS appropriate to their assignments

- Joint training exercises shall be conducted **annually**.
- Participating Agencies shall share facilities and instructors when feasible.

6. Equipment & Resources

- Each agency may contribute to equipment as agreed upon by the **Active Shooter Task Force**.
- Shared resources may include:
 - Ballistic shields
 - Breaching tools
 - Communications gear
 - Armored vehicles

The Tri-City Active Shooter Task Force recognizes the importance of shared resources in enhancing operational readiness and response capabilities. To ensure clarity and accountability, the following objective is established:

All equipment utilized by the Task Force shall remain the property of the agency that originally provided the equipment and shall be maintained by that agency. This includes responsibility for upkeep, repairs, and replacement unless otherwise agreed upon in writing.

In cases where equipment has been acquired through a collective grant awarded to the Tri-City Active Shooter Task Force, ownership and maintenance responsibilities shall be jointly determined by the participating agencies at the time of acquisition. Such determinations shall be documented and maintained by the Task Force Coordinator or designated administrative authority.

This objective promotes transparency, ensures proper stewardship of resources, and supports the long-term sustainability of the Task Force's operational capabilities.

7. Communications

- Communications related to Active Shooter Task Force (ASTF) operations and training should be coordinated with input from Weber Consolidated Dispatch to ensure interoperability and effective response support.
 - Agencies should ensure interoperability of communication systems.
 - Real-time intelligence sharing should be facilitated through secure platforms.
-

8. Funding

- The ASTF may seek funding through:
 - Federal and state grants
 - County emergency management allocations
 - Shared municipal contributions
 - A budget proposal may be submitted annually by the Steering Committee.
-

9. Liability & Insurance

- Each Participating Agency shall maintain liability coverage for its personnel.
 - Legal counsel shall review this MOU to ensure compliance with Utah law.
-

10. Duration & Termination

- This MOU shall remain in effect for **Three (3) years** from the date of signing.
 - It may be amended by mutual written consent of all parties.
 - Any party may withdraw with **60 days written notice**, provided that ongoing operations are not compromised.
-

11. Signatures

By signing below, each agency agrees to the terms outlined in this MOU and commits to the collaborative mission of the Tri-City Active Shooter Task Force.

North Ogden Police

Chief Brian Enyon

Signature: _____

Date: _____

Pleasant View Police

Chief Stetson Talbot

Signature: _____

Date: _____

Harrisville Police

Chief Mark L. Wilson

Signature: _____

Date: _____

North View Fire District

Chief Kristopher Maxfield

Signature: _____

Date: _____

**HARRISVILLE CITY
RESOLUTION 25-19**

**A RESOLUTION OF HARRISVILLE CITY, UTAH, SUPPORTING
AMERICA250 UTAH AND RECOGNIZING AND APPROVING OF THE
HARRISVILLE UTAH250 COMMUNITY COMMITTEE.**

WHEREAS, Governor Spencer J. Cox and the Utah State Legislature created the America250 Utah Commission (also known as America 250 Utah);

WHEREAS, the mission of America250 Utah is to commemorate and celebrate, reflect on our nation's past, build community, and look toward the future by educating, engaging, and uniting Utahns and visitors to our state;

WHEREAS, America250 Utah is seeking partnerships with counties and municipalities to further its mission;

WHEREAS, Harrisville City desires to partner with America250 Utah;

WHEREAS, this partnership will be formed by creating a local committee called the Harrisville Utah250 Community Committee;

WHEREAS, the Harrisville Utah250 Community Committee will focus on important events, people, and places within Harrisville City to commemorate and celebrate Harrisville City's role in America's 250th anniversary; and

WHEREAS, local projects will enhance tourism, community building, and economic development opportunities.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Harrisville City:

1. Hereby recognized the Harrisville Utah250 Community Committee as its official committee.
2. Will partner with America250.
3. Will support signature programs of the America250 Utah Commission; and
4. Will support the Harrisville Utah250 Community Committee in its local efforts to educate, engage, and unify Utahns and our visitors in Weber County.

PASSED AND APPROVED by the Harrisville City Council this 9th day of December, 2025.

MICHELLE TAIT, Mayor
Harrisville City

ATTEST:

| Roll Call Vote Tally | Yes | No |
|----------------------------|-----|-----|
| Council Member Wilhelmsen | ___ | ___ |
| Council Member Weiss | ___ | ___ |
| Council Member Christensen | ___ | ___ |
| Council Member Jackson | ___ | ___ |
| Council Member Fawcett | ___ | ___ |

JACK FOGAL, City Recorder

DRAFT