



Project Management Meeting Minutes

Harrisville City Offices

363 W Independence Blvd

Thursday, July 9, 2026 – 9:00 a.m.

Present: Grover Wilhelmson, City Council, Angie Francom, Planning Commission Chair, Matt Robertson, City Engineer, Sarah Wichern, City Planner, Jack Fogal, City Recorder, Cynthia Benson, Deputy City Recorder, Ryan Barker, North View Fire, Mark Wilson, Police Chief, Dan Johnson, Pineview.

Excused: Jennie Knight, City Administrator, Bryan Fife, Public Works Director, Tyler Seaman, Building Official, Brady Hansen, Bona Vista Water.

Visitors: Marv Farrell.

Sarah Wichern, City Planner, began the meeting by having the committee members present introduce themselves.

1. Discussion on potential farmer's market located at 607 West Harrisville Road. – Marvin Farrell.

Sarah Wichern asked the applicant what exactly his expectations were. It is the city's understanding that the applicant is currently operating a farm stand located at approximately 607 West Harrisville Road. Marv Farrell, applicant, explained that last year he ran a little produce stand on his property where he sold his own produce. Sometimes he was present for the sale and sometimes it was the honor system. Since then, he has had people approach him about including their produce or consumable goods. He would like to see what he could work out with the city to include these other residents and their consumable goods. He would also like to include produce from commercial growers to sell as well. He gave the example of buying peaches and selling them since there are not any peaches in Utah this year.

Sarah Wichern explained that currently in the code, HCMC §11.10.020 – Special Regulations (2) Commercial crop and fruit production, the applicant would be able to sell produce he produced on his property as long as the structure was not more than 100 square feet. The code reads, *a permanent or temporary structure used for the selling of produce may be permitted on the same parcel of property where the produce (vegetables or fruit) is raised*. He would not need a conditional use permit to do this. However, if he desires to include others, or even have employees, family members or neighbors, the code does not cover this.

The committee looked for ways to accommodate the applicant's desire since the desired use of a full farmer's market is not allowed in a residential zone. However, it is something that is desirable to the city. Grover Wilhelmson said he would like to see some flexibility in the code to allow the use, but at the same time add a capstone before going to commercial. Angie Francom suggested adding boundaries such as the produce or other consumables are grown or produced in Harrisville. This would allow for the applicant to continue his stand for the reason stated and allow staff time to research or provide city code to facilitate the request. Then the city can revisit the applicants' request before the next growing season of 2027.

The summary of the discussion was as follows; Sarah Wichern will look at adding a code for

agritourism which would be permitted through a conditional use permit process in an Agricultural (A-1) zone, Sarah Wichern would look into the legal perimeters required for this as well. The applicant may proceed with selling his produce, hay, straw, etc. as long as he sticks to the parameters of HCMC §11.10.020 – Special Regulations (2) Commercial crop and fruit production. The committee reminded the applicant that code enforcement is complaint based. If the city receives complaints, the stand may be subject to shutting down.

Grover added the city's intention is to make modifications to the ordinances to fit the need. Timeline for this request to move forward is as follows: all documentation to be submitted to the city by July 15, 2026. Noticing for the public hearing would be completed on July 22, 2026. The next Planning Commission meeting will then be held on August 5 in order for the item to be heard at the City Council meeting of August 11. There will be no Planning Commission meeting held on August 12.

2. Continuing Projects.

After last night's Planning Commission meeting where the Sunflower Development received a negative recommendation, Sarah Wichern wished to discuss with the committee the next steps. The city would like to see the storm drain connect to this property. Sarah Wichern said the developer is currently entitled to develop the land as one (1) acre lots. After some discussion on managing larger lots, the committee decided they would like to see concept plans from the developer on smaller lots sizes of either a third or quarter acre. Grover Wilhelmsen asked staff to verify there are ordinances in place to allow for the subdivision of a parcel when larger parcels are sold. He gave an example of this subdivision when older residents die. The committee continued to discuss the options for Sunflower Development to continue within the bounds of the ordinances allowing for higher density with some kind of counter offer.

Meeting Adjourned at 10:15 a.m.