

**MINUTES**  
**HARRISVILLE CITY COUNCIL WORK SESSION**  
**December 9, 2025**  
**363 West Independence Blvd**  
**Harrisville, UT 84404**

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Minutes of a Harrisville City Council work session meeting held on December 9, 2025, at 6:00 PM 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.

**Staff:** Jennie Knight, City Administrator, Cynthia Benson, City Deputy Recorder, Mark Wilson, Chief of Police, Bryan Fife, Public Works Director, Sarah Wichern, City Planner.

**Visitors:** Ruth Pearce, Jeff Pearce, Jason Hadley, Randy Bick, Jay Behunin, Charles Lynch.

**1. Call to Order.**

Mayor Tait called the meeting to order.

**2. Discussion – Ordinance 562: Housing Affordability**

Sarah Wichern, City Planner, began the discussion by reviewing her recommended revisions to Ordinance 562: Housing Affordability Overlay Zone (HOAZ) based on City Council feedback. These are reducing maximum density to 6 units per acre, increasing minimum lot size to 4,000 square feet, and reducing Target Pricing applicability to 50% of homes to allow for decreased maximum density. Council Member Christiansen stated it is his understanding the whole reason to reduce the maximum density is to get something different instead of a community of all the same things. Staff replied in the affirmative. Mayor Tait added by adopting this ordinance we are meeting our modern income housing goals as well.

Ms. Wichern said, from the planning standpoint, the city is receiving concept plans which do not meet the vision of Harrisville. Having design standards, like the HOAZ, will give the developers a clearer picture of what Harrisville is looking for. Council Member Weiss said the ordinance also keeps the city a step ahead of the state requirements. Ms. Knight said this new legislation is included as strategies you can use in the Modern Income Housing Report. This ordinance will give us multiple years of credit if we proceed with adoption. Also, the cluster development ordinance will be repealed and the HOAZ will replace that ordinance. Council Member Fawcett asked for clarification on the difference between the cluster ordinance and the HOAZ to better understand the reason for the repeal. Ms. Knight said the purpose and intent of the cluster ordinance, HCMC §11.13, is to allow for homes in a zoning area to be clustered together and provide more open space in the development. Planning staff found the bonus density options offered in the cluster ordinance are now standards in current developments. The HOAZ was identified as a good opportunity for the city to move towards affordable housing. Ms. Wichern added the cluster ordinance was well intended. However, the requirements made unforeseen expenses for the homeowners as discovered in West Weber County. They also found the open space difficult to manage perpetually.

The advantage of the HOAZ is the target price. Developers would need to develop with the target price in mind. Ms. Knight added state code allows zoning to be governed by development agreements. We would like to have guidelines for developers to use to produce an affordable option when building a single-family home. Brody Flint, City Attorney, stated that when the state land use laws changed, to allow cities to utilize various vices such as development agreements to produce developments, the cluster ordinance created more problems than it is worth.

Ms. Wichern explained the density discussed would be throughout the whole community regardless of the home. She said she rearranged the deed restriction language to only apply to the target homes because she felt there might be a conflict of interest when applying to market rate homes.

Ms. Wichern discussed an engineering concern with the front 12-foot setback. The typical right-of-way easement is 10-foot. She would like to change this to 15-foot with council approval. Council Member Christiansen said he would like to see the front setback 15-foot. Ms. Wichern added unless a requirement is specified here, the city expects the developer to follow the rest of the city code. Another point, under qualifying districts, the developer has the option to go through a development agreement when the HOAZ would not be appropriate for the area.

Council Member Fawcett said she didn't see the portion dealing with trusts in this draft of the ordinance. Ms. Wichern said this section was removed at the request of the Planning Commission due to those we are targeting may not be able to afford a Trust as a first-time home buyer. She changed the verbiage to match what is in the current state code. The council discussed the presence of HOA's in a subdivision under this ordinance. Ms. Wichern ended the discussion by reviewing the approval process under the ordinance. She will add to her recommended revisions the request for the front setback to be 15-foot.

### **3. Adjournment**

**MOTION: Council Member Weiss motioned to adjourn the work session. Council Member Fawcett seconded the motion. The motion passed unanimously.**

The meeting adjourned at 6:33 PM.

**MINUTES**  
**HARRISVILLE CITY COUNCIL**  
**December 9th, 2025**  
**363 West Independence Blvd**  
**Harrisville, UT 84404**

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Minutes of a regular Harrisville City Council meeting held on December 9th, 2025, at 7:00 PM 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.

**Staff:** Jennie Knight, City Administrator, Cynthia Benson, City Deputy Recorder, Jill Hunt, City Treasurer, Mark Wilson, Chief of Police, Bryan Fife, Public Works Director, Sarah Wichern, City Planner.

**Visitors:** Ruth Pearce, Jeff Pearce, Jason Hadley, Randy Bick, Jay Behunin, Charles Lynch, Janae Wirick, Chris Wirick, David Hickson, Mary Ann Hickson, Carey Smith, Debbie Smith, Kirk Nigro, Michelle Arnold, Greg Montgomery, Clint Farrell, Cyndi Thomas, Karrie Metzi, Joyce Stoddard, Jeff Allen, Jen Allen, Elise Fullmer, Will Fullmer, Marvin Farrell, Louis Macias, Nova Macias, Dan Bateman, Steve Hempel, Rodney Dopp, Lynnae Dopp, Cindy Owens, Jeremy Owens, John Millaway, Stacey Roylance, Todd Roylance, Steve Hood, Kyley Slater, Roger Shuman.

**1. Call to Order**

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

**2. Opening Ceremony**

a. Pledge of Allegiance [Council Member Wilhelmsen]

Council Member Wilhelmsen opened with the Pledge of Allegiance.

**3. Consent Items**

a. Approval of meeting minutes for November 18th, 2025, City Council Meeting and November 18, 2025, Board of Canvassers Meeting.

**MOTION:** Council Member Christensen motioned to approve meeting minutes for November 18th, 2025, City Council Meeting and November 18, 2025, Board of Canvassers Meeting. Council Member Weiss seconded the motion. Motion passed unanimously.

**4. Oath Of Office**

Oath of Office was given to Nicholas Taylor, Assistant Chief of Police, and Janae Wirick, Police Records Clerk/Victim Advocate.

**5. Acknowledgments**

Mayor Tait, Council Member Jackson, and Council Member Weiss, were recognized for their years of service to the city. They were each given a copy of the Harrisville Horizons, signed by the historical committee, and a plaque of service.

## 6. Business Items

### a. FY 2025 Audit Presentation. [Rob Wood]

Rob Wood, auditor, thanked the council for the chance to work with them and the staff. He expressed his admiration of Jill Hunt, City Treasurer, for her enthusiasm to learn and her efforts over the last month to create this independent auditor report. Mr. Wood reviewed his report for the council explaining various items throughout the report such as bonds, utility and enterprise funds, and business activities. He reviewed assets, net pension governed by URS, and the city obligations for retirement systems. The audit covers 10-12 recommendations and 24 journal entries. Training was provided for city staff. He found proper surrogation of duties and internal control of cash receipting. He discovered a finding with the justice court reconciliation. This adjustment has been made. Council Member Wilhelmsen extended sincere appreciation to Ms. Hunt for her hard work in preparation of the audit.

### b. Discussion/possible action to refund fees as outlined in 1.85.050. [Greg Montgomery]

Mr. Montgomery gave his reason for requesting a refund of application fees for a text change on a zoning ordinance. The very same ordinance to be discussed later in the meeting. He feels his petition was never properly discussed or vetted in public meetings over the past year and a half. He feels, as a matter of fairness, the application fees should be refunded.

Council Member Fawcett asked if Mr. Montgomery followed up with staff on the status of his application. Mr. Montgomery replied that he was told his request would be discussed at Project Management, a meeting he was unable to attend. He then filed an amended petition based off the meeting discussion, and another meeting was scheduled for the petition. Council Member Fawcett inquired about the application fees. Mr. Montgomery replied that the application fee was \$300. She asked staff if proper noticing was given for the meetings scheduled. Ms. Knight replied that the meetings were posted according to OPMA (Open and Public Meetings Act, UCA §52-4).

After some discussion amongst the council, legal counsel was asked for. Mr. Flint said the decision is up to the council. Mr. Montgomery did not get his opportunity to talk with the Planning Commission, which would be consistent with the procedures of a filed petition. It is also important to note; the petition morphed into a project the city was already working on.

**MOTION: Council Member Christensen motioned to refund fees as outlined in HCMC§1.85.050. Council Member Jackson seconded the motion.**

**The vote on the motion was as follows:**

<b>Council Member Jackson</b>	<b>Yes</b>
<b>Council Member Wilhelmsen</b>	<b>Yes</b>
<b>Council Member Christensen</b>	<b>Yes</b>
<b>Council Member Weiss</b>	<b>Yes</b>
<b>Council Member Fawcett</b>	<b>Yes</b>

**The motion passed unanimously.**

### c. Discussion/possible action Ordinance 562; Housing Affordability Overlay Zone. [Sarah Wichern]

Ms. Wichern began by saying the Housing Affordability Overlay Zone (HOAZ) ordinance will repeal and replace the cluster subdivision ordinance. The State has asked municipalities to meet certain requirements for affordable housing. By adopting the HOAZ, the city would meet one of the requirements for moderate income housing. In House Bill 37, the State laid out various criteria which could be included in the ordinance. The city has met with staff, planning commission, community partners, and the council to see how this ordinance would work best in Harrisville City. This ordinance is for single-family homes which meet a particular target price. The target price would be set so a person making 120% of the median household income in the county could afford the home. This overlay is for new construction with no bearing on current residents. This ordinance would be considered for each individual project. Qualifying criteria included residential zones, a minimum of five (5) acres, variety of density and design standards to fit the feel and needs of the community, a connectivity plan, target pricing, and 20-year deed restrictions for the target homes. The ordinance proposes a framework for the developers and meets the state requirements for moderate income housing. In the overlay zone the development would consist of target price homes (50%) and market rate homes (50%).

Further discussion between staff and the council included clarifying the overlay would apply to new construction not existing, application of the overlay through a development agreement, deed restrictions for a total of 20 years and enforcement of them, trust verbiage removal, short-term rentals not allowed per city code, developers required to meet both overlay zone and city code requirements, possible legalities and penalties, and minimum front setbacks redefined to be 15-foot without a garage and 25-foot with a garage.

**MOTION: Council Member Fawcett motioned to adopt Ordinance 562; Housing Affordability Overlay Zone with the adjustments as discussed with the minimum front setback changes from 12 feet to 15 feet, subject to City Planners' memo dated December 4, 2025, and any other staff or agency requirements. Council Member Jackson seconded the motion.**

**The vote on the motion was as follows:**

<b>Council Member Christensen</b>	<b>Yes</b>
<b>Council Member Fawcett</b>	<b>Yes</b>
<b>Council Member Weiss</b>	<b>Yes</b>
<b>Council Member Jackson</b>	<b>Yes</b>
<b>Council Member Wilhelmsen</b>	<b>Yes</b>

**The motion passed unanimously.**

**d. Discussion/possible action to surplus equipment. [Bryan Fife and Mark Wilson]**

Bryan Fife, Public Works Director, presented his outlined memo to surplus 2023 Dodge Ram Crew Cab Laramie Pickup, 2023 Dodge Ram Crew Cab Big Horn Pickup, 2004 Kubota BX2230D tractor, rubber mats, old community event banners, and old recreation equipment. Council Member Wilhelmsen asked for clarification on what Mr. Fife meant by surplus. Mr. Fife replied they would sell anything of value, recycle, donate, or toss. Council Member Jackson asked how the tractor would be scrapped. Mr. Fife said he was uncertain but is willing to discover the process.

**MOTION: Council Member Weiss made a motion to surplus outlined list for Public Works items. Council Member Fawcett seconded motion. Motion passed unanimously.**

Mark Wilson, Chief of Police, presented his outlined memo to surplus various outdated radio equipment and non-working radar units to a company who would refurbish the equipment to be utilized with other departments around the state who could not afford to purchase new equipment. Council Member Wilhelmsen asked where the money would be returned to. Chief Wilson said it would be returned to the Police Equipment fund.

**MOTION: Council Member Christensen made a motion to surplus Police equipment as outlined. Council Member Weiss seconded motion. Motion passed unanimously.**

- e. Discussion/possible action to adopt Resolution 25-18; Active Shooter Task Force MOU. [Nick Taylor]

Nick Taylor, Assistant Police of Chief, reviewed his memo which identified a possible training deficiency as it relates to school safety. The resolution is a Memorandum of Understanding (MOU) for the Tri-City Area Task force. However, it is compiled to serve in any mass casualty situation within the Tri-City area. The Tri-City area includes Pleasant View, Harrisville, and North Ogden. This MOU allows Harrisville to gain partnerships with our surrounding agencies including North View Fire in regard to school safety. The MOU allows for combined training with the partners to address the deficiency. This MOU is a formal agreement between the partners to set up trainings of expectations to accomplish various trainings. The MOU outlines how grants and equipment would be utilized throughout the partners.

**MOTION: Council Member Jackson motioned to adopt Resolution 25-18; Active Shooter Task Force MOU. Council Member Weiss seconded the motion.**

**The vote on the motion was as follows:**

<b>Council Member Wilhelmsen</b>	<b>Yes</b>
<b>Council Member Fawcett</b>	<b>Yes</b>
<b>Council Member Weiss</b>	<b>Yes</b>
<b>Council Member Jackson</b>	<b>Yes</b>
<b>Council Member Christensen</b>	<b>Yes</b>

**The motion passed unanimously.**

- f. Discussion/possible action to adopt Resolution 25-19; America 250 [Jennie Knight]

Ms. Knight explained the resolution is regarding a national commemoration for the 250-year anniversary of the signing of the Declaration of Independence to be held on July 4, 2026. There is funding available through the America 250 Utah Stipend program. The deadline for this funding is the end of this calendar year. There are three (3) items the city needs to provide. The items are to create an official 250 Community Committee, adopt a resolution and submit an idea for city celebration. Some of the suggestions from the committee spearheading this have been community picnic, a city celebration, or a community parade. Staff looking for guidance for the committee and celebration idea. Mayor Tait said this was introduced to the city in October through ULCT conference. Suggestions given were to hold a community potluck to draw the community together or a smaller event similar to the Fall Festival.

**MOTION: Council Member Christensen motioned to adopt Resolution 25-19; America 250. Council Member Fawcett seconded the motion.**

**The vote on the motion was as follows:**

<b>Council Member Wilhelmsen</b>	<b>Yes</b>
<b>Council Member Jackson</b>	<b>Yes</b>
<b>Council Member Weiss</b>	<b>Yes</b>
<b>Council Member Christensen</b>	<b>Yes</b>
<b>Council Member Fawcett</b>	<b>Yes</b>

**The motion passed unanimously.**

#### **7. Public Comment – (3 Minute Maximum)**

Dan Bateman voiced his concerns about widening West Harrisville Road. Outside of a letter from a year and a half ago and a discussion with the City Administrator, he has no other information about what is required of him for this project nor what the project entails. He would like answers.

Steve Hempel thanked the council and gave a little treat to show his appreciation.

Marv Farrell voiced concerns for resident Ron Devries who resides on West Harrisville Road. Mr. Devries wants to know if widening the road will devalue his home. Mr. Farrell pointed out there has been no communication from the city about the project. He found out about the project because of his involvement with the irrigation ditches. He has surveyed his property, and it shows no easement. The water meters are being placed higher than ground level. He has had to level his property in order to access it. He wants to know if the city will be fixing the issue many are having with the ability to enter and exit their driveways. He voiced his concern about the movement of the irrigation ditches and the fire hydrant placements.

Charlie Lynch said in correlation to the comments expressed he too is in opposition to the widening of the road. He feels this project would devalue his home and the city would need to compensate Mr. DeVries for the devaluation of his property and home. If the city council is unwilling to compensate him, then he finds this unjust. He heard one ditch mentioned but there are more which would need to be moved. He wanted to know if the council had considered them as well.

Isaac Long stated his concerns about his grandfather-in-law's home built per city requirements. Now with the widening project the sidewalk will be a few feet from his door. He built his home and driveway by hand. They received no notification about the work being done. He feels the work being completed is ridiculous and affects the public.

Jeff Allen stated he wanted to know what the end goal was to be, what benefits the residents will see, and the big push for the project.

Dave Hixon said he was curious about how the new city building was moving forward when the residents voted the bond down unanimously. With 7,000 residents, he feels \$10,000,000 city building seems extreme. He thinks the council should have listened to the residents and thought through the process better.

Joyce Stoddard asked if the city was going to replace the items removed from resident yards when the construction if over and what is going to happen to the water meter in the middle of her lawn.

Randy Bick voiced his concerns about the construction going on West Harrisville Road. There was no information distributed by the city. There is tremendous amounts of damage to the properties. There was no information from the city, only destruction to our front yards for a wider road. He received a letter from Pineview stating they want to pressurize the water systems. He has water rights and wants his ditch back. He stated this project is going to destroy the property values. He feels this is an absolute disrespect to the citizens of the city. He continued by saying the landscape rocks were removed and buried. He expressed his concerns about the cost of this new pressurized system after he had spent \$10,000 on a watering system to irrigate his two (2) acres of land. Like others, he is not able to get out of driveway with his trailer or trucks. He feels the city owes the residents an explanation and should rectify this issue.

Jay Behunin said he will not be affected by the widening as others around him will, but the residents do not have any idea what is happening. The meter placement is affecting mobility for trucks and trailer to enter or leave the properties. He listed the following questions for the council to answer. What is the plan? Can they get a copy of the plan? He would like to see more transparency and feels the residents deserve it. The letter from Pineview on pressurizing secondary water was a surprise. He asked how pressuring the secondary lines would affect downstream users? Would the culverts be filled in? Why are the fire hydrants not connected on the north side? How will access to driveways be maintained and corrected? Who pays for the upgrades? How long have there been talks with Pineview about this? How will we get our water? How will the pressure work?

Boyd Fife stated his opinion about reports he has heard regarding the construction of the new city hall and the barn flooding of a resident to the north of the property. If R&O construction cannot fix the issues they created, then why should they be allowed to construct the new building. Pineview installed a new meter in his yard and feels they are cutting off his watering as well. He stated Pineview cannot put their stuff in unless they get water shares. Also, if R&O cannot fix their issues, they should not be getting the contract.

Ms. Knight addressed the concerns expressed during public comments. She said there are possible misunderstandings of what is happening with the widening project. The city is still in the design phase for the project. Because the city has received Federal and WACOG funding, the city is required to obtain a property acquisition agent, Shannon Wixom, Avenue Consulting, who will be responsible for contacting individual property owners about the project. The city is only widening the south side. Currently, there is no city construction occurring on West Harrisville Road. The city has not completed the drawings for the project. A couple of things are happening simultaneously as our project progresses. The current work is through Bona Vista Water Improvement District which is not a city agency. They are an independent agency running their own capital projects. Any issue to private property should be directed to them. Bona Vista replaced their main line down West Harrisville Road which created an abandoned line. Pineview will take over the abandoned water line for their system. There is a large concern for our residents who do not have access to secondary water which is the reason the City Council created the Four Mile Secondary Services District. As the city has discovered, through this secondary agency, the state is mandating the metering of all secondary systems. Not the city. Because of this requirement, Pineview has been placing meters throughout the city. In the future, all water will need to be metered. Culinary and secondary water will not be an exception. Gravity fed will be metered as well. The cost will be to the agency providing that water. The work being experienced right now

is not a city project. The plans are not completed or reviewed with the city engineer. Again, the real property owners affected will be contacted by the property accusations agent. If they haven't been contacted yet, they will be shortly.

Council Member Jackson asked her to clarify the bond confusion mentioned during public comments. Ms. Knight said the general obligation bond was for a recreation center, not for public safety / city hall. This bond failed during the election years ago. The city has not issued any general obligation bonds for the construction of the public safety / city hall building. The bonds the city has issued are sales and franchised tax bonds.

#### **8. Mayor/Council Follow-up**

Mr. Fife said the Santa at the Cabin and Parade event will be happening on Friday. The parade starts at 4 p.m. with a Meet and Greet starting at 6 p.m. This year, they are excited to add the Grinch. Also, Recreation is in the middle of preparing boys basketball. Parks & Recreation are conducting a department inventory.

Chief Wilson said the Police department will be conducting an onsite inspection for their accreditation this Thursday. They have Shop with a Hero this Saturday. They also have their newest officer graduating the Law Enforcement Academy next week. He said there will be sirens from the cabin to Walmart on Saturday for the Shop with a Hero event.

Ms. Knight said the Giving Tree season is underway. The city is able to help seven (7) families. The staff appreciate the opportunity to serve the community in this capacity.

Council Member Fawcett asked audience members to step outside if they needed to talk during the meeting, as side conversations make it difficult to hear the presenters.

Mayor Tait thanked the council and staff by saying it has been an honor and privileged to serve as Mayor of Harrisville for the last few years. She expressed her love for Harrisville and stated that all of her decisions were guided by what she believed was in the community's best interest.

#### **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.**

Executive session was tabled due to lack of items.

#### **10. Adjournment**

**MOTION: Council Member Weiss motioned to adjourn the meeting. Council Member Jackson seconded the motion. Motion passed unanimously.**

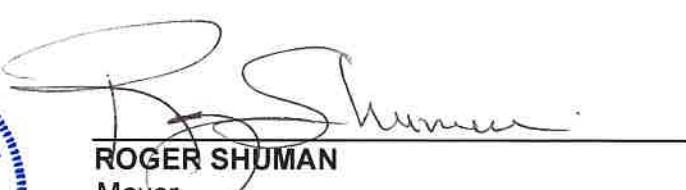
**The vote on the motion was as follows:**

<b>Council Member Wilhelmsen</b>	<b>Yes</b>
<b>Council Member Weiss</b>	<b>Yes</b>
<b>Council Member Christensen</b>	<b>Yes</b>
<b>Council Member Jackson</b>	<b>Yes</b>
<b>Council Member Fawcett</b>	<b>Yes</b>

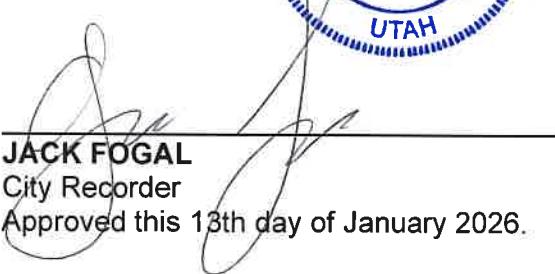
The motion passed unanimously.

The meeting adjourned at 8:45 PM.



  
ROGER SHUMAN  
Mayor

ATTEST:

  
JACK FOGAL  
City Recorder

Approved this 13th day of January 2026.