

**MINUTES OF HARRISVILLE CITY
CITY COUNCIL
April 12, 2022
363 West Independence Blvd
Harrisville, UT 84404**

Present: Mayor Michelle Tait, Council Member Blair Christensen, Council Member Max Jackson, Council Member Kenny Loveland, Council Member Wilhelmsen.
[Council Member Steve Weiss was excused]

Staff: Jennie Knight, City Administrator, Cynthia Benson, Deputy Recorder, Justin Shinsel, Public Works Director, Jessica Hardy, Finance Director, Matt Robertson, City Engineer.

Visitors: Arnold Tait, Kirk Nigro, Rocky Mountain Power Foundation Representative, Blaine Barrow, Tara Nelson, Clinton Nelson, Jerry Esplin, Greg Mason, Deann Aguilar, Carlos Aguilar, Marvin Farrell, John Macedone, Devan Pettit, Shanna Edwards.

7:00 P.M. CITY COUNCIL MEETING

1. Call to Order.

Mayor Tait called the meeting to order, welcomed all visitors and excused Council Member Weiss.

2. Opening Ceremony.

Council Member Christensen led the pledge of allegiance and opening ceremony.

3. Consent Items.

- a. Approve the minutes of March 8, 2022 as presented.

MOTION: Council Member Christensen motioned to approve the minutes of March 8, 2022 as presented. Council Member Loveland seconded the motion. All Council Members voted aye. Motion passed.

- b. Rocky Mountain Foundation presentation.

Kirk Nigro representing the Rocky Mountain Power Foundation presented a grant check to Harrisville City in the sum of \$3000 for Mental Health and Wellness training for our Police Officers and First Responders. Mr. Nigro thanked the Council and officers for their service. Mayor Tait took a moment to elaborate on why this was so important to the city. Harrisville City is one of two cities in the county which have taken part in the Officer Mental Health and Wellness program. Before COVID the Police department came to her and asked if they could be a part of the Health and Wellness program since the stress level was high everywhere. It was decided then all city staff would be included to participate in the program evaluation survey. The city has found this to be a great benefit to improve the moral and health of everyone involved. Mayor Tait thanked Cynthia Benson, Deputy City Recorder, for taking on the assignment of writing the grant proposal.

4. Business Items.

- a. **PUBLIC HEARING** - Harrisville City Council will take comments for or against Harrisville Ordinance 534; Storm Water and Sanitary Sewer Impact Fee Enactment.

MOTION: Council Member Loveland motioned to open a public hearing to take comments for or against Harrisville Ordinance 534; Storm Water and Sanitary Sewer Impact Fee Enactment. Council Member Wilhelmsen seconded the motion.

A Roll Call Vote was taken.

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

Motion passed 4-0.

Ms. Knight gave a small presentation on the impact fee analysis. As the council is aware the city has been in the process, since October 2020, with intent to prepare a new impact fee facilities plan and an impact fee analysis to make adjustments. When the city initiates this process, we never know how this is going to affect the impact fee. It could reduce it or it could increase it but as we go through the appropriate process, we find out where are projects are and how the growth and development is impacting our community. The noticing for the Impact Fee has been met. The notice of intent to prepare was given on October 14, 2020. The Public Hearing and the adoption of the Impact Fee Facilities Plan and the notice to prepare the Impact Fee Analysis was on July 13, 2021 for the Storm Water. The Sewer was on February 8, 2022. The Public Hearing and adoption of the Impact Fee Analysis and enacting ordinance would be this evening. The projected growth over the next ten (10) years for the Storm Water Impact Fee is in anticipation of 801 new equivalent residential units (ERU). A summary of impact fee costs, consultant costs, deficiency credit (current Impact Fund Balance) is included in this analysis for a cost of an ERU to be \$2,432.36 for the Storm Water. This rate is impacted over the course of five (5) years. State Law recommends we do these analysis and assessments on our impact fees every five (5) years. The Sanitary Sewer is similar. Notice of intent to prepare was given on October 14, 2020. The Public Hearing and adoption of the IFFP was in February. The public hearing and adoption with the Impact Fee Analysis and enacting would be this evening. With the proposed projects and the affected growth of the city over the next ten (10) years for the Sanitary Sewer would be 608 new connections. The summary of impact fee costs for the Sewer is broken out similarly and the total cost per ERU is \$1,711.18. The rate would increase by this amount over the course of the next five (5) years for a maximum of \$1,731.89 in 2026.

Mayor Tait asked if the city engineer or public works director had anything else to add. Neither had anything to add to the presentation. Mayor Tait turned the Public Hearing portion to the audience for any comments.

Greg Mason asked for clarification for the ERU definition. He asked if the increase is for single-family dwellings or multi-family dwellings. Is this a combination of the dwellings or for one type?

John Macedone asked if the streets which do not currently have the connection to sanitary and storm water, are they going to be charged for the connection?

Marvin Farrell stated there has been a lot of development in the last few years. He asked if the impact fees will be towards the developers or are these impact fees going to be passed onto the residents of Harrisville. They have already seen many increases including a water increase. He said the cost of living is up 8%, food went up 10%, and gas is at 48%. He is concerned if the

impact fees are passed onto the residents how many of them will be able to do it. He would like to figure out how to handle these impact fees. He realizes the growth of Harrisville is here and coming. The storm drains are going to need to be increased, which he knows will directly impact him. He feels the city's solution is to pipe the storm water in a larger pipe and pass it along down the stream. The city needs to find a way to offset the costs so the residents would not need to take the fees on. He would oppose if the fees are to impact the residents.

MOTION: Council Member Wilhelmsen motioned to close the public hearing for Ordinance #534; Storm Water and Sanitary Sewer Impact Fee Enactment. Council Member Christensen seconded the motion. All Council Members voted aye. Motion passed.

A Roll Call Vote was taken.

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

Motion passed 4-0.

b. Discussion/possible action to adopt Harrisville Ordinance 534; Storm Water and Sanitary Sewer Impact Fee Enactment.

Mayor Tait asked for Ms. Knight to address the concerns and questions of the public comments. She began by saying the impact fees are assessed at the time of new construction and paid at the building permit time. Mr. Shinsel confirmed explaining the existing residents are not impacted by this. He further clarified the 800 ERU's are an estimate. These ERU's also apply to commercial development as well. The impact fees will not affect the residents currently in the city. This will affect those with any new building permits taken out.

Mayor Tait went through the concerns raised. Council Member Wilhelmsen expressed his concern about the impact to existing residents and asked for clarification this really affects only new development. Staff confirmed. Council Member Wilhelmsen asked to address Mr. Mason's comment of single-family or multi-family and how the units will affect them. Mr. Shinsel said the ERU's for a multi-family would pay more based on the number of units in each structure.

Matt Robertson addressed how the impact fee facilities plan is calculated. Jones and Associates completed the capital facilities plan and the impact fee facilities plans. Zions Bank completed the financial analysis to determine the impact fee. He said this is based on the growth coming to the city and the projects that are going to be needed to sustain that growth. The costs due to new development will be spread throughout the projected growth. This will ensure the cost of new residential impact is spread to the new growth coming in.

Council Member Wilhelmsen said the concern with the comment from Mr. Farrell's comment on the piping and sending it downstream was not addressed. He asked for clarification on how it impacts the fields and further downstream. Mayor Tait said the engineers are attempting to figure this out.

MOTION: Council Member Loveland motioned to adopt Harrisville Ordinance 534; Storm Water and Sanitary Sewer Impact Fee Enactment. Council Member Jackson seconded the motion.

A Roll Call Vote was taken.

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

Motion passed 4-0.

- c. Discussion/possible action to adopt Harrisville Ordinance 532; a zoning change application received by Triple Peaks, LLC from Agricultural (A-1) zone to Commercial (CP-2) for Weber County Parcel #17-066-0062, located at approximately 2440 N. Highway 89.**

Mayor Tait asked Ms. Knight to address this. Ms. Knight began by saying an application was received by Triple Peaks, LLC, on February 8, 2022 to rezone approximately 3.68 acres located at approximately 2440 North Highway 89 (Parcel #17-066- 0062) from A-1 (Agricultural) to CP-2 (Commercial). A public hearing was held on March 9, 2022 to receive public comments. The proposed ordinance comes with a positive recommendation from the Planning Commission at their March 9, 2022 meeting with no conditions. The application and concept plan complies with Harrisville Municipal Code. The concept development plan includes the outlined general land use types, the buildings, structures and facilities, open space, parking, access, traffic patterns and infrastructure. The purpose and Intent of the CP-2 zone which states: "The location of the zone should be along selected locations adjacent to the arterial streets which run through Harrisville in order to provide good access with limited disturbance to the residential areas of the community." This project has direct access to Highway 89. The proposed concept plan is consistent with the 2019 Future Land Use Map. Ms. Knight paused to give some background history. She began by saying this parcel is where the Sargent Bar was located. When the fire took place last September, the owners were in the process of submitting a remodel and site plan amendment. The new concept plan includes the main building entering a parcel not zoned commercial thus resulting in the needed zoning change. Mayor said this comes from the Planning Commission with a positive recommendation. She also said the building does not take up the whole parcel; only a portion. Council Member Christensen asked if this would be a residence. Ms. Knight said no, this will stay a commercial business.

MOTION: Council Member Christensen motioned to adopt Harrisville Ordinance 532; a zoning change application received by Triple Peaks, LLC from Agricultural (A-1) zone to Commercial (CP-2) for Weber County Parcel #17-066-0062, located at approximately 2440 N. Highway 89. Council Member Loveland seconded the motion.

A Roll Call Vote was taken.

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

Motion passed 4-0.

- d. Discussion/possible action to adopt Harrisville Ordinance 535; Purchasing and Municipal Fee Schedule Amendments.

This item was tabled due to the lack of information.

MOTION: Council Member Jackson motioned to table Harrisville Ordinance 535; Purchasing and Municipal Fee Schedule Amendments. Council Member Wilhelmsen seconded the motion. All voted aye.

- e. Discussion/possible action to approve surplus property including a Big Bubba trailer.

Mayor Tait asked Mr. Shinsel to address this topic. Mr. Shinsel began by saying the council approved the purchase of two new trailers a while ago. The old trailer has been in service with the city for the past fifteen (15) years. It is not durable enough to handle the future needs in the Public Works. Council Member Jackson asked how determination of the fair market value will be handled. Mr. Shinsel said he has reached out and received some quotes from Big Bubbas and KSL for the pricing. Council Member Jackson asked the gross weight of the trailer for hauling. Mr. Shinsel replied roughly 15,000 lbs. Council Member Jackson asked what is the weight of the items he wishes to haul. Mr. Shinsel said roughly 14,000 lbs. or more. The new trailers will hold up to 20,000 lbs. He further stated it has been a good trailer. They do not need it with the other two new trailers already purchased.

MOTION: Council Member Loveland motioned to surplus out the smaller Big Bubba trailer. Council Member Wilhelmsen seconded. All Council Members voted aye. Motion passed.

5. Public Comments - (3 minute maximum)

Marvin Farrell began by commenting on business item "C". He said the public comments on this item during the public hearing were negative. He is aware the Planning Commission gave a positive recommendation. However, he wanted to make the council aware there is flooding in the area when there is rain. This is a summary of the concerns of the residents around the project as well. He further commented on his prior comment of the storm water going down stream and how the city forgets about it. He began with the development of the Ben Lomond Development as an example. Their water is to go under the highway with a large pipe. However, there is a smaller pipe which goes under the railroad tracks the water is intended to drain into. During any rainfall it backs up and floods his father's fields. The pipe is decaying and falling apart and needs to be addressed. The other piping is the Four Mile. It too goes under the railroad tracks and backs up his field. He wishes to see this addressed as well.

Greg Mason said his concern is water with the future developments. He said we can meter, charge, whatever we want to but if we do not have the water. He continued by saying, we need a controlled use. He pointed out he would rather eat than water his lawn.

6. Mayor/Council Follow-Up.

Reminder next Tuesday is a City Council meeting on bonding and how the city wishes to proceed with future projects. Staff will do the presentation. Ms. Knight explained this is a public meeting. It will be posted as a work session so it can be held as a more casual discussion.

Mayor Tait asked Mr. Shinsel to address a completed traffic study for 2150 N. Mr. Shinsel said because of the boxes purchased last year he was able to complete a side-by-side Traffic Study based on the concern posed by a resident in the last city council meeting. The study summary shows within a week 2000 N at 550 W, the city had 7994 vehicles with an average speed of 24 mph. The same week 2150 N at 550 W, the city had 2546 vehicles with an average speed of 15 mph. This study indicates having the commercial trucks use 2150 N since it has less traffic and lower speeds is a preferable option.

Ms. Knight had a follow-up with the residential concerns of the new residence on Chugg Lane. She asked if Council was in agreement with the result proposed by staff. The council were all in agreement as long as it was a one-time deal.

Mayor Tait mentioned she is part of the Bona Vista Water Board. She said last year they put restrictions on the users. This year there will be similar restrictions with higher penalties to higher users. Weber Basin Water is cutting the cities back for culinary water use this year. Council Member Loveland asked if the users will be educated about this. Mayor Tait said we will do our part to educate our residents. She did mention the city does have an ordinance already in place to address this issue. The information she presented can be found on the Weber Basin Water Conservancy District website.

7. Adjourn.

MOTION: Council Member Christensen motioned to adjourn the meeting. Council Member Loveland seconded. All Council Members voted aye. Motion passed. The meeting was adjourned at 7:51 PM.

ATTEST:

MICHELLE TAIT

Mayor

JENNIE KNIGHT

City Recorder

Approved this 10th day of May, 2022