



Harrisville City Planning Commission Minutes

Harrisville City Offices

Wednesday, March 12, 2025 – 7:00 PM

Commissioners:	Angie Francom	Staff:	Jennie Knight (City Administrator)
	Nathan Averill		Cynthia Benson (Deputy Recorder)
	Chad Holbrook		Justin Shinsel (Public Works Director)
	Isaac Thomas		Sarah Wichern (City Planner)
			Brandon Green (City Planner)

Visitors: Glade McCombs, Randy Smith, Lane Monson, Shauna Iverson, Mikel Iverson, Mandy Lynch, Charlie Lynch, Kirk Nigro, Michelle Nigro, Mike Farrell, Sherry Farrell, Shanna Edwards, Lynn Edwards, Kathleen Hohosh, Pia Bick, Rodney Dopp, Greg Montgomery.

1. CALL TO ORDER

Chair Francom opened the meeting and welcomed those in attendance.

2. CONSENT APPROVAL – of Planning Commission meeting minutes from February 12, 2025.

MOTION: Chair Francom motioned to approve Planning Commission from February 12, 2025, as written. Commissioner Averill seconded the motion.

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

The motion passed with all voting in the affirmative.

3. PUBLIC HEARING – to take comments for/against Ordinance 562: Housing Affordability.

Jennie Knight, City Administrator, introduced the city's new contracted city planner, Sarah Wichern, and informed the audience the speakers were not working well. Ms. Wichern began a brief presentation on Ordinance 562: Housing Affordability by stating the reason homes are so expensive in Utah is for two factors: lack of supply and zoning requirements. The State enacted UCA 10-9a-403; a code requiring municipalities to incorporate an affordable housing plan into their communities. She stressed without affordable housing, we are missing a very important subset of our population, generally an important part of the population whose contributions are crucial to a community.

Mr. Green continued the presentation by stating Harrisville has been proactive in creating affordable housing. Since last October, the city has attempted to find ways to combat some of the deficiencies such as product availability for those wishing to upsize from a condo or townhome. Ordinance 562 states Critical Homeownership Developments in Harrisville offer a new approach to affordable housing. The zone overlay creates a path to homeownership for a wider range of residents by providing attainable housing without compromising quality or aesthetics. Echoing

Harrisville's rich history of multigenerational communities. These developments foster diverse, inclusive neighborhoods where families can thrive, put down roots and build a strong foundation for their future. Through innovative design and efficient land use, they create attractive living spaces where affordability and a strong sense of community go hand in hand. He emphasized this is what Harrisville is trying to achieve. He reviewed what the ordinance does, gave examples on how it may be utilized, and the purpose behind it. He concluded by saying the city is trying to achieve affordable attainable housing for residents to stay long term.

Chair Francom reviewed the rules for a public hearing. She added she appreciated the decorum of prior public hearing meetings and hoped it could be maintained throughout the hearing tonight.

MOTION: Commissioner Holbrook motioned to open the public meeting for Ordinance 562: Housing Affordability. Commissioner Thomas seconded the motion.

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

The motion passed with all voting in the affirmative.

Mandy Lynch spoke about the principles of urban planning, emphasizing community participation and transparency. She stated that zoning laws govern land use and development, reflecting residents' vision for the city's future. These laws aim to ensure order, predictability, and balance in neighborhood growth. Ms. Lynch noted that public input and oversight are integral to the zoning process, requiring open discussion when changes to zoning or development are proposed to maintain a democratic process and trust in the city. Ms. Lynch addressed concerns about developments bypassing public hearings, ignoring zoning laws, or using mechanisms like overlays to obtain their desired goal. She explained that such actions shift decision-making power from the community to unelected city staff and developers, reducing public accountability. She outlined the role of the Planning Commission and elected officials to ensure decisions benefit the entire community, not only developers or special interest groups.

Charles Lynch gave examples on home prices individually, with acreage, and bank interest rates. He feels affordable housing is gone. Affordable housing only makes sense to developers and contractors. He would like to see affordable housing removed from the ordinance.

Mikel Iverson began his comments by summarizing his view on the ordinance in one sentence. "I believe it to be a tool municipalities can use to force through high density housing despite existing zoning regulations." He expressed the love the residents have for the community due to the rural flavor. He expressed his concern about what the residents will lose if preservation is not considered. He noted open space is not mentioned in the ordinance and how the proposed ordinance is a mess. He mentioned this ordinance is the same as another in Lehi and has been reworked for Harrisville. He ended his comments by thanking the commissioners for their service and recommended the ordinance be tabled for further review.

Pia Bick said she had always wanted to live here for the community, wide open space, and family. One of the considerations which brought them to Harrisville is the larger agricultural lots and farm-like community. She feels Harrisville is a rare treat and is close enough to the opera as it is to

snowcapped peaks. They have made an investment and have a stake in Harrisville. A developer's interest is in developing the land. As residents, by changing the zoning, their investment is being cheated. She gave an example of how lower density changes a community. She feels strongly the city has an obligation to the residents to keep and uphold the community they love.

Randy Smith applauded the city for the ordinance and for considering the future generations. He gave an example of how the standards for developing have changed. He sees the ordinance as a way to include public process, accountability, and holding the developer to the fire with creating an affordable product.

Kirk Nigro said he was grateful for the work the Planning Commission is doing and for their dedication. He expressed the rural feeling, and neighbors were the draw for him to choose to live in Harrisville. He questioned the zoning laws when he first moved in and understood the city was not in the process of making any big changes. He has been in economic meetings with the governor and understands affordable housing is a balancing act. The concerns he hears from the neighbors are whether the city is appropriately planning. They do not wish to see pockets of high density throughout the city and the infrastructure impacted. His concern is to make certain there are no shortcuts in place which developers can take advantage of. He would like to see a vetted process which preserves and allows growth in a responsible and well-illuminated process.

Greg Montgomery displayed an 1884 silver dollar. He gave an example of how the value of the coin changes with the person. He said Realty and building go in cycles. He gave examples of the lending bail-out in 2008 and the cost for when he built his home. He continued but saying a key thing when talking about affordability is to look at how to determine the standards for affordable housing. He feels this determination is lacking in the ordinance. He feels the ordinance alludes to potential homes, such as town homes, despite the ordinance being specifically specified to be for single-family homes.

Shanna Edwards said she concurs with Mr. Montgomery's comments. She feels the overlay gives far too much power in the administration to determine where this overlay will work.

Michelle Nigro briefly stated the ordinance will change the type of people who move here.

Chair Francom thanked all who had commented during the public comments.

MOTION: Commissioner Averill motioned to close the public meeting for Ordinance 562: Housing Affordability. Commissioner Holbrook seconded the motion.

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

The motion passed with all voting in the affirmative.

4. DISCUSSION/ACTION/RECOMMEND – to recommend adoption of Ordinance 562: Housing Affordability.

Commissioner Averill recommended tabling the ordinance due to the recent Legislative session.

Commissioner Thomas asked what the procedural difference for zoning changes and the use of the overlay. Ms. Knight said the procedure for a zoning change would be to hold a public hearing before the Planning Commission and have the Planning Commission give a recommendation to City Council. There would be public input received at the Planning Commission level. If the overlay zone is applied, there are restrictions within the ordinance which requires the developer to show what the current zoning would allow and what they are proposing. During the discussion, the city and the developer would discuss what is attainable and what is affordable for that area. The procedural difference would be to utilize the overlay the developer would be required to complete two (2) steps, a zoning change application and a development agreement. A zoning change would only be one (1) step, the public hearing and approval through City Council. She continued by saying once the zoning change is made the process becomes administrative.

Commissioner Averill further clarified when the city rezones the property to a specified zone, they are essentially rezoning it to a negotiated zone. Mr. Green added the key is the development agreement restricts and requires the developer to develop the property a certain way. The overlay zone would allow the developer to purchase the property at a price that is a “true value”. If the city attaches a density to the land, it has the potential of becoming more valuable to the developer. The ordinance places responsibility on the developer to approach the city with an overlay which meets the target price. He pointed out, state law changed allowing residential developments one approval process. A preliminary plat is shown at the Planning Commission with all other reviews being an administrative act. Mr. Green encouraged the commission to read HB0037 to familiarize themselves with the changes.

Commissioner Holbrook asked if the house bill created any potential conflicts to the overlay ordinance. Ms. Knight replied she did not see any potential conflicts. However, staff were already discussing this ordinance prior to the Legislative Session. She asked the commission to keep in mind that staff are not pushing the ordinance through. They were simply trying to get ahead of state legislation. Staff agreed with the commission about the benefit to review the Legislative changes before giving a recommendation.

The state is trying to give cities a way to become compliant with the moderate incoming housing requirements. Kudos to the Mayor who sits as chair on the Weber County Sub-Housing Committee in asking for credit be given to the cities wishing to address the affordable housing in their communities. The city will obtain credit for all three of the proposed strategies if we work towards affordable and attainable housing. Staff are trying to implement what the state is mandating in a responsible manner. Staff will not allow housing to go into places where there is inadequate infrastructure to support the development.

Commissioner Holbrook emphasized the city's efforts to stay transparent and effectively align state laws within the community. He highlighted the importance of staying ahead of potential challenges to shape the city as desired. He also expressed gratitude for the staff's dedication and the city's commitment to doing its best for Harrisville.

Mr. Green reviewed the options the Planning Commission has for their recommendation for Ordinance 562. Commissioner Thomas asked staff if they would like the chance to revisit the ordinance. Ms. Knight reviewed how the staff would like to proceed and how the motion needed to be completed if the commission desired to table the ordinance.

MOTION: Chair Francom motioned to table adoption of Ordinance 562: Housing Affordability based on commissioner discussion. Commissioner Thomas seconded the motion.

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

The motion passed with all voting in the affirmative.

5. DISCUSSION/ACTION/RECOMMEND – to grant Preliminary Plat approval for Summit Views Phase 2 subdivision located at approximately 125 W 1100 N.

Ms. Knight reviewed the engineer's memo for Summit View Phase 2. The comments were to add the addresses to the plat; make the final corrections on the plat per red-line comments; and obtain final approval of the subdivision improvement drawings from the City's Administrative Land Use Authority. Commissioners reviewed comments and the subdivision plat.

MOTION: Commissioner Holbrook motioned to grant Preliminary Plat approval for Summit Views Phase 2 subdivision located at approximately 125 W 1100 N subject to Harrisville City Municipal Code, City Engineer's Memo dated March 6, 2025, and any other staff or agency requirements. Commissioner Averill seconded the motion.

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

The motion passed with all voting in the affirmative.

6. DISCUSSION/ACTION/RECOMMEND – to grant Preliminary Plat approval for Butter's Heritage subdivision located at approximately 122 E. Larsen Ln.

Ms. Knight reviewed the engineer's memo. The comments included submit a recent Title Report to the City and to the County covering the proposed subdivision property; Submit the Subdivision Plat to the Weber County Surveyor's Office for their review and approval; Show Public and Municipal Utility Easements on the plat and include any other existing or proposed easements on the plat; and address all red-line comments. Commissioners reviewed comments and parcels on the plat. Ms. Knight pointed out one of the staff requests is for the developer to clean up the lot lines. Concerns were expressed about the turnabout which currently resides in the northwest portion of the property. It was discovered this concern is notated within the engineer's memo. Mr. Shinsel pointed out the right-of-way will supersede this once it is constructed to clarify the notation.

MOTION: Chair Francom motioned to grant Preliminary Plat approval for Butter's Heritage subdivision located at approximately 122 E. Larsen Ln subject to Harrisville City Municipal Code, City Engineer's Memo dated March 4, 2025, and any other staff or agency requirements. Commissioner Thomas seconded the motion.

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

The motion passed with all voting in the affirmative.

7. PUBLIC COMMENTS – (3 minute maximum)

Mandy Lynch asked if there would be another public hearing now that the ordinance is tabled. Ms. Knight answered there is no requirement to hold another public hearing.

Charles Lynch added to his prior comments by saying the reason they moved here was because West Haven did this similar thing. He thanked the commission for tabling this. He gave an example of how West Haven's version of the ordinance created a one mile stretch of development with a mixture of high-rise apartments, million-dollar homes, and a strip club.

Pia Bick expressed her concern about the proposed designs and their potential impact on property values. She urged the commission to consider the residents' interests before allowing zoning changes that could affect the community.

Greg Montgomery suggested revising the motion to continue the public hearing instead of closing it.

Mikel Iverson added to his earlier comments by reading a portion of the newspaper articles he mentions. These articles were about how a similar ordinance turned out in another city. The speaker in the article feels the ordinance throws the general plan aside. The speaker also stated her concerns about using the local municipal authority to manipulate the price of land. He encouraged the commission to eventually send a negative recommendation onto the City Council. He ended his comments by stating he hopes the commission will choose a course which meets the needs of affordable residential housing without ripping apart that which makes Harrisville, Harrisville.

Kathleen Hohosh thanked the commission for tabling. She recommended the commission read the bill Legislation passed. She expressed concerns about developers finding loopholes, which could lead to them taking advantage of the city. She also inquired about the location of a copy of the ordinance, as she was unable to locate it before the meeting.

8. COMMISSION/STAFF FOLLOW-UP

Chair Francom expressed deep appreciation for former Chair Nathan Averill, recognizing his exemplary service, meticulous attention to detail, and dedication to understanding the commission's needs. She highlighted the Planning Commission's strength in its diversity of skills, perspectives, and professional and educational backgrounds, emphasizing the collective effort to serve the community effectively. Chair Francom recognized the fact that the commissioners are citizens of Harrisville and decisions made affect them as much as they will the community. She stated she had learned a lot on the commission and knows they all are doing their best as the city moves forward.

Commissioner Averill thanked Chair Francom for the shout out. He responded to public comments by stating where the residents could find a link to the packet and agendas for the meeting on the city website. He urged the public to subscribe to the Utah Public Notice Website. Chair Francom added the packet posted is the same information the commissioners receive.

Ms. Knight expressed her appreciation to Mr. Green for his service and welcomed Ms. Wichern to the team as the new contract city planner. She also stated the bill mentioned is House Bill 0037 – Utah Housing Amendments. The section for municipalities begins around line 400.

9. ADJOURN

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

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

The motion passed with all voting in the affirmative.

Meeting adjourned at 8:17 PM.

Angie Francom
Chair

Cynthia Benson
Deputy Recorder