

MINUTES
HARRISVILLE CITY COUNCIL AND PLANNING COMMISSION WORK SESSION
September 9, 2025
363 West Independence Blvd
Harrisville, UT 84404

Minutes of a regular Harrisville City Council meeting held on September 9th, 2025 at 6:00 P.M. in the Harrisville City Council Chambers, 363 West Independence Blvd., Harrisville, UT.

Present: Mayor Michelle Tait, Council Member Blair Christensen, Council Member Max Jackson, Council Member Grover Wilhelmsen, Council Member Karen Fawcett, Chair Francom, Commissioner Holbrook, Commissioner Palmer, Commissioner Thomas.

Excused: Council Member Stephen Weiss.

Staff: Jennie Knight, City Administrator, Jack Fogal, City Recorder, Jill Hunt, City Treasurer, Mark Wilson, Chief of Police, Brody Flint, City Attorney.

Visitors: Sarah Wichern, Greg Montgomery.

1. Call to Order.

Mayor Tait called the meeting to order.

2. Discussion – Ordinance 562: Housing Affordability

Sarah Wichern with Jones and Associates explained the purpose of this ordinance is to allow more affordable housing in the city while maintaining vision and character. The state just passed a bill that allows us to create an overlay zone for increased density in the city. We have used that bill as our foundation for this ordinance. The affordable housing plan is reviewed every year by the state. We like this ordinance because it allows us to control where the zone can be used in the city. We do have a mixed-use overlay that we have been using for developments. This would allow them to utilize this overlay in residential zones in the city. We want to figure out what density we will allow and what conditions should be put on the developer. The state law states that we can lock the cost at 120% of the median house cost. We have conditions in the ordinance stating 75% of the units must be at or below the cost percentage determined. Our average price in the city for a home is \$425,000. Developers have stated they will struggle to get a single-family home at this cost. Jennie Knight stated we have spoken to developers and they feel \$500,000 is the minimum for a single-family home. The thought for this ordinance is kind of working backwards. Instead of the developer building and getting market value we tell the developer the homes need to have a max cost. The city would then work with developer to make that number work. Trying to get the target price figured out is tricky. Chair Francom stated she feels this helps with transparency for the developers. We can be clearer from the outset with regards to density. Council Member Christensen inquired is the golf course going to have target priced homes. Jennie Knight stated no they won't. That does bring up other concerns as well. The golf course will have an HOA. Even if we get the houses to fall under this ordinance, they would still have to pay an HOA fee. That is something we need to discuss. Staff feels this ordinance would benefit from no HOA. Sarah Wichern stated we want to follow the state ordinance while also allowing affordable homes to be built. The target price would be negotiated in the MDAs. Council Member Christensen inquired what is the average income and price in

Harrisville. Sarah Wichern stated she does not remember off the top of her head but believes it is \$89,000 per year when averaging across the county. Jennie Knight stated we recommend sticking with the state provided numbers because there are a lot of variables when determining income. Do we use the county average, multi-county average, or state average. Council Member Wilhelmsen inquired how much flexibility is the state giving us, what penalties do we face if we do not create this overlay zone. Sarah Wichern stated they have given us a lot of flexibility. Jennie Knight stated this is not required but if we do not meet our moderate-income housing plan we could have fines. The benefit for this ordinance is it can give us credit for multiple years on our moderate-income housing plan. Just because we pass this ordinance does not mean we will have more interest from developers. This is creating another tool for affordable housing. Sarah Wichern stated we get credit for creating the tool even if it is not used. We want this ordinance to be utilized for detached single family homes without an HOA. The mixed-use zone will be the higher density units with or without an HOA. In communities with this overlay zone, we would like the houses to have enough space to not need a common area. We have included in this ordinance that they need to have a trail, path, or sidewalk to a common use area such as a park. We have been looking at how much square footage we need for a detached single-family home to be viable. We are trying to avoid communities that look like a row of garage doors. We have different lot setbacks depending on factors like placement of garage. We would like to see a variety of homes, and sizes to encourage families of all needs to live in Harrisville. We would like these communities to be well thought out and encourage creativity without increasing the cost. The proposed density calculation is total acreage divided by 5,000 square feet. That would give the total number of lots permitted. A lot of thought has been put into the minimum project size we want brought to us for this overlay. Our minimum size currently is 5 acres. We have looked at it and don't believe anything smaller would viable. We would even encourage more than 5 acres if possible. Council Member Wilhelmsen stated its interesting we are talking about this. Density is increasing all over the world. We have developers stating the land is the most expensive part of the home. He likes the idea of encouraging creativity in developments. Sarah Wichern stated the lot frontage minimum is 40 feet. Council Member Wilhelmsen inquired about side yard setbacks. Sarah Wichern stated they are allowed 5-foot setbacks if it's a single-story home. She presented on a project in Ogden. These lots are about 50ft X 120ft. We want to utilize some of the same concepts. They have detached garages behind the house. She presented on a project in Layton where the lots are 50ft X 80ft. These homes have garage access on the front. It is economical to build this way but can cause congestion to the streets. Commissioner Thomas stated he prefers the Ogden development. Council Member Wilhelmsen advised he has seen these projects and there is not enough parking. The garage is used as storage and the cars are parked on the street. Council Member Fawcett stated it causes issues because our ordinances state no parking on the street during winter. Council Member Wilhelmsen explained the average family home has more than 2 cars. These developments should be planned with that in mind. Council Member Fawcett inquired about zero lot lines. Sarah Wichern stated we can't do that without in HOA. Council Member Fawcett stated she has lived in other places and has not had HOAs. Jennie Knight stated the difficult part is the state recommends a minimum of 5 ft setbacks. It is much more difficult without an HOA. Council Member Fawcett stated the homes zero-lot line homes she has lived in do not touch. Each home is built on one property line so the other side has more space. Each house is built on the same side increasing usable space. Sarah Wichern stated that is something we can look into. She inquired would garage location be something you would like added. Council Member Wilhelmsen stated looking at this development he can see the advantage to the zero-lot line described by Council Member Fawcett. Jennie Knight clarified we would keep the setbacks between houses but each house would be built on a property line. Council Member Wilhelmsen inquired how does the HOA fit into this. We mentioned not wanting

it but some of these projects have them. If we do townhomes, does it force us into an HOA. Sarah Wichern stated yes it would. We would use the mixed-use overlay for the townhomes. Our goal for this zone is single family homes. Exceptions could be made but overall, we would like this ordinance to govern detached single-family homes. Council Member Wilhelmsen inquired about the HOA fees. Council Member Fawcett explained it is variable she has seen some that are \$17 and some that are \$700. It depends on the number of homes in the HOA and services provided. Sarah Wichern presented on a development in South Jordan. The lots are 40ft X 80ft. There is not much yard and they have more common space. This project is an HOA. Some of these properties with a back alley do not have a driveway. It is possible to do some of these developments without an HOA. Commissioner Holbrook stated those are not small homes on these lots. There are people who love these developments and do not want a yard to maintain. Back east small lots are very common. Sarah Wichern stated people like these developments because its shared space in front of the homes and the garages are in the back. Chair Francom stated this is the same idea as the Cove but with single family homes. Sarah Wichern presented on townhomes with single family homes attached on the ends of the unit. This provides different kinds of units. This is the creativity we are hoping to encourage. Jennie Knight stated last week the Wasatch Front Regional Council did a presentation and they stated approximately 56% of the population will be 55 years and older in the next 25 years. This affordable housing ordinance would allow for the type of developments to suite this demographic. Council Member Fawcett stated it could give options with a single level ADA compliant home. Sarah Wichern stated we have found that the young families and older residents want similar types of homes. Retirees don't want to maintain a large yard and young families are busy raising their kids and don't want to maintain a large yard either. Council Member Wilhelmsen inquired would the townhome with single family homes attached to the sides qualify for this overlay. Sarah Wichern stated no, the townhome unit does not but it shows the creativity we want to encourage. Jennie Knight stated we have talked a lot, but we want to hear from Council and Commissioners about what they want to see. We will add some language regarding the garages. Chad inquired do you have a picture of a 3000 sq ft lot. Jennie Knight showed the South Jordan development with 3200 sq ft lots. Chad stated he does not think we should go below 3200 sq ft. Sarah Wichern stated the purpose isn't to do all 3000 sq ft lots. It's to allow them to fit some smaller and some larger lots, to meet a variety of needs. We do have a note in the ordinance stating we want a variety of homes sizes. Jennie Knight stated we have not discussed the deed restrictions yet. We have discussed in the past how long they should be. The ordinance currently has the restrictions for 20 years. Sarah Wichern stated the state minimum is 10 years. The thought process is that if someone is renting out the home it is taking the opportunity from someone to purchase those homes. Council Member Fawcett inquired this is just new builds correct. Jennie Knight stated yes. Staff recommends a restriction stating these need to be owner occupied units. We have also included language to try and target buyers that are deemed critical workers, Harrisville residents, or first-time home buyers. Chair Francom stated she has mixed feelings about deed restrictions. Commissioner Holbrook inquired are we limiting homeowners' property rights by setting a sale price. Sarah Wichern explained only the first sale cost is affected. Council Member Fawcett clarified we are not adjusting the price for the first 30 days it is only stating that they must offer it to these groups first. Commissioner Holbrook stated didn't we discuss adding a condition that the developer or company cannot buy the home then resell it a year later to themselves to get around the deed restrictions. Jennie Knight stated we discussed it during one of the work sessions and did not reach a decision on. Brody Flint stated City Council Members need to be careful with deed restrictions. They need to be enforced which will cost money. We need a plan to fund the deed restriction enforcement. Sarah Wichern stated it is required by the state to have deed restrictions in the ordinance. Jennie

Knight stated we need to wrap up the meeting so please provide any feedback to Sarah Wichern so we can continue discussion on this ordinance.

3. Adjournment.

Motion: Council Member Fawcett motioned to adjourn the meeting, second by Council Member Wilhelmsen.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Weiss, Excused
Council Member Christensen, Yes
Council Member Jackson, Yes
Council Member Fawcett, Yes

The motion passed unanimously.

The meeting adjourned at 6:55 P.M.

**MINUTES
HARRISVILLE CITY COUNCIL
September 9, 2025
363 West Independence Blvd
Harrisville, UT 84404**

Minutes of a regular Harrisville City Council meeting held on September 9th, 2025 at 7:00 P.M. in the Harrisville City Council Chambers, 363 West Independence Blvd., Harrisville, UT.

Present: Mayor Michelle Tait, Council Member Karen Fawcett, Council Member Blair Christensen, Council Member Max Jackson Council Member Grover Wilhelmsen.

Excused: Council Member Stephen Weiss.

Staff: Jennie Knight, City Administrator, Jack Fogal, City Recorder, Brody Flint, City Attorney, Jill Hunt, City Treasurer, Mark Wilson, Chief of Police, Bryan Fife, Parks and Recreation Director, Melissa Rollins, Account Rep, Officer Julie Rivera, Officer Todd Fowers, Officer Colton Holmes, Sergeant John Millaway, Officer Landon Silverwood, Officer Michael Duffy.

Visitors: Greg Montgomery, Jason Hadley, Christina Palmer, Ben Palmer, Jake Thompson, Russ Thompson, Anita John, Jeffery John, Maddie Lopez, Tia Wilson, Taylor Wilson, Evelyn Lopez, Lorenzo Russ, Stetson.

1. Call to Order.

Mayor Tait called the meeting to order and welcomed all in attendance.

2. Opening Ceremony.

Council Member Christensen opened with the Pledge of Allegiance.

3. Consent Items

a. Approval of Meeting Minutes for August 19, 2025, August 26, 2025 Board of Canvassers Meeting, and August 26, 2025 Council Meeting as presented.

Motion: Council Member Christensen made a motion to approve the meeting minutes for August 19, 2025, August 26, 2025 Board of Canvassers Meeting, and August 26, 2025 Council Meeting as presented, second by Council Member Fawcett.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Weiss, Excused
Council Member Christensen, Yes
Council Member Jackson, Yes
Council Member Fawcett, Yes

The motion passed unanimously.

4. Oath of Office

Chief Wilson introduced Julie Rivera as the newest officer for Harrisville City. Julie Rivera stated she has been in law enforcement for 5 years. She loves the job. She is strongly supported by her family. Her mom was in law enforcement and she is the reason she became an officer. She is honored to be with the department.

Jill Hunt introduced Melissa Rollins. She is the new account rep that helps with accounts payable, accounts receivable, and payroll.

Christina Palmer is an ER nurse at Ogden Regional. She is the newest Planning Commissioner.

Jack Fogal administered the Oath of Office to Christina Palmer, Julie Rivera, and Melissa Rollins.

5. Business Items.

a. Discussion/possible action to adopt Resolution 25-15; Community Wildfire Preparedness Plan.

Captain Matt Lee with North View Fire District presented the Community Wildfire Preparedness Plan. Last year he drove around the cities in the district with the Division Of Forestry and State Lands. The largest areas of concern are along the bench in North Ogden and Pleasant View. Harrisville has some areas of concern but with neighboring agencies there will be a quick response. North View developed this plan in conjunction with the state for preparedness and mitigation. He handed out door hangers to citizens in high-risk areas hoping to receive input for the plan. They received 8 responses from members of the community. He is looking for other ideas to get more participation for the next plan. They worked with Rocky Mountain Power to help mitigate the brush next to their road. This will create a firebreak by the power lines. They are doing chippers days where they will help homeowners in high-risk areas. They have received a matching grant from the state up to \$19,000 a year. After completing their mitigation plans they will evaluate the plan again and see where the new target areas are. They are starting with high-risk areas and moving to lower risk areas after. With more development

Harrisville will decrease their targeted risk area. They need all three cities in the district to approve this plan.

Motion: Council Member Fawcett made a motion to adopt Resolution 25-15; Community Wildfire Preparedness Plan, second by Council Member Wilhelmsen.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Weiss, Excused
Council Member Christensen, Yes
Council Member Jackson, Yes
Council Member Fawcett, Yes

The motion passed unanimously

b. Discussion/possible action to adopt Ordinance 566: Copperwoods MDA amendments.

Sarah Wichern stated we were approached by the developer for Copperwoods about extending the commercial timeline for their development. She has been working with staff to see what would be needed to extend this commercial timeline. They are asking to extend the timeframe due to increased development going on in the city. They feel we will have better commercial uses if allowed time for other developments to build out. They are asking to extend the timeline for 24 months. There are some conditions staff is recommending. The first is the completion of site improvements such as; perimeter fence, installation of parking and landscaping island, and Maintenance of parking lot and grading. Second the developer would need to provide a contract that in 24 months' time they will begin construction on the commercial property. Third a maintenance plan for the commercial property. Fourth ongoing compliance with the maintenance plan. This contract would expire in 90 days if the conditions are not met. This provides protection for the city to make sure the conditions are met. These conditions would need to be maintained until full occupancy is granted for the entire development. Council Member Wilhelmsen inquired about the 24-month timeline for construction. Sarah Wichern stated we could include a term stating the building must be started in 24 months and completed at a required time. Council Member Wilhelmsen stated we need some way to make sure progress is made. Sarah Wichern stated we can have a completion of construction timeline, for example like 36 months. Council Member Wilhelmsen stated he wants continued discussion with the developer. Driving by the development the commercial area looks bad and is not maintained. He would like increased feedback and development. How are they trying to bring the right commercial in. Council Member Christensen inquired about the live here work here units. Sarah Wichern stated there are live here work here units that were built. People bought those units as residential homes and are not using them as commercial units. Council Member Fawcett inquired where the 24-month timeline came from. Sarah Wichern stated they looked at the approved projects and thought they could have better commercial options due to increased build out. The developer wants to avoid empty shells and have the commercial property purpose built. Council Member Wilhelmsen inquired can we include a clause about them maintaining the site. Sarah Wichern stated there is a condition that they must have a maintenance plan and follow it. Council Member Fawcett inquired are they actively looking for businesses. Sarah Wichern stated they are but are being told commercial entities want more residential development first. Council Member Wilhelmsen stated he wants a follow up to Council every 6 months. Brody Flint inquired do you want the developer or staff to update Council. Council

Member Christensen stated he would be ok if the developer reported to staff and staff updated us. Council Member Fawcett stated she would prefer the developer to report. Sarah Wichern stated she will include that in the contract. Council Member Christensen stated he is not concerned about putting a completion date for construction he wants the start date included.

Motion: Council Member Christensen made a motion to adopt Ordinance 566; Copperwoods MDA amendments including the developer updating the city planner every 6 months, second by Council Member Fawcett.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Weiss, Excused
Council Member Christensen, Yes
Council Member Jackson, Yes
Council Member Fawcett, Yes

The motion passed unanimously

c. Discussion/possible action to adopt Resolution 25-14; Connex Franchise Agreement.

Jennie Knight explained this is a standard franchise agreement from Connex Networks. They have been going through the city putting in fiber optic cable. They are not currently collecting franchise fees but will once they get subscribers. Council Member Wilhelmsen inquired what is the idea behind this. Jennie Knight stated this agreement is between the city and provider. They add a franchise use tax for residents in the city that use their services. This agreement is for a 10-year timeline. Council Member Fawcett inquired what fund this will go in. Jennie knight stated it goes in the General Fund. Council Member Wilhelmsen inquired about the company ripping up yards. Brody Flint stated the construction and operation will occur regardless of this agreement. This is allowing the city to collect their lawful fee. Council Member Wilhelmsen stated he has known people who state the company has gone outside of the easement. Brody Flint stated the public has recourse and can sue the company for going outside the easement.

Motion: Council Member Fawcett made a motion to adopt Resolution 25-14; Connex Franchise Agreement, second by Council Member Christensen.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Weiss, Excused
Council Member Christensen, Yes
Council Member Jackson, Yes
Council Member Fawcett, Yes

The motion passed unanimously

6. Public Comment

Mayor Tait opened the public comment period.

Chad Holbrook stated Sarah Wichern mentioned it briefly but the Copperwoods development has weeds that are so high it impairs vision when turning onto 750 West.

Jason Hadley appreciates the information tonight. There has been a section of the sidewalk along Highway 89 that has buckled and poses a safety risk. Can we get that fixed. It is right by the park before the Ben Lomond Development. It is significant.

Mayor Tait closed the public comment period.

7. Mayor/Council Follow-up

Bryan Fife stated the Fall Festival is October 21st. He is inviting all to attend. We were packed last year. We will probably have to wrap around the parking lot soon for booths.

Jennie Knight reported the ULCT conference will be held on Wednesday October 1st and Thursday October 2nd. They hold classes on a lot of subjects. Please let us know if you would like to attend. It is open to Planning Commissioners as well.

8. Adjournment

Motion: Council Member Jackson motioned to adjourn the meeting, second by Council Member Wilhelmsen.

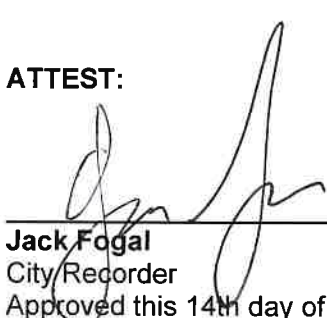
The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Weiss, Excused
Council Member Christensen, Yes
Council Member Jackson, Yes
Council Member Fawcett, Yes

The motion passed unanimously.

The meeting adjourned at 7:45 P.M.

ATTEST:

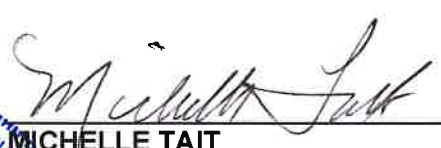


Jack Fogal

City Recorder

Approved this 14th day of October, 2025





MICHELLE TAIT
Mayor