

**MINUTES OF HARRISVILLE CITY
CITY COUNCIL MEETING
March 9, 2021
363 West Independence Blvd
Harrisville, UT 84404**

Present: Mayor Michelle Tait, Council Member Grover Wilhelmsen, Council Member Steve Weiss, Council Member Blair Christensen, Council Member Max Jackson, Council Member Kenny Loveland.

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

Visitors: Kevin Holmes, Austin Moffitt, Myrth Priesr, Jessica Prestwich, Clint Allred, Jake Thompson, Lynette Kelley, Mike Braley, Dave Green, Reed ?, Shanna Edwards, Michael Whitten, Mike Dalpias, John Gaz.

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.

Council Member Jackson led the pledge of allegiance and conducted the opening ceremony.

3. Consent Items.

- a. Approve the minutes of February 9, 2021 as presented.

MOTION: Council Member Weiss motioned to approve the minutes of February 9, 2021 as presented. Council Member Christensen seconded the motion. All Council Members voted aye. Motion passed.

4. Business Items.

- a. **PUBLIC HEARING - The City Council will take public comment in support and opposition to dispose of a portion of real property owned by the City described as Weber Parcel Number 11-016-0047.**

Bill Morris gave history on the Dave Green subdivision with regard to old easements and abutter's alleys that are being updated and vacated. When going through the recording process, it was suggested the property lines be cleaned up as well. This property transfer allows for the property lines to be aligned with what is already being used as additional commercial site plan and residential area.

MOTION: Council Member Weiss motioned to open the public hearing for a portion of real property owned by the City as described as Weber Parcel Number 11-016-0047. Council Member Wilhelmsen seconded the motion. All Council Members voted aye. Motion passed.

Rod Wayment said he lives next to this property and there is a sign posted on the fence that this is a federally protected property. He asked if federal lands can be sold. He asked for clarification that the highlighted area is the only area begin affected by this. He has signed saying this is federally protected property. The parcel in debate is the highlighted area.

MOTION: Council Member Jackson motioned to close the public hearing. Council Member Weiss seconded the motion. All Council Members voted aye. Motion passed.

b. Discussion/possible action to adopt Harrisville Ordinance 518; Mixed-Use/In-Fill Commercial Amendments.

Bill Morris that as the mixed-use ordinance has been implemented and after receiving some feedback, this amendment will allow the clustering of commercial elements in the development to give some flexibility. If a development wants to include a large pad retailer like Maverik or Rite-Aid, that can now be included as the commercial element in one area rather than requiring the entire frontage.

MOTION: Council Member Christensen motioned to adopt Harrisville Ordinance 518; Mixed-Use/In-Fill Commercial Amendments. Council Member Wilhelmsen seconded the motion. A Roll Call Vote was taken.

Council Member Loveland	Yes
Council Member Jackson	Yes
Council Member Christensen	Yes
Council Member Weiss	Yes
Council Member Wilhelmsen	Yes

Motion passed 5-0.

c. Discussion/possible action to grant preliminary approval for Ashlar Cove Subdivision located at approximately 1100 North 325 West.

Bill Morris explained this development comes with a positive recommendation from Planning Commission but has a lot of items on the engineer's memo. To receive final approval, they must come back with a clean memo. He read the memo into the record and reviewed the requirements. Matt Robertson explained he has been working with the developer to address some of the issues already. One of the primary items is taking the storm water out to North Harrisville Road and into Four Mile Creek. The original plan was to feed this into the irrigation, which might have caused flooding. They will work through the outstanding issues and come back for final approval.

Council Member Loveland asked for clarification on the plat, since there were two different locations for the storm water detention. Matt Robertson further explained the storm water basin was originally at the lower end of the development, but after their first review, this was moved over to the current location at the bottom of the cul de sac and will go west through the Milne driveway and out to Four Mile Creek. Bill Morris informed Council that we do not mix storm water and irrigation, because storm water can contain contaminants. He also pointed out due to fire code, they cannot have more than 30 lots without a secondary access, to meet the planning issue. With tying into 325 West, they are able to meet this requirement.

Council Member Jackson asked if the snow removal will be an issue. Glen Gammell said there will be a 40-foot snow pack area so they will not have to deal with mailboxes and driveways with snow removal. Council Member Jackson asked if they have UDOT approval. Matt Robertson reviewed the UDOT permit. Council Member Jackson asked about the 325 West access. Matt Robertson said 325 West was out of compliance because of the length of the cul de sac and this will actually address that as well.

Council Member Christensen asked if any citizens on North Harrisville Road will be affected by the irrigation basin. Matt Robertson said they are piping the irrigation ditches through this

property, so the water should flow through the pipes. They are also required to get approval from the Levi Taylor ditch owners.

Council Member Jackson said he would like to go on record along with the other ditch owners, that he will scrutinize how their irrigation will be delivered.

MOTION: Council Member Loveland motioned to grant preliminary approval for Ashlar Cove Subdivision located at approximately 1100 North 325 West. Council Member Jackson seconded the motion. All Council Members voted aye. Motion passed.

d. Discussion/possible action to adopt Resolution 21-03; Property Transfer.

Glen Gammell explained this is actually a storm water basin, listed as Dixon Creek. He is unaware of why the signs were placed on the fencing. Bill Morris displayed the National Wetlands Map, which designates certain areas as potential wetlands. He showed how the wetlands map overlays on this area, which designates this as federally protected area.

Rod Wayment said he was told his basement would not flood anymore and he is concerned with future changes. He asked if this could be sold. Bill Morris said yes, this can be sold, but not built on. But Dave Green is not planning to build anything in this area. Glen Gammell said this is directly along the creek and very swampy area. The clean out greatly improved this area.

MOTION: Council Member Weiss motioned to adopt Resolution 21-03; Property Transfer. Council Member Loveland seconded the motion. A Roll Call Vote was taken.

Council Member Loveland	Yes
Council Member Jackson	Yes
Council Member Christensen	Yes
Council Member Weiss	Yes
Council Member Wilhelmsen	Yes

Motion passed 5-0.

e. Discussion/possible action to approve surplus of scrap metal.

Glen Gammell explained there is a lot of scrap metal accumulating; items like mower blades and snow plow items. They are seeking permission to recycle these to Blooms Recycling and put the money received back into the general fund.

MOTION: Council Member Christensen motioned to approve the surplus of scrap metal. Council Member Weiss seconded the motion. A Roll Call Vote was taken.

Council Member Loveland	Yes
Council Member Jackson	Yes
Council Member Christensen	Yes
Council Member Weiss	Yes
Council Member Wilhelmsen	Yes

Motion passed 5-0.

5. Public Comments - (3 minute maximum)

Marvin Farrell said he sent out a letter regarding irrigation ditches, specifically the Taylor ditch and the other ditch that parallels this ditch, which if a road goes through there, that will need to

be piped as well. The easements need to be addressed as well. The 10 foot easement is not wide enough to address the needs, he is asking for a larger easement. The main lines, trunk lines, are a minimum of 18 inches. Once these are piped, they will lose the flow. Some of the irrigation boxes are only 15 inches. The irrigation ditch runs from May to October with water flowing 24 hours, 7 days. The other issue is open space. The city is reducing open space and if we are trying to maintain 20% open space, could there be a walking path on the irrigation easements. The next issue is storm water. The city recognizes both the six mile and four mile in the codes, but when there is more water being dumped into there and goes downstream, he is getting flooded. The last storm that hit, he took pictures of where this is on Chugg Lane. He thanked Council for letting him address them and he is willing to further discuss this.

6. Mayor/Council Follow-Up.

Mayor Tait informed Council Bill Morris has organized a Waste Management field trip to the recycle facility on March 23rd at 11:00am for any interested members of our community. Due to Covid-19 restrictions, we will not be allowed to carpool but can travel down for a tour. Bill Morris said there has been some confusion with neighboring cities having difficulty with their recycle programs, but Harrisville has a healthy program. He strongly suggested participants wear solid shoes and bring a mask.

Mayor Tait informed Council of the ULCT Spring Conference; explaining the Utah League of Cities and Towns holds two conventions per year. The spring conference will be held in St. George in person or virtually. Jennie Knight will take care of any reservations for Council Members. If attending in person, a negative Covid-19 test result within 72 hours of the start of the conference will be required.

Bill Morris explained to Council that as shareholders, or irrigation ditch owners, the 20-foot easement requirement must come from Western Irrigation. As far as open space, Council will be talking about acquiring some open space later in the meeting. There have been significant development pressures staff has been addressing for apartments and townhouses. Storm water is constantly a continuing process; but dealing with storm water has allowed people to live here. At one time, this was a wet and clay area. This is a good time to do a storm water maintenance program. There will be a lot of residents whose access to these land drains will have to be serviced and cleaned out. Council Member Jackson pointed out the Parker Ranch used to be a flood area. He asked if Marv Farrell was meaning the Shurtiff ditch, rather than the Painter ditch. Marvin Farrell said from his understanding the Shurtliff ditch is farther down and the Painter ditch is the one that will be affected.

Council Member Jackson informed Council the Terikee marker ceremony is scheduled for May 1st at 11:00am. He has invited the Shoshone Indian Tribe as well as the Urban Stewart family for the rededication of this monument. He asked how the placement of the new marker is going. Glen Gammell said he has purchased the special drill bit to anchor the new plaque but they are waiting for weather temperatures to ease up so when they drill it they will not crack the rock. Council Member Jackson said he will reach out to do a press release and inform the city officials and historian.

- 7. CLOSED EXECUTIVE SESSION:** Utah State Code §52-4-205(1)(a) &(d): 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) and strategy sessions to discuss the purchase, exchange, or lease of real property.

MOTION: Council Member Weiss motioned to close the public meeting and enter a Closed Executive Session. Council Member Wilhelmsen seconded the motion. A Roll Call Vote was taken.

Council Member Loveland	Yes
Council Member Jackson	Yes
Council Member Christensen	Yes
Council Member Weiss	Yes
Council Member Wilhelmsen	Yes

Motion passed 5-0.

Mayor and Council convened into a Closed Executive Session.

MOTION: Council Member Jackson motioned to close the Closed Executive Session and reopen the public meeting. Council Member Weiss seconded the motion. A Roll Call Vote was taken.

Council Member Loveland	Yes
Council Member Jackson	Yes
Council Member Christensen	Yes
Council Member Weiss	Yes
Council Member Wilhelmsen	Yes

Motion passed 5-0.

8. Adjourn.

Mayor Tait declared the meeting adjourned at 8:18pm.

ATTEST:

MICHELLE TAIT
Mayor

JENNIE KNIGHT

City Recorder

Approved this 13th day of April, 2021