



Harrisville City Planning Commission Minutes

Harrisville City Offices

Wednesday, December 13, 2023

Commissioners:	Nathan Averill Chad Holbrook Bill Smith Jordan Read	Staff:	Jennie Knight (City Administrator) Cynthia Benson (Deputy Recorder) Justin Shinsel (Public Works Director)
-----------------------	--	---------------	--

Excused: Brad Elmer

Visitors: Glade McCombs, Aaron Field, Tawna Field, Nancy Field, Gerald McBride, Emma Field, Greg Montgomery, Madalyn Haas, Joshua Haas, Shannon Rich.

1. CALL TO ORDER

Chair Averill welcomed all in attendance. He excused Commissioner Brad Elmer.

2. CONSENT APPROVAL – of Planning Commission minutes from November 8, 2023.

MOTION: Commissioner Holbrook motioned to approve Planning Commission minutes from November 8, 2023. Commissioner Read seconded the motion.

Nathan Averill	Yes
Chad Holbrook	Yes
Bill Smith	Yes
Jordan Read	Yes

All voted in the affirmative.

3. PUBLIC HEARING – the Harrisville Planning Commission will hold a public hearing to take comments for and/or against Harrisville Ordinance 549; an amendment to the Mixed-use/Infill General Plan Map to include Weber County Parcels 11-027-0104, 11-027-0118, 11-027-0023, 11-027-0022, 11-027-0004, and 11-027-0024, located at approximately 265 E Larsen Lane.

Chair Averill opened the public hearing and reviewed the rules for a public hearing. Chair Averill asked Jennie Knight, City Administrator, to introduce the item. Ms. Knight reviewed the proposed amendment and how consideration would benefit the newly adopted moderate-income housing strategies and why this area was not on the Mixed-use Infill map originally.

MOTION: Commissioner Read motioned to open the public hearing. Commissioner Smith seconded.

Nathan Averill	Yes
Chad Holbrook	Yes
Bill Smith	Yes
Jordan Read	Yes

All voted in the affirmative.

Greg Montgomery presented his concerns to the commissioners as to why he disagrees with the proposed amendment and how he feels Harrisville does not have a corridor defined as “Major Transit Corridor”. He said this does not comply with land use policies and gave additional suggestions for compliance with Moderate-income provisions. He suggested the Commission update the Mixed-use ordinance to include specific standards for compatibility and context with existing development.

Aaron Field began with explaining his family has enjoyed multi-generation living in this area and feels the land around them needs to remain a small-town-family community with spacious single-family home lots.

Madalyn Haas stated her concerns on increased transient pedestrian traffic which has directly affected her and her family already, along with the increase of auto traffic flow on Larsen Lane.

Tawna Field expressed the change to the overlay map will not benefit the city nor its residents. She feels the city is allowing someone else to dictate what Harrisville needs are.

Josh Haas echoed the prior comments. He asked for the commissioners to deny the ordinance and rethink the plan.

Shannon Rich stressed her concerns on the increased pedestrian traffic on her property. She would like to see things remain the same.

Nancy Field said she has been a long-time resident of the community. She misses her views and the peace enjoyed over the years from her residence and explained the impact development has had on her property. She expressed her concerns for the pedestrian traffic as well by transient traffic and delivery driver issues.

MOTION: Commissioner Read motioned to close the public hearing. Commissioner Holbrook seconded.

Nathan Averill	Yes
Chad Holbrook	Yes
Bill Smith	Yes
Jordan Read	Yes

All voted in the affirmative.

- 4. DISCUSSION/ACTION/RECOMMEND – to recommend approval of Harrisville Ordinance 549; an amendment to the Mixed-use/Infill General Plan Map to include Weber County Parcels 11-027-0104, 11-027-0118, 11-027-0023, 11-027-0022, 11-027-0004, and 11-027-0024, located at approximately 265 E Larsen Lane.**

Chair Averill asked Ms. Knight to address the comments which were delivered to the city this

afternoon and the comments received during the public hearing, along with the staff memo dated November 30, 2023. She gave background on staff's discussion with the Department of Workforce Services to determine which moderate income housing strategies would be most efficiently implemented from the 24 options allowed under state law. The majority of these strategies are directed towards large municipalities who have a variety of funding options and flexibility to "waive fees" associated with development. The small cities have limited options to choose from that would not have a detrimental effect on the revenue sources the city depends on.

Particularly since the city implemented the 166% property tax increase in 2022, the city administration has been diligently working to address the public concerns to allow more businesses or revenue building options to eliminate any future need to raise property taxes. The recommendations given from the Department of Workforce Services is to adapt the large city strategies to the local level to provide benchmarks for compliance for the adopted strategies. For example, Harrisville does not currently have a "Major Transit Investment Corridor, but we do have transportation corridors which are defined in our Transportation Master Plan as "Major Collector" roads. Using the interpretation recommended by the Department of Workforce Services to adapt the large city strategies to a small city, Larsen Lane has been identified as a "Major Collector".

With regard to the proximity of this proposed area to "Commercial Centers", staff disagrees that the separation of this proposed location by a roadway and berm, prevents this area from being identified as "near commercial centers". It is geographically closer than a lot of other areas within the city boundaries. Good planning principles not only include the impact on existing circumstances but also consider the future development of the area. The proposed area is situated adjacent to "Future Commercial" development on Washington Blvd. The proposed development will be a much needed transition between the eventual Commercial development on the east and the existing single-family homes on the west. All future commercial developers require a certain number of "rooftops" to justify the development of commercial properties. The future use of the land to the east will eventually become commercial.

Additionally, there are some infrastructure issues with connectivity to Larsen Lane. The sewer in Larsen Lane is owned by Ogden City and they are currently limiting the connections allowed to this area. Staff has been brainstorming future solutions to remedy this but have not had success on partnering with Ogden for potential solutions. To address the infrastructure needs in this area, connectivity to a city owned sewer is necessary, which is why the property on the south is included in this proposal. There is also no secondary water in this area. Allowing smaller lots will reduce the amount of secondary water necessary to service the area. The current Mixed-use Ordinance allows for the negotiation of these projects which ultimately results in projects that benefit the community overall. Of the three previously negotiated mixed use development in the city, all have a community benefit element included.

Accessory Dwelling Units are not commonly developed by developers. This option is typically utilized by private property owners to allow not only for more density in existing zones, but also additional income to the private property owner. Although we adopted an internal accessory dwelling unit ordinance in 2021, the city has not seen the anticipated utilization of this option for current home owners that was expected.

Although the Governor's proposed budget includes financing options for the development of single-family housing, the current residential code standards for single family homes in Harrisville

is not cost effective to meet “affordable housing” options. In other words, building homes on minimum ¼ acre lots with the 25 feet setback requirements, does not allow for viability on current developments. The only other option included in the Land Use Code is for Mixed Use developments.

The cluster development ordinance, has been discussed over the last six months with this proposed development. Unfortunately, the cluster development requires “Lot layout, setbacks, and site development in a clustered development shall be consistent with the zone closest to the overall average lot size. For example, if the average lot size in the clustered development is 15,000 square feet, then the site development standards of the RE-15 zone apply.” The smallest zone allowed under the residential land use code is R-1-10 which requires 90 feet frontage and 15 ft setbacks. With the cost of inflation on development, these requirements make the proposed development not viable.

The city has limited future commercial development area, and if the city allows housing to be included in the commercial development areas, we will not meet the goal of balancing future property tax needs. Which would likely result in increased property taxes rather than having a healthy balance between property and sales taxes. The Mixed-use Ordinance lack of standards was intended at the time of adoption. In fact, this ordinance was recommended and written by a land use attorney. By allowing staff to negotiate these Mixed-use developments, we can apply specific considerations to the adjacent land uses. These developments are guided by Master Development Agreements which must be negotiated to the benefit of the surrounding community and Harrisville at large.

Unfortunately, large single family home developments are experiencing difficulty selling homes. In fact, recently Ashlar Cove (across the street from City Hall) is currently being sold to a different developer because they have been unable to sell lots. The market is showing people do not want large lots.

Through the committee meetings on Mixed-use developments, staff is able to identify and negotiate the impact on current residential homes by buffering mixed use areas.

Chair Averill invited the developer, Glade McCombs, to stand and give an example of how the proposed project will potentially look to answer any concerns presented by the public comments. Mr. McCombs explained the developer’s intent and touched on another project the developer is negotiating with the city. He stated firmly there is no intention to build commercial development within either project since it is not allowed by ordinance. He touched on the moderate-income housing requirements and how the developer is including this within both projects.

The commissioners gave discussion on the proposed ordinance with consideration to the public comments received.

MOTION: Commissioner Holbrook motioned to table the recommended approval of Harrisville Ordinance 549; an amendment to the Mixed-use/Infill General Plan Map to include Weber County Parcels #11-027-0104, #11-027-0118, #11-027-0023, #11-027-0022, #11-027-0004, and #11-027-0024, located at approximately 265 E Larsen Lane to gather more information. Commissioner Read seconded the motion.

Nathan Averill	Yes
Chad Holbrook	Yes
Bill Smith	Yes
Jordan Read	Yes

All voted in the affirmative.

Commissioner Read was excused from the meeting at 7:56 PM.

5. PUBLIC COMMENTS – (3 minute maximum)

Aaron Field asked the question as to why change the zoning on these parcels. Chair Averill replied this allows a higher density. Aaron Field suggested the city consider reducing lot size requirements and expressed his disapproval of the developer to the west of his property.

Greg Montgomery revisited his comments on the lack of standards included in the Mixed-use ordinance and why the cluster development ordinance would not be an option. He encouraged the Commission to consider alternate options for developments and meeting the moderate-income housing needs.

Madalyn Haas reiterated prior comments and asked the Commission to consider the future of the land use.

Josh Haas is pleased to see the developer plans to place something other than townhomes or apartments. He encouraged the Commission to consider the comments by residents in this decision. He would like to see smaller homes and affordable housing.

Glade McCombs addressed some of the concerns mentioned during the public comment period. He pointed out the public comments were initially against townhomes and apartments. Once the development concept was explained which includes single family housing, the comments shifted to the size of the homes. He expressed his confusion as to real concern.

Commissioner Holbrook asked Mr. Montgomery what suggestions he has for where moderate-income housing should be in the city and how do we meet the state requirements.

Greg Montgomery feels the houses offered are too big and need to be smaller. He reiterated his concerns on the moderate-income housing placed on the municipalities by the state.

6. COMMISSION/STAFF FOLLOW-UP.

Ms. Knight explained the difficulty with application of the cluster development ordinance. The only successful concepts have been in areas where the flood zone affects large portions of the property. She reminded the Commissioners of the City's focus on the six adopted moderate income housing strategies the state will require compliance with in the future. She encouraged residents who are frustrated with these mandates to contact their state legislators.

She informed the Commission of the upcoming City Council/Planning Commission Retreat which will be held on January 23, 2024 from 6pm to 8pm. Annual training will be given along with

budget discussions for the next fiscal year. City goals for 2024 will also be reviewed.

7. ADJOURN.

Chair Averill declared the meeting adjourned at 8:21 pm.

Nathan Averill
Chair

Cynthia Benson
Deputy Recorder