



# HARRISVILLE CITY

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

PLANNING  
COMMISSION  
Chad Holbrook  
Brenda Nelson  
Nathan Averill  
Bill Smith  
Kevin Shakespeare

## Planning Commission

Harrisville City Office

Wednesday, June 10, 2020 – 7:00 p.m.

### AGENDA

**TO COMPLY WITH CDC RECOMMENDATIONS  
ELECTRONIC PARTICIPATION IS RECOMMENDED**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/81875403728?pwd=R21KNnNvbVltd3hXV0RYMDVKMFp4QT0>

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**Meeting ID: 818 7540 3728**

**Find your local number: <https://us02web.zoom.us/j/81875403728?pwd=R21KNnNvbVltd3hXV0RYMDVKMFp4QT0>**

- 1. CALL TO ORDER.**
- 2. PUBLIC HEARING-** The Planning Commission will take public comment in support or opposition to Harrisville Ordinance 510; Mixed Use/In-Fill Commercial Amendments and Harrisville Ordinance 511; Recreational and Commercial Vehicles Amended.
- 3. DISCUSSION/ACTION/RECOMMEND-** Harrisville Ordinance 510; Mixed Use/In-Fill Commercial Amendments.
- 4. DISCUSSION/ACTION/RECOMMEND-** Harrisville Ordinance 511; Recreational and Commercial Vehicles Amended.
- 5. COMMISSION/ STAFF FOLLOW-UP.**
- 6. ADJOURN.**

#### Certificate of Posting and Notice

I, Jennie Knight, certify that I am the City Recorder of Harrisville City, Utah, and that the foregoing Planning Commission agenda was posted and can be found at City Hall, on the City's website [www.cityofharrisville.com](http://www.cityofharrisville.com), and at the Utah Public Meeting Notice Website at <http://pmn.utah.gov>. Notice of this meeting has also been duly provided as required by law. In accordance with the Americans with Disabilities Act (ADA), the Harrisville City will make reasonable accommodations for participation in the meeting. Please make a request for accommodation with the City Recorder at 801-782-4100, x1000, at least three (3) business days prior to any meeting.

**HARRISVILLE CITY  
ORDINANCE NO. 510**

**MIXED-USE IN COMMERCIAL AMENDMENTS**

**AN ORDINANCE OF HARRISVILLE CITY, UTAH, AMENDING  
SECTION 11.11.030 TO MIXED-USE IN CERTAIN COMMERCIAL  
AREAS; MAKING TECHNICAL CHANGES; SEVERABILITY; AND  
PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Harrisville City (hereafter referred to as “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 authorizes the City 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**, the City desires to meet the challenges presented by growth and development by adopting additional regulations for mixed-use in certain commercial areas;

**WHEREAS**, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables the City to regulate land use and development;

**WHEREAS**, after publication of the required notice, the Planning Commission held its public hearing on \_\_\_\_\_, 2020, to take public comment on this Ordinance, and subsequently gave its recommendation to \_\_\_\_\_ this Ordinance;

**WHEREAS**, the City Council received the recommendation from the Planning Commission and held its public meeting on \_\_\_\_\_, 2020, and now desires to act on this Ordinance;

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

**Section 1: Repealer.** Any word other, sentence, paragraph, or phrase inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

**Section 2: Amendment.** Section 11.11.030 of the *Harrisville Municipal Code* is hereby adopted to read as follows:

**Section 11.11.030**

**11.11.030 Sub-zoning.**

2. Mixed-use Commercial (MU-C) Sub-zone.

- a. Eligibility Requirement. Any commercial zone or area planned for commercial in the General Plan that is immediately adjacent to MU-LP Sub-zone, including City roads, but excluding Highway 89, may be considered as a MU-C Subzone subject to this part so long as 50% of the property includes commercial elements. Commercial elements shall include any areas used for landscaping, open space, parking and access, and commercial uses set forth in the Code or the Plan.
- b. Plan Map Requirements. A proposed plan map is required to show the area of the project, proposed lots, roadways, trails, and proposed uses blended to adjoining areas, including 20% landscaping and/or open space which is required as part of the application. Parking and residential areas are to be obscured by the commercial uses on the first level for all frontage, except where secondary residential levels are proposed. Height limits up to two (2) stories, except intersections directly fronting Highway 89 may include up to three (3) stories for a maximum length of one-hundred (100) feet of Highway 89 frontage. Plans shall follow all other requirements of the municipal code as possible, such as landscaping, architecture, and screening standards. A favorable Plan will incorporate architectural variation, exceptional design, quality construction, LEEDS standards, dark sky compliant lighting, pedestrian and accessibility concepts, and other unique trends that support the community.
- c. Master Development Plan. A proposed Master Development Plan (Plan) must be prepared and submitted with the application. The Plan shall include a proposed map with detailed phasing plans, trails map, transportation plans and studies, sensitive lands map, geo-technical and wetland reports, conservation plan, proposed land uses, proposed site standards, architectural renderings of commercial and residential buildings and landscaping designs and homeowners association, covenants (CC&Rs), historical resources and preservation, maintenance plans, and any other documents associated with the Plan.
- d. Fee. A fee equal to the costs incurred by the City for the processing the application shall be paid by the applicant. This fee is related to this Chapter only and does not include other fees imposed by the City during the totality of the development process.

**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 \_\_\_\_\_, 20\_\_\_\_.

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MICHELLE TAIT, Mayor  
Harrisville City

ATTEST:

\_\_\_\_\_  
JENNIE KNIGHT, City Recorder

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

PUBLISHED OR POSTED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**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  
ORDINANCE 511**

**RECREATIONAL AND COMMERCIAL VEHICLES AMENDED**

**AN ORDINANCE OF HARRISVILLE CITY, UTAH, AMENDING SECTION  
11.20.250 RELATING TO RECREATIONAL AND UTILITY VEHICLES;  
MAKING TECHNICAL CHANGES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Harrisville City (hereafter referred to as “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 authorizes the City 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**, the City desires to meet the challenges presented by traffic circulation and parking recreational and utility vehicles in the City and in certain zones;

**WHEREAS**, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables the City to regulate land use and development;

**WHEREAS**, after publication of the required notice, the Planning Commission held its public hearing on \_\_\_\_\_, 2020, to take public comment on this Ordinance, and subsequently gave its recommendation to \_\_\_\_\_ this Ordinance;

**WHEREAS**, the City Council received the recommendation from the Planning Commission and held its public meeting on \_\_\_\_\_, 2020, and now desires to act on this Ordinance;

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

**Section 1:**     **Repealer.** Any word other, sentence, paragraph, or phrase inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

**Section 2:**     **Amendment.** Section 11.20.250 of the *Harrisville Municipal Code* is hereby adopted to read as follows:

**11.20.250 Recreational and Commercial Utility Vehicles.**

1. Recreational vehicles. ~~Any~~ No recreational vehicle (RV), ~~including includes but is~~ not limited to, a travel trailer, boat, motor home, and/or other vehicle used for recreation purposes, ~~or any vehicle~~ which does not include facilities necessary to be classified as a manufactured home as defined in the building code adopted by the city, shall not be used, operated, or maintained in any residential zone, commercial zone, or on any City property at any time for living quarters or occupation. An RV and any commercial vehicles, including semi-trucks and/or trailers, are limited to a twenty-four (24) hour period within a thirty (30) day period for occupation in any zone. Overnight parking of any RV or commercial vehicle on any City property is prohibited.

except where authorized for special events or otherwise by the City. A conditional use permit not to exceed five (5) days in a thirty (30) day period may be obtained by registering with the City.

- 2. Commercial Delivery. Commercial vehicles delivering to a business in the City where the drive is limited in operation by governing regulations may continue to park in commercial zones not to exceed forty-eight (48) hours.
- 3. Parking. The parking of not more than three (3) recreational vehicles is permitted on a lot zoned residential or used for residential purposes. Said recreational vehicle or vehicles shall only be parked in the side or rear yard, and on a solid surface driveway, or gravel driveway surface in the side or rear yard.
  - 1. No parking of any recreational vehicles is allowed in the S.A.P. Zone or Mixed-use/In-fill sub-zones except in areas designated for such parking as may be established by the development agreement recorded with the county home owners association.
  - 2. Parking and use of any recreation, commercial, or utility vehicle in any non-residential commercial or manufacturing zone is governed by the regulations of that such zones.
- 4. Utility Vehicles. No utility or commercial vehicle, including but not limited to, a semi-truck, semi-trailer, dump truck, back hoe, and/or vehicle or equipment over 15,000 gross vehicle weight shall be located in any residential zone. Except parking of one (1) such utility vehicle is permitted on any lot over one (1) acre and must be parked only in the rear yard, and parking on any non-residential zone is governed by the regulations of that zone.

**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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
**MICHELLE TAIT**, Mayor  
Harrisville City

**ATTEST:**

\_\_\_\_\_  
**JENNIE KNIGHT**, City Recorder

**RECORDED** this \_\_\_\_ day of \_\_\_\_\_, 2020.

**PUBLISHED OR POSTED** this \_\_\_\_ day of \_\_\_\_\_, 2020.

**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.

\_\_\_\_\_ DATE: \_\_\_\_\_  
City Recorder