



Harrisville City Planning Commission Minutes

Harrisville City Offices

363 W Independence Blvd – Harrisville

Wednesday, June 10, 2026 – 7:00 PM

Commissioners: Angie Francom, Chair
Chad Holbrook, Vice Chair
Isaac Thomas
Christina Palmer
Ruben Morales

Staff: Jennie Knight, City Administrator
Sarah Wichern, City Planner
Cynthia Benson, Deputy Recorder
Bryan Fife, Public Works Director

Visitors: Mark Alemang, Mishelle-Lee Ensign, Sheryl Butler, Warren Child, Kathryn Child, Norma Wakayama, Randy Bick, Mike Dalpais, Trevor Behunin, Jay Behunin, Vicky Anderson, Linda Gaz, David Anderson, Jeff Allen, Rodney Dopp, Carolyn Williams, Monty J Barnes, JeNeal Shaw, Lynnae Dopp, Kirk Nigro, Michelle Arnold, Stephen Everts, Chuck Sheets, Kenny Loveland, Shanna Edwards, Amanda Chester, Joyce Stoddard, Shawn Douglas, Jan Douglas, Randy Smith, Marvin Farrell, Kevin Varble, Janet Varble, Cathy Baird, Mike Baird, Cindy Owens, Preston Mobius, Joshua Peart, Chris Draper, Amy Draper, Scott Myes, Shauna Iverson, Mike Iverson, Jeralyn Koupal, Darrel Koupal, Warren Child, Steve Everts.

1. CALL TO ORDER

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

2. OATH OF OFFICE

The Oath of Office was not taken by the newly appointed commissioner.

3. CONSENT APPROVAL – of Planning Commission meeting minutes from May 13, 2026.

Commissioner Palmer amended her motion for CUP #154 to read, motion to grant the home occupation for pet sitting services located at approximately 1206 Georgia Avenue subject to the City Planner's Memo dated April 2, 2026.

Jennie Knight, City Administrator, stated the reason for this was to clarify the motion.

MOTION: Commissioner Holbrook motion to approve the Planning Commission meeting minutes of May 13, 2026, as amended by Commissioner Palmer. Commissioner Thomas second the motion. Motion passed with all in favor.

4. PUBLIC HEARING – to take comments for / against Ordinance 571: an ordinance amending the official zoning map and adopting a master development agreement for certain parcels located at approximately 640 West Harrisville Rd.

Chair Francom read through the procedures for a public hearing. The commission will take comments for / against Ordinance 571: an ordinance amending the official zoning map and adopting a master development agreement for certain parcels located at approximately 640 West Harrisville Rd. First, there will be a developer presentation by Randy Smith. Then Sarah Wichern, City Planner, will follow with a staff presentation.

Randy Smith, Developer, began by saying as seen in the packet, we are applying to utilize the affordability ordinance. The ordinance lists the criteria the city would like to see. This subdivision does not reach all those goals, but it does reach the goal for affordable housing. In all my meetings with the city, the goal was to get a single-family detached home for under \$500,000.

Randy Smith said in the development agreement I used a 5-year rolling income for Weber County with typical mortgage standards. The data came back at \$537,000. However, the goal is half of the homes being \$498,000 as stated in the developer's agreement. This price would also include the detached garage in the rear of the home.

In this concept, we have the lots at forty-six (46) feet wide with a mix of homes; one-story and two-story styles. Typically, one-story homes have a frontage of forty (40) feet and two-story homes are around fifty (50) feet. In order to get a feeling or fit for the community they made all the lots the same at forty-six (46) feet. He also proposes a smaller road section. City Engineer and City Planner recommend a thirty (30) foot section instead of the proposed of twenty-eight (28) feet. We are fine with that.

Randy Smith displayed a few elevations within the development agreement which will be similar to what is displayed. He proposed three (3) different styles, some with garage forward and some garage back. He said on the cottage homes, the ones with the garage in the back, if a buyer wanted to lower their price, they could opt not to build the garage. This is not new product. This is old Utah. This product is like Sugarhouse. It is a desirable product. They are working hard to hit the affordability goal. Kudos to all the staff, council, and commission for helping to hit the missing middle to move through the steps of home ownership which is the number one goal to financial wealth.

Commissioner Holbrook asked for the square footage. Randy Smith said they are 1200 square feet. Chair Francom paused the discussion to remind the commission questions will be answered during the discussion. Randy Smith added that the homes will not have basements due to the high water table.

Sarah Wichern, City Planner, reviewed her memo. She began with a little background on the project. A few months ago, the council passed an ordinance for a housing overlay affordability zone (HOAZ). This is something the state wanted to see in our communities to allow for higher density in our residential areas. This proposal is in the A-1 zone which is a residential zone on the city zoning map thus qualifies for the city to consider an overlay for an attainable housing project. When trying to hit affordability, the city looks at town homes and apartments. When working through the HOAZ ordinance, the city wanted to see detached single-family homes not at the bottom price range but something in the middle. The city is hoping to see what the lowest price they can receive for a brand-new home which is a single-family detached home without a homeowner's association (HOA).

The goal of the HOAZ is to see a different product. The city asks the developer to bring in a concept with half of the homes at the price range of 120% average median income (AMI) of the region around it. This is submitted at time of rezone. The conservative estimate of \$498,000 is based on a person making 120% of the average AMI for Weber County. The developer has presented his concept. There will be a first right of refusal period for first Harrisville residents who currently do not own a home, first time homebuyers, and critical workforce employees. Randy Smith has talked through the exceptions to the standards he would like to request in order to meet

the affordability target. The city does allow for the proposal or request to suggest deviations. However, it is up to the Planning Commission to evaluate if the proposed deviations are justified with the end product and if it is something they wish to see in the community. As staff we believe there is a benefit to this project in the community.

The City Engineer requested the road width be increased to a minimum of thirty (30) feet. The City Engineer also wants to look at the front yard setback. This is something that can be determined after this meeting. When looking at the developer's agreement, staff want to make sure there are no further obligations to the city or members of the community for the reimbursement of public utilities. This is mentioned in the recommendations. The HOAZ states the developer is to turn in certain concepts to be considered before going to City Council. Right now, the developer is at Planning Commission level in the process. Developer has fulfilled all requirements for the use of the HOAZ ordinance at the Planning Commission level. Staff are interested in housing of this type but it is up to the Planning Commission to decide if this meets the HOAZ ordinance requirements and the goals of Harrisville City.

MOTION: Commissioner Thomas motioned to open the public hearing for / against Ordinance 571. Commissioner Holbrook seconded the motion.

Angie Francom	Yes
Chad Holbrook	Yes
Isaac Thomas	Yes
Christina Palmer	Yes
Ruben Morales	Yes

The motion passed with all voting in the affirmative.

Chair Francom invited the audience to approach the microphone to give their comments. She reminded them to limit their comments to the assigned time frame.

Warren Child said I live at 664 West Harrisville Road. This is a big problem for us. They are the only single-family home that will be adjacent or borders this property. Since purchasing the property last year, they have experienced severe reoccurring water intrusion into the crawl space every time the adjacent fields flood. Every time for two (2) days. This is under responsible watering. Marv is taking care of the property, and he is on top of it. He is responsibly flood irrigating the property and I still get two (2) day's worth of water in my crawl space. It has cost, tens of tens of tens thousand dollars to repair damages which have occurred over years and years. That is not going to happen. I am the only person that is going to effect. This is the spot where all the water slops. Everyone will attest all the water moves southwest. That detention pond is coming into his house. No way around it. I invite the commission to come see for themselves when the watering occurs. I had a general contractor spend three (3) months in his crawl space rebuilding and rechanneling the water into the sump pumps. I am into \$500,000 in repairs. Every time they flood irrigate the water table rises. All of them know this. There is no way to get around it. This is not going to fix this. The water table is still going to rise. The water is going to move southwest for all of them. Norma gets my water. Her pen floods every time I water. Michelle next to her gets all of what Norma does not get. Cliff next to her gets everything she does not get. Jay gets everything they do not get. We all feel it every single time, every single day, once a week. For these reasons, I respectfully request this planning commission deny this rezone or at bare minimum. The reason they want the pond there is because they do not want to bring in any fill dirt.

They can change the slope of that ground. It is there for a reason. This is because that is where all the water goes naturally. That is why it is there. It is the cheapest spot to put the retention pond. Right next to his house. Thank you.

Jay Behunin said I live at 696 West Harrisville Road. One concern that deserves serious consideration is how this proposed neighborhood will coexist with the active agricultural operations surrounding it. These farms are not parks or vacant land. They are working properties. Farming does not happen only between eight in the morning and five in the afternoon. Harvesting often takes place late into the night when weather and crop conditions demand it. Irrigation runs around the clock. Equipment operates early in the morning and often late into the evening and sometimes all night long. Livestock require attention at all hours, and animal and pest management practices are a normal part of agricultural life. For generations, these activities have been accepted as part of living in this area. Farmers have enjoyed the liberty to work their land and care for their animals without conflict because their neighbors understood and respected that way of life. My concern is not that future residents would intentionally create problems. Rather, it is human nature that people moving into a high-density subdivision may not expect tractors operating after dark, irrigation water flowing through the fields at night, odors associated with livestock, dust during planting and harvest, smoke from fires, irrigation, ditch control, lights from equipment, or people working on neighboring properties at unusual hours. Over time, these differences in expectations often create pressure on the very agricultural operations that existed first. Complaints begin. Restrictions are sought. The rights and freedoms of farmers are gradually diminished, not because they have changed, but because the character of the neighborhood around them has changed. We should ask ourselves whether it is fair to place new residents in the middle of a working agricultural area and then expect either side to sacrifice the lifestyle they have chosen. The open fields, the farms, and the freedoms that accompany them are part of Harrisville's identity. They are part of what makes our city unique. Growth is important, but compatibility matters. We should encourage development that respects existing agricultural communities rather than creating unnecessary conflicts that future generations will inherit. The question before us is not simply whether thirty homes can fit on five acres. The question is whether this type of development belongs in the middle of active farmland and whether we are willing to risk the rights, traditions, and liberties that have defined this area for generations. Thank you for your time and your service.

Lynnae Dopp with my husband Rod live at 679 West Harrisville Road. Built their home and moved to Harrisville forty-five (45) years ago. Since then, a significant portion of Harrisville consisted of one (1) acre or larger parcels that were legally zoned and suitable for agricultural. Today, that land has disappeared. Every new development or proposal pushes us closer to losing the rural character that has made Harrisville unique. This issue is much more than about a single field or a single development. Once agricultural land is converted into dense housing it never again returns to agriculture or farming. Every decision we or you make today shapes the kind of community future generations will inherit. The fella who spoke first talked about the mandate of the state for affordable housing. There is a great deal of affordable housing going in across the highway on the old Ben Lomond Golf Course. A great deal. I cannot help but think this will satisfy the state's requirement for little Harrisville as far as affordable housing goes. Most importantly this is about the wishes of the people who already live here. Residents consistently speak to the things they value most about Harrisville; the small-town atmosphere, the open fields, the horses, the sense of community, and the connection to our cultural heritage. These are not inconveniences to be replaced. They are assets worth preserving. Thank you.

Mishelle-Lee Ensign said I live at 670 West Harrisville Road. I have lived here for three (3) years. I bought my parents' home who had lived there for the past twenty (20) years. Before then I lived in Salt Lake and a lot of different places. To come back home was a letdown because I felt I was not moving forward. Once I came back, I started fixing the property. I love my house. I know why my dad bought it. The neighbors close, but not that close. I look out my back window and see the mountains. When he passed, he wanted to be placed in a Wangsgard sack and thrown off the mountain because he loved them so much. Since the three (3) years I lived in Harrisville, I attended meetings dealing with rezones of properties about me many, many times. I feel like Harrisville has an identity crisis. They have had manufacturing changed from agriculture to manufacturing around my house. We have had many of the multi-family homes come in. I feel they have everything in my backyard. They have manufacturing but with children who want to live around me and people who want their horses and agriculture going on. It just gets closer and closer. I do not see cohabitation as a nice fix right now, especially where I live. I ask the commission to carefully consider the long-term consequences of allowing dense housing developments to be placed on agricultural land in Harrisville. This issue is bigger than one field and one project. Once farmland is covered with streets and houses, it is most never returned to agriculture. Every acre we lose today is gone for future generations. The people who live here love Harrisville because it is different. They value open fields, the horses, the small-town atmosphere and sense of community that comes from living in a place that still remembers its agricultural roots. Those things are not empty spaces ready to be filled. They are part of what makes Harrisville special. Utah already has limited crop land, and Weber County has seen significant losses in recent years. Small farms make up large portions of the agricultural base. Fail to protect them, we are slowly giving something that cannot be replaced. Housing is important and growth is inevitable, but both should be balanced. They should respect existing neighborhoods and agricultural zones and residential and property owners who have a right to provide for their loved ones. It is quite a stretch to compare Salt Lake City and Sugarhouse and Ogden and Harrisville.

Shauna Edwards said I live at 1068 North Harrisville Road. I remember when this first came up under Ordinance 562. The Planning Commission held a public hearing on March 12, 2025. The public came and expressed their opposition to it and Planning Commission tabled it. This gave them the idea that they would be sending this forward with a negative recommendation to the City Council. The next thing we knew was the City Council discussed it on November 18, 2025. They tabled it and called a work session between the Planning Commission and the City Council. They got together and discussed this. The next thing we knew on December 9, 2025, the City Council had a work session before the regular meeting that same day. Before they knew it, it was passed. It is the overlay ordinance for the general plan which does not involve zoning. It lets the City Council determine whenever there is a patch of acreage if the overlay fits no matter whether it is residential or agricultural. I am confused about the ordinance number it is being given now. I do not recall there being a public hearing on this ordinance. I suggest that anything under this 562 or whatever number being given now, be suspended any ordinance that comes in under that ordinance to give the citizens a chance to approach the city council and appeal the ordinance.

Amanda Chester stated I live at 931 North Harrisville Road. I represent not the younger but newer people moving into the neighborhood. The reason why I chose where I wanted to live was because of the atmosphere it provided. I would make my husband drive down North Harrisville Road three (3) or four (4) times a week before we moved into the home that we did because I loved the transformation that it brought. I like living in the country but not be away too far from the city. I personally work in commercial real estate and development. My questions pertain to the zoning and legal right to take away the A-1 application. The HOAZ zone requires five (5) acres. This is 4.95

acres lot not 5 acres. This does not apply. This is not a residential zone. This is agricultural zone. They may want to overlay it, but it still does not meet the five (5) acre requirement. Everybody knew when they purchased these properties in an agricultural community that they did have rights but that they also had limitations. When they purchased these properties, they are limited to standards of the A-1.

Shawn Douglas said I live at 628 West Harrisville Road. I am not here to oppose affordable housing. My concern is the project is being proposed in the wrong location with the wrong development pattern and without demonstrating public benefit. The property is designated rural residential on the future land use map and is zoned A-1 Agricultural. The city's general plan envisions large lots, agricultural preservation, and low-density development in this area. Yet, this proposal creates thirty-one (31) homes on less than five (5) acres. Five (5) acres is required for the overlay zone. This is not rural residential development. This is urban style subdivision placed in an area the city has planned to remain rural residential. It also has all the characteristics of spot zoning, if you know what spot zoning is. The ordinance requires comparison plans which were not provided. The project also does not comply with the overlay zone requirements. The concept plan includes lots smaller than the minimum lot size. The property falls short of the required five (5) acres minimum project size. The project is not in a residential zone as required and the plan does not meet the park connectivity requirement that is required in the zone. At the same time the proposal seeks to reduce setbacks, reduce road widths, and reduce driveways, all concessions from the city with no return to the city. Utah law and Harrisville's Moderate Income Housing plan defines moderate income households as those earning less than, nor more than 80% of the AMI. This development agreement is using 120%. The plan also asks for concessions based on this. The affordability benefit is measured against a different and less restrictive standard than the one used by the city as identified in its moderate-income housing needs. The thirty (30) day time frame for sales is unreasonable as the average time to sell a home in Weber County is between thirty (30) to forty-five (45) days. This will allow the developer to avoid the lower sell prices and sell at the higher price. The project is located on a dead-end roadway that has no connectivity to the surrounding street network. By city redevelopment standards the road would require two (2) temporary turnabouts that are deed restricted. It is located in any area the city has not identified in any of their documents as higher density housing. The city has identified more appropriate locations for attainable housing near commercial corridors, employment centers, and transportation routes. The following factors are why you should deny this property a rezone. The property does not meet five (5) acres requirement. After the recent property boundary alignment, the property is even smaller than what the county shows, and the county plat shows less than five (5) acres. The property is not in a residential zone as required. The plan does not meet the park connection requirements. Some of the lots are smaller than the required 4,000 square feet. Ordinance requires comparisons. None were provided. All these are required items, not negotiable items, and they all say they are required. For those reasons I respectfully asked the Planning Commission to recommend denial of the proposal zone.

Kirk Nigro said I live at 530 West Harrisville Road. I have been to several conferences talking about micro housing and how they work. I am not opposed to affordable housing. I think it is actually important. The key ingredient in all those discussions at the conferences I have attended is planning. I am thankful the city has a Planning Commission. I think the whole point of this is planning. Planning is not, a space is available let us throw it in there. It is what is the design and what do we want to accomplish in an area. Throwing a thirty-one (31) development in the middle of agricultural area in the middle of a road, does not sound like planning. How are you going to impact the other areas and homes around that? Are you going to destroy those? No. As we increase

the population level in these areas you are going to have increased impact on one road. As we get more residents, will we get more infrastructure increases that need to be in place to provide for the additional population? As you do this, the city will be looking at purchasing land through eminent domain to get that infrastructure in place for future planning. My recommendation is, as a Planning Commission, answer what is your plan, what makes sense. An available parcel is not planning. It can be considered. I appreciate the consideration of the commission's expertise. Focus on what is the community, what is the community values, and is this appropriate. Are there local businesses for walkability? I see nothing in the area that is walkable. What is a designated urban plan or rural plan? Adhere to that with the overlay and try and make it a work in process. Something that is thought out.

David Anderson said I live at 911 West Harrisville Road. During the campaign I was out listening to our new city council and one of the comments made was about taxes. Residential housing does not provide sufficient tax to support a community. Retail is necessary or the alternative is that all of us that live here will again suffer a huge tax increase. We need to look at retail. I do not necessarily want the city to place another Walmart there, but there has to be thought for that provision. Number 2: Where is the water and electricity, the infrastructure for this development. It has already been brought up we have irrigation issues. This is defiantly a rural community. I have lived here a long time. We added a development behind his house. We made concessions on the A-1 zoning there and they put in a number of homes with the understanding they would use the common space to qualify to be in the A1. That will be a problem because it is between north street and my backyard. Number 3: and this comment was made by our developer. If you live in Salt Lake, you want to live in Sugarhouse. I want the commission to understand I lived in Sugarhouse. I moved out of Salt Lake and out of Sugarhouse to Harrisville because it was nothing like Sugarhouse. I moved here because it is a rural community, a quiet community, and a wonderful place to live and raise children. This high-density housing that you are proposing or that has been proposed is not what we need at this point. Put it over on the golf course.

Mike Dalpais said I live at 644 Chugg Lane. When I built my house, they required me to give forty (40) feet to the city. I am concerned about this road for safety. I am concerned about it for the Public Works department crew. What are they going to do for snow removal? How is a fire truck going to get down it? The last Planning Commission meeting went to they said they were concerned their kids were going to grow up and not be able to buy a house in Harrisville. My thinking is if we keep doing things like this, they are not going to want to live in Harrisville.

Steve Everts said I live at 616 West Harrisville Road. When I bought my place it was one (1) house, one (1) acre. It has been that way for many many years and I would like it to stay that way because we do not need a development like that in our pastures. It is not right. There are plenty of places in Harrisville to build something like that. By the golf course would be great and there are many other places you could build this. We do not need it in our pastures.

Kenny Loveland said I live at 1103 North Harrisville Road. I have lived in Harrisville for forty-five (45) years. This is the wrong place for this development. It does not fit the neighborhood. It does not fit the community. It needs to go somewhere else. Thirty (30) homes is in there is ridiculous. Hope all of you as Planning Commission members take the time to look at where this is. Talk to the neighbors a lot of which are here tonight. I encourage the commission to think about them. See how many people are here at Planning Commission not something normal. This tells you what the citizens are feeling right now. This is totally the wrong place for this. I agree with Dave, this is not Sugarhouse, we do not want it to be Sugarhouse, we want it to be Harrisville. It

has been a rural community for so long. We have plenty of room for affordable housing coming in over at the golf course to meet the needs of whatever the State is requiring. It pains me when someone new comes in and buys property and then wants everything to change to what they want. The gentleman who is proposing this development, he knew when he bought that property that it was zoned A-1 and is not made to have 30 homes. I hope the commission takes this into consideration. Thanked you for your time and service.

Jeralyn Koupal said I live at 1475 North Highway. What is wrong with this picture? This feels like stuffy a square pig in a round hole. I just left a very dense area of Southern California after thirty-one (31) years. From the Dakotas originally and this is bad. This does not belong there. It impacts life for everybody. We bought a little over a year ago and this feels like a bait and switch. We moved here, as many of our neighbors had said. They have either relocated here or lived here forever. Moved to the area for a reason, looking for the rural they grow up with. I loved Southern California for a very long time, but this is happening on steroids there. They are a cautionary tale. We can testify to that.

Mike Iverson said I live at 558 West Harrisville. It has been said pretty obvious why we moved into Harrisville in the first place. For thirty (30) years, I have been coming to these types of meetings. I am concerned we are losing the very thing that we all love about Harrisville. It is why I came here. At each of the meetings I have attended, there has been a balance presented. They have said we have to worry about our future, and housing for our children, future residents and balancing that against the wishes of the residents to retain a very rural feel, small town feel, to Harrisville. I always hear the word compromise. Well let us make some compromise. In the thirty (30) years of attending these meetings, I have not seen any true compromise. I have seen no instances where any land had been changed from another zoning to A-1. Not compromise, just loss. This is a concern. At some point, need to sit down and say okay, we have compromised enough, we have to look towards other issues, one of which is water. We all know what is happening along the Wasatch front as far as water is concerned. All the water is coming from the East. What guarantees do we have to even be able to guarantee new residents, anywhere along the Wasatch Front, they will have water let alone this little high density housing development. Look into your hearts and understand all of us are here for this community. It is a rural community. And we love it.

Janet Varble said I live at 930 North Harrisville. I have lived in Harrisville for over sixty (60) years. I have watched at ten (10) years-old my dad develop Knight Lane, 375 West. He got a lot of push back for developing just over five (5) acres to develop eight homes on those lots. I think because he had that push back it opened her eyes to what was happening here. What he had to do was at the end of the lane, he had to open it up for the potential of future development. This opened the chance for the cove to come in with twenty-three (23) homes. I think it is way too much to only have one (1) lane going through and not a facility to come out another place. A lot of push back should be done on this development. Just because it looks good on paper does not mean it works.

Randy Bick said I live at 689 West Harrisville Road. My father built his house and I bought it from him after he passed away because we love Harrisville. I have lived all over the country and this is where I feel at home. Since I have been here, I have watched some things that have just shook me. The widening road and this property, Reed's property. Cramming all these houses in this little lot. It is little. It is going to turn into a rental property is what it is going to turn into. This is not going to be affordable housing. It is going to be a giant rental property. It is poorly designed. I am watching what Warren and Kathryn went through with their lot. It is just appalling. They got it all

fixed and now we are going to put a pond next to their house and we are going to flood them out again. They had to pay so much money. If you would had seen it, you would not have believed it. This is farmland. This is a farm community. That is what we moved here for. That is what we own our property for. Sad Reed passed away. He would not have wanted to see his property turned into this. These people just want to make money. They knew this was an agricultural zoning. They had planned to put five (5) homes in here, we were all against that. Now they want to place thirty (30) plus homes in here and they are stacked on top of each other. In our beautiful community, we have to deal with this. I think the residents of this community deserve to have their heritage protected by our elected officials and planning commission. They should understand that. I hope they do. The road is hard enough for us and now this. What happens when other people pass away. Are we going to grant more of this in our fields and our town is going to go away? Then we are going to be just like Sugarhouse. We chose to live here and raise our family. This is wrong and needs to be stopped. If they want to put five (5) homes on there, that is one thing, but this is ridiculous.

Trevor Behunin said I live at 696 West Harrisville Road. I would not be here if there was not a problem. They talk about how the kids will want to live here. I have loved Harrisville, but I told my parents if this gets approval I am moving because it is no longer the city we love. If we do this, then it puts a brick wall between the heart of thing that brings us together. I look around this room and know almost everyone in here because that is who we are. We are a small community. We are going to watch out for each other. We are here to support each other. I do not see a single, okay there are a couple, happy faces in here. I am not certain if any of the residents were happy about this, but I highly doubt it because this is not what we want. This is not Harrisville. There has been development on our road, and I can understand that. He thinks it has been very reasonable up until this point. One (1) or two (2) houses I can understand. This I cannot. It has been said before, there are lots of things about this that do not make sense. The first of which is this is in the middle of bunch of pastures. Not just one (1). Not just two (2). Every side and all the way down the road there are pastures, there are farmers, and that land gets used. I am on the land often and I have seen the neighbors out there often. It gets used. It gets farmed. That stuff does not smell good. You think people will want to smell the horse manure that we are plowing through our fields every day. It does not smell pretty. That is not what they want. This is Harrisville. This is our small town. In the last ten (10) years, Weber County has lost almost 20% of their farmland. 48% of that farmland is on lots under nine (9) acres. If we start taking that away, there will not be anything left. We will turn into Sugarhouse.

Jan Douglas stated I live at 628 West Harrisville Road. Some of my concerns are resale value. When you are talking a 1,200 sq foot home, that only fits a certain family size. It was mentioned that more than likely it would not be a first-time homebuyer. They are half a million dollars. It was mentioned it would more than likely be someone looking for a second home. They already lived in a small home. They are looking for a bigger home. The price range for these homes and for the size of the yard, and it was mentioned some may not even have a garage, how affordable is that? To get those type of people in here with those kinds of houses, I work in lending industry. What is the mortgage payment for a \$500,000 home? It is not very affordable for these young couples that come in which fit in that size of a home. The older couples are not going to want to be in a 2-story home. Another one of my points are I feel it looks out of line. When looking at the road, a rural road, all of the homes vary, they have a decent size pasture behind us. Then all of a sudden going to come in a put rinky dink subdivision with thirty-one (31) homes that are like little cracker boxes. Another thing is our property will abut one side. My understanding is it would be seventeen (17) lots. They have several horses. My family has grown up with that. They live to hunt. They do all these things. They raise the horses. They process their hay. So they can have a rural type lifestyle.

When you get all these people from the city that want to come here they have no idea. I would have my horses out there. They would be dumping yard clippings over. They do not understand what it is like to live in a rural area and what they can do in harming my animals? I feel this is something which should be considered. I do not think it looks good for the city and when you get a bunch of vacant homes, what will that do?

Josh Peart said I live at 480 Chugg Lane. I heard about the difficulty to build my home, mine being one of the newer homes on Harrisville Road. One of the things I am grateful for is it is still over an acre. It has forced my family to learn the lifestyle it takes to live in Harrisville, having to manage the land and it has taken many neighbors who have come out to help him understand. Luckily, one of the things we fell in love with when we showed up to look at the house. We did not care too much about the house. We think the builder did a pretty crappy job, but the land is what sold us. Having the fields around us, having the community, is what brought us to want to live in Harrisville. I think if we were to bring in this many homes in at once on small lands it is almost impossible for them to understand and appreciate what it takes to live in agricultural lands and all those things that are associated with it and to learn how to reach out to your neighbors to get help with your land. I do not have a tractor, but my neighbors have offered tractors and at this point we have six (6) goats that we love and cherish. Moving into these lands they will not have the same appreciation. When we think about the spirit of Harrisville and what drew us there, I do not think it will be passed on to the people how live in this type of development.

Kevin Varble said I live at 930 North Harrisville Road. Has lived in Harrisville forty-five (45) years. Married a Harrisville girl. Grew up partly country and partly city. Sunset Clinton area and watched it change. It started the same way we are talking about now. It totally changed. It is a whole different community. We love our little city. We have had amazing neighbors, but this is not realistic. We just saw a change in council positions because the city wanted something different. I recognize you are appointed. However, it is the people in the city who should be making the choices, and the commission should be backing them up. I understand they want development. The question is, the governor suggests, the governor recommends, other than money associated with discounts and all these different things, why would do we have to listen to the governor. Utah is the fastest growing development around. Also, one of the most expensive for that purpose. We always think we got to get the money, we got to do it now, we got to get the deal. We need to relax. We do not need to do it right now. We can do it later. I would like to see my city and everyone else who lives here, city, remain as it is with only needed improvements. Not someone else's dream.

Norma Wakayama said she lives at 668 W Harrisville Road. The only thing that comes to mind is when they purchased their property seventeen (17) years ago, they were told this is greenbelt property. It will always be agricultural. I find this extremely upsetting. We moved here because it was agricultural. We want to live here because it is agricultural. To see it changing makes me very sad.

Marvin Farrell said I live at 240 North 750 West. I own property on West Harrisville Road. There are a lot of friends here. There are a lot of neighbors here. With the things going on in Harrisville, and the impact to myself and to my neighbors along West Harrisville Road with the expansion of the road has caused me some pains. To try and make sure things are right, I feel the Planning Commission and the City Council hear both sides of what is going on. I ask the commission to really look into this, dig deep into this, and what has been said tonight. Look at the laws and see if we are doing the right thing. I farm. I cherish the ground. I want to keep farming. I own property

along West Harrisville Road. I get developers calling him once a week to develop my property. They are not making any more ground. My point is that whatever we do as a Planning Commission, as residents also of Harrisville, let us make sure we plan and do the things correctly. I understand we need to bring in more homes. I have kids, they have kids, they have to go somewhere. They are living on some other farmer's ground they gave up for housing. Let us make sure we are abiding by the laws. Not making anymore ground. So let us build these houses as high as we can. A lot of people do not like that. If we just look at what we have, make sure we are doing the right thing. They have taken my property and put it as open space. I did not like that. The golf course was open space and public use has been taken.

Darrel Koupal said I am from South Dakota. Me and my wife grew up in tiny towns about 150 people surrounded by farmland. I chose a career which took him to Southern California where they lived like sardines. I am six (6) foot two (2) and could reach out and touch my neighbors house. That is what this type of development reminds me of. It does not belong in Harrisville. When they chose to come this way to Utah, I still work in my career in Roy, they wanted to find something rural. That is where they started. That is what they enjoy. They have horses. I have 4.95 acres. I also worry about city people that do not know what agricultural is move into an area like this and they see horses across the fence. Has there been thought about the liability this puts on the surrounding homeowners. What if something happens like a child walking into a pasture. Who will be sued? Is it going to be the city? Who is responsible? Ultimately it is your decision that is putting us in that type of environment. I think about some of the things I have heard tonight from my neighbors that are thoughts to resonate with. One comment that does not resonate is horse manure is lovely. I ask the commission to please consider how many arguments they have heard which are in favor of this development.

Additional public hearing comments collected by city staff are included as Attachment "A" to the official minutes.

MOTION: Commissioner Palmer motioned to close the public hearing. Commissioner Morales seconded the motion.

Angie Francom	Yes
Chad Holbrook	Yes
Isaac Thomas	Yes
Christina Palmer	Yes
Ruben Morales	Yes

The motion passed with all voting in the affirmative.

5. DISCUSSION/ACTION/RECOMMEND – to recommended Ordinance 571: an ordinance amending the official zoning map and adopting a master development agreement for certain parcels located at approximately 640 West Harrisville Rd.

Commissioner Palmer began the discussion by asking why this development is being pushed through so hard and fast. Sarah Wichern replied because the development meets the criteria of the HOAZ ordinance, it meets the criteria to be presented to the Planning Commission for consideration. The city has an obligation to present to Planning Commission. Staff are concerned with the number of vacant commercial properties and are trying to find a balance.

Commissioner Morales asked if A-1 is considered residential. Sarah Wichern replied that it is a

residential zone that allows agricultural use. It is not a zone which enforces someone to use it for agricultural purposes. In any case, it is designated as a residential zone in Harrisville. Therefore, it is possible to apply for the overlay in this area. Commissioner Morales continued by asking about the one acre minimum. Sarah Wichern said the request is to change the density. The agreement will change the zone to whatever is approved.

Commissioner Thomas said it was brought up a few ways this development may not meet the requirements of the HOAZ ordinance. Sarah Wichern said the development meets the requirements for this stage in the process. The concept plans and such are for when it is presented to City Council. In the ordinance we stated things we would like to see. The developer is allowed to present a development that does not meet all the standards. At this stage, the Planning Commission needs to recommend they find this development desirable and would like to see it in Harrisville City. Chair Francom reminded the commission and those present they are recommending body to City Council.

Commissioner Palmer brought up her concern with safety on the narrow road. Sarah Wichern said this is a concern brought up to the Public Works Department and the Fire Department. After a preliminary review, both departments are comfortable with the represented “T” turnaround at the end of the subdivision. As for snow plowing, in the winter street parking is not allowed. It is wide enough to have street parking on both sides with two (2) lanes of traffic. There are narrow residential roads in Harrisville. The city standard is thirty-two (32) feet of asphalt. The request is to narrow the road by two (2) feet.

Commissioner Morales asked if this is the first time the ordinance has been utilized. Sarah Wichern replied this is the first request to use the HOAZ overly since approving the HOAZ ordinance. To reply to a concern which was raised during the public comment period, Sarah Wichern added to approve the HOAZ ordinance it had its own number which then became part of the city code. Each development that wishes to utilize the HOAZ code will have a different ordinance number. However, all of them will go through the same public hearing process. Commissioner Morales asked if we are setting a precedence by allowing the developments to use this code. Sarah Wichern said this is a legislative decision. Each proposal is reviewed separately. When certain zoning criteria are met by law, the municipality or county organization are required to allow to proposal to be approved. Chair Francom used the example of car washes being built all over the county as a clarification of legislative and administrative decisions made.

Sarah Wichern addressed the comment about the water issues mentioned during public comment. One of the requirements the city is placing for the development is to have storm water brought to the parcel. This is a requirement that all new developments are required to make no matter where they are in the city. By law, residents are required to take care of any water that lands on their land. They are to make certain it does not go anywhere else but on their property. Also, when there is head water and tail water, the developer has to make sure that is not disrupted. The basin will be a detention basin complete with an outlet.

Commissioner Morales asked in regard to the legal obligations mentioned, when are the weight of citizens’ concerns considered. Sarah Wichern said since this is a legislative item, citizens’ concerns can be considered.

MOTION: Commissioner Thomas motioned to table recommendation of Ordinance 569: Land Use Amendments for further discussion. Commissioner Palmer seconded the motion.

Angie Francom	Yes
Chad Holbrook	Yes

Isaac Thomas	Yes
Christina Palmer	Yes
Ruben Morales	Yes

The motion passed with all voting in the affirmative.

6. DISCUSSION/ACTION/RECOMMEND – to grant Preliminary Plat Approval for Dixon Creek Phase 2A located at approximately 1243 North Washington Blvd.

Preston Mobius, DR Horton, gave a little history of the project to update the commissioners. He said his phase is included in the Master Development Agreement as Phase 2. They were approved for this section. However, the plat was never recorded. Since we would like to continue construction now that Phase 1 is nearly complete, we are asking to split Phase 2 into two sections. Phase 2A, fifty (50) lots, will be started as soon as the plat is recorded. Phase 2B will begin once final approvals through FEMA are completed on the flood plain. All the improvements for both phases have been completed along with all improvements to the land. They are merely waiting for the legal process through FEMA for the LOMAR to be completed, which should take another couple of months. Phase 2B will have forty-four (44) lots.

Sarah Wichern said she did not complete a memo since this was pretty straight forward as to what the developer was requesting. In summary, they are removing the lots which are in the flood plain and placing them into Phase 2B in order to continue construction.

Commissioner Holbrook asked where the Flood Plain was. Preston Mobius reviewed where Dixon Creek ran, where the Flood Plain area was, and where the development was in the FEMA approval process. They received the CLOMAR, which is the first process. Now it is in the LOMAR process. There is a retention basin. Creek comes through channels and exits out. The county surveyor has reviewed 2B and the review has been sent to the city.

MOTION: Commissioner Holbrook motioned to grant Preliminary Plat Approval for Dixon Creek Phase 2A located at approximately 1243 North Washington Blvd subject Harrisville City Municipal Code, and any other staff or agency requirements. Commissioner Morales seconded the motion.

Angie Francom	Yes
Chad Holbrook	Yes
Isaac Thomas	Yes
Christina Palmer	Yes
Ruben Morales	Yes

The motion passed with all voting in the affirmative.

7. DISCUSSION/ACTION/RECOMMEND – to grant Conditional Use Permit #156 for a farmer's market located at 607 West Harrisville Road.

Marvin said a couple of months ago a couple came in for a farmers' market stand. They were permitted to do this. As some of you know, I farm, do things, raises cattle, hay. Last year I sold tomatoes and a few other things on the road. The Farmers Market will be located at 607 West Harrisville Road. When I did this last year, it was on the honor system. A few people ask if I could

sell their product. By law I know I could not do that. I would like to open this up to my neighbors who would like to sell their product. The response from the public has been positive. I would like to have the farmers' market, more or less, to see how this will grow.

Commissioner Holbrook asked for the applicant to describe the area including where people would park or display their items. Marv Farrell said there is close to a ½ acre behind the fence where he had his stand last year. The front part is reserved for the displays for visibility. The car park would be behind the fence on the dirt section. Last year he had a couple of people at once.

Commissioner Morales asked what the liability would be for him to have something like this on his property. Marv Farrell said he has checked with his insurance company. A farmer's market would be covered under his LLC policy. However, there is always a risk. Commissioner Morales continued by asking how the booths would be set up. Marv Farrell replied he would not know exactly until he received the approval to go ahead.

Sarah Wichern said the request was for a small farm stand not for others to participate in a Farmer's Market. The code outlines special regulations for agricultural accessory structures require no larger than 100 square feet during season. What is being requested is different than the application. She asked for the item to be tabled to allow her more time to look further into the code for another avenue to expand this into a full farmers market stand so others can participate. However, this could be granted as is with the applicant's own personal farm produce or the commission could table this item to allow a look into another avenue to expand this into a full farmers market so others can participate. Sarah Wichern gave the applicant HCMC §11.18.050 – Basis for Issuance of Conditional Use Permit and 11.10.020 (1) – Agricultural Accessory Structure for the basis of her memo research.

Chair Francom said the commission could approve the single use or table to look into multiple people use. Marv Farrell asked to table the request in order to seek other options to involve more residents in the community and area.

MOTION: Commissioner Palmer motion to table Conditional Use Permit #156 for a farmer's market located at 607 West Harrisville Road based on commissioner discussion. Commissioner Morales seconded the motion.

Angie Francom	Yes
Chad Holbrook	Yes
Isaac Thomas	Yes
Christina Palmer	Yes
Ruben Morales	Yes

The motion passed with all voting in the affirmative.

8. PUBLIC COMMENTS – (3 minute maximum)

Shauna Edwards thanked the commissioners and staff for what they do and for listening to the residents.

Marv Farrell said I had to get back up again with the proposal of the Fowers property meaning I have been asked by the developer to take care of it. I have had really good discussions with the

developer. I am very involved with farming and sees both sides. I would like to see houses for his kids and attainable housing. One of the water issues is because the irrigation water does come down with the high-water table. The retention pond is going to be in the low spot and affect Warren Child. Options to look into. This is coming. Staff see it every day. I ask you to make good decisions. Look at the laws that play into this to cover those things to make sure we can make Harrisville, Harrisville. I appreciate the Planning Commission for your time and willingness to be here.

9. COMMISSION/STAFF FOLLOW-UP

Sarah Wichern said one thing from tonight's comments she asked the commissioners to ponder. How many of the comments were from residents who purchased their homes from their parents' verses those who purchased homes who were not Harrisville residents? The trends we are seeing, unless these large parcels are inherited, they are not going to residents of these smaller communities. This is a concern for staff.

10. ADJOURN

MOTION: Commissioner Morales motioned to adjourn the meeting. Commissioner Holbrook seconded the motion. Motion passed with all in favor.

The meeting was adjourned at 8:52 PM.

**Angie Francom
Chair**

**Cynthia Benson
Deputy City Recorder**