



Harrisville City Planning Commission Minutes

Harrisville City Offices

Wednesday, September 11, 2024 – 7:00 PM

Commissioners: Nathan Averill
 Chad Holbrook
 Jordan Read
 Angie Francom
 Isaac Thomas

Staff: Jennie Knight (City Administrator)
 Cynthia Benson (Deputy Recorder)

Visitors: Michelle Tait, Arnold Tait, Valleen Day.

1. CALL TO ORDER

Chair Averill extended a welcome to those in attendance.

2. CONSENT APPROVAL – of Planning Commission minutes from August 14, 2024.

MOTION: Commissioner Thomas motioned to approve Planning Commission minutes from August 14, 2024. Commissioner Holbrook seconded the motion. The motion passed with all voting in the affirmative.

Nathan Averill	Yes
Chad Holbrook	Yes
Jordan Read	Yes
Angie Francom	Yes
Isaac Thomas	Yes

The motion passed with all voting in the affirmative.

3. DISCUSSION/ACTION/RECOMMEND – to grant proposed Conditional Use Permit #144 for Holistic Healing & Wellness Services and Coaching as a home occupation located at 608 West 2425 North. – Valleen Day

Jennie Knight, City Administrator, opened the discussion by stating the city received an application from Valleen Day to operate a home occupation. She reviewed the property location and entrance of the home occupation. She displayed the basis for issuance of the conditional use permit and the home occupation standards for the commission review.

Valleen Day, applicant, explained her business is for holistic healing services and wellness. She has clients come to the home. She offers foot zoning, face zoning, reiki and coaching. She also provides craniosacral therapy, breath work, and yoga. She added she only has one client at a time. She never has more than five clients in a day. Commissioner Averill asked if they are coming and going at the same time. Ms. Day responded in the affirmative and added if there are two clients at the house at the same time then the other is waiting for a session to end. Commissioner Averill asked for more detail on the parking areas for these clients. Ms. Day stated she has ample parking on her driveway or on the street at any time. In the winter she has her clients use the driveway.

Commissioner Holbrook asked what her hours of operation will be. Ms. Day replied the hours vary but typically they are Monday-Friday, 9 am to 5 pm or until 3 pm. She completes her work when

her children are in school.

Commissioner Holbrook asked if she needed to have any licenses for what services she provided. Ms. Day stated she obtained a license for foot zoning from Utah Foot Zoning Association. The rest are certifications through their respective agencies.

Commissioner Holbrook asked if there would be selling of products. Ms. Day said her products on hand are limited. She has essentials oils mostly which are purchased and sold through her MLM. She also sells Clean Simple Eats and ingredients which is protein ordered specific to the client. There is no storage or a ton of packages. She has obtained her sales tax certification through the state for these sales.

Commissioner Thomas asked if the bulk of her business was through her sessions with her clients more so than through the selling of the products. Ms. Day answered in the affirmative. She said if she sees a need or thinks a product will benefit her client, then she will order it for them. Chair Averill explained the reason for the questioning was to see if reselling of wholesale products in the city code, HCMC §11.10.09(g), applies and needs to be considered as part of the permit. Ms. Day clarified the client pays the wholesale price. She does not mark up the price at all. She does not consider the selling of products a part of her business since she completes so few orders for her clients.

Commissioner Averill inquired on the amount of the home which would be used for her home occupation business. Ms. Day explained she uses one room in the house, which is a small office built out of the original front room.

The commission discussed remaining items in the home occupation code to see if there was anything which needed to be considered as part of the conditions for the permit.

MOTION: Commissioner Holbrook motioned to grant proposed Conditional Use Permit #144 for Holistic Healing & Wellness Services and Coaching as a home occupation located at 608 West 2425 North subject to compliance with the Harrisville City Municipal Code and any other staff or agency requirements. Commissioner Francom seconded the motion.

Nathan Averill	Yes
Chad Holbrook	Yes
Jordan Read	Yes
Angie Francom	Yes
Isaac Thomas	Yes

The motion passed with all voting in the affirmative.

Chair Averill informed Ms. Day that there is a 15-day appeal period before the conditional use permit can be signed and issued.

4. PUBLIC COMMENTS – (3 minute maximum)

No public comments

5. COMMISSION/STAFF FOLLOW-UP

Ms. Knight reviewed the annual 4-hr commissioner training. The city appeal authority wrote a book called Ground Rules for Land Use which is offered to the commissioners for free. This year they are offering the book as a handbook. She explained the product is paid for through the 1% surcharge collected on our building permits. This book is a good resource for understanding land use. There is training on the Land Use Institute website for the commissioners to complete. Commissioner Read asked how to log time for trainings. Ms. Knight asked for the commission to send any training certificates or screen shots to her for verification and tracking.

Ms. Knight reviewed the ULCT conference she and Mayor Tait recently attended. There were a lot of housing discussions. The legislature is beginning their policy committee discussions on these matters. She will keep the commission updated. Commissioner Holbrook said he heard the governor talk about some of the requirements with housing he would like to see implemented across the state. Chair Averill mentioned hearing on the news about a large project in Pleasant View being completed. Ms. Knight added during one of the sessions in which the governor was the keynote speaker, he mentioned Weber County approved a project north of 2700 which utilizes the deed restrictive housing legislation with a variety of homes with a certain number of them being affordable housing. City staff has implemented this in proposed development discussions to see if the developers have an affordable housing element to their project.

Commissioner Holbrook expressed his concerns with Copperwoods not having enough open space. He feels the construction has not provided the space for this element. He wanted to know if the retention pond was a substitute for this. From what he can see the housing is close to the property lines, not allowing for any green space as agreed upon. Ms. Knight stated she will have the building inspector verify the green space is being maintained within the development as outlined in the MDA. Most of the green space for the project is on the east side which has not been developed yet. There was a proposed amendment, but the developer has not submitted an application for it at this time. More discussion occurred about the grassy areas and the signage for the new traffic pattern on 2000 North. The city is hopeful the traffic on this road will lessen when the connection for 2150 North is completed.

6. ADJOURN

MOTION: Chair Averill motioned to adjourn the meeting. Commissioner Read seconded the motion.

Nathan Averill	Yes
Chad Holbrook	Yes
Jordan Read	Yes
Angie Francom	Yes
Isaac Thomas	Yes

The motion passed with all voting in the affirmative.

Meeting adjourned at 7:18 PM.

Nathan Averill
Chair

Cynthia Benson
Deputy Recorder