



HARRISVILLE CITY

363 West Independence • Harrisville, Utah 84404 • (801) 782-4100

MAYOR:

Michelle Tait

COUNCIL MEMBERS:

Grover Wilhelmsen
Gary Robinson
Ruth Pearce
Clark Beecher
Steve Weiss

CITY COUNCIL MEETING AGENDA 363 West Independence Blvd November 27, 2018

"In accordance with the Americans with Disabilities Act, the City of Harrisville will make reasonable accommodations for participation in the meeting. Request for assistance can be made by contacting the City Recorder at 801-782-4100, providing at least three working days advance notice of the meeting."

7:00 P.M. CITY COUNCIL MEETING
Presiding: Mayor Michelle Tait
Mayor Pro Tem: Grover Wilhelmsen

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE & OPENING CEREMONY** [Council Member Wilhelmsen]
3. **CONSENT ITEMS**
 - a. Approve the minutes of November 13, 2018 as presented.
4. **BUSINESS ITEMS**
 - a. Discussion/possible action to adopt Harrisville Ordinance #496; an ordinance amending the Zoning Map from A-1 Zone (Agriculture) to R-1-20 Zone (Residential) for a property located at approximately 750 West 2100 North; Parcel numbers: 170650042 and 170650038. [Bill Morris]
 - b. Discussion/possible action for allotment to budget for building security. [Chief Jackson]
5. **PUBLIC COMMENTS - (3 minute maximum)**
6. **MAYOR/COUNCIL FOLLOW-UP:**
7. **ADJOURN**

DATE POSTED: November 21, 2018

BY: Jennie Knight, City Recorder

I, Jennie Knight, certify that I am the City Recorder of Harrisville City, Utah, and that the foregoing City Council agenda was faxed to the Ogden Standard Examiner, Weber County Library, and neighboring cities. The agenda was also posted at the following locations: City hall, on the City's website www.cityofharrisville.com and the State Public Meeting Notice website at <http://pmn.utah.gov>.

**MINUTES OF HARRISVILLE CITY
CITY COUNCIL MEETING
November 13, 2018
363 West Independence Blvd
Harrisville, Utah 84404**

Present: Mayor Michelle Tait, Council Member Grover Wilhelmsen, Council Member Ruth Pearce, Council Member Clark Beecher, Council Member Steve Weiss, Council Member Gary Robinson,

Staff: Bill Morris, City Administrator, Sean Lambert, Public Works Director, Bryan Fife, Recreation Director, Jennie Knight, City Recorder, Rick Hill, Bailiff.

Visitors: Jeff Pearce, Brynn Mortensen, Brenda Nelson, Nathan Averill, Matt Robertson, Kevin Jensen, Jack Wahlen, Chad Holbrook, Arnold Tait.

7:00 P.M. CITY COUNCIL MEETING

1. Call to Order.

Mayor Tait called the meeting to order and welcomed all visitors.

2. Opening Ceremony.

Mayor Tait led the pledge of allegiance and conducted the opening ceremony.

3. Consent Items.

- a. Approve the minutes of October 9, 2018 as presented.

MOTION: Council Member Pearce motioned to approve the minutes of October 9, 2018 as presented. Council Member Wilhelmsen seconded the motion. All Council Members voted aye. Motion passed.

4. Business Items.

a. Housing Affordability Presentation

Brynn Mortensen introduced herself to Council and explained the Salt Lake Chamber of Commerce works together with all other chambers to address common concerns and problems throughout the state. This is where the Housing Gap Coalition was created. The coalition was approached about a year and half ago by business leaders saying their employees are having difficulty getting into the housing market or moving up in the housing market. In response they conducted a study to determine the factors leading into this crisis. This is the first time in 40 years that Utah has more households than available housing units; 54,000 more households than available units. Additionally Utah ranks fourth in the nation for housing price percent increase. Based on the growth rate, the value of a \$125,000 home in Utah in 1991 has increased to \$347,000 by 2017, but the nations growth rate of that same home has only increased to \$187,000 by 2017. If left unchecked by 2044 Utah housing prices could be equivalent to today's Seattle

prices. We want to make sure that our kids and grandkids can afford to live here and sustain the quality of life we all enjoy.

Five main factors are driving up the housing costs: the housing shortage, construction and labor costs, local zoning ordinances and the “Not in my back yard” attitudes, land costs and topography, and the demographic and economic growth. Possible solutions include a Transportation and Land Use Connection grant through the Wasatch Front Regional Council, the “Build to Success” program through local high schools and applied technology schools, and the housing crisis awareness campaign. Local governments can help aid the situation by facilitating economic growth, addressing skyrocketing trends, supporting different life stages in the housing industry, and providing housing options for children and grandchildren.

Brynn Mortensen suggested Council be innovative in redevelopment options by providing a variety of housing types and options, updating and using the general plan and moderate income housing plan. She also indicated they have a resolution of support that Council can sign to commit to making some of these changes.

Council Member Robinson said he feels children should move away once they graduate from college and should not become dependent on things their parents provide for them. He feels they should not have large houses which cost too much money. Brynn Mortensen said that is part of the problem, there is no affordable housing options for them to encourage children to stay in the area.

Council Member Wilhelmsen suggested using an example other than teachers in their presentation. He said most teachers have to be dual income families to make ends meet.

Brynn Mortensen thanked Council for the opportunity to present this information and the feedback.

b. Discussion/possible action to adopt Harrisville Resolution 18-13; a resolution adopting an Interlocal Agreement with Weber County adopting local transportation funding for the 1100 North Project.

Sean Lambert explained staff applied for additional funding through WACOG because there have been some additional costs associated with the 1100 North project. WACOG approved the additional funding and this resolution adopts that funding. Council Member Wilhelmsen asked for clarification. Sean Lambert said we received more information about the costs of the project and applied and received more funding.

MOTION: Council Member Wilhelmsen motioned to adopt Harrisville Resolution 18-13; a resolution adopting an Interlocal Agreement with Weber County adopting local transportation funding for the 1100 North Project. Council Member Weiss seconded the motion. A Roll Call Vote was taken.

Council Member Weiss	Yes
Council Member Beecher	Yes
Council Member Pearce	Yes
Council Member Robinson	No
Council Member Wilhelmsen	Yes

Motion passed 4-1.

c. Discussion/possible action to adopt Harrisville Ordinance #497; an ordinance adopting a Transportation and Hydrant Utility Fee.

Matt Robertson informed Council staff has been seeking a solution to address the deterioration of the roads throughout our city. Class C road funds and the transportation sales tax are not covering the costs that will maintain our current road system.

Therefore, a proposed transportation and hydrant utility fee is being proposed to address the future needs and stabilize the maintenance of our roads. The main causes of deterioration include: environmental effects from sunshine (UV rays) and oxidation, water which causes hydraulic action, temperature and moisture together causing expansion and contraction, traffic loading and utility cuts and trenching. Streets have an initial life span of 20 years based on design; they are quantified as the "RSL" or "Remaining Service Life" of the roads. It is much more economical to preserve roads rather than delay and reconstruct roads. As traffic increases, the cost of delaying repair work increases significantly. Repairing the worst roads first is a very expensive way to operate. Keeping the good roads good is the preferable maintenance schedule.

Costs of pavement deterioration and maintenance treatments were reviewed. New subdivision roads are initially built by developers. Class C and Proposition One local options gas tax funding from the state are the funding sources for street maintenance. The only other funding options available are to make cuts to the General fund budget or bond, or imposing a property tax increase. A proposed utility fee is equitable based on estimated use of the streets, transparent because expenditure is restricted to roads, curb, gutter, and sidewalks, and non-profit organizations like schools and churches also pay the utility fee. Utility fees will pay for crack sealing, chip and seal, patching, milling, overlays, reconstruction, curb and gutter, sidewalks, widening projects, design and inspections, and additional fire hydrants.

Council Member Robinson asked how long they have been considering this project. Matt Robertson explained they have been talking about this for several months and looking into all possible options. There are other cities using the fee schedule and he feels this will be the best way to make sure the money goes to what it's intended for. Council Member Robinsons said a budget was put into place last April, and we have this meeting, meeting the requirements by noticing on the website. He would like this to be put in the newsletter for several months before, explaining the options. Mayor Tait said she disagrees. There is public here tonight. Council Member Robinson said if they are being honest with the public, they would allow them to come in and make their case. He feels this is underhanded how we presented this. Although he agrees the fire hydrants need to be up kept as well as the roads. He doesn't feel we are doing the best for our citizens. Sean Lambert explained we are doing what's best for citizens by addressing the best way to prevent high costs on roads. Council Member Robinson agreed roads, sewer, water, and police services should be provided by local government.

Council Member Wilhelmsen asked when they first recognized there was a shortage of Class C road funds. Sean Lambert explained this has been going on for the last ten years. Bill Morris said there are funds collected through the transportation tax funding, but not enough. We must look for funding as the roads get older. Sean Lambert said he

is worried if this is not implemented; there will be no way to address road maintenance in the future. Matt Robertson pointed out the city has done a good job, they just haven't been able to keep up with the treatment as well as they'd like.

Matt Robertson explained the city stretches the funding as far as possible but this is not enough to keep up with the necessary needs. Bill Morris gave an estimated \$15,000 will be created through this nominal fee. Matt Robertson and Sean Lambert will have the study conducted to bring back a more realistic amount to address future needs. Bill Morris said any adjustments can be addressed after the study. He explained state legislators may affect our ability to impose this fee in the future so by passing this with the nominal fee; we will be grandfathered in if any legislative changes are made during the session.

Matt Robertson said with the study conducted more outreach can be done to help inform residents. The end cost will probably be higher than what is being suggested tonight. Other cities fees are generally \$10 or more.

Council Member Pearce expressed her concern with not a lot of residents present. Bill Morris explained that is why the fee is being set at \$.50 per household; or even \$.25 per household, as long as this is implemented.

Council Member Wilhelmsen asked if the Class C Road funds are being changed. Matt Robertson said these funds are based on the miles of road within the city. Bill Morris said this goes back to the construction costs presentation. Matt Robertson pointed out quite a few cities take a large chunk of general funds to maintain their roads. Council Member Beecher asked what roads are having issues. Sean Lambert said our maintenance as been kept up so far, but in the next 10 to 15 years we will have to do some significant road repairs in the older areas of the city. He said to maintain the level of service on our road conditions; we need to address this now. Matt Robertson suggested passing a nominal fee while the study is being conducted; where they will assess each road, give it a rating, and look to see what streets need repairs or reconstruction.

Council Member Wilhelmsen said consideration should be given to how much Harrisville residents can afford. If they must change the costs, he would like to look at what the residents can handle. He realizes this is setting precedence in the city and asked if we have any other options to seek road funding. Matt Robertson explained grant money is specific to the projects awarded. Sean Lambert said no other funding can be used strictly for maintenance or reconstruction.

Council Member Robinson asked if Class C Road funds can only be used for roads. Matt Robertson said the auditor scrutinizes the Class C Road funds and monitors closely how these are being spent. The state requires this audit. He is confident these funds are watched very closely.

Council Member Pearce clarified if this fee is passed, the amount will be no more than \$.50 per residence until a study has been completed. Council Member Weiss said he does not want to bond or raise property taxes. Council Member Beecher expressed concern with the legislators passing something eliminating this option. Bill Morris said this would be a disservice to our residents if this was not addressed before the legislative session.

MOTION: Council Member Weiss motioned to adopt Harrisville Ordinance #497; an ordinance adopting a Transportation and Hydrant Utility Fee with a \$.50 residential and \$1 commercial/manufacturing fee until a study can be conducted. Council Member Ruth seconded the motion. A Roll Call Vote was taken.

Council Member Weiss	Yes
Council Member Beecher	Yes
Council Member Pearce	Yes
Council Member Robinson	No
Council Member Wilhelmsen	Yes

Motion passed 4-1.

d. Discussion/possible action to surplus property.

Sean Lambert explained he is looking to surplus a 2007 truck that has required extensive repairs recently. Mayor Tait asked if this is the truck Parks and Recreation wanted to keep. Sean Lambert confirmed this and said the fuel pump and the heater have recently been fixed. He said there are three employees at the park. Mayor Tait said she believes they wanted to keep this for the fuel tank. She asked if there is a difference in the amount of fuel available. Bryan Fife said this gives them 130 gallons of available fuel at the recreation shop. Mayor Tait asked how they would address this if the truck is gone. Sean Lambert said the recreation department can fuel at the shop so he can control things better. He said they are over at the shop several times a week. Mayor Tait asked for clarification on any other repairs and where the work was done. Sean Lambert said the front end, fuel pump, and the heater were fixed by Big O. Mayor Tait asked how much would depreciate if they waited until the next budget year. Sean Lambert said there is an auction in December he is looking to sell at. Mayor Tait wondered if six months wouldn't make a big difference.

Bryan Fife said this truck falls under the Public Works budget. Parks and Recreation are filling up several times a week. They have a significant safety concern pulling in large trucks to the Public Works facility. He would like to keep the truck with the fuel tank. They should not have to rely on Public Works to fill up.

Mayor Tait asked what the Public Works fleet includes. Sean Lambert said they have nine trucks and two trucks in Recreation. He explained recreation loans one employee to Public Works for the winter months. Mayor Tait said she feels this might be a little premature. Sean Lambert said due to the age of the truck and the money they have recently put into the truck he would like to surplus the vehicle. Bryan Fife said he needs that truck, they have different needs than Public Works during the winter months, and they do not always want a truck with a sander and snow plow attached. This is a bit of a conflict. Mayor Tait said maybe this needs to be addressed between departments.

Council Member Weiss asked what the price difference would be in six months, if we wait. Council Member Beecher expressed his concern with the surplus, especially if they talked about keeping this truck. Council Member Robinson asked if there are any clearances on trucks this time of year. Bryan Fife said he would need to ask for another truck because he has four employees who share two trucks. Council Member Wilhelmsen asked how much money they have spent fixing this truck. Sean Lambert

said about \$3,500. Council Member Robinson asked what the blue book price is. Sean Lambert explained \$10,000-\$11,000.

MOTION: Council Member Pearce motioned to table the surplus property discussion. Council Member Beecher seconded the motion. All Council Members voted aye. Motion passed.

5. Public Comments - (3 minute maximum)

Nathan Averill, 1222 Georgia Ave, commented on the transportation and hydrant fee that was passed. He is disappointed that his utility fee will increase by the next budget. He feels there are better, more transparent ways to fund this.

Blaine Barrow, 750 West, said he has been working with Sean Lambert to address resident traffic concerns on 750 West. They have seen increased traffic cutting across from Highway 89 to the BDO. Being a retired resident, he sees this traffic all day long. He has spoken with Chief Jackson regarding the speed, and Sean Lambert regarding the possible installation of electric signs. He feels they are not going to be able to stop the amount of traffic due to the expansion of the BDO and that Council should make this a high priority. With the gravel pit, trucks are coming through there with belly dumps with high weights. He encouraged Council to take a drive and see if they would like to live there and see what they can do to fix the problem.

6. Mayor/Council Follow-Up:

Council Member Pearce commented on the suggested electronic signs that were brought up. She explained they are often used for speed racing to clock the speed of the race. Sean Lambert said some available signs just blink when the speed limit is exceeded. Council Member Weiss said the signs in Pleasant View have the speed on the signs. He asked if there is any way to restrict the traffic. Bill Morris said the only option to restrict is designate this as a non-truck route. Council Member Weiss asked if weight restriction is an option. Bill Morris clarified through the non-truck route option only. Mayor Tait commented this could possibly help save the road conditions as well.

Council Member Robinson asked for a follow up on the Larsen Lane proposal. Mayor Tait said the acquisition agent is still meeting with property owners about acquiring the property.

Council Member Robinson said he believes property owners are in favor of replacing the fencing at the main park. Bryan Fife said he has only heard from five residents and requested the property owners contact him directly; this is why he sent out the letter. There was some discussion regarding fence replacement in the past and what type of material was used.

Mayor Tait thanked Bryan Fife and Jennie Knight for the fall festival and the trunk or treat. She said people setup their own trunks and brought their own candy to participate.

Council Member Pearce said Greg Montgomery sent her some letters and asked Jennie Knight to forward them to Council.

7. Adjourn.

Mayor Tait declared the meeting adjourned at 8:20pm.

ATTEST:

MICHELLE TAIT
Mayor

JENNIE KNIGHT

City Recorder

Approved this 27th day of November, 2018

**HARRISVILLE CITY
ORDINANCE 496**

750 WEST ZONING MAP AMENDMENT

**AN ORDINANCE OF HARRISVILLE CITY, UTAH, AMENDING THE
OFFICIAL ZONING MAP FOR CERTAIN PARCELS ON 750 WEST BASED
UPON AN APPLICATION FILED BY BRYAN BAYLES; SEVERABILITY; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Harrisville City is a municipal corporation, duly organized and existing under the laws of the State of Utah;

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

WHEREAS, the City has adopted an Official General Plan and Zoning Map to govern land use within the City;

WHEREAS, the City received an Application to amend the Official Zoning Map of Harrisville City filed by Bryan Bayles and desired to act upon the same;

WHEREAS, the attached Exhibit "A" contains the required Conceptual Plan for the area of the proposed amendment to the Zoning Map;

WHEREAS, after publication of the required notice the Planning Commission held its public hearing on October 10, 2018, to take public comment on the proposed ordinance, and on November 14, 2018, the Planning Commission voted 4-2 with a negative recommendation on this Ordinance;

WHEREAS, the City Council received the negative recommendation from the Planning Commission and held its public meeting on November 27, 2018 to act upon this Ordinance;

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

Section 1: Zoning Map Amendment. That the Zoning Map for certain real property identified as Weber County Parcel Numbers 17-065-0042 and 17-065-0038 and as set forth in the attached Exhibit "A" which is hereby adopted and incorporated herein by this reference, is hereby changed from A-1 Agriculture Zone to the R-1-20 Residential Zone.

Section 2: Concept Plan and Reversion. The Concept Plan attached in Exhibit "A" which is hereby adopted and incorporated herein by this reference is adopted as the required Concept Plan for this Zoning Map Amendment. Any development must substantially conform to this Concept Plan. In the event that any development fails to substantially conform to the

Concept Plan, or in the event that the final plat is not recorded with Weber County within eighteen (18) months of the effective date of this Ordinance, then the property is automatically reverted to its prior zoning of A-1 Agriculture.

Section 3: Severability. If a court of competent jurisdiction determines that any part of this ordinance is unconstitutional or invalid, then such portion of the 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.

PASSED AND ADOPTED by the City Council on this ____ day of _____, 2018.

MICHELLE TAIT, Mayor
Harrisville City

ATTEST:

JENNIE KNIGHT, City Recorder

Roll call vote is as follows: Mr. Wilhelmsen Mr. Robinson Ms. Pearce Mr. Beecher Mr. Weiss

RECORDED this ____ day of _____, 2018.

PUBLISHED OR POSTED this ____ day of _____, 2018.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the municipal recorder of Harrisville City, hereby certify that foregoing ordinance was duly passed and published, or posted at 1) City Hall 2) 2150 North and 3) Harrisville Cabin on the above referenced dates.

City Recorder

DATE: _____

HARRISVILLE CITY

APPLICATION TO AMEND THE HARRISVILLE CITY
GENERAL PLAN / ZONING MAP

Fee Amount \$ 300
(General Plan \$300 / Zoning Map \$300)

Receipt Number 049041
Date 9-24-18

Land Serial Number 17-065-0042 AND 17-065-0038

Owner(s) of Record Elite Properties of Utah
Address 2681 E 6425 S.
Ogden, UT 844035
Phone _____

Applicant's Name Bryan Bayler
Address 1656 Equestrian Park Way
Kayville, UT 84037
Phone 801-634-2129

Street address or location of property for which a change in zoning is requested. approximately
150 West 2100 North, Harrisville City

Present General Plan Land Use designation Semi-Rural Residential zoning designation A-1
Present use of the property is: Farming and livestock

Proposed General Plan Land Use designation Semi-Rural Resi. Zoning designation R-1-20
Proposed use of the property is: Residential Community

Have any Conditional Use Permits been granted for this property? YES NO. If YES,
give details: _____

This petition must be signed by the property owner of record or the petitioner must furnish an affidavit from the owner giving authorization to appear before any city administrative or legislative body to act on behalf of the owner in matters pertaining to this petition.

Date _____

Petitioner: _____

The petitioner must provide the names and addresses of all property owners within 500 feet of this property. Attach a list and include postage to cover notice to the property owners listed.

Petitioner must provide a copy of the county plat and include the legal description of the property to be included in the amendment.

Give the reason for requesting an amendment.

Explain how the proposed amendment is in harmony with the City General Plan Land Use Map, including what conditions exist in the general area to warrant such a change. How is the change in the public interest as well as the applicant's desire?



HARRISVILLE CITY

363 West Independence • Harrisville, Utah 84404 • (801) 782-1449 Fax

Uniform Land Use & Development Application

For office use

Zone: A-1 Filing Date: 09-24-18 Fee Paid: \$300.00

Cash/ Check/ Credit Card (Circle One) Receipt #: 049041 Taken by: JB

Applicant's Name: Bryan Bayles

Applicant's Address: 1656 Equestrian Park Way, Kayville

Property Owner's Name: Elite Properties of Utah

Harrisville Property Address: 750 West 2100 North

Name of Project: _____ Project Engineer: Andy Hubbard
Current Basin Engineering

Property Acreage: 28.25

County Parcel Number: 17-065-0042 AND 17-065-0038

Is site in the flood plan YES NO Is the site in a hazard area YES NO

Select Type of Application/Action Requested

<input type="checkbox"/> Site Plan/Use Permit <input type="checkbox"/> Amended Site Plan/Use Permit <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Amended Conditional Use Permit <input type="checkbox"/> Home Occupation without Visiting Clientele <input type="checkbox"/> Home Occupation with Visiting Clientele <input type="checkbox"/> Other: _____	<input type="checkbox"/> Lot Consolidation <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Expand Nonconforming Use <input type="checkbox"/> Sign Ordinance Review <input checked="" type="checkbox"/> Zoning Map Amendment <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Agriculture Protection Area <input type="checkbox"/> Vacate Public Right-of-way
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Please describe your request:
See attachment

Code Compliance (Enter the Code Sections Supporting this Application):
See attachment

I hereby certify to the best of my knowledge that I have attached all the required plans, met the required codes and regulations, and paid all fees. I understand incomplete applications will be returned unprocessed:

Bryan Bayles
Applicant's Signature

Josh Williams
Property Owner Signature and Authorization

9/21/2018
Date

9/21/18
Date

IMG_7526.JPG



HARRISVILLE CITY

363 West Independence • Harrisville, Utah 84404 • (801) 782-4100

PLANNING COMMISSION OFFICE

Date: September 25, 2018

NOTICE TO PROPERTY OWNERS WITHIN 500 FEET OF THE PROPERTY LOCATED AT 750 W 2100 N OWNED BY ELITE PROPERTIES OF UTAH.

The Planning Commission will review a **rezoning ordinance** for the property located at 750 W 2100 N at their next meeting. The lot will be rezoned from an A-1 zone to an R-1-20 zone.

The Planning Commission will meet to discuss the rezoning for this property and make a recommendation for it on **Wednesday, October 10, 2018 at 7:00 p.m.** at the city office, 363 W Independence Blvd, Harrisville, Utah. You are invited to attend this meeting to voice your concerns about, support for or against this rezoning ordinance. You may also contact the city office between the hours of 8:00 a.m. and 5:00 p.m., Monday through Thursday, 8:00 a.m. and 12:00 p.m. Friday, at (801) 782-4100 prior to the meeting.

Sincerely,

A handwritten signature in cursive script that reads 'Laurence Boswell'.

Laurence Boswell
Land Use Coordinator

Jay Bowcutt
6149 S 6300 W
Hooper, UT 84315

Kristy L Rose
2102 N 950 W
Ogden, UT 84404

Amber & Tyler Bingham
2106 N 950 W
Ogden, UT 84404

Mcintosh Sandra S Living Trust
2110 N 950 W
Ogden, UT 84404

Jonathan N Nauman
2114 N 950 W
Ogden, UT 84404

Ryan C & Jennifer Law Law
2118 N 950 W
Ogden, UT 84404

Tyler Eyres
2122 N 950 W
Ogden, UT 84404

Austin Tracy
1825 N Highway 89
Ogden, UT 84404

Robert L Proudfit Iii
PO Box 150208
Ogden, UT 84415

Ryric Associates Llc
2221 N Highway 89
Ogden, UT 84404

Kimberly-Clark Worldwide Inc
400 Goodys Ln #100
Knoxville, TN 37922

Heidi G Smith
795 Willowbrook Ln
Ogden, UT 84404

Jose A Roriguez
799 Willowbrook Ln
Ogden, UT 84404

Adam Beus
803 Willowbrook Ln
Ogden, UT 84404

Trevor R & Adrienne Rees
813 Willowbrook Ln
Ogden, UT 84404

Madison M Reed
825 Willowbrook Ln
Ogden, UT 84404

Breanne R & Kale B Moore
833 Willowbrook Ln
Ogden, UT 84404

Christopher D & Shantel M Spatig
470 W 1800 N #102
Logan, UT 84341

Wesley & Bashford M M
861 Willowbrook Ln
Ogden, UT 84404

Daniel & Nirda Judd
875 Willowbrook Ln
Ogden, UT 84404

Shaun & Brenda Minnoch
899 Willowbrook Ln
Ogden, UT 84404

Stewart & Caroline Peterson
905 Willowbrook Ln
Ogden, UT 84404

Michael & Andrea Hodson
915 Willowbrook Ln
Ogden, UT 84404

Harrisville City
363 Independence Blvd
Ogden, UT 84404

Oregon Short Line Railroad Company
198 W 28Th St
Ogden, UT 84401

Kirk L & Tracy Teuscher
1827 W 1800 N
Farr West, UT 84404

Michael S & Nannetta R Petersen
1854 N 750 W
Ogden, UT 84404

Utah Department Of Transportation
PO Box 148420
Salt Lake City, UT 84114

Union Pacific Land Resources
Corporation
110 N 14Th St #1000
Omaha, NE 68102

Oregon Short Line Railroad Company
198 W 28Th St
Ogden, UT 84401

Moyes Family Trust
410 Jackson Ave
Ogden, UT 84404

Oregon Short Line Railroad Company
198 W 28Th St
Ogden, UT 84401

State Road Commission Of Utah
, UT

Moyes Family Trust
410 Jackson Ave
Ogden, UT 84404

Elite Properties Of Utah
2681 E 6425 S
Ogden, UT 84403

Elite Properties Of Utah Llp
2681 E 6425 S
Ogden, UT 84403

Stettler Investment Llc
663 N Adamswood Rd
Layton, UT 84040

William N & Dianna J Gooch
1900 N 750 W
Ogden, UT 84404

Willow Brook Village Pud Plat & A
Homeowners Association
153 N 4950 W
Clearfield, UT 84015

Willow Brook Village Pud & Plat B Hoa
2138 Pebblebrook Rd
Ogden, UT 84404

Willow Brook Village Pud & Plat B Hoa
2138 Pebblebrook Rd
Ogden, UT 84404

Willow Brook Villages & Homeowners
Association Inc
2138 Pebblebrook Rd
Ogden, UT 84404

Utah Department Of Transportation
PO Box 148420
Salt Lake City, UT 84114

Stettler Investment Llc
663 N Adamswood Rd
Layton, UT 84040

Amanda Clark
921 W 2100 N
Ogden, UT 84404

Joshua Sontag
923 W 2100 N
Ogden, UT 84404

Isaiah & Melissa Salazar
929 W 2100 N
Ogden, UT 84404

Shiloh & Andrea Lloyd
935 W 2100 N
Ogden, UT 84404

Shaquelle Cretain & Raneshia
Robinson-Cretain
943 W 2100 N
Ogden, UT 84404

Tiffany Orton
2100 N 2100 N
Pleasant View, UT 84404

Eleanor P Jenson
1755 N 750 W
Ogden, UT 84404

Eleanor P Jenson
1755 N 750 W
Ogden, UT 84404

Gae D & James E Leishman
1765 N 750 W
Ogden, UT 84404

Clark Dawna R Trust
1782 N 750 W
Ogden, UT 84404

Barrow Blaine & Launa Trust
1785 N 750 W
Ogden, UT 84404

Rick Corwin
1797 N 750 W
Ogden, UT 84404

Ruby Ann Wall
1806 N 750 W
Ogden, UT 84404

Colin J Fisher
1811 N 750 W
Ogden, UT 84404

Medora E Durrant
1812 N 750 W
Ogden, UT 84404

Stephen W & Mary Lynn Bond
1825 N 750 W
Ogden, UT 84404

Marvin B Downard
1842 N 750 W
Ogden, UT 84404

Nathan & Elizabeth Musgrave
1843 N 750 W
Ogden, UT 84404

Michael & Nannetta Petersen
1854 N 750 W
Ogden, UT 84404

Micheal & Sherry Farrell Trust
1855 N 750 W
Ogden, UT 84404

Roger W & Lynette Shuman
1870 N 750 W
Ogden, UT 84404

Roybal Family Trust
1890 N 750 W
Ogden, UT 84404

William N & Dianna J Gooch
1900 N 750 W
Ogden, UT 84404

Farrell Donald & Gaylene Trust
1933 N 750 W
Ogden, UT 84404

Donald & Gaylene Farrell Family Trust
1933 N 750 W
Ogden, UT 84404

Mg Rich Family Trust
1990 N 750 W
Ogden, UT 84404

Von Hubbard
PO Box 364
Willard, UT 84340

E Blair E & Colleen M Burdess
2121 N 750 W
Ogden, UT 84404

Campbell Clan Llc
PO Box 13243
Ogden, UT 84412

James D Ward
2104 N 925 W
Ogden, UT 84404

Camren & Ashley Applegate
2107 N 925 W
Ogden, UT 84404

James M & Heidi M Pearson
2108 N 925 W
Ogden, UT 84404

Breann Orton & Eduardo Agavo
2109 N 925 W
Ogden, UT 84404

Craig & Constance Merrill Merrill
3423 Viking Dr
Eden, UT 84310

Curtis Leavitt
2115 N 925 W
Ogden, UT 84404

Josh Riedesel
2116 N 925 W
Ogden, UT 84404

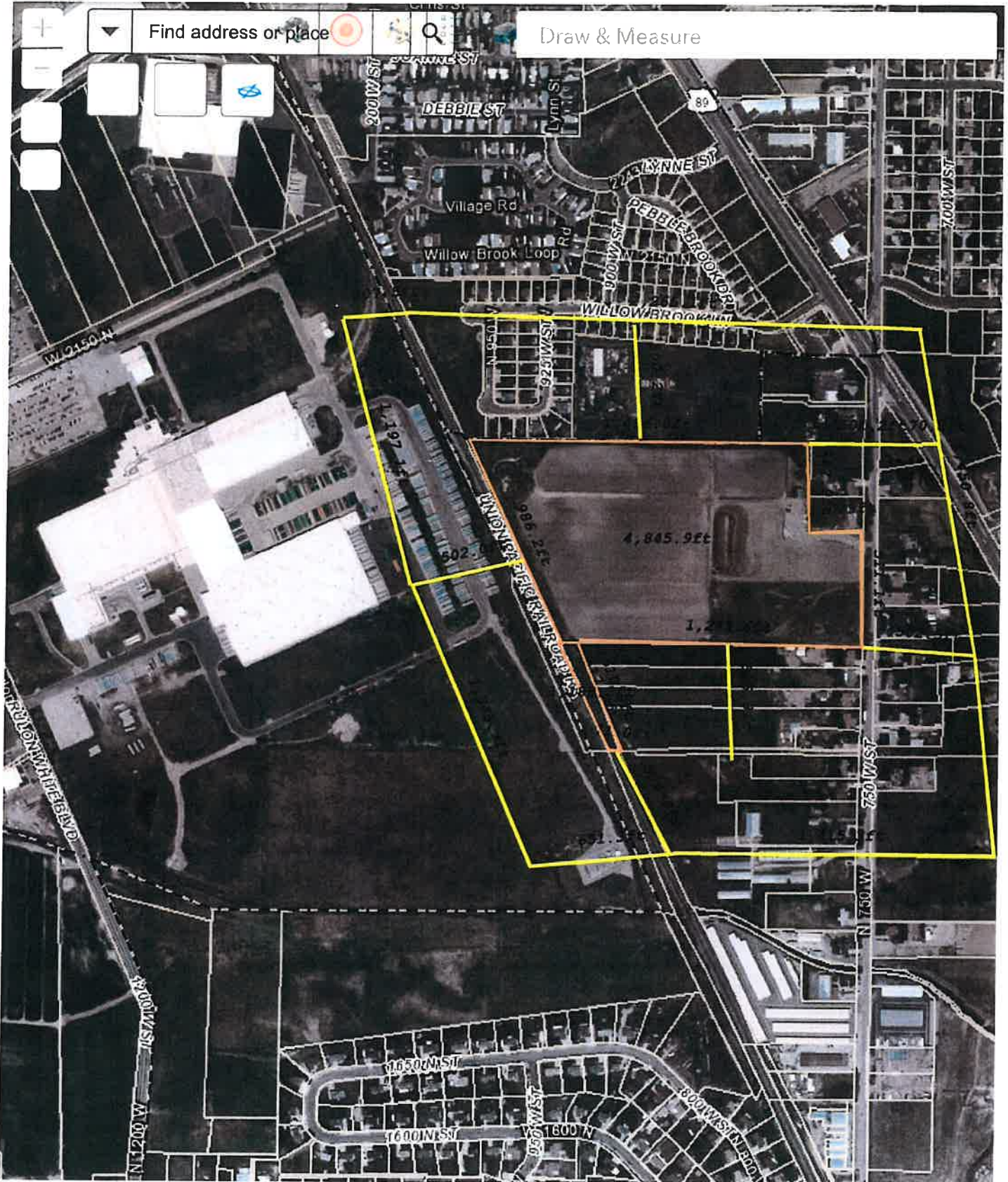
Lewis M & Kylee A Jenkins
2119 N 925 W
Ogden, UT 84404

Tonya Jarrett
2120 N 925 W
Ogden, UT 84404

James & Jamie Hutchison
2121 N 925 W
Ogden, UT 84404



Weber County Geo-Gizmo





S.W. 1/4
SECTION 31, T.7N., R.1W., S.L.B. & M.

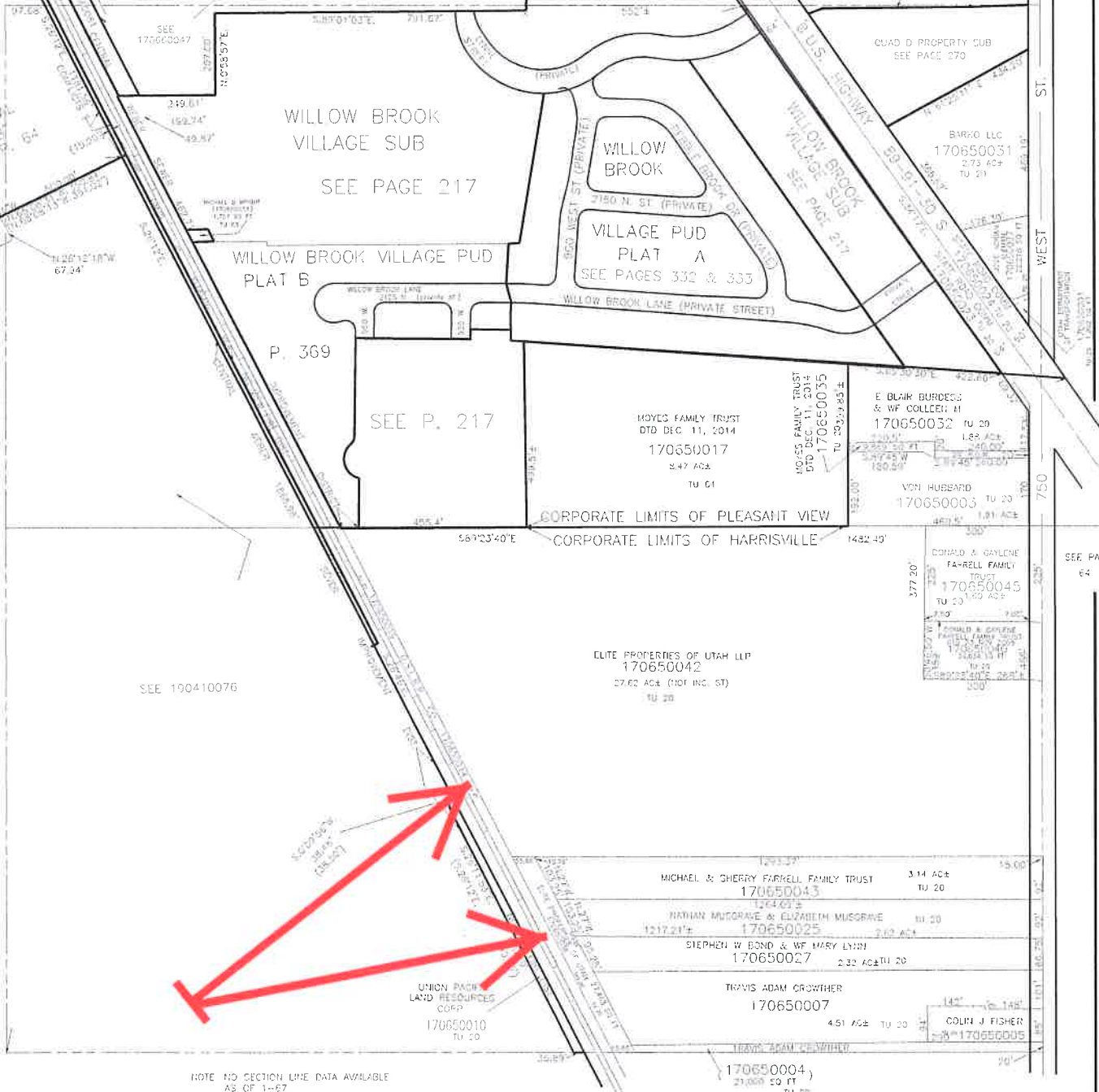
TOWNS OF HARRISVILLE & PLEASANT VIEW & HARRISVILLE DISTRICT

TAXING UNIT: 17, 20, 64,

SCALE 1" = 200'

SEE PAGE 66

SEE 170660002



NOTE: NO SECTION LINE DATA AVAILABLE AS OF 1-67 THIS MAYBE AN OVERSIZED 1/4 SECTION.

SEE BOOK 11, PAGE 20

J.C.F. 12-66

This plat is made solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with actual survey.



Zoning Map Amendment explanation for 29-acre property (address:750 West 2100 North)

The proposed Zoning Map Amendment of R-1-20 is in harmony with Harrisville City's General Plan Land Use Map of Semi-Rural Residential. The proposal anticipates using the cluster subdivision with a bonus density (Harrisville City Municipal Code Section 11.016). The conditions that exist in the general area to warrant such a change include the following:

- The property is located in a somewhat industrial area, with the train tracks and Kimberly Clark as well as various other industrial uses to the west
- The higher density homes, including trailer parks, to the north
- Direct access to major transportation corridors including the Freeway and commercial uses avoids longer commutes creating congestion on surface streets
- The property is just over a mile from the Pleasant View Front Runner Station which has the potential to allow residents to avoid congestion on surface streets

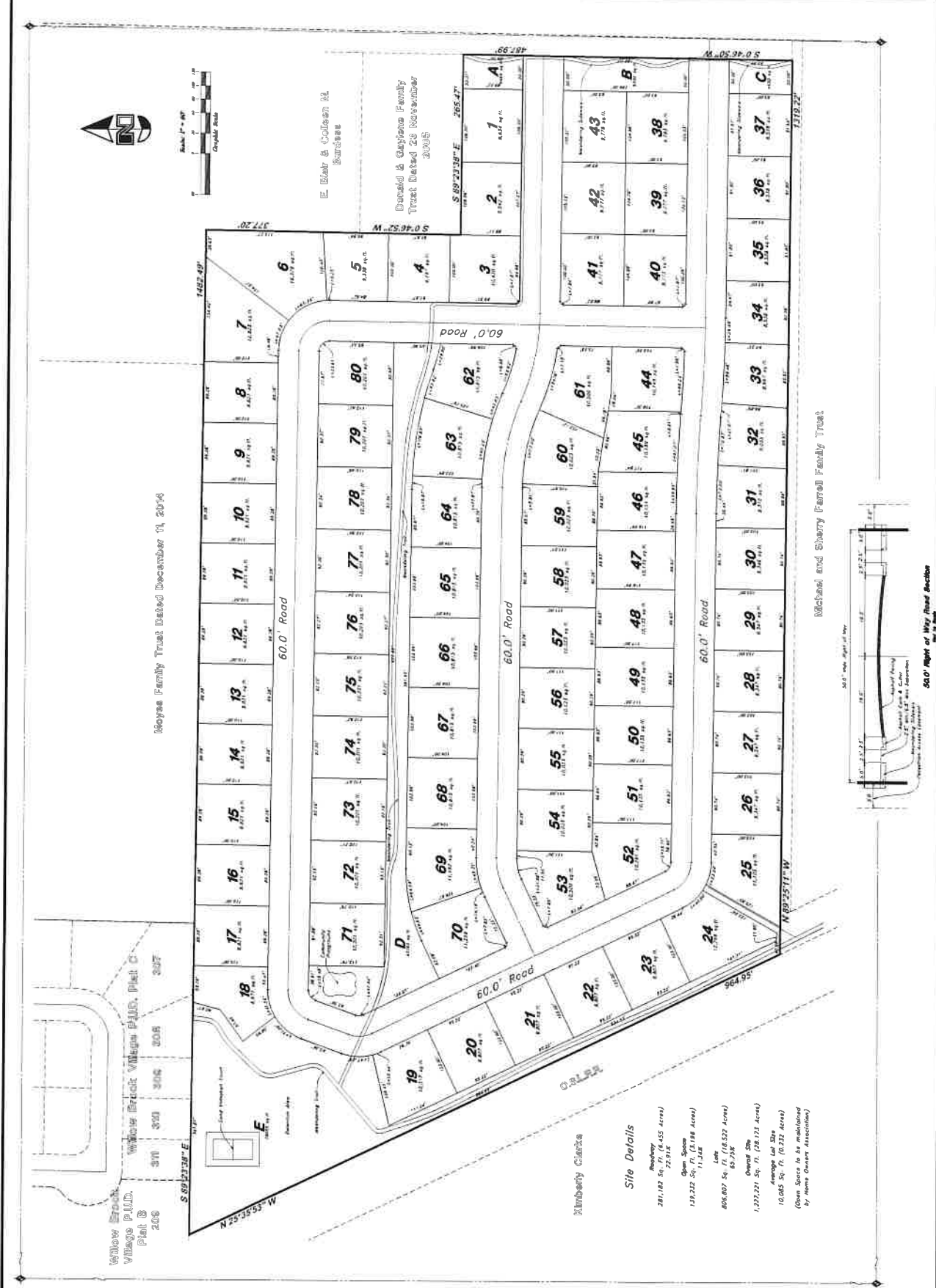
The proposed community anticipates using the cluster subdivision with a bonus density. The ordinance (Section 11.016.050) identifies a menu of items that allow for bonus densities to be achieved. Our application will utilize the following items:

1. 5% for porches
2. 5% for Landscaped strips
3. 5% for landscaped entry monuments
4. 25% for two of the amenities mentioned, including a volley ball court and playground equipment
5. 10% for trails as shown on city trail map
6. 10% for energy efficient homes as acceptable to the Planning Commission

The average lot size is over 10,000 SF. The ordinance says: "Uses permitted in the cluster development shall conform to the most closely related zone as determined by the land use authority". As a result, our proposal has followed the building and development standards for the R-1-10 zone.

More broadly, the proposed rezone would help Harrisville City and thus the public accomplish the objectives as outlined in the General Plan:

- One of the City's main objectives is supporting an environment for existing and new retail to be economically viable. The General Plan states, *"To encourage the establishment and continued viability of basic retail and commercial stores and services which will satisfy the shopping needs of Harrisville residents, which will enhance the city's sales and property tax revenues, and provide the highest quality goods and services for local residents."* Additional roof tops are one of the major drivers to provide the environment for new and existing retail to succeed.
- The city has expressed interest in providing new housing stock. The general plan says "It is the goal for the city to provide a balance of land uses that meet the needs of the residents of the city. One of the challenges facing Harrisville is the aging housing stock. The city encourages property owners to maintain and improve their properties in order to stabilize neighborhoods." Our proposal would help support that objective while meeting regional expectations for quality residential development.
- The City has acquired approximately 13 acres and is "currently planning to construct a municipal park complex on 750 West that will include a playground, recreation center, baseball diamond, city hall, and police station. This is a priority of the city." The proposed community would be located within 200 yards of the City facility.
- Lot sizes in the 10,000 SF range are more affordable for a greater portion of the public at large, require less maintenance than larger lots, and are consistent with regional and national residential market trends.
- Our proposed community will support the City's focus from the General Plan of, *"Guide future growth and development into areas that can be efficiently and effectively served by public infrastructure, and facilities and new developments shall only be permitted to the degree that the city has capacity to provide the necessary services and facilities."* The property is adjacent to existing roads and utilities so significant system upgrades and corresponding expenses are not required.
- Our proposed community will support the City's focus from the General Plan of, *"Access management is an important tool to help arterial corridors reduce accidents and preserve capacity. The limiting of driveway access and proper spacing of local road intersections when planned properly will insure a longer life and functional capacity of the arterial system... Frequent and direct property access is more compatible with the function of local and collector roadways."* The traffic from our proposed community minimizes driveway access onto to collector streets (750 West) and will not increase the need for additional traffic signals in that the majority of the traffic from the proposed community will utilize existing traffic signals and routes.
- Our proposed community will support the City's focus from the General Plan of, *"As much as practical, all areas of the city and all future development areas should be connected together through linked and connected roads, streets, sidewalks, trails, open space and park areas."* The proposed community includes an equestrian trail that the City has identified on the "Pathways Master Plan (page 20 of the General Plan).
- *The General Plan states, "Provide well planned, clean, safe, livable areas and neighborhoods... Encourage property owners to keep their property clean and free of weeds and debris through a community beautification program."* Our proposed community will support that objective through the establishment of an HOA to establish standards higher than those of the City.



Site Details

Proposed	281,182 Sq. Ft. (6.45 Acres)
Open Space	22,514
Lot	150,332 Sq. Ft. (3.46 Acres)
Open Space	1,144
Lot	806,807 Sq. Ft. (18.52 Acres)
Overall Site	65,758
Average lot Size	1,232,271 Sq. Ft. (28.171 Acres)
Overall Site	10,085 Sq. Ft. (0.232 Acres)

(Open Space to be maintained by Home Owners Association)

[11.16 Clustered Development](#)
[11.16.010 Purpose And Intent](#)
[11.16.020 Limitations](#)
[11.16.030 General Regulations](#)
[11.16.040 Uses](#)
[11.16.050 Bonus Density](#)
[11.16.060 Conformance To Law](#)

[11.16.010 Purpose And Intent](#)

Subdivisions in certain single-family residential zones may be approved under clustering concepts as set forth in this chapter. The purpose of this chapter is to allow a developer to save infrastructure costs that would be incurred in a conventional subdivision, encourage open space conservation, encourage imagination in subdivision development, and provide for efficient utilization of land by providing greater flexibility in the location clustered dwelling units. This chapter also allows a developer to more closely tailor a development project to a specific group of prospective owners, such as retired persons or equestrian oriented developments. The applications of cluster concepts is intended to encourage good neighborhood design and preserve open space while insuring substantial compliance with the intent of the city's land use ordinances.

HISTORY

Repealed & Reenacted by Ord. [397](#) on 7/22/2008

Amended by Ord. [429](#) on 9/28/2010

[11.16.020 Limitations](#)

No petition or other application for a development shall be approved under this chapter unless the development meets the regulations of the single-family residential zone, subject to the concepts and incentives provided in this chapter.

HISTORY

Repealed & Reenacted by Ord. [397](#) on 7/22/2008

Amended by Ord. [429](#) on 9/28/2010

[11.16.030 General Regulations](#)

1. Minimum size. A minimum of ten (10) acres of land area is required for any clustered subdivision, unless the planning commission enters findings that a smaller but not less than five (5) acre development furthers the purpose and intent of this chapter.
2. Application and ownership. A clustered development is initiated by an application filed with the city and forwarded to the project management committee as the initial land use authority. The development shall be in single or corporate ownership at the time of application, or the subject of an application filed jointly by all owners of the property.
3. Planning and mitigation. The initial land use authority shall require that the arrangement of structures, open spaces, and amenities be developed in such a manner to assure that adjacent properties will not be adversely affected, and account for all preliminary subdivision approval requirement and other ordinance set forth in the municipal code.
4. Planning commission. Upon recommendation of the project management committee, the planning commission shall make its recommendation to the city council for preliminary action after any required public hearing.
5. Density. The maximum number of units, allowed in a clustered development shall be equal to the number of units that can be developed in the current zone, plus any applicable bonuses as set forth in this chapter.
6. Lot area, lot width, setbacks and lot coverage regulations shall be determined by approval of the development plan. The minimum distance between any part(s) of the main buildings shall be ten (10) feet, and the minimum side yard for any single lot shall not be less than ten (10) feet.
7. Open space. Every cluster development shall provide open space within the development. No streets, sidewalks, common space, or parking areas will be included as part of the required open

space.

1. The open space may be:
 1. Totally landscaped.
 2. Utilized as agricultural land.
 3. Incorporated into recreation areas as agreed by the city.
 4. Set aside in accordance with sensitive lands or other policies of the city.
 2. Preservation of the open space area shall be ensured by a perpetual conservation easement deeded to an appropriate entity designated by the city.
 1. The conservation easement shall be submitted by the applicant with the initial application, or, if the land use authority allows, may be prepared and approved by the city at a later date in conjunction with the final subdivision plat approval.
 2. The conservation easement shall address the preservation, use, maintenance, and ownership of all open space within the development.
 3. Ownership of the open space may be by:
 1. A homeowners" association.
 2. A duly created special service district.
 3. Harrisville City or its designee.
 4. Ownership of the conservation easement may be by:
 1. A 501(c)(3) corporation approved by the city.
 2. A duly created special service district.
 3. Harrisville City or its designee.
 5. At no time shall both the open space and conservation easement be owned by the same party.
 3. Notwithstanding other provisions of this section, all common space shall be landscaped by the developer and maintained from the onset through a lawfully organized and fully functional homeowners" association or by the home owner for the duration of the development.
8. General design. The general design of public improvements shall comply with the city's public works standards except where such exceed the quality set forth in the standards or as mutually agreed by the parties in a development agreement approved by the city in order to enhance the development.
1. Theme. A common building theme shall be required and approved by the planning commission for each clustered development. The design shall provide unification of exterior architectural style, color, and size of each unit, however, with an appropriate housing mix.
 2. Covenants. The applicant shall provide for covenants, conditions, and restrictions relating to the clustered development as approved by the city.
 3. Site development. Lot layout, setbacks, and site development in a clustered development shall be consistent with the zone closest to the overall average lot size. For example, if the average lot size in the clustered development is 15,000 square feet, then the site development standards of the RE-15 zone (or its successor) apply.
 1. Because of the varying nature of lots in a clustered development the location, size and general footprint of all dwellings and other main buildings shall be shown on the plans submitted for review.
 2. Proposed traffic management, storm water management, grading, sewer, secondary water, landscaping, fencing, and all other improvement plans shall be submitted for approval to the land use authority and shall be in a form and manner similar to regulations for a conventional subdivision unless otherwise agreed by a development agreement approved by the city.
 3. The proposed development shall be connected to a state approved sewer system.
9. Service capabilities. The proposed development shall not exceed the service capabilities of the city or an affected entity, nor shall such be detrimental to the health, safety, or general welfare of persons residing in the vicinity. In the event that service capabilities of the city or any affected entity are exceeded, this will constitute grounds for disapproval. It is presumed that service

capabilities are exceeded if the city engineer or an affected entity provides a letter indicating the service capabilities exceeded. Service providers include, but are not limited to the following: North View Fire Department, Bona Vista Water District, Rocky Mountain Power, Questar Gas, Qwest, Pine View Water or secondary irrigation water, U.S. Postal Service, Comcast, city storm water control, Army Corp of Engineers.

10. Security and guarantee. The developer is required to follow the escrow and guarantee period requirements set forth in the Subdivision Ordinance and elsewhere in the municipal code for any development in conjunction this chapter.

HISTORY

Repealed & Reenacted by Ord. [397](#) on 7/22/2008

Amended by Ord. [429](#) on 9/28/2010

11.16.040 Uses

Uses permitted in the cluster development shall conform to the most closely related zone as determined by the land use authority, as identified in a development agreement, or as specified in the covenants, conditions and restrictions for the clustered development so long as said development consists of separate and single-family dwellings.

HISTORY

Repealed & Reenacted by Ord. [397](#) on 7/22/2008

Amended by Ord. [429](#) on 9/28/2010

11.16.050 Bonus Density

The planning commission may award a density bonus of increased units and/or decreased lot size for each clustered development as provided in this section up to a maximum of 100% in bonuses. Density bonuses are available to be awarded as follows upon the planning commission entering a finding that the applicant's subdivision and site plans do substantially comply with the following:

1. Open space preservation. Up to a 50% density bonus shall be awarded if up to a minimum of 50% of the total development remains open space.
2. Building design. A 10% density bonus shall be awarded if the covenants, conditions, and restrictions within the development require a minimum of 70% brick or rock on exterior finishes for homes within the development.
3. Front porch. A 5% density bonus shall be awarded if the covenants, conditions, and restrictions within the development include the construction of front porches that accommodate seating.
4. Landscaped park strips. A 5% density bonus shall be awarded if the applicant includes as part of the development planting approved trees species with minimum 2" caliper every 50 feet in park strips, or by an approved informal placement together with moving the sidewalk 4 feet closer to the homes or by using serpentine sidewalks in a fashion to "meander" through the park strip and front yard areas.
5. Landscaped entrance ways. A 5% density bonus shall be awarded if the applicant provides all entryways to the subdivision development include a landscaped entryway and a city approved monument style identification sign. A maintenance plan is also required to receive this bonus.
6. Amenities. A 25% density bonus shall be awarded if the development provides at least two approved amenities such as playground equipment, volleyball courts, tennis courts, pool, recreation center, community center, or similar amenity.
7. Special amenities. A 75% density bonus shall be awarded if the development provides for a standard golf course or public swimming pool.
8. Park. A 50% density bonus shall be awarded if the development provides for a fully landscaped and developed public park of five (5) or more acres with playground equipment or other features approved by development agreement.
9. Pathways and trails. A 10% density bonus shall be awarded where applicable to pathways and trails as specified on the city trails map.
10. Performance. A 10% density bonus shall be awarded for energy efficient homes and appliances as acceptable to the Planning Commission.

HISTORY

Repealed & Reenacted by Ord. [397](#) on 7/22/2008

11.16.060 Conformance To Law

A development under this chapter is a special type of subdivision approved by the city which shall meet the public works standards, the subdivision ordinance, land use regulations, and other laws applicable to development.

HISTORY

Repealed & Reenacted by Ord. [397](#) on 7/22/2008

Amended by Ord. [429](#) on 9/28/2010