



HARRISVILLE CITY

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

CITY COUNCIL MEETING AGENDA 363 West Independence Blvd August 23, 2016

MAYOR:

Bruce N. Richins

COUNCIL MEMBERS:

Jeffery Pearce
Gary Robinson
Jennifer Jensen
Michael Murtha
Ruth Pearce

"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 Bruce Richins
Mayor Pro Tem: Jennifer Jensen

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE & OPENING CEREMONY** [Council Member Robinson]
3. **CONSENT ITEMS**
 - a. Approve the minutes of August 9, 2016 as presented.
4. **BUSINESS ITEMS**
 - a. Discussion/possible action to award contract for General Plan Consultant. [Bill Morris]
 - b. Discussion/possible action to approve Harrisville City Resolution 2016-11; a resolution entering an agreement with WACOG for Larsen Lane funding. [Bill Morris]
 - c. Discussion/possible action to approve Harrisville City Resolution 2016-12; a resolution entering an agreement with Bona Vista for installation of a new waterline on Larsen Lane and Washington Blvd. [Bill Morris]
 - d. Discussion/possible action to conduct interviews for Harrisville City Council Member applicants. [Mayor Richins]
 - e. Discussion/possible action to appoint Harrisville City Council Member. [Mayor Richins]
5. **PUBLIC COMMENTS - (3 minute maximum)**
6. **MAYOR/COUNCIL FOLLOW-UP:**
7. **CLOSED EXECUTIVE SESSION:** Utah State Code §52-4-204 & §52-4-205(1)(a): The Council may consider a motion to enter into Closed Executive Session for the purpose of discussion of character, professional competence, or physical or mental health of individual(s).
8. **ADJOURN**

DATE POSTED: August 18, 2016

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://pnm.utah.gov>.

**MINUTES OF HARRISVILLE CITY
CITY COUNCIL MEETING**

Tuesday, August 9, 2016 – 7:00 p.m.
Council Chambers
363 West Independence Blvd
Harrisville, Utah 84404

Present: Mayor Bruce Richins, Council Member Jeff Pearce, Council Member Gary Robinson, Council Member Jennifer Jensen, Council Member Ruth Pearce. [Council Member Jennifer Jensen is excused]

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

Visitors: Kevin Shakespeare, Nicole Shakespeare, Sawara Martinez, Mary Ann Hickson, Karen Boudreau, Jen Chapple, Geris Rose, Robert Arnold, Lori Arnold Bingham, Eileen Nessen, June Brown, Bruce Brown, Wanda Warren, Judy Sanders, Nathan Averill, Jacob Schlegel, Gene Bingham, Edd Caulford, Austin Tracy, Aspen Teuscher, Antoinette Williamson, Jerry Williamson, Brian Chapple.

7:00 P.M. CITY COUNCIL MEETING

1. Call to Order.

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

2. Opening Ceremony.

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

3. Consent Items.

- a. Approve the minutes of July 26, 2016 as presented.

Council Member Jeff Pearce asked for a clerical error to be corrected.

MOTION: Council Member J. Pearce motioned to approve the minutes of July 26, 2016 as corrected. Council Member R. Pearce seconded the motion. All Council Members voted aye. Motion passed.

4. Business Items.

- a. **PUBLIC HEARING-Larsen Lane widening and expansion.**

MOTION: Council Member R. Pearce motioned to open the public hearing to discuss the widening and expansion of Larsen Lane. Council Member Robinson seconded the motion. All Council Members voted aye. Motion passed.

[Council Member Jensen arrived at 7:15pm]

Matt Robertson presented the city engineer's presentation on the widening and expansion of Larsen Lane. He explained the purpose of this presentation is to explain the need for improvements, the benefits from these proposed improvements, review the intersection improvements project that has already been approved at the Larsen Lane/Washington Blvd intersection, and review the future widening of Larsen Lane. Larsen Lane is a minor arterial road and should have an 84 foot Right of Way. Past studies have given the level of service on this road an "F" ranking. These same studies have recommended the widening of the road. The current average daily driving on this road is 14,000 which is projected to increase to 21,000 by 2030.

Recommendations have also been received to widen this to three lanes, which creates a two-way left-turn lane down the median of the road. The current project is installing a dual left-turn lane from Larsen Lane onto Washington Blvd. The two-way left-turn lane eliminates stopping/stacking of through traffic for left turns. Additionally the dual left-turn lanes at Washington Blvd will eliminate some of this stacking. Improved safety of the road will be provided by opposite lane separation, protection for left-turn vehicles (rear-ending), and sidewalks for safe pedestrian routes.

The current improvement project includes widening Larsen Lane on the east end by 11 feet to add dual left-turn lanes. Bids were received June 2016 with construction set for August 2016- October 2016. This project is being funded by three agencies. Road widening is being covered by Weber County Local Transportation Funds (approved by WACOG). Traffic signals are being covered by UDOT and Bona Vista is installing an improved culinary water line at the same time. The Right-of-Way has already been acquired from Common Cents for this project.

Future Improvements for the widening of Larsen Lane would include an increase Right-of-Way to 84 feet wide. Increased asphalt width from 28 feet to 60 feet. A street cross section of the three lane road will include 12 foot lanes, a 14 foot two-way left-turn lane, and 11 foot parking on both sides. The conceptual road alignment is determined by maintaining a 10 foot setback for homes. Additionally the Thoroughbred Crossing Subdivision which has not received final approval through the city will be required to install improvement to these specifications.

The widening of the road is necessary to improve the level of service. Additionally the improvements will increase safety. The completion of the intersection project will be in 2016 with the widening project scheduled for 2019.

Wanda Warren, 217 Larsen Lane, asked if the irrigation ditch running on the North side of Larsen Lane will be piped.

Gene Bingham, former Public Works Director, said he has been heavily involved in this project. There were no complaints 7 years ago when this project began. The city recognizes this is not a city problem being created by our own residents and that is why this is being funded through other means. With studies indicated the necessity to address this, UDOT wanted us to widen this road immediately but the city did not agree.

We knew the intersection at Washington Blvd had to be addressed. The city engineer has taken into consideration the setbacks of homes and the vertical slope. Also the 2019 schedule is tentative. He is still aware of what is transpiring with this project. They recognize that safety is an issue. This proposal was passed by ordinance in 2010 and has already met the legal requirements.

Bruce Brown, 160 E. Larsen Lane, asked about the 30 ft setback on homes. He asked if this is on both sides of the road; also, when this is measured from what point of the home to the street. He asked if the sidewalk is going to be on both sides. He is not opposed to this project; he would just like more information. He agrees there is a need because from 4-7pm he cannot leave his driveway because the road is busy. He has landscaping in his yard and wants to know how this might affect things.

Jen Chapple, 184 E. Larsen Lane, said she doesn't like the proposal. The bus route goes on this road and is already a safety issue and now that this road will be busier she is not in favor of this project. She doesn't care to have more traffic.

Greg Montgomery, 231 E. Larsen Lane, has some additional thought he'd like Council to consider regarding street concepts. He feels the old standards only take into consideration the traffic movement. He would like to address the key times that need to be considered for the overall benefit of cars, bikes, and pedestrians. He would encourage Council to look at intersection designs and consider all types of traffic not just car traffic. He feels the second issue of a need for sidewalk and widening of the road brings an increase of speed with increased road width. When there are lane widths of 12-14 feet that increases speeds. At 25 miles per hour, individuals have a high likelihood for survival but things increase from there. He suggested Council not encourage speeding by the speed of the street and also consider something that would accommodate bicycle and pedestrian traffic as well. He did not realize that Larsen Lane is considered an arterial road. He would like to consider a plan design that meets all types of transportation needs saying the more you consider the car traffic the more access is restricted for other types of traffic. And more important than that is the safety concern. He encouraged Council to take into consideration something that balances the needs of all users of the street.

MOTION: Council Member Robinson motioned to close the public hearing. Council Member R. Pearce seconded the motion. All Council Members voted aye. Motion passed.

Matt Robertson addressed some of the questions brought up by residents. He explained the proposed development for Ivory Homes has not received final approval although the plans show the irrigation ditch on the Dinneen property as being piped through the subdivision and opened back up on the other side.

The current design of the road widening shows a 30 foot setback. The setback runs from the front of the home to the backside of the sidewalk. The only home that does not meet that requirement is on the North West side of Larsen Lane. Currently they are

favoring the north side of the road because there is more room on that side with fewer homes. A property survey will be conducted with consideration on both sides of the street to make appropriate adjustments. Elevation will also be considered, particularly with relation to sidewalk locations. That will be determined at a future point.

With regard to concerns about making the road busier; the intent is to accommodate the traffic that Larsen Lane is already experiencing. These improvements will make it safer for pedestrians and bicycles, to help alleviate the congestion on the road. The projections indicate traffic will just be increasing due to developments outside of Harrisville. The minor arterial road has already been designated. They can look into adding bike lanes but that would increase the width of the road.

Matt Robertson reminded Council and residents that this plan is just conceptual, not final. When they get further into the design, they will be able to provide more answers. Wanda Warren asked what will happen to the fences running alongside of properties and will they purchase the property to widen the road. Matt Robertson responded the property must be acquired through a legal process and fences will be relocated if necessary.

Bruce Brown expressed his concern with the irrigation ditch being piped. He said during heavy rains the already piped portion backs up onto his property. Matt Robertson said this is good information for him to have while they consider the Ivory Homes proposal. Council Member Robinson asked if the design could show exactly what impact this project will have on current homes. Showing exactly where the property lines are and where they will be moved. When considering the projections on increased traffic, he asked if this is based on the population in North Ogden. Matt Robertson said the study was conducted through traffic engineers. Council Member Robinson asked if there will be a change in the speed limit. Matt Robertson said there is no plan to increase the speed limit.

Council Member Jensen said national statistics on wider roads show an increased rate of speed. She expressed her sympathy for this issue as she lives on a busy road that is supposed to have a 25 mph speed limit but people often speed through this area regardless. She suggested considering a bike lane as well. Matt Robertson said they could not consider bike than if the general consensus is to reduce the width. Council Member Robinson asked how many people currently park on Larsen Lane or did most residents buy their homes knowing there is no parking on the street. Matt Robertson pointed out they park on the gravel shoulder. Some residents indicated they have parking on their own properties.

Mayor Richins pointed out this presentation is preliminary. The only thing that is final at this time is the intersection improvements.

Council Member Robinson said he would still like to see an overlay of the effects. Matt Robertson said there will be a lot of public hearing requirements to meet. Mayor Richins said the 2019 schedule is very aggressive and not likely to happen. He indicated to

have right of way funding secured by that time would be more realistic. Matt Robertson agreed.

Council Member Ruth Pearce said the intersection at Washington Blvd needs to be done immediately. Council Member Jeff Pearce agreed the intersection needs to be completed, but the rest of the proposal is not an immediate need. The main concern is clearing the road during the evening traffic.

b. Discussion/possible action to award bid for Larsen Lane and Washington Blvd intersection improvements project.

Sean Lambert explained he is seeking approval for STAPP Construction on the improvements for the intersection at Larsen Lane and Washington Blvd. They are the low bid, have done several projects with UDOT and are highly recommended. Council Member Robinson asked why the engineers bid came in so much lower than the actual bids. Sean Lambert said that with the construction boom the estimate is just a guess. He explained this includes a UDOT right of way and is a joint project with Bona Vista. The contractors will be working during the evening hours of 9pm-6am to offset the busy commute hours and that may have affected the price on the bids as well. Council Member Robinson said he would think engineers would project the costs according to that. Sean Lambert said this is very difficult to determine. Development kind of goes in strides and this year has been busy, making it difficult to predict.

Council Member Jeff Pearce asked what the interruption schedule will be. Sean Lambert said the project completion date is scheduled for October 15. There will be some interruption during the construction and some road closures but there is a traffic plan to move traffic through the area. Local traffic will be allowed access but commuter traffic will be re-routed. North Street will be an option. Council Member Jeff Pearce asked about noticing. Sean Lambert said this will be included in the traffic control schedule. Mayor and Council gave a short discussion on how far the project will go west on Larsen Lane.

MOTION: Council Member Jensen motioned to approve Jones & Associates memo dated August 4, 2016 and award the bid for Larsen Lane & Washington Blvd intersection improvements project to STAPP construction in the amount of \$372,416. Council Member R. Pearce seconded the motion. A Roll Call Vote was taken.

Council Member R. Pearce	Yes
Council Member Jensen	Yes
Council Member Robinson	Yes
Council Member J. Pearce	Yes

Motion passed 4-0.

c. Discussion/possible action to approve Harrisville City Resolution 16-10; a resolution entering an Interlocal Agreement with UDOT for a new signal at Washington Blvd & Larsen Lane.

Bill Morris explained this resolution approves the cooperative agreement with UDOT for the signal at Larsen Lane and Washington Blvd. This is the UDOT funding mechanism of the project which allows us to move the light at their expense.

Council Member Robinson asked if UDOT is going to share the cost in the project. Bill Morris clarified this agreement is the funding for the signal portion of project and encouraged Council to pass this if they want to receive UDOT funding.

MOTION: Council Member J. Pearce motioned to approve Harrisville City Resolution 16-10; a resolution entering an Interlocal Agreement with UDOT for a new signal at Washington Blvd & Larsen Lane. Council Member Robinson seconded the motion. A Roll Call Vote was taken.

Council Member R. Pearce	Yes
Council Member Jensen	Yes
Council Member Robinson	Yes
Council Member J. Pearce	Yes

Motion passed 4-0.

d. Discussion/possible action on advice and consent to Mayor's Appointment for Mayor Pro Tem.

Mayor Richins explained that Council Member Murtha received a job in Washington DC and has resigned from his position on Council. Mayor Richins appointed Jeff Pearce to serve as Mayor Pro Tem until December 31, 2016.

MOTION: Council Member R. Pearce motioned to ratify the Mayor's appointment of Jeff Pearce as Mayor Pro Tem until December 31, 2016. Council Member Robinson seconded the motion. All Council Members voted aye. Motion passed.

5. Public Comments - (3 minute maximum)

Greg Montgomery, 232 E. Larsen Lane, thinks they should act on this future design of Larsen Lane sooner rather than later. With a subdivision on this street, he encouraged Council to take a look and make a decision so developers will include the appropriate specification on the development. Mayor Richins pointed out they have addressed this by requiring new development setback requirements. Greg Montgomery said if the development is being considered in this area, the future road should also be considered.

Bruce Brown, 160 E. Larsen Lane, said he is concerned with the elevation of the improvements because they slope down onto his property by about 2 feet. He would like to make sure this is considered if they raise the road too much so he isn't adversely affected by additional water in conjunction with the piping of the irrigation ditch and anything else.

6. Mayor/Council Follow-Up:

Mayor Richins expressed his appreciation for Council efforts with regard to Heritage Days and their success. With Council Member Murtha leaving before the 5K, he recognized the great effort made by Council Member Jensen to pull off the race on Friday night. From donations from business, give always, and the Weber High track team to facilitate the race. That was an incredibly large project to take on. He participated and was at the starting line which was impressive with over 40 participants. Every year this race increases and is becoming quite popular.

Mayor Richins asked Council Member Robinson for his results of the survey he conducted. Council Member Robinson said he received some feedback on the survey. Most indicated they want the parade and more activities at the park; some booths and other activities, more like it used to be. Mayor Richins asked if anyone volunteered to help. Council Member Robinson said he still has some additional surveys. He will compile the results and present them. He would like to have the survey available to the public. He said some of the results were from non-residents but he gave a token to each person who filled out the survey. Council Member Robinson said he has not had time to tally all of the results of the survey. Jennie Knight offered to tally the results and send them to Council.

Mayor Richins acknowledged the efforts of the youth city council. They along with Austin Tracy as the advisor put on a great parade with only a three week preparation period. There were over 30 participants. Council Member Ruth Pearce suggested the youth city council oversee the parade next year. Mayor Richins asked Council to compile a list of contributions received to include in the newsletter. He asked Jennie Knight to prepare thank you card to distribute to businesses who donated.

Council Member J. Pearce said, as chairman of the event, thanked Council Member Jensen for all of her help. He also thanked Austin Tracy for the youth city councils help with the 5K as well. They did a great job. He also said the food vendors expressed their success for the evening.

Mayor Richins said they will have a follow-up on Heritage Days in a month or so.

Mayor Richins reminded Council of the annual training provided by the Utah League of Cities and Towns in September and asked them let Jennie Knight know if they will be attending so she can get people registered.

Bill Morris thanked Matt Robertson for his presentation to the Council on Larsen Lane and thanked Gene Bingham for his contribution as well.

MOTION: Council Member Jensen motioned to close the public meeting. Council Member J. Pearce seconded the motion. All Council Members voted aye. Motion passed.

7. **CLOSED EXECUTIVE SESSION:** Utah State Code §52-4-204 & §52-4-205(1)(a): The Council may consider a motion to enter into Closed Executive Session for the purpose of discussion of character, professional competence, or physical or mental health of individual(s).

MOTION: Council Member R. Pearce motioned to move into the closed executive session. Council Member Jensen seconded the motion. All Council Members voted aye. Motion passed.

Mayor and Council convened into a Closed Executive Session.

MOTION: Council Member J. Pearce motioned to close the Closed Executive Session. Council Member R. Pearce seconded the motion. All Council Members voted aye. Motion passed.

8. Adjourn.

Mayor Richins declared the meeting adjourned at 9:05pm.

ATTEST:

BRUCE RICHINS
Mayor

JENNIE KNIGHT
City Recorder
Approved this 23rd day of August, 2016

City of Harrisville, Utah

General Plan Update and Strategic Economic Development Proposal

June 17, 2016



Better City

Harrisville Proposal Scope of Work

Phase 1: Community Assessment

Intake/Analysis

- Conduct stakeholder interviews and meetings;
- Identify current vision and goals of the community;
- Inventory existing community assets, infrastructure and liabilities that may impact development;
- Review existing and projected municipal revenue and expenditures, revenue sources, identification of basic and secondary industry, primary and secondary market areas, employment, and retail sales activity;
- Perform a market analysis and demographic assessment of the region and identify community strengths, weaknesses, opportunities, and threats within a broader regional context;
- Analyze the potential competitive advantages that can be developed for regional differentiation as well as opportunities for collaboration;
- Hold early meetings with key elected officials and community leaders to share ideas and receive feedback; and
- Conduct “visioning” public meetings to solicit ideas and share concepts for economic strategy to gather feedback and support. Planning concepts and land use plans will also be discussed in these forums to discuss how and where future development should take place.

Create a plan for Community and Economic Development

- Propose opportunities that leverage existing assets to expand the existing tax base
- Identify which opportunities have the highest potential return on investment from a quantitative perspective and maximize the community’s potential based on qualitative measures

Action Plan

- Develop action steps and recommendations that will leverage regional activity to foster successful community and economic development efforts;
- Create a strategy to develop institutional capacity to undertake redevelopment;
- Create a “living document” that can adapt to emerging opportunities and market changes

Phase 2: Land Use Plan Based on the Economic Development Plan (Phase I)

Land Use Plan Creation

- Review existing land use plans, general plans, zoning regulations and maps along with current development patterns against the economic strategy prepared;
- Designate the long-term goals and the proposed extent, general distribution, and location of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate;
- include a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;
- Agricultural Considerations
 - In drafting the land use plan, Better City will:

- identify and consider each agriculture protection area within the municipality; and
- avoid proposing a use of land within an agriculture protection area that is inconsistent with or detrimental to the use of the land for agriculture.

Transportation Plan

- develop a transportation and traffic circulation element consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, mass transit, and any other modes of transportation, all correlated with the population projections and the proposed land use element of the general plan;

Work Product

- Facilitate community meetings to engage the community in the planning process;
- Prepare a land use plan and transportation plan that describes the current and projected future development needs of the community and identifies where and how the community should develop in order to have a safe, attractive and prosperous community;
- Create a “bubble map” outlining the different uses for the Community;
- Geocode the land use plan and transportation plan for GIS application based on the ArcGIS platform, unless otherwise stipulated, and produce a kml file of the map to be used in Google Earth;

Phase 3 – Other Comprehensive Plan Elements

Incorporate the land use plan developed in Phase 2 into a comprehensive, long-range general plan that will meet all of the State of Utah’s legislative requirements, including sections that will address:

Moderate Housing

- Better City will estimate the need for the development of additional moderate income housing within the city, and a plan to provide a realistic opportunity to meet estimated needs for additional moderate income housing if long-term projections for land use and development occur
- In drafting the moderate income housing element, Better City will:
 - consider the Legislature's determination that cities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:
 - to meet the needs of people desiring to live there; and
 - to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life; and
 - include an analysis of why the recommended means, techniques, or combination of means and techniques provide a realistic opportunity for the development of moderate income housing within the planning horizon, which means or techniques may include a recommendation to:
 - rezone for densities necessary to assure the production of moderate income housing;
 - facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;
 - encourage the rehabilitation of existing uninhabitable housing stock into moderate income housing;

- consider general fund subsidies to waive construction related fees that are otherwise generally imposed by the city;
- consider utilization of state or federal funds or tax incentives to promote the construction of moderate income housing;
- consider utilization of programs offered by the Utah Housing Corporation within that agency's funding capacity; and
- consider utilization of affordable housing programs administered by the Department of Workforce Services

Work Product

- Compile the land use plan, transportation plan, economic development plan, and the other general plan elements into an easy to read and development-friendly general plan that meets State of Utah legislative requirements;
- The general plan will include suggested changes to existing zoning ordinances and other planning procedures deemed essential for the effective realization of the land use and economic development plan;
- Provide recommendations for implementing all or any portion of the general plan, including the use of land use ordinances, capital improvement plans, community development and promotion; and
- Present the plan for adoption to the Planning Commission and City Council.

Phase 4 - Implementation

- Identify three (3) opportunities for strategic redevelopment with existing property owners;
- Develop pro-formas and conduct feasibility studies for redevelopment projects;
- Recruit and establish relationships with interested developers to undertake the projects;
- To the extent financing gaps are identified in the project pro-formas, assist in the establishment of a Community Reinvestment Area (CRA);
- Obtain signed Development Agreement for strategic projects.

Fee Proposal & Cost Breakdown

Better City's fee proposal is as follows:

- Phase 1 has already been completed at no cost to the City.
- Twenty thousand dollars (\$20,000) for the delivery of Phase 2 and 3 for a total of forty thousand dollars (\$40,000), not including reimbursable expenses. Travel reimbursement for actual costs of travel using IRS approved mileage rates and direct expenses for production and presentation materials of up to five hundred dollars (\$500). Payment will be remitted with 15 days of receipt of invoice. The general plan update will be completed within 4 months of commencement.
- Implementation will begin upon completion of phases 2 and 3 and the firm will be retained with an on-going monthly retainer of \$2,500 for a term of 12 months.
- The firm will be provided a success fee of \$20,000 upon the delivery of each signed Development Agreement for the strategic opportunities identified in phase 4.

- The firm reserves the right to negotiate compensation from the private sector for the projects the firm catalyzes.

Additional Services:

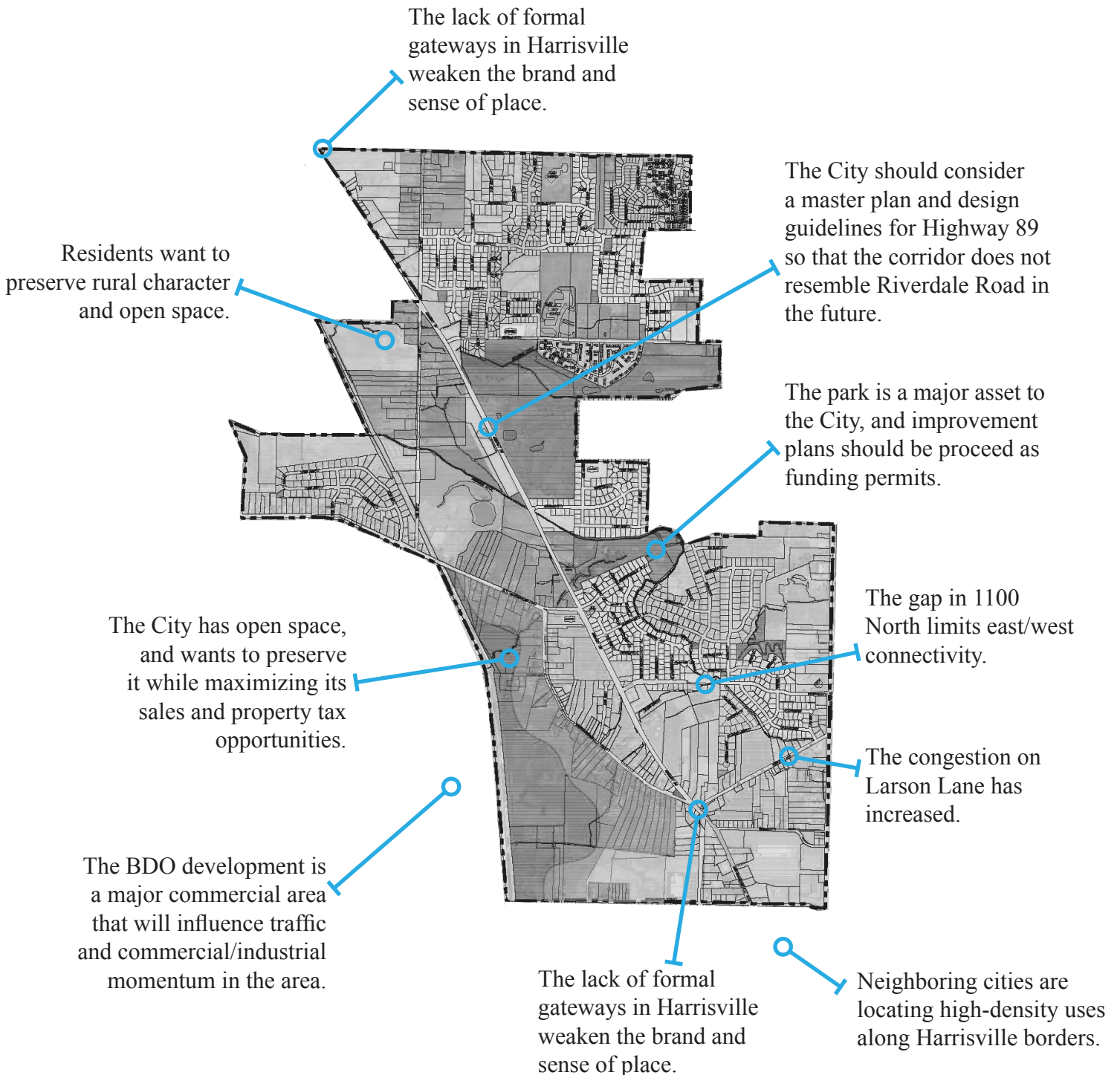
The following elements are not required by State statute, but are optional elements that if desired, can be included within the general plan for an additional fee that will be negotiated between Better City and the City.

- An environmental element that addresses:
 - the protection, conservation, development, and use of natural resources, including the quality of air, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources; and
 - the reclamation of land, flood control, prevention and control of the pollution of streams and other waters, regulation of the use of land on hillsides, stream channels and other environmentally sensitive areas, the prevention, control, and correction of the erosion of soils, protection of watersheds and wetlands, and the mapping of known geologic hazards;
- A public services and facilities element showing general plans for sewage, water, waste disposal, drainage, public utilities, rights-of-way, easements, and facilities for them, police and fire protection, and other public services;
- A rehabilitation, redevelopment, and conservation element consisting of plans and programs for:
 - historic preservation;
 - the diminution or elimination of blight; and
 - redevelopment of land, including housing sites, business and industrial sites, and public building sites;
- Additional elements that address:
 - health, general welfare, safety, energy conservation, prosperity, civic activities, aesthetics, and recreational, educational, and cultural opportunities;
 - the reduction of the waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population;
 - the use of energy conservation and solar and renewable energy resources;
 - the protection of urban development;
 - the protection and promotion of air quality;

HARRISVILLE CITY

general plan update • proposal

Harrisville City has a number of unique characteristics. It maintains rural characteristics even though it is located in the Ogden metropolitan area. The most recent general plan for the community was written almost 20 years ago, and they need a comprehensive update by a third-party / outside perspective.



OUR APPROACH

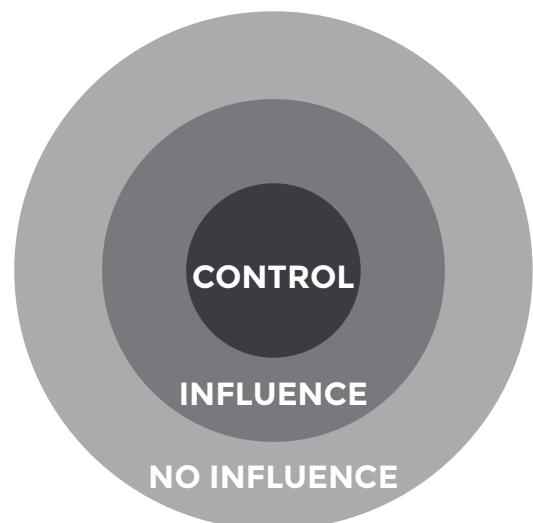
Legal land use decisions must be supported with the “why”. The State of Utah requires each municipality to create a general plan and include the “why” of land use, housing, and transportation. Additionally, the State requires public uses to conform to the general plan. “...no street, park, or other public way, ground, place, or space, no publicly owned building or structure, and no public utility... may be constructed or authorized until and unless it conforms to the current general plan.” State Code 10-9a-406. Rural Community Consultants can guarantee a plan that is legally compliant, as well as concise, illustrative, and actionable.



There are some factors within the economic system of Harrisville that the City has outright *control* over.

There are some factors that the City can *influence*, and others that can not be influenced at all.

Our approach is to help local leaders focus on those things that are within local control.



GENERAL PLAN & CODE EVALUATION (JULY 2016)

The purpose of this evaluation is to provide an outside perspective of the community's plans and ordinances. It is based largely on compliance with state code. The evaluation focuses on the mechanics of the land use administration, not the desired outcomes of the community.

Element	Status	Comments
Current General Plan (10-9a-401)	●	Almost 20yrs old (1997-2010)
Transportation (10-9a-403)	●	Not included
Affordable Housing (10-9a-408)	●	Lacks state-mandated justification
Land Use (10-9a-403)	●	Some categories lack specificity
Current official map (10-9a-401, -407, 10-9a-103(34))	●	Not found in the plan
Current zoning ordinance (10-9a-502)	●	
Current zoning map (10-9a-502, 505)	●	
Publicly available plans and ordinances	●	Plan not on City website
Capital improvements plan (aligned to GP 10-9a-406)	●	Not found
Implementation steps	●	Lacks specificity
Required Ordinances		
Establishes planning commission (10-9a-301(1)(a))	●	
Creates an appeal authority (10-9a-701)	●	
Residential facilities for elderly/persons with disabilities (10-9a-516)	●	
Permits compliant manufactured homes (10-9a-514)	●	
Addresses cell towers (can't prohibit)	●	
Reestablish non-conforming structure after calamity (10-9a-511)	●	
Permits charter schools (10-9a-305)	●	
Permits adult-oriented businesses	●	
Procedures		
Land use authority (10-9a-103(24))	●	
Planning commission (10-9a-302)	●	
Appeal authority (10-9a-701)	●	
Noticing		
Noticing on the Utah Public Notice Website	●	Excellent consistency

- Brief review only -

- Brief review only -

TEAM QUALIFICATIONS

Rural Community Consultants, LLC specializes in strategic and land use planning for rural local government. Our mission is to provide innovative solutions for the difficult issues that are unique to the West. Economic Development Planning Group, LLC has focused on providing economic development services throughout Utah.



Mike Hansen

Mike previously served as the Planning Director in the Utah Governor's Office of Planning & Budget. He was later appointed as Manager of the new Strategy & Management section of that office and the Acting Executive Director of the Dept of Community & Culture. Prior to his work at the State, Mike was a strategic planner for Utah Transit Authority, and an economist / demographer for Salt Lake County.

MA - Political Economy, George Wythe University
MPA - Public Administration, University of Utah
BS - Urban Planning, University of Utah



Shannon Ellsworth

Shannon co-founded Rural Community Consultants, LLC after serving as a local government consultant for the State of Utah. Before returning to Utah, she worked in Phoenix as part of a land development firm. Shannon specializes in strategic municipal and environmental planning. She has experience leading the development of site planning, branding, marketing studies, and general plans.

BLA - Landscape Architecture and Environmental Planning, Utah State University



Marlin Eldred

Marlin has vast experience in municipal, county and private economic development. He has served over 16 years helping private and public entities expand their economic programs. As the Community and Economic Development Director in Davis County, he worked directly with each city and developing 18 Community Development Areas (CDAs). He was the Administrator of Council of Governments and a \$4.5M Business Development Loan Fund. Most recently, he is the President/CEO of Economic Development Planning Group, LLC.

Marlin has received his Community Development Certification and is one of three Certified Economic Development practitioners in the State of Utah.

Contact Information

Mike Hansen
Rural Community Consultants
mhansen@rural-community.com
801.550.5075

Mayor Richins
Harrisville City
363 West Independence
Harrisville, Utah 84404

20 July 2016

Mayor Richins,

Thanks to you and the Council again for hearing our thoughts on how Harrisville might move forward with its general plan update and economic development strategy. The purpose of this letter is to provide a cost to the proposal we presented to the Council at their last meeting (July 12th).

Should we be selected, we will create a formal project management plan. At the highest level, we believe that this work should be done in phases that align with the City's big questions:

1. **“Where is Harrisville at?”** This phase involves team organization, data gathering, socio-economic analysis, community outreach, and identifying development options.
est hours: ±84
est cost: \$9,500
2. **“Where is Harrisville going?”** This phase involves the development of a community brand. This is found by collecting priorities through staff interviews as well as online and in-person community meetings.
est hours: ±54
est cost: \$5,280
3. **“How will Harrisville get there?”** This phase involves the synthesis of the City's existing plans and ordinances with input from the public.
est hours: ±195
est cost: \$21,840

The deliverables that will be generated through this project include:

- A general plan that reflects community priorities and complies with state requirements.
- A community brand report.
- A capital improvements program that is aligned with the community's economic development strategy.

The total cost of our proposal is **not-to-exceed \$39,000** (this includes reimbursable costs such as travel, printing, web hosting, etc). We also strongly recommend that once the City adopts this plan, that they pursue a retainer option for implementation support following this initiative. We are available to begin work as soon as the City provides notice to proceed.

Respectfully submitted,



Mike Hansen
RURAL COMMUNITY CONSULTANTS

**HARRISVILLE CITY
RESOLUTION 2016-11**

**A RESOLUTION OF HARRISVILLE CITY, UTAH, ENTERING AN
INTERLOCAL COOPERATION AGREEMENT BETWEEN THE WEBER
AREA COUNCIL OF GOVERNMENTS AND HARRISVILLE CITY FOR
LOCAL TRANSPORTATION FUNDING.**

WHEREAS, the Utah Interlocal Cooperation Act, Title 11, Chapter 3, Utah Code Annotated, 1953 as amended, permits governmental units to enter into agreements with one another for the purpose of exercising on a joint and cooperative basis powers and privileges that will benefit their citizens and make the most efficient use of their resources;

WHEREAS, Title 11, Chapter 13, Section 5 of the Utah Code Annotated, 1953 as amended, provides that governing bodies of governmental units adopt resolutions approving an interlocal agreement before such agreements may become effective;

WHEREAS, Harrisville City (hereafter “City”) and the Weber Area Council of Governments (hereafter “WACOG”) have mutually agreed to transportation project funding;

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of Harrisville City that the Agreement for a transportation project with WACOG attached hereto as Exhibit “A” and incorporated herein by this reference is approved and adopted. The City Council hereby authorizes and directs the Mayor to execute the Agreement and any documents relating thereto for and on behalf of the City.

PASSED AND APPROVED by the Harrisville City Council this 23th day of August, 2016.

	Roll Call Vote Tally	Yes	No
_____ BRUCE RICHINS, Mayor Harrisville City	Council Member J. Pearce	___	___
	Council Member Robinson	___	___
	Council Member Jensen	___	___
ATTEST:	Council Member R. Pearce	___	___

JENNIE KNIGHT, City Recorder

AMENDED LOCAL TRANSPORTATION FUNDING AGREEMENT

8-2-2016

This Agreement is made effective this 2nd day of August 2016, by and between Weber County and Harrisville City (collectively the "Parties" or individually the "Party"), and witnesses that:

WHEREAS, Utah Code Annotated §59-12-2217, the County Option Sales and Use Tax for Transportation and Utah Code Annotated §72-2-117.5, the Local Transportation Corridor Preservation Fund provide the opportunity for a Council of Governments and the local legislative body to prioritize and approve funding for transportation projects that are included in the areas Regional Transportation Plan; and

WHEREAS, the Weber Area Council of Governments (WACOG) is the council of governments with the authority to work with Weber County, the local legislative body, to prioritize and approve funding for such transportation projects; and

WHEREAS, Larsen Lane in Harrisville City is among the qualified projects prioritized for funding by WACOG and the Weber County Commission; and

WHEREAS, Harrisville City intends to improve and re-construct the intersection of Larsen Lane and Washington Blvd.; and

WHEREAS, Harrisville City submitted a timely and complete application to the Weber Area Council of Governments (WACOG), and accordingly such request was approved by the WACOG on October 5, 2015, and subsequently approved by the Weber County Commission on November 24, 2015 (Weber County contract no. C2015-398); and

WHEREAS, Harrisville City submitted an amended request to the WACOG seeking an additional \$127,914 for additional construction expenses, and accordingly such request was approved by the WACOG on August 1, 2016; and

WHEREAS, Weber County has committed to assist with construction costs up to \$319,914 (original request of \$192,000 plus amended request of \$127,914); and

WHEREAS, Weber County and Harrisville City propose to enter into this Funding Agreement to establish the terms and conditions Weber County and Harrisville City will be bound to in regard to this agreement;

NOW THEREFORE, it is agreed by and between the parties hereto as follows:

**SECTION ONE
INTRODUCTION AND BACKGROUND**

A. Project Introduction

The Larsen Lane/Washington Blvd. intersection will provide a much needed additional left turn lane from Larsen Lane on to Washington Blvd. While some of the existing traffic on Larsen Lane is from Harrisville City residents, the majority of the traffic is from "pass-through vehicles" originating in North Ogden City and Ogden City. During heavy traffic periods, the left turn lane is totally inadequate and the waiting time for a left turn onto Washington Blvd. is extremely long.

The construction of this additional lane will require acquiring approximately 10 foot of street right-of-way along the Common Cents gas station south of Larsen Lane. The existing curb, gutter and sidewalk along the area will need to be removed and relocated. Harrisville City has met with officials from Common Cents and they are considering donating the required right-of-way in exchange for the construction of a new and improved driveway approach to their business from Larsen Lane.

It also appears that a portion of the piping for the Western Canal (located on the Common Cents property) will also need to be removed and replaced as a part of this project.

The future design of the intersection of Larsen Lane and Washington Blvd will require the acquisition of additional Larsen Lane right-of-way on the north side of the Larsen Lane. The final layout will include relocated curb, gutter and sidewalk together with a widened pavement section.

There has been interest by the property owners at this corner to sell the three existing residential lots, remove the existing homes and construct a commercial development.

As this appears to be the future plans for this intersection corner, the current Larsen Lane/Washington Blvd Intersection Improvement Project will not include improvements on the north side of Larsen Lane. The future improvements needed at this location will be postponed until either the corner is developed as a new commercial development or as part of the future Federal Aid Widening Project on Larsen Lane between Washington Blvd and Highway 89.

The widening of the intersection will also require that the existing traffic and pedestrian signals be relocated. It appears that UDOT will be willing to fund the relocation of these signal structures.

B. Purpose | Need for Amendment

- The existing box culvert was a non-standard size and required specialized transition connections for the new extension which was costly.
- The native materials around the box culvert were unacceptable for backfill which required imported granular materials.
- UDOT originally said they would pay the full cost of the signal improvements; however, in the final negotiations they decided they would not cover the cost of the "underground" portion which requires additional funding.
- UDOT is requiring a micro-surface seal application in the intersection which was not included in the original project concept.
- The site grading of the project will require additional asphalt replacement in the Common Cents gas station parking lot which was not part of the original project concept.
- During the final design it was discovered that there were several utility lines (culinary water, irrigation and power) in the Common Cents parking lot which would need to be replaced which was not in the original project concept.
- Bona Vista Water has requested to be a part of the project as they need to replace an old water main in this location. Bona Vista will pay for their portion of the work; however, this element has created a more complex project and has impacted the overall cost. For example: All utility work in State ROW must be performed during the nighttime hours.
- The City was only able to attract three bidders. Our "normal" street contractors (i.e. Granite, Staker/Parson, Advanced Paving, etc.) did not bid the project. They indicated that this project was relatively small and has too many complicated elements so they decided not to bid the project (they are pretty much full-up with 2016 work at this point). You will note that our "Engineer's cost estimate" – Schedule "A" was approximately \$43,000.00 less than the low bid.

C. Project Goals.

- Provide additional left hand turning lane from Larsen Lane onto Washington Blvd.
- Remove and replace a portion of the Western Canal located on Common Cents gas station property.
- Reduce traffic congestion and improve level of service

D. County Obligations.

1. County agrees to reimburse up to Three Hundred Nineteen Thousand, Nine Hundred and Fourteen Dollars (\$319,914) for the construction of the Larsen Lane/Washington Blvd. intersection from the Weber County 3rd ¼ % Local Option Sales Tax for Transportation Fund, currently budgeted for calendar year 2016.
2. County's Payment obligations will arise only after the submission, by Harrisville City, of appropriate evidence of the expenditures that qualify for reimbursement under this Agreement. If Harrisville City does not expend and seek reimbursement for the full amount approved, then County will retain the remaining funds.

E. Harrisville City Obligations.

1. Harrisville City shall ensure that all applicable State and Federal guidelines are followed with respect to property acquisition, description and recording.

F. Joint Obligations.

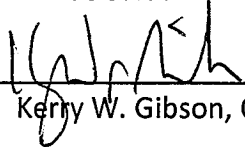
1. The County and Harrisville City agree to jointly develop accounting and reporting procedures for the use and distribution of transportation funds.

G. Miscellaneous.

1. Indemnification. Because County is only providing funding for this project, Harrisville City agrees to hold harmless, defend and indemnify Weber County, its officers, employees and agents from and against all claims, suits and costs, including attorney's fees for injury or damage of any kind, arising out of Harrisville City's acts, errors or omissions in the performance of this project.
2. Modification. This Agreement may be modified only upon the written agreement of both parties.
3. Applicable Law. This Agreement shall be administered and interpreted in accordance with the laws of the State of Utah.
4. Term and Termination. With the exception of the indemnification provision which shall continue until any applicable statute of limitations has run, this Agreement shall terminate upon completion of the project referenced herein.

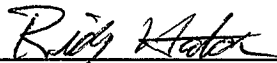
IN WITNESS THEREOF, the Parties hereto have caused these presents to be executed by their duly authorized officers as of the day, month, and year first above written.

BOARD OF COUNTY COMMISSIONERS
OF WEBER COUNTY

By 
Kerry W. Gibson, Chair

Commissioner Bell voted y
Commissioner Ebert voted y
Commissioner Gibson voted y

ATTEST:


Ricky Hatch, CPA
Weber County Clerk/Auditor

HARRISVILLE CITY

By 
Mayor

**HARRISVILLE CITY
RESOLUTION 2016-12**

**A RESOLUTION OF HARRISVILLE CITY, UTAH, ENTERING AN
INTERLOCAL COOPERATION AGREEMENT BETWEEN BONA VISTA
WATER DISTRICT AND HARRISVILLE CITY FOR THE LARSEN LANE
PROJECT**

WHEREAS, the Utah Interlocal Cooperation Act, Title 11, Chapter 3, Utah Code Annotated, 1953 as amended, permits governmental units to enter into agreements with one another for the purpose of exercising on a joint and cooperative basis powers and privileges that will benefit their citizens and make the most efficient use of their resources;

WHEREAS, Title 11, Chapter 13, Section 5 of the Utah Code Annotated, 1953 as amended, provides that governing bodies of governmental units adopt resolutions approving an interlocal agreement before such agreements may become effective;

WHEREAS, Harrisville City (hereafter “City”) and the Bona Vista Water District (hereafter “Bona Vista”) have mutually agreed to transportation project funding;

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of Harrisville City that the Memorandum of Understanding with Bona Vista attached hereto as Exhibit “A” and incorporated herein by this reference is approved and adopted. The City Council hereby authorizes and directs the Mayor to execute the Agreement and any documents relating thereto for and on behalf of the City.

PASSED AND APPROVED by the Harrisville City Council this 23th day of August, 2016.

	Roll Call Vote Tally	Yes	No
_____ BRUCE RICHINS, Mayor Harrisville City	Council Member J. Pearce	___	___
	Council Member Robinson	___	___
	Council Member Jensen	___	___
ATTEST:	Council Member R. Pearce	___	___

JENNIE KNIGHT, City Recorder

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is made and entered into by and between the Harrisville City, a municipal corporation of the State of Utah ("Harrisville"), the Bona Vista Water Improvement District, an improvement district organized pursuant to the laws of the State of Utah ("Bona Vista"), (sometimes collectively referred to herein as the "Parties").

RECITALS

A. Harrisville intends to improve Larson Lane at the intersection of Washington Blvd and Larsen Lane to accommodate an additional turn lane onto Washington Blvd. Funding for this project will be obtained from Weber Area Council of Governments (WACOG).

B. Bona Vista desires to install a new waterline in this area to eliminate future disruption to the surface improvements.

C. The Parties agree that it is in the best interest of the public to cooperate together in this process.

NOW, THEREFORE, based on the material promises contained herein the Parties agree as follows:

1. Design. It is agreed that the parties will pay for the creation of their respective designs, plans and specifications. Harrisville City will take the lead of the design of the surface improvements including any acquisition of right of way and any public utility easements. Bona Vista will design the waterline changes and provide a Bid Schedule, measurement and payment section for inclusion in the Harrisville plans and specs. Preparation of this MOU is considered minimal and will be paid for by Bona Vista. Any additional engineering services incurred by the Harrisville Engineer for the incorporation of the Bona Vista plans is considered to be minimal,

however, may be submitted to Bona Vista for consideration of payment to the Harrisville Engineer.

2. Bidding. Harrisville will take the lead for the contractor procurement for the project. Bona Vista will accept and work with the procurement procedures of Harrisville including advertising locations, and times and quantities. Bona Vista will work expeditiously to respond to bidder's questions and any bid addenda. Harrisville will invite Bona Vista to the Bid Opening.

3. Construction Contracting. In an effort to avoid multiple contractors on the site, both parties agree to working with the successful contractor selected from the bidding process. Bona Vista agrees to contract with the selected contractor to provide services unique to the Bona Vista design. Separate insurances, bonds and other guarantees and requirements to Bona Vista. Both parties will work with each other to coordinate preconstruction meeting and any construction status meetings.

4. Construction Inspections. Bona Vista will conduct inspections on water line installation and quality assurance. Such inspections will include pressure tests, and bacteriological tests and compaction tests as administrated by the Bona Vista Inspector.

5. Payment Payments to the contractor for the Harrisville work will be made by Harrisville in accordance with their contracts and requirements from WACOG. Bona Vista will pay the contractor directly for the bid items associated with the Bona Vista project and any reasonable portion of Change Orders associated with the Bona Vista waterline.

6. Necessary Acts and Cooperation. The Parties agree to proceed in good faith to implement the terms and provisions of this MOU.

7. Authorization. Each individual executing this MOU does hereby represent and warrant to each other so signing (and each other entity for which another person may be signing) that he or she has been duly authorized to sign this MOU in the capacity and for the entities set forth where he or she signs.

8. Execution of MOU. This MOU may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same MOU.

9. Effective Date of MOU. This MOU shall be effective upon execution by the Parties.

IN WITNESS WHEREOF, each party to this MOU has caused it to be executed on the date indicated below.

HARRISVILLE CITY CORPORATION
DISTRICT

BONA VISTA WATER IMPROVEMENT
DISTRICT

By: Bruce Richards
Its: Mayer
Date: 2 Aug 16

By: [Signature]
Its: GENERAL MANAGER
Date: 5-23-16

CONFIDENTIAL DRAFT