



HARRISVILLE CITY

363 W. Independence Blvd · Harrisville, Utah 84404 · 801-782-4100
www.harrisvillecity.gov

MAYOR:
Roger Shuman

COUNCIL MEMBERS:
Grover Wilhelmsen
Blair Christensen
Karen Fawcett
Jason Hadley
Greg Montgomery

CITY COUNCIL AGENDA March 10th, 2026

[Zoom Meeting Link](#)

Meeting ID: 880 8788 5329

Passcode: 987564

7:00 PM City Council Meeting

Presiding: Mayor Roger Shuman

Mayor Pro Tem: Jason Hadley

1. **Call to Order** [Mayor Shuman]
2. **Opening**
 - a. Pledge of Allegiance [Council Member Hadley]
3. **Public Comment** – (3 Minute Maximum)
4. **Consent Items**
 - a. Approval of meeting minutes for February 10, 2026.
 - b. Quarterly Budget Audit and Financial Review. [Jill Hunt]
5. **Business Item**
 - a. **Public Hearing** – Public Hearing for Resolution 26-01; Providing for the creation of Lomond Heights Public Infrastructure Districts 1 and 2. [Brandon Green]
 - b. Discussion/possible action to adopt Resolution 26-01; Providing for the creation of Lomond Heights Public Infrastructure Districts 1 and 2. [Brandon Green]
 - c. Discussion/possible action to adopt resolution 26-02; a resolution approving an interlocal agreement with Weber County for animal control services. [Jennie Knight]
 - d. Discussion/possible action to adopt Resolution 26-03; approving signers for Bank Of Utah and seized assets savings account. [Jill Hunt]
 - e. Discussion/possible action to approve City Hall/Public Safety building perimeter fence. [Jennie Knight]
 - f. Discussion/possible action to approve change order for City Hall/Public Safety building exterior cladding. [Jennie Knight]
 - g. Discussion/possible action to approve the purchase of 2 police vehicles. [Mark Wilson]
 - h. Discussion/possible action to surplus equipment. [Jennie Knight]
 - i. Parks Discussion. [Jennie Knight]
 - j. Arbor Day Proclamation. [Jennie Knight]
 - k. Discussion/possible action to purchase Utah Rivers Council Rain Barrel Program. [Council Member Montgomery]
 - l. Rules of Procedure Discussion. [Council Member Montgomery]
6. **Mayor/Council/Staff Follow-up**
 - a. Economic Development Partnership Assignment.
 - b. Ogden Pioneer Days Parade Float Request.
7. **Adjournment**

The foregoing City Council agenda was posted and can be viewed at City Hall, on the City's website harrisvillecity.gov, and at the Utah Public Notice Website at <http://pmn.utah.gov>. Notice of this meeting has also been duly provided as required by law. In accordance with the Americans with Disabilities Act, the City of Harrisville will make reasonable accommodations for participation in the meeting. Requests for assistance may be made by contacting the City Recorder at (801) 782-4100, at least three working days before the meeting.

Posted: By: Jack Fogal, City Recorder.

MINUTES
HARRISVILLE CITY COUNCIL WORK SESSION
February 10, 2026
363 West Independence Blvd
Harrisville, UT 84404

Minutes of a regular Harrisville City Council meeting held on February 10th, 2026 at 6:00 P.M. in the Harrisville City Council Chambers, 363 West Independence Blvd., Harrisville, UT.

Present: Mayor Roger Shuman, Council Member Blair Christensen, Council Member Jason Hadley, Council Member Grover Wilhelmsen, Council Member Karen Fawcett, Council Member Greg Montgomery.

Excused:

Staff: Jennie Knight, City Administrator, Jack Fogal, City Recorder, Jill Hunt, City Treasurer, Mark Wilson, Chief of Police, Bryan Fife, Public Works, Parks and Recreation Director,

Visitors: Cody Peterson, Matt Peterson, Matt Robertson, Jolene Ottley, Shannon Wixom, Carrie Rasmussen, Kevin Karras, *Steven Hempel Via Zoom.*

1. Call to Order.

Mayor Shuman called the meeting to order.

2. West Harrisville Road Project.

Cody Peterson with ESI Engineering stated he is the project manager. He has brought a team to help answer any questions. He introduced his team for the project. Matt Peterson with ESI Engineering explained this road is very old, and began as a territorial road. He presented the deed for the county road from 1885. It is a description of the county road 6 rods wide. 6 rods are 99ft. In 1961 UDOT had a highway project and improved a portion of the road. During that project UDOT only occupied 80ft of that right of way. He is not sure when the road ceased to be a UDOT highway. He supplied all documentation to UDOT region 1. UDOT is in agreeance that if 80ft was occupied it does not eliminate the 99ft dedicated in 1885. He presented a plat from 1972 with a 99ft width right of way. The plat maps show that width until 1996. It is 49.5 on both sides equaling 99ft. As he did the research most of the property fit the 99ft right of way on North and South of the road. Some properties call to the center of the road. He did some research to find the historical deeds and found that the deed cedes the right of way in the road. The Allen property shows it extends beyond that property line. A lot of these expansions happen when people are trying to clarify property lines. The confusion arose with the 80ft UDOT line and the 99ft dedicated right of way. They hire private surveyors to do the surveys. As a private surveyor they may only go to the last survey and miss some items. With a large project like this you have to look at the entire puzzle to see the full scope. In the case of the Allen property there is a deed from 1980 that places their property line outside of the right of way line. In 2005 a survey was completed for the property behind it. In the course of the survey, they adjusted the boundary to match a concrete wall that was on the property. They created a new description for this property and assumed the right of way line to be 80 ft not 99ft. They fixed the problem with the wall in the back but overlapped the dedicated right of way. The Everts estates subdivision was created in 1994. The original survey assumed a 99ft right of way width. The subdivision was amended in

2023 and they assumed an 80ft right of way extending the property lines into the 99ft right of way. Problems like this happen which has caused some of the confusion with this project. They are trying to mitigate this with the project and clean it up when they can. He cannot find any documentation of the county deeding the right of way to the home owners. Historically all the deeds line up with the 99ft. That is why they have maintained that the right of way is 99ft. UDOT agrees with that assessment. Even though UDOT only occupied 80ft at one time does not cede the property to the property owners. Council Member Montgomery stated it was not until 1870 that residents started claiming territory to stop the railroad from taking their land. The 1885 act was after some of the farmers had already claimed land. Do we have documentation showing they were compensated for the road. Matt Peterson stated he has not found any documentation showing they were compensated for the property. UDOT standard is to clean up these issues. Council Member Montgomery inquired is this now a Harrisville Road. Matt Robertson stated he believe it was given to the city when they incorporated in 1962. Matt Peterson stated from his research when UDOT put in the road they decided they did not want to maintain the full 99ft right of way size road. They agree to use the county's size road. Council Member Hadley stated he spoke to the Weber County Surveyor and there was a line there has not been anything permanently there. It was likely filed under RS2477. The surveyor stated if we are assuming this right-of way under that rule it was repealed through the federal land policies management act in 1976. That act states if 99ft was not permanently used and recorded we lost access to it. Matt Peterson stated he does not have any knowledge about that act. Council Member Hadley stated if that is correct the lines would be inaccurate as presented. Matt Peterson stated he has never seen the county roads ceded when they are proven on record. Council Member Hadley asked them to review the act and let the Council know. Cody Peterson inquired who he spoke too about it. Council Member Hadley stated it was Steve Collier. Matt Peterson stated he will contact him and ask about it. Mayor Shuman stated he measured the railroad from curb to curb. It was 66ft. He took 4 measurements and it is 80ft sidewalk to sidewalk. It would lend him to believe that the whole road is 80ft. Why have some areas as 80ft and some as 99ft. Will the road extend past West Harrisville Rd. Matt Robertson stated there is a difference between the right of way and improvements. We will tie the improvements into the West side of the road because they did not need the width by the church. Matt Peterson stated he has been looking at property lines on the West side of the railroad. So far, his research shows the 99ft right of way on that side of the road as well. Council Member Fawcett inquired what document or act supersedes the others. What is the deciding factor. Matt Peterson stated from his research and working with UDOT the 99ft right of way is the superseding factor. Council Member Fawcett stated this document would supersede others. Council Member Hadley stated that is incorrect. If the right-of-way was repealed it would belong to the property owners. If we take it, they would need to be compensated for it. Matt Peterson stated if that is correct, we would need to pay for the few property owners that have deeds showing ownership. There are only a few that do not fit within the 99ft. Cody Peterson stated 10 of the 15 properties fit the 99ft right of way in their legal description. Matt Peterson stated the few that do not say they own to the property line. Mayor Shuman inquired if they would clean up the north side of the road as well. Matt Peterson stated it is only for the south side. Council Member Hadley inquired about the canal that runs through that area. Cody Peterson reported that right now they are designing it to make sure everyone gets their water. All connections will be remade. Council Member Montgomery inquired if it will be relocated. Cody stated it looks like it would be best to relocate it. Matt Roberston stated some areas currently would sit behind the sidewalk and some would currently be under the sidewalk. They would relocate the areas that need to be. Council Member Montgomery inquired about the design of the road. Matt Robertson stated the previous 3 master plans classified this as a minor arterial or major collector. Our standard for this is 84 ft with 60 ft of asphalt. In 2010 the master plan identified this as a project that need to be done. IN 2011 the

city started looking at applying for grants. In 2013 they adjusted the asphalt to 52ft to avoid intruding even more into the property on the road. In 2019 they adjusted the asphalt width down to 50ft. The current plan is 10ft less asphalt than city standards. It will be one travel lane each direction with a center turn lane. It would be similar widths to Larsen Ln. The bike lane is identified on WFRC's active plan. The put sidewalk to the back of curb to help with spacing. Council Member Montgomery stated the 2019 General Plan map identifies it as a collector road. Matt Robertson stated the transportation plans call them major collector and minor arterial. Council Member Montgomery stated we have some language issues in our documentation. He inquired about the traffic accident numbers to need the center turn lane. Matt Robertson stated he has not looked at that report recently. By adding the center turn lane it ups the capacity of the roads by approximately 1000 trips a day. Council Member Montgomery inquired in the analysis of the road it was identified that there are 8500 trips a day on that road. The states count of the road shows in 2019 showed 11,000 trips per day. Matt Robertson stated a two-lane road maximum is 10,500. Council Member Montgomery stated we are below state estimates. This improvement does not go from here to Fremont High. The traffic volume decreases at 1200 West. The designing of a wider pavement width allows people to increase speed. By having smaller roads people feel more constrained and will slow down. Matt Robertson stated you have a point. We have trimmed some of the asphalt back while meeting design parameters. Even if you strip the lanes a little narrower it will cause people to drive a little slower. Council Member Montgomery inquired about the bottleneck at the railroad. Matt Robertson stated you drop the center median. You cannot turn on the railroad tracks. Council Member Montgomery inquired what is the length from North Harrisville Road to the railroad. Matt Robertson stated it approximately half a mile. Council Member Montgomery stated do we have any benefit increasing capacity on such a small section of road. Matt Robertson stated there is a benefit to putting in a turn lane. The 2010 study identified the width should match from the West of the railroad. The intent is to have the same cross section and striping pattern. Council Member Montgomery inquired do we have some ability to adjust the asphalt amount like decreasing the turn lane. Matt Robertson stated 12ft is needed so people can make that turn if they are at an awkward angle. The standard is 14 travel lanes and 12ft turn lanes. Cody Peterson stated people will slow traffic down more than a narrowing of the road. Bikers or pedestrians will decrease traffic more than smaller travel lanes. Mayor Shuman inquired what is the standard for irrigation piping. Would you use same head gates, boxes, materials. Cody Peterson stated the intent is to match the materials. Some headgates that would be pulled out could not be replaced with the same headgate. Council Member Montgomery stated you are only going to do this once. If we are taking the road now do, we just vacate the south side. Then we vacate the south side of the road and do a usable smaller road. Matt Robertson stated if we cut bike lanes or center turn lanes that would be the only way to decrease width. The long-term hope is if frontrunner comes through, we can make improvements on the crossing. Council Member Montgomery stated he wants to see the center lane reduced. Some areas of the city have same width and do not have plans to expand. In the long run do we need to increase the capacity. The 2050 count estimate is only showing a 2000 trip increase from current numbers. Council Member Wilhelmsen inquired about the safety factor. He has been down West Harrisville Rd and seen someone make a left turn and cause issues on the road. A safety lane in the middle will help. Traffic will not get better it will get more congested. Council Member Fawcett stated projections may not be correct it may be higher or lower. Matt Robertson stated we want to get this right now to help facilitate the future. We are trying to design to meet the needs of the city and traffic as need. Mayor Shuman stated we have a grant from the federal government. That means UDOT is involved for design for the road. Matt Robertson stated the grant is based on the improvement. It is based on regional benefit. If we show no increase to capacity the grant

funds could be in jeopardy. Mayor Shuman stated we need to utilize these funds appropriately while also trying our best to do what is right for Harrisville residents.

The meeting adjourned at 6:58 P.M.

**MINUTES
HARRISVILLE CITY COUNCIL
February 10, 2026
363 West Independence Blvd
Harrisville, UT 84404**

Minutes of a regular Harrisville City Council meeting held on February 10th, 2026 at 7:00 P.M. in the Harrisville City Council Chambers, 363 West Independence Blvd., Harrisville, UT.

Present: Mayor Roger Shuman, Council Member Blair Christensen, Council Member Jason Hadley, Council Member Grover Wilhelmsen, Council Member Karen Fawcett, Council Member Greg Montgomery.

Excused:

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, Cynthia Benson, Deputy Recorder, Assistant Chief Nick Taylor, Sargeant Todd Fowers, Detective Keller, Officer Julie Rivera, Officer Micheal Duffy, Officer Cole Vanbeekum, Jackie VanMeeteren, Police Admin.

Visitors: Kevin Karras, Brandon Green, Doug Russell, Rodney Dopp, Ruben Morales, Chad Holbrook, Marv Farrell, Janet Varble, Kevin Varble, Charles Lynch, Jennifer Moore, Dennis Moore, Angie Francom, Jay Behunun, Val Shupe, Lynnae Dopp, *Steven Hempel Via Zoom*

1. Call to Order.

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

2. Opening Ceremony.

Council Member Fawcett opened with the Pledge of Allegiance.

3. Public Comment

Mayor Shuman opened the public comment period.

Charlie Lynch stated he has heard dozens of complaints about the West Harrisville Rd widening. He called attention to parcel 11-468-0001 in tax unit 20. A road could be built through the parcel. This road would accomplish the same goal. Entity X owns parcel number 11-019-0007. The city could negotiate with them to put in a road. The road could be as long as the city wanted. This is a cost savings solution. It is reasonable and realistic. You could put in turn lanes as discussed during the previous meeting.

Marv Farrell apologized he thought the work session was a closed session. In a previous meeting Matt Robertson explained the road was deeded as 6 rods width. He said the Weber Count Surveyor's Office agreed with their assessment. He went to the surveyor's office and found out the road was set aside in the 1885 territorial act. The 1976 Act voided any right of ways that had not been filed on. No roads in Weber County were filed on before that act. You want to propose whether you continue with the West Harrisville Rd adjustments. One of the previous meetings stated they would be contacted by the accusation agent. He has not been contacted about the values or what will be done for the project.

Jay Behunin inquired when the ditch gets ripped out on the south side of West Harrisville Road The standards for Western Irrigation needs to be met. Whether they are currently at the standard or not is irrelevant. He disagrees with the comment made during the last meeting about officers not taking their duty cars home. We benefit from other cities allowing their officers to take theirs home. He would love a bike lane across the tracks on West Harrisville Road.

Kevin Varble explained there has been some great discussion tonight. He is honored to host the senior luncheon. He plans to continue facilitating the lunch. He questioned if there would be a way to increase the budget for the luncheon. They have had a member reach out stating they would like to donate. He would also be willing to ask stores for donations. The numbers have increased from 20 members to 60 members. The luncheon is a great activity with free entertainment provided.

Mayor Shuman closed the public comment period.

4. Consent Items

a. Approval of Meeting Minutes for January 13, 2026 and January 27, 2026 Council Minutes as presented.

Council Member Montgomery presented grammar changes to the minute from January 13, 2026 and January 27, 2026.

Motion: Council Member Montgomery made a motion to approve the meeting minutes for January 13, 2026, and January 27, 2026 with changes, second by Council Member Wilhelmsen.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Fawcett, Yes
Council Member Christensen, Yes
Council Member Hadley, Yes
Council Member Montgomery, Yes

The motion passed unanimously.

b. Advice and Consent of Mayor's appointment of Planning Commissioners.

Mayor Shuman recommended Chad Holbrook to be reappointed to the Planning Commission. He interviewed 4 residents from Harrisville. All the applicants are great but he selected Ruben Morales for appointment as a Planning Commissioner. He has a background in electrical engineering.

Motion: Council Member Montgomery made a motion to approve the Mayor's appointment of Ruben Morales and Chad Holbrook as Planning Commissioners, second by Council Member Christensen.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Fawcett, Yes
Council Member Christensen, Yes
Council Member Hadley, Yes
Council Member Montgomery, Yes

The motion passed unanimously.

5. Business Items.

a. Police Department Accreditation Presentation.

Val Shupe with the Utah Chiefs Of Police Association presented the police department with accreditation. There are 35 agencies in the state currently accredited. He has served as a chief of police and on city council. He understands why the standards are important for police. There are 177 standards that must be followed. Each year they must submit documentation showing they are complaint and in 4 years they must reapply. He was the auditor for the department. He looked at 4 main areas; evidence, records, patrol, and detectives. The evidence room was organized, maintained, evidence was destroyed properly, with documentation. Records are well maintained. He reviewed how records are destroyed, and distributed through GRAMA. The department has a training each year and they review standards based on state, and federal guidelines. Chief Wilson stated Dennis Moore was a huge part of the department receiving accreditation. He built a great foundation the department can use moving forward. Mayor Shuman thanked the department for all the hard work to receive accreditation.

b. Discussion/possible action to approve Healthy Utah Designation Strategy.

Chad Holbrook provided background for our Healthy Utah Designation. In 2021 he brought this designation to Bill Morris the City Manager at the time. He thought this would help facilitate healthy outcomes in our community. In order to achieve this designation, we must have a goal in 4 areas. We developed strategies and submitted the application in 2023. There is a reapproval process every 3 years. There are different criteria based on the population of the city. We currently have under 9000 residents so we only need 1 strategy for approval. The ideas are a farmers' market, mental health fair, and partnership with Every Kid Outdoors. The recommendation is to partner with Every Kid Outdoors. We can use current city resources to make this partnership work. There is concern with the amount of screen time kids have. The purpose of this program is to get kids involved in nature. There are challenge badges kids can earn. If you earn all 15 challenge badges in the course of a year you can be entered into a drawing for prizes. The kids need to register and complete a quarterly survey. We could be a distribution center for "passports" or be a community hub. As a distribution center we would hand out passports to the kids. If we are a community hub, we would put together 4 events that relate to the merit badges. We would need to do this over the course of the year. Staff will need to take part in some trainings. Our Health Utah Designation Plaque is not placed somewhere visibly. He would like to see one placed so people can see it when they come in to the city offices. Mayor Shuman inquired about the expense from the city's perspective. Chad Holbrook stated there would not be an expense. The state provides the passports. Mayor Shuman

questioned who issues the challenge badges. Chad Holbrook stated the state does. Staff would need training to answer questions related to the program. Council Member Fawcett clarified that is if we are a distributor not a community hub. Chad Holbrook answered affirmatively. We could incur some cost as a community hub. Mayor Shuman inquired how much involvement has there been from residents with this program. Chad Holbrook stated he is not sure how to measure it. As part of the initial application, they conducted a walkability audit of the city. To beautify our city, we want people to be able to walk to various destinations in the city. The audit was broken down into multiple phases. The last phase was completed by around 300 youth volunteers. The desire as a committee is to make the city more enjoyable, accessible, and walkable. We are hoping to get the word out in our community and neighboring communities as well. Council Member Hadley inquired if we know of other cities or towns participating. Cynthia Benson stated we would be the first city in Weber County. There are several cities in Cache County and Southern Utah. If we want to expand these programs we can apply for grants. Council Member Montgomery inquired about the target age group. Chad Holbrook stated it is for children ages 5 to 18. Council Member Montgomery reminded we are the only city in the area that has applied. We might get people from other area participating. Mayor Shuman questioned if the Healthy Utah Designation is only for children. Chad Holbrook stated for renewal we only needed one more strategy. We still have things we are doing for adults. Council Member Fawcett inquired how we will advertise this. Chad Holbrook stated social media, newsletter, and on the city website.

Motion: Council Member Hadley made a motion to adopt the Healthy Utah Designation Strategy, second by Council Member Wilhelmsen.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Fawcett, Yes
Council Member Christensen, Yes
Council Member Hadley, Yes
Council Member Montgomery, Yes

The motion passed unanimously.

c. Ben Lomond Views PID Discussion.

Brandon Green with Flagship Homes presented on the PID for Lomond Heights Subdivision. He thanked the police for the wonderful job they do. He wants to answer any questions he can answer about the PID. He wants to show some of the benefits this would provide. It would provide trails and connectivity. Council Member Montgomery stated you listed things as benefits or improvements. The collector road being required from 2000 to highway 89. What is the width. Brandon Green stated it would be the city standard for a collector road. We have no homes fronted on that road. It is a main thoroughfare through the city. Council Member Montgomery inquired about the upsized utility lines for the development. Was it to facilitate other development. Brandon Green stated the biggest one was Rocky Mountain Power. There is some commercial on the west side of highway 89. This would help facilitate that development. The culinary water was increased to help facilitate future development. It went from a 10 inch to a 12 inch. Council Member Montgomery inquired was it an upsize from what you needed or just an upsize for your development. Brandon Green stated the sewer was an increase to get it to the development but there is extra capacity. Council Member Montgomery inquired about the parks and open space in the development. Brandon Green stated PID funds could not be used

for HOA parks. They are looking at building and dedicating a park to the city with PID funds. There will be trails that can be designated as city trails. There are some small pocket parks that will be HOAs. Council Member Montgomery stated PID funds need to be used for city property. What is the corridor project on Highway 89. Brandon Green stated they are doing some landscaping instead of homes along highway 89 to beautify the city. We are also fixing sidewalk. Council Member Montgomery stated you are doing landscaping on your property. Brandon Green stated some is on UDOT right of way and our land. There is 8ft of sidewalk 4 ft of right of way and 25 ft of open space that would be landscaped. They are also paying for a signal at 1950 N and Highway 89. He does not know of any development that has to pay for a signal. A development of this size needs one for safety but it will also help with the West side as well. Council Member Montgomery inquired what were the improvements to millennium parks. Brandon Green stated they bought the project close to when the park work was finished. They did some grading and hydroseeding. It will help with the flow of water getting through. Council Member Montgomery inquired is the increase in storm water at Milenium Park related to your development. Brandon Green stated he would need to speak with Matt Robertson about that. Council Member Montgomery inquired about the mil levy. There is a state revision that might take affect lowering taxes to 45% of the taxable value. Brandon Green stated he would need to review that . They would need to make sure they are competitive to home values if that happens. They cannot sit on homes and not sell. Council Member Hadley inquired if there is some element in the plan for transition to residents for the PID board. Marcus Keller stated there is state law turning over the Board for the PID. 2 of the board members would serve 6-year terms and 1 member would serve a 4-year term. If they changed the tax exemption there would be a hold harmless agreement in place. This would protect the . Council Member Hadley inquired if we have a house that cost \$500,000 build without a PID it would cost \$550,000 to build. You will still sell it for the cost of the \$550,000 home regardless of the PID. He sees an imbalance that they are paying cost plus the PID. Brandon Green stated a PID allows them to outpace inflation. It helps to keep the cost lower by building faster. The longer they take to build the more the home will cost. Council Member Hadley stated the homeowner does not get a discount or a benefit. The developer gets the benefit. Brandon Green stated their plan is to help them see the benefit. They will be competitive for the market. It doesn't make sense to sell it for more. They realize they will need to discount homes to sell in the PID. Marcus Keller presented a document showing a comparison of home prices with a PID and without a PID. The alternative is not necessarily can I buy one inside the PID or outside of the PID. You will pay for the one with the lower rate. Th benefit to the PID is to increase the number of homes on the market. The development started in 2018. He has seen a 6% increase per year in home value since then. With supply diminishing they are seeing more PIDs in large Master Agreement Developments. If you bought at house today at \$560,000 the PID fee is \$1500 a year. The next year with inflation at 3%. Your home is now worth \$576,000, you gained equity. The PID fee has gone up based on the value of the home it is now \$1,586. The equity gained is \$16,800 in gained equity removing the increase from the PID. He assumed an average home owner lives in the home for 10 years. If you have to wait a year to purchase the home its worth is \$576,000 the break-even point is close. After the first year the equity build is the big difference. Council Member Christensen inquired with the extra infrastructure would you be open to helping get more commercial in the area. Brandon Green stated they are committed to Harrisville. They see this area as a city and commercial center. Commercial needs rooftops which are being provided. They want to see solid commercial come in. Council Member Wilhelmsen questioned can we require more detail to what the funds go towards. Marcus Keller stated in the governing document you can set those rules. If it is in the Development Agreement they will need to build it regardless. Brandon Green stated they are committed to building the public amenities. There is nothing worse than moving in and having the park built 10 years later. Council Member

Wilhelmsen inquired what happens if someone else buys the bonds. Marcus Keller stated if the development goes belly up with only one house built the home owner is protected as long as they are paying their part of the 5-mil levy. The bond holder has no recourse to go after the home owner as long as they are paying. Council Member Wilhelmsen inquired what other funding sources do you have if you do not get a PID. Jennie Knight clarified an IFD vs PID. Marcus Keller stated an IFD is the worse financing option. The developer can go straight to the state legislature and get approval. You usually see the public amenities decrease or go away. Council Member Fawcett stated if we do not do the PID would that change plans. Brandon Green stated without the PID there would be elements that would scale back or go away. We want this to be a development that people can be proud of. Council Member Fawcett thanked Marcus Keller for the information. We do not know what the market will do. There is value in building now when we know the cost of the building. Mayor Shuman inquired about the benefits tied to the PID such as trails and parks. Brandon Green stated not all of it. The large park was slated to be homes. It did not make sense to put homes there. He is not sure on the trails and connectivity. He appreciates being outdoors. They want to create plans for where trails should be for residents. There have been some significant changes since the plan in 2018. Mayor Shuman stated you discussed that you will put a berm and fence. How will the landscaping be maintained along Highway 89. Are we putting a burden on the city. You put in a cement fence to help with the road noise. What will happen on the road side of the fence. Brandon Green stated part of the contract is that it will be maintained by a landscaping company employed by the HOA. They are currently interviewing companies for the landscaping. Mayor Shuman clarified even the areas that are not HOA property. Brandon Green stated they would work with the HOA to make sure it is maintained even 10 years down the road. We want to make sure it stays nice. Council Member Montgomery inquired how does Harrisville City look at upgrades. An example if they upgraded infrastructure not needed for the development how is that handled. Jennie Knight stated that is when we would use impact fees for. If the studies identify the increase, we could use impact fees. Council Member Montgomery stated it sounds like some of the projects completed by the developer would have been impact fee eligible. What has been done with those. Jennie Knight stated the impact fees are restricted funds collected at the time of building permit issuance. The city can partner with the developer and use impact fees for those projects identified. Brandon Green stated the cities usually pay for the upsize cost. Impact fees will still be collected for this development. Jennie Knight stated the city has not paid any cost for the upsize. The developer has fronted the cost of those upgrades. Council Member Montgomery stated now we have a reserve since the developer paid for the upgrades and we are collecting the fees. He inquired are we going to use these funds on this project or use them on other projects. Jennie Knight stated we have not used it for this project. On other projects we have used it to increase capacity. Brandon Green stated next month they will be coming to Council asking for a vote and having a public hearing.

d. Discussion/possible action to approve the Right Of Way Statements of Just Compensation for the West Harrisville Road Project.

Jennie Knight reported we did not touch on this item during the work session earlier. This is the first step towards negotiation with property owners. These are the first numbers provided by ACE appraisals using UDOT standards. If you agree to these Just Compensation Statements the team can start the negotiation with the property owner. Council Member Wilhelmsen stated this is not final numbers. Jennie Knight clarified these is the first offer, the team cannot start negotiating without approval. Council Member Montgomery inquired are we using state or federal guidelines to make the homeowners replace the items instead of doing it during the project. Jennie Knight stated this is above and beyond what is required. All of this landscaping is in the right of way. The state says we are not required to compensate for the landscaping in the

right of way. Council Member Montgomery inquired is the cabin fence in the right of way. Jennie Knight stated I think it is in the 99ft right of way but not the projected need for the road widening. Council Member Montgomery inquired will we be removing landscaping that is in the 99 ft right-of-way but not needed for the project. Jennie Knight stated the preference is to salvage landscaping if possible. The team identified anything they thought may be part of that impact. We would like Council to consider whether we pay them out or have the contractor put it back in they would need to sign paperwork acknowledging that 99ft right of way still exists. Is that permissible. According to UDOT standards it would be put at the property line not in the right of way. Mayor Shuman inquired you want Council to motion whether or not residents can utilize the space in the right of way. There can't be any negotiation without approval. Council Member Hadley inquired about the validity of the property lines if this is approved. There could be property disputes along with this. Jennie Knight stated there are thresholds according to UDOT standards that would require total appraisals of the property if the total is over \$15,000. Those would need to be presented to Council for approval. There are two properties that are not affected. There are no appraisals or construction easements on those properties. Mayor Shuman reminded there are 5 homes of 15 that property lines are in the right of way. Council Member Montgomery stated the team is not going back to redesign. There are choke points along the road that will limit the road width. Mayor Shuman stated some of the designs requirements are set by the grants we have received. When UDOT comes in they set a minimum standard that must be followed. He is not sure what authority we have to overrule UDOT standards. This particular line item is part of the approval process; we can place contingencies on the motion regarding property lines. Jennie Knight stated the Just Compensation Statements is not impacted by the design of the road. It is just about this. Council Member Montgomery inquired if there was public hearing about the road widening. Jennie Knight stated a public hearing was not required because there was no land purchase needed based on the survey results. There is no requirement to hold an open house or public hearing based on the environmental studies. Council Member Hadley stated if we take action tonight can we take action and do the public hearing after the fact. Brody Flint inquired what are you asking public hearing to be held on. Council Member Hadley stated according to the Weber County Surveyor if the road had not been used for public travel. The current state of the road is the right of way. If that is correct, are we removing rights of the public to have public input. Council Member Montgomery questioned what is the impact on the road to the residents around them. Based on that the design how it impacts residents. Brody Flint stated if through the survey team and judicial determination we would roll everything back from the very beginning. The grant would be no longer relevant. This discussion is about approving the Right of Way Statements. The acquisition team must have a mechanism to start discussion. They can't start things until Council approves. There is always the ability to bring the property rights to any entity that has standing.

Motion: Council Member motioned to Fawcett to approve the Right Of Way Statements of Just Compensation for the West Harrisville Road Project as presented, second by Council Member Wilhelmsen.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Fawcett, Yes
Council Member Christensen, Yes
Council Member Hadley, No
Council Member Montgomery, No

The motion passed 3-2.

e. Discussion/possible action to adopt Ordinance 568; meeting amendments

Jack Fogal reported this Ordinance is the change to our meeting requirements discussed during the January Council Meeting. It changes the required Council Meetings from 2 times per month to 1 time per month with an extra meeting as needed. It also updated code references for closed executive sessions to match state law.

Motion: Council Member Wilhelmsen motioned to adopt Ordinance 568; meeting amendments, second by Council Member Fawcett.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Fawcett, Yes
Council Member Christensen, Yes
Council Member Hadley, Yes
Council Member Montgomery, Yes

The motion passed unanimously.

f. Emergency Management Discussion.

Jack Fogal reported on emergency management preparedness for the city. In August of 2025 The city adopted our FEMA Pre-Disaster Mitigation Plan. This plan outlines what our vulnerabilities are and strategies to help mitigate them. All municipalities in the county worked together to create the plan and approve it. In September of 2025 we adopted our Community Wildfire Preparedness Plan. This plan was put together by North View Fire District. Our current Emergency Operations Plan was adopted in November of 2010. It is currently being updated to be in compliance with NIMS standards. In December of 2025 we adopted an Active Shooter MOU with North View Fire Department, Pleasant View, and North Ogden. He explained required trainings for staff and section chiefs. We updated our Fire Evacuation Plan during the summer of 2025. We have conducted drills as well as trainings including fire extinguisher use, CPR, and AED use. We have mutual aid agreements with neighboring cities and the county.

g. Discussion/possible action to approve the 1750 North Change Order to run Pineview line and fire hydrant to Northview.

Jennie Knight updated Council about the agreement. She met with UDOT to see what would be required. This is an abandoned line from the golf course. We have identified an opportunity to run Pineview across the highway to provide service to the city property on that side of the road. Elements have been identified that would be needed for this project. The new cost is \$140,598. The fire hydrant being provided will help facilitate North View Fire. We want to run the line before we put down the road. Staff recommends using GOEO grants for the road to pay for this.

Motion: Council Member Fawcett motioned to approve the 1750 North Change Order to run Pineview line and fire hydrant to Northview, second by Council Member Hadley.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes

Council Member Fawcett, Yes
Council Member Christensen, Yes
Council Member Hadley, Yes
Council Member Montgomery, Yes

The motion passed unanimously.

h. Discussion/possible action to adopt Rocky Mountain Power Agreement for transformer on the City Hall/Public Safety building.

Jennie Knight stated this agreement was included in the packet. This is a standard agreement with Rocky Mountain to provide a transformer for the new city hall/ public safety building. Council Member Montgomery inquired about the possible price mentioned in the agreement. Jennie Knight stated if others sign on, we may get a discount if others sign on. Council Member Montgomery brought up the 5 years then we have to pay 4000 or 80% whichever is great. Brody Flint stated we can go back to them but they would probably tell us to go away. Jennie Knight stated they have been working with us. They have ordered items to meet our needs. They want to have a meeting to discuss what our needs are. Council Member Montgomery stated the agreement is in their favor. Jennie Knight stated they are always in their favor. Council Member Wilhelmsen inquired if it will have all the needed power. Jennie Knight stated it will cover us but North View Fire may need more. Mayor Shuman inquired would HHI have a potential to hook up. Jennie Knight stated they are interested in expanding and have that potential.

Motion: Council Member Fawcett motioned to adopt the Rocky Mountain Power Agreement for transformer on the City Hall/Public Safety building, second by Council Member Wilhelmsen.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Fawcett, Yes
Council Member Christensen, Yes
Council Member Hadley, Yes
Council Member Montgomery, Yes

The motion passed unanimously.

i. Discussion/possible action to approve City Hall/ Public Safety perimeter fence.

Jennie Knight provided a review of what was adopted in November for the City Hall/Public Safety Building. It was approved for an alternate 1. It was approved for \$620,000. R&O estimate puts the fence and sallyport above the amount set by Council. Council Member Montgomery inquired what do you mean by perimeter fence. Jennie Knight stated it would go north from the north east corner of the building and be aligned with the Public Works fence on the east. It would not include the parking lot on the east. It will have a gate with a welded fence. Council Member Montgomery inquired was the gate in the design. Jennie Knight stated it was all originally in the design. We pulled items out to help with cost had it as an alternate. Council Member Wilhelmsen inquired about the use of the fence and what the benefit is. Chief Wilson stated it creates a buffer. It will take more for people to get in and out of the secure area. Council Member Wilhelmsen stated he is struggling with the cost at \$82,000. These are incidentals that are coming up. They could come back for more and it's another \$20,000-

\$30,000. Would it cost more later to put it in probably. Jennie Knight stated the sally port estimate is \$30,000 less than what was originally thought. Mayor Shuman stated the fence was not in the original amounts. Jennie Knight stated staff assumed it would be included in the \$620,000. There was a cost difference of about \$50,000 for the fence. Mayor Shuman inquired can we do different fencing materials. Jennie Knight stated staff can review that but we do not have that answer currently. Council Member Wilhelmsen we approved \$620,000 already, he is trying to be conservative. He is having a hard time approving \$50,000 more for the fence. What other factors from R&O will we have. Jennie Knight stated they are held to their bid if say prices increase. Council Member Wilhelmsen inquired where would the money come from. Jennie Knight stated it would come from the bond. Council Member Christensen stated we need a fence but do we need an \$80,000 fence. Council Member Fawcett inquired did we match this to the existing fence. Jennie Knight stated we can look into options for different fencing if Council would like. Council Member Montgomery stated there would be a concern of matching on the street side. Can we do a utility fence in the back to decrease cost. Jennie Knight stated we can. There is a public presence on the east side of the fence. Mayor Shuman inquired is their fence in the current design. Jennie Knight stated there is only a property line fence. Mayor Shuman stated why do we need the electric gate or the fencing. Public Works does not always keep them closed. Chief Wilson stated the gates are working now and are being closed. Mayor Shuman inquired could there be a manual gate. Council Member Fawcett stated there could be an issue with police response getting out from a manual gate. Council Member Hadley inquired do we have to make a decision tonight. Mayor Shuman stated we could table it and direct staff to look at alternatives.

Motion: Council Member Hadley motioned to table City Hall/Public Safety permitter fence for one month with staff coming back with data for multiple options, second by Council Member Montgomery.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Fawcett, Yes
Council Member Christensen, Yes
Council Member Hadley, Yes
Council Member Montgomery, Yes

The motion passed unanimously.

6. Mayor/Council/Staff Follow-up

Chief Wilson updated Council about the active shooter training. This is our first training. We have a schedule of trainings for 12 months. There is a house bill putting guardians in the schools. They need 15 hours of training in firearms safety. We will be providing training to employees of the school next month. Mayor Shuman inquired will it offset time we spend there. Chief Wilson stated no. Council Member Montgomery inquired do the charter schools have guardians. Chief Wilson stated he is not sure if they fall under the same category. No one has reached out from Greenwood about it.

Director Fife stated spring clean-up will be April 22nd to the 25th which is a Wednesday to Saturday. This coincides with street sweeping. He asked council if they want to do house waste too or just green waste. Council Member Montgomery inquired do we send green waste somewhere to recycle. Director Fife stated Waste Management takes it away. Council agrees to

continue with just green waste. There was some conversation if this should be garbage fund or general fund. Right now, it comes out of the garbage fund. On December 9th Council approved the surplus of a non-working tractor. Council Member Jackson inquired what is the best method to surplus it. Staff has researched and decided it would be best to send it to auction. The Santa parade was a huge success. The meet and greet and the cabin was not as much of a success. He would like to move the parade to Saturday after the shop with a hero event and not do the meet and greet. They run into issues with the current format of the parade. The run out of light and cannot start earlier. They also need to add more roads to the route. He suggests moving the meet and greet to Friday Night. Member Fawcett stated she likes the idea of moving it to Saturday. Council Member Hadley inquired about the numbers for the meet and greet. Director Fife stated we have maybe 20 families. Council Member Fawcett inquired about the budget. Director Fife stated about \$650. Council Member Fawcett stated she would be ok cancelling the meet and greet. Council Member Wilhelmsen stated could it be moved to the bowery. It could facilitate more parking and be more central. Director Fife stated parking has not been an issue. Council Member Hadley agreed with Council Member Fawcett to cancel the meet and greet. Council Member Christensen agreed. Director Fife reported the easter egg hunt will be April 4th. Movies in the park are June 12, July 31st. They flexed those dates with other cities and holidays. Fall Festival is October 20th. The fireworks have already been paid for. Santa Parade is December 11. Council Member Fawcett inquired if movies in the park is well attended. Director Fife stated it depends on elements like mosquitos, weather, temperature, and movie. Council Member Fawcett inquired have we teamed up with other cities to get a better movie. Director Fife stated we have not done that before. Council Member Montgomery stated the fireworks have already been purchased for the Fall Festival. With the America250 celebration could those be moved. Director Fife stated that would depend on their schedule.

Jennie Knight reminded Council and Mayor about the spring conference for the Utah Leagues of Cities and Towns. Please let us know if you plan to attend so we can make arrangements. It begins Wednesday the 22nd and ends Friday the 24th.

Council Member Hadley reported on the America250 plan. There is not a for sure date yet. IT will be in July. There has been discussion to do a greater tri-city event. Shanna Edwards has volunteered to be on the committee. He is still looking for other members. Mayor Shuman stated several other mayors have been pushing a neighborhood luncheon. Neighborhoods would do their own block parties and luncheons. Cities have received grants for these events. The South Ogden Mayor has taken a hands-off approach. Council Member Hadley stated there was a suggestion to utilize different areas of the city to do an activity then gather back together for a cookout. Mayor Shuman stated when you get plans and dates let staff know so they can put it out.

Council Member Wilhelmsen stated he wanted to go back to some comments about the budget at the work session. In relations to Parks Director Fife stated we need to look at staffing with the budget. We are expanding and getting more parks. Staff is holding steady but will not be able to with the growth. We need to look at that down the road what will it cost to increase staffing for those items. We need to take care of the needs of the cities and stay within our means. As we look at budget we need to look at those items. Council Member Montgomery inquired do we have goals with our budget. Council Member Wilhelmsen stated goals are important. What are we looking for in 2026-2027. We received great accolades today and need to maintain them. Mayor Shuman stated he sees it as we don't need to pay for size 50 jeans if we are only 42. There is a lot of balancing that needs to take place. We cannot keep asking for more. Council Member Wilhelmsen stated he understands but wants to make sure we are maintaining what we

have, being fair to residents, the city, and staff. Mayor Shuman stated when he looks at the bottom line, we are \$500,000 in the hole. We have revenue that will adjust but we need to look at the budget as a whole.

Council Member Montgomery provided a packet to Council and Mayor about the repealed zone. He stated we have about 190 homes in the city with no zoning. In 2010 there were two zones that were repealed. The R3 zone and the R1-6. These homes do not have a zoning designation. If a fire takes place, how do they rebuild as nonconforming lots. How do we enforce with no regulations. How do they build in an area with no zoning regulation. He would like to recommend this to Planning Commission to take a look at this. He conferred with Brody Flint inquiring about an answer. Brody Flint stated he does not have a good answer yet. Jennie Knight stated there is a statute in state code that if their house is destroyed in a disaster they can rebuild in their original footprint. Looking at the fee structure how does someone apply for a development agreement. Presently our fee schedule does not identify what the fee would be. Jennie Knight stated the development agreement would fall under the mixed-use subdivision ordinance. After the first committee meeting, they are billed for the cost to the city. We pass the cost to the developer. There is not a fee for the first meeting at Project Management. We provide this to anyone who wants to come in for an item. After that first meeting, they are charged. Council Member Montgomery stated what if they do a development agreement outside of the mixed-use ordinance. Jennie Knight stated it is billed the same way. Council Member Montgomery inquired is there a way see what those fees. Jennie Knight stated we can get the cost from Jones and Associates but staff cost is hard to track. Council Member Montgomery stated could we set a fee upfront instead of doing it after the fact. Brody Flint stated it would be difficult. We would have to conduct a study which could take years. The cost per development is different. It depends on time; it varies development to development. Just on his time it would vary by 20 hours. It would difficult to find a fee that covers the entire process. Council Member Montgomery stated can we do an application fee then have them pay those other fees after. Brody Flint stated setting the fee would be hard. The application fee could work but we would need a study. Mayor Shuman stated people outside of the city feel it is hard to do business with us. It seems to him that it is a benefit to let them come to a Project Management Meeting and get some ideas. Once an idea is informed and we have more meetings we should charge them. Council Member Montgomery clarified this would not be a charge for that meeting it would be on the application for that item.

7. Adjournment

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

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes
Council Member Fawcett, Yes
Council Member Christensen, Yes
Council Member Hadley, Yes
Council Member Montgomery, Yes

The motion passed unanimously.

The meeting adjourned at 9:59 P.M.

Roger Shuman
Mayor

ATTEST:

Jack Fogal
City Recorder
Approved this 10th day of February, 2026

DRAFT

**PUBLIC COMMENT ANSWERS
HARRISVILLE CITY COUNCIL
February 10, 2026
363 West Independence Blvd
Harrisville, UT 84404**

Answers from the Harrisville City Council meeting held on February 10th, 2026 at 7:00 P.M. in the Harrisville City Council Chambers, 363 West Independence Blvd., Harrisville, UT.

Dear Marvin,

Thank you for attending the City Council meeting on Tuesday the 10th and for your question regarding when the acquisition team would be in contact with you.

The acquisition team was unable to move forward until the City Council approved the acquisition cost estimates. Now that this step has been completed, a member of the acquisition team will reach out to you to begin discussing the details of the settlement.

Sincerely,

Dear Jay,

Thank you for your questions regarding the ditch on the south side of West Harrisville Road.

At this time, there is no scheduled date for when the ditch will be reconstructed. The current plan is to restore the ditch to its original condition prior to the road construction. Some minor relocation may be necessary to accommodate the construction process.

Regarding Western Irrigation standards, the plan is to reinstall the ditch based on its original design. Whether upgrades will be made to meet Western Irrigation's current standards will depend on UDOT's determination. If UDOT agrees to cover the additional costs associated with meeting those standards, the upgrades can be incorporated. If not, any additional costs beyond restoring the original design would be the responsibility of the shareholders.

Sincerely,

Dear Kevin,

Thank you for your comments during the City Council meeting on Tuesday, February 10, 2026.

Regarding your question about increasing the budget for the senior luncheons, this matter can be brought before the City Council for consideration. There is a possibility that the budget could be increased.

As for member donations, it would be acceptable to collect voluntary contributions from those who are willing to help offset the cost of food.

You may also reach out to local stores or restaurants to request donations for the senior luncheons.

Sincerely,

To: Harrisville City Council and Mayor
From: Councilmember Greg Montgomery
Subject: Council Discussion item-Lack of zoning designation to guide portion of Harrisville
Date: February 2, 2026

From 1984 to 2002, Harrisville City approved development of subdivisions in the north central portion of the city under the zoning designations R5-6 and R-3. 89 homes have been constructed under the R5-6 zoning and 107 homes have been constructed under the R-3 zoning since the various subdivision approvals. (This is 8.2% of the households in Harrisville according to 2024 census numbers.) The purpose of the R-1-6 zone (as the ordinance called it but mapped as R5-6) was to provide for moderate density single family residential area. The R-3 was to provide moderate density and income residential areas and transition from higher density traffic streets and intersections to lower density residential zones. (As a sidebar, the vast majority of the R-3 was not located along high traffic streets or intersections as stated as one of the purposes for the zoning.)

The city repealed the land use purpose and uses of the R-3 and R-1-6 (or R5-6) by ordinance #424 on July 27, 2010 but retained the zoning designation on the zoning map with the note the zone is repealed. It is not clear how the development standards that were in place prior to 2010 that dealt with the R-3 and R-1-6 were repealed, but they do not show up in the present municipal code. This creates a unique dilemma for those who live in those areas should they wish to make additions to their homes or who may have a fire and then wish to rebuild beyond the footprint of the original home. It also technically creates a problem of code enforcement of land use regulations since what are the permitted land uses allowed in these zones that have no land use regulations but have a zone designation?

The homes in these two areas are considered as nonconforming uses because the use of the building as a single family home was how it was originally constructed and the allowed use at the time, but the present zoning has no land use. (See 11.08 Residential Land Use). If the building was vacant for a year, it could lose its right to be occupied because there is no land use



regulation governing the properties use. The homes would not be considered noncomplying because there are no present setbacks, lot coverage or other regulations governing building location for these two zones. (See Harrisville Code 11.17 Noncomplying nonconforming regulations. See also and 11.09 Residential Development Standards). The one thing the properties could presently do in the R-1-6 zone is have small animals for family food production. (See 11.10.020.4 of the municipal code).

Before the State Legislature was pushing cities to reduce lot areas and make housing more affordable, Harrisville had neighborhoods develop under standards that allowed smaller lots as a matter of right rather than agreements. It would be important to clarify how these neighborhoods should be preserved and maintained by looking at appropriate zoning and standards for these neighborhoods so that potential conflicts would be avoided before an actual problem arises that brings to focus the existing situation of these areas. Ninety one percent of the homes in thee two areas do not meet the minimum lot area of the lowest density zone (R-1-10) the city currently has in place.

I would suggest that the City Council make a recommendation for the Planning Commission to consider the existing conditions and give recommendation to the City Council of possible solutions for consideration.

Existing Conditions

Number of homes in R-3	Number of Homes in R 5-6	Lot area
0	9	5,000 to 5,999 sq ft
31	47	6,000 to 6,999 sq ft
23	11	7,000-7,999 sq ft
36	7	8,000 to 8,999 sq ft
7	7	9,000 to 9,999 sq ft
8	8	10,000 to acre
2		Acre or larger

Attachments

1. July 27 City Council meeting repealing the R-6and R-3 zones in the Land Use Ordinance
2. Ordinance #424 repealing R-6 and R-3 zones in the land use ordinance

Attachment 1

c. Discussion and possible action on Ordinance No. 424, Repealing the R-6 and the R-3 zones in the land use ordinance.

Bill Morris stated that the planning commission was favorable to repeal the R-3 and R-6 zones. Planning Commission does want to revise the cluster development ordinance to work a way to bring the patio home element back in. Until then, there will be no R-3 / R-6 allowed. The existing R-5/6 and R-3 zones will stay on the Zoning Map. Multiple family dwellings will be stricken. Commissioners will review a proposed revision to the cluster development ordinance in August. Since the smaller lot zones are being removed, Council Member Crowther suggested permitting other animal raising in the R-1-10 Zone where lots qualify with enough property. He suggested making television and satellite dishes, including ham radio towers, conditional rather than permitted in all residential zones. Council members agreed to these two changes. Council Member Allen motioned to approve Ordinance Number 424, Repealing the R-6 and the R-3 zones in the Land Use Ordinance with the changes suggested in this meeting. Council Member Richins seconded the motion. Roll call vote. All Council Members voted yes. Motion passed.

Attachment 2

HARRISVILLE CITY
ORDINANCE NO. 424

REPEAL R1-6 AND R-3 ZONES

AN ORDINANCE OF HARRISVILLE CITY, UTAH, REPEALING THE R-6 AND THE R-3 ZONES IN THE LAND USE ORDINANCE; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Harrisville City is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §§ 10-8-84 and 10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

WHEREAS, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables municipalities to regulate land use and development;

WHEREAS, after publication of the required notice the planning commission held its public hearing on July 14, 2010, to take public comment on this proposed Ordinance, and subsequently gave its recommendation to approve this Ordinance;

WHEREAS, the city council received the recommendation from the planning commission and held its public meeting on July 27, 2010, and desires to act on this Ordinance;

NOW, THEREFORE, be it ordained by the City Council of Harrisville City as follows:

Section 1. Repealer. This Ordinance repeals and vacates all reference to the R-6 and the R-3 zones set forth in the land use ordinances and the *Harrisville Municipal Code*.

Section 2. Amendment. The following chapters are amended to read as follows:

Chapter 11.04
ZONE DISTRICTS

Sections:

11.04.010. Establishment of zones.

11.04.020. Boundaries of zone.

11.04.030. Rules applicable where boundaries uncertain.

11.04.010 Establishment of zones.

For the purpose of Title 11 of the municipal code, the city is divided into various zones in which land uses shall be classified and limited as specified in the municipal code. Zone classification may be determined on the basis of location, topographic features, transportation corridors, the natural environment, suitability and sustainability of development, and other reasonable considerations to guide the orderly physical growth, neighborhood compatibility and overall stability of the city.

1. Open-space zone O-1

2. Agricultural zone A-1
3. Low Density Residential R-1-20
4. Residential Estate Zone RE-15.
5. Single Family Residential Zone R-1-10
6. ~~Multiple Family Zone R-3~~
7. ~~Moderate Density Zone R-1-6~~
8. Planned Community Commercial Zone CP-2
9. Planned Manufacturing Zone MP

11.04.020 Boundaries of zone.

The boundaries of each of the said zones shall be shown on the official map entitled Official Zoning Map of Harrisville City, Utah and may be amended from time-to-time as provided by law. All boundaries, notations, and other data shown on said maps are made by this reference as much a part of this Title as if fully described and detailed herein. Said maps shall be filed in the custody of the city recorder in conjunction with the applicable ordinance that adopted said map or map amendment and may be examined by the public as provided by law.

11.04.030 Rules applicable where boundaries uncertain.

Where uncertainty exists as to the boundary of any zone, the following rules shall apply.

1. Wherever the zone boundary is indicated as being approximately upon the center line of a street, alley or block, or along a property line, then unless otherwise definitely indicated on the map, the centerline of such street, alley or block, or such property line, shall be construed to be the boundary of such zone.
2. Where such boundary line of such zone is indicated as being approximately at the line of any river, irrigation canal, or other waterway or railroad right-of-way, or public park or other public land, or any section line, then in such case of the center of such stream, canal, or waterway or of such railroad right-of -way, or the boundary line of such public land or such section line shall be deemed to be the boundary of such zone.
3. Where such zone boundary lines cannot be determined by the above rules, their location may be found by the use of the scale appearing on the map.
4. Where the application of the above rules does not clarify the zone boundary location, the appeal authority shall interpret the map.

**Chapter 11.08
RESIDENTIAL LAND USE**

Sections:

11.08.010. Purpose and intent.

11.08.020. Uses.

11.08.010. Purpose and intent.

1. A-1-The purpose of the A-1 zone is to provide areas which are to be retained and used for a mixture of farming or agricultural uses and single family low density rural residential development. The zone is to be applied in areas with a high water table or where access to public roads is limited and the utilization of the open land areas for the keeping of animals has low impact on residential uses or the combination of residential large lots and agricultural uses is consistent with the general plan.
2. R-1-20- The purpose of the R-1-20 zone is to provide regulated areas for single family residential land use at low density levels. The zone is to be used to promote and preserve in appropriate areas conditions

favorable to large lot family life and when appropriate farm animals.

3. RE-15- The purpose of the RE-15 zone is to provide and protect residential development at a single family low density in a semi-agricultural or transition from a rural environment. It is also to provide for certain rural amenities on large lots, in conjunction with the primary residential nature of the zone.

4. R-1-10-The purpose of the R-1-10 zone is to provide regulated areas for single family residential development in a typical neighborhood setting fronting local roads and having all necessary utilities for residential development

5. R-1-6- The purpose of the R-1-6 zone is to accommodate a need for a moderate density single family residential district. The intent of such a zone is a transition area from high traffic areas and areas where consolidated infrastructure is needed due to physical conditions such as shallow utility lines, surface water, etc.

6. R-3- The purpose of the R-3 zone is to provide moderate density and income residential areas that will accommodate the development of a variety of dwelling types from single family detached, single family row houses and multiple-family units. The intent of the zone is to act as transition from higher density traffic streets and intersections to lower density residential zones.

11.08.020. Uses.

1. This section designates the land uses allowed in each residential zone district in Harrisville City. More than one of the nondwelling unit land uses permitted in the respective zone may be allowed on a parcel or lot provided each use meets the lot area, setback requirements and any other special conditions established by Harrisville City Land Use Regulations.

2. All permitted and conditional land uses shall comply with all applicable regulations of Chapters 11.09 and 11.10 of the Land Use Regulations of Harrisville City and any other regulation governing the specific use prior to a building permit being issued for such a use to be constructed or to convert an existing structure to the permitted or conditional use.

3. Any land use that is not listed in this section is not permitted in that zone where the use is desired.

4. Any use in the following table is permitted if such use has a “P” designation in the zone where the use is listed. A “C” designation indicates that a conditional use permit is required according to the procedures of Chapter 11.18 of this Land Use Ordinance before the use can be allowed. An “N” indicates the use is not allowed in the specific zone where it is listed. If the last column in the use table includes a number this refers to a section in chapter 15 to a specific regulation that is required to be followed in order to allow the use in the specific zone.

1. Land Use	Zone						Specific Use Regulation
	A-1	R-1-20	RE-15	R-1-10	R-1-6	R-3	
Agricultural Uses							
Agricultural accessory structure e.g. greenhouse, cold storate	P	P	P	P	P	N	11.10.020.1
Commercial crop and fruit production	P	P	P	P	N	N	11.10.020.2
crop and fruit production for property owners personal use	P	P	P	P	P	P	
Plant nursery	P	P	P	N	N	N	11.10.020.3

Animal Raising

Accessory building	P	P	P	P	P	P	
Animals for family food production	P	P	P	P	N	N	11.10.020.4
Dairy farm	P	N	N	N	N	N	11.10.020.5
Horse raising	P	P	P	N	N	N	11.10.020.6
Other animal raising	P	P	P	N	N	N	11.10.020.7
Household pets	P	P	P	P	P	P	

Recreation, Education, Institutional

Church, place of worship	P	P	P	P	P	P	11.10.020.8
Public or private school grades K-12	P	P	P	P	P	P	
Golf Course, full size	P	P	P	P	P	P	
Public park or recreation facility	P	P	P	P	P	P	

Residential

Accessory building	P	P	P	P	P	P	
Accessory swimming pool	P	P	P	P	P	P	11.10.020.9
Home occupation	P/C	P/C	P/C	P/C	P/e	P/e	11.10.020.10
Multiple family dwelling, 4 or less dwelling units	N	N	N	N	N	P	11.10.020.11
Multiple family dwelling, 5 to 8 dwelling units	N	N	N	N	N	e	11.10.020.12
Residential facility for persons with a disability	P	P	P	P	P	P	11.10.020.13
Residential facility for the elderly	P	P	P	P	P	P	11.10.020.14
Single family dwelling	P	P	P	P	P	P	
Single family rowhouse dwelling	N	N	N	N	N	e	11.10.020.15
Two family dwelling	N	N	N	N	N	P	11.10.020.16

Transportation, Communication, Utilities

Public utility substation, electric, water tank, etc.	C	C	C	C	e	e	11.10.020.17
Telecommunication tower	P	P	N	N	N	N	11.10.020.18
Television or radio transmitting tower	C	N	N	N	N	N	
Television or satellite dish	P	C	P	C	P	C	11.10.020.19

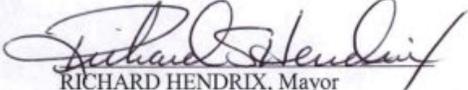
5. Land which is not being used for any of the permitted uses, shall be left in its natural condition and with its natural vegetation. Clearing of the ground or removal of vegetation excluding those plants considered to be abated for the public good (dyers woad, yellow star thistle, Canadian thistle, etc.) is not permitted. In cases deemed a potential fire hazard the mowing of the vegetation to appropriate heights is not considered removal of the vegetation.

Section 3: Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific

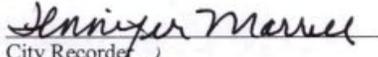
application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.

Section 4: Effective date. This Ordinance takes effect immediately upon adoption and posting.

PASSED AND ADOPTED by the City Council on this 7 day of July, 2010.


RICHARD HENDRIX, Mayor

ATTEST:

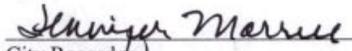

City Recorder

Roll call vote is as follows:		
Mr. Allen	<input checked="" type="radio"/> yes	<input type="radio"/> no
Mr. Crowther	<input checked="" type="radio"/> yes	<input type="radio"/> no
Ms. Fowers	<input checked="" type="radio"/> yes	<input type="radio"/> no
Mr. Richins	<input checked="" type="radio"/> yes	<input type="radio"/> no
Mr. Wilhelmsen	<input checked="" type="radio"/> yes	<input type="radio"/> no

RECORDED this 12 day of August, 2010.
PUBLISHED OR POSTED this 19 day of August, 2010

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the municipal recorder of Harrisville City, hereby certify that foregoing ordinance was duly passed and published, or posted at 1) City Hall 2) 2150 North and 3) The Cabin on the above referenced dates.

 DATE: 8-19-10
City Recorder
Harrisville City





HARRISVILLE CITY

363 W. Independence Blvd · Harrisville, Utah 84404 · 801-782-4100
www.harrisvillecity.gov

MAYOR:
 Roger Shuman

COUNCIL MEMBERS:
 Grover Wilhelmsen
 Blair Christensen
 Karen Fawcett
 Jason Hadley
 Greg Montgomery

February 27, 2026

Q2 Audit Findings & FY26 Financial Update

Quarterly Audit Findings:

Compliant

Accounts Payables

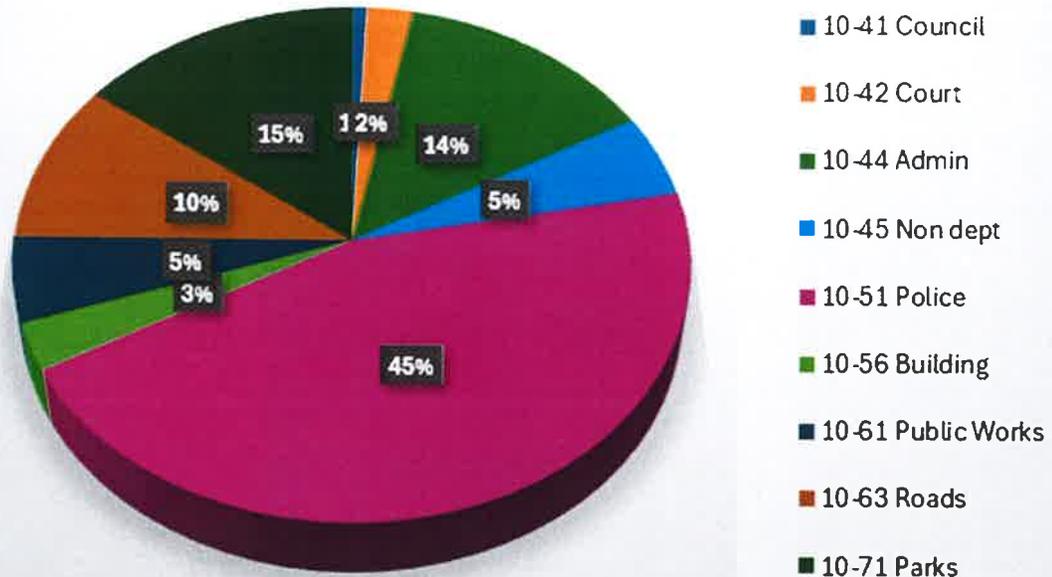
Paying invoices

- Our process was followed and the checks and balances that are in place help protect the city from opportunity and fraud.
 - o Those who are part of the process:
 - Account Rep
 - Dept. Heads
 - Treasurer/City Administrator/Police Admin.
 - o Preventive measures:
 - Dept Head signature to verify actual invoice/purchase/GL to pay it out of.
 - The person cutting checks is different to those signing the checks.
 - Two signers for every check that goes out.
 - Positive Pay – verifying those checks requested were legitimate to cash.

FY26 Financial Update:

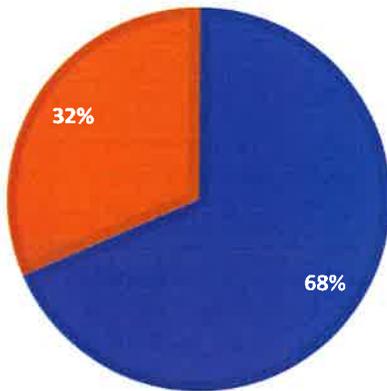
	Budgeted	Year to Date	
Revenue	6,212,138.00	4,464,057.06	72%
10-41 Council	43,283.00	20,021.62	46%
10-42 Court	145,043.00	71,524.73	49%
10-44 Admin	818,073.00	418,546.61	51%
10-45 Non dept	310,800.00	263,607.49	85%
10-51 Police	2,705,829.00	1,495,638.76	55%
10-56 Building	176,600.00	132,171.65	75%
10-61 Public Works	322,935.00	187,781.57	58%
10-63 Roads	606,665.00	293,162.26	48%
10-71 Parks	892,713.00	392,745.70	44%
10 - General Fund	7,021,941.00	3,275,200.39	47%

General Fund - Budgeted



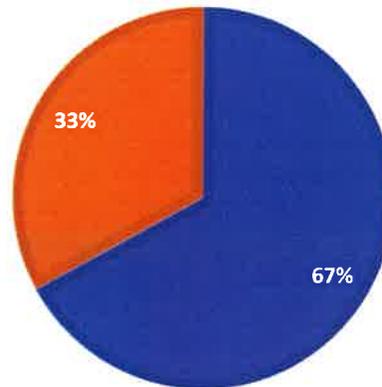
10-41 COUNCIL

■ Budgeted ■ Year to Date



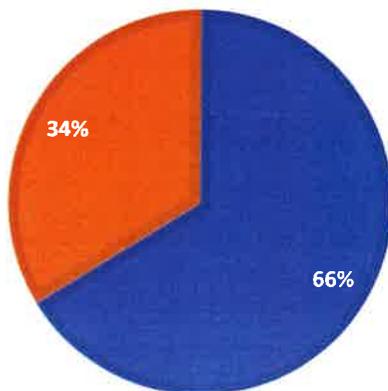
10-42 COURT

■ Budgeted ■ Year to Date



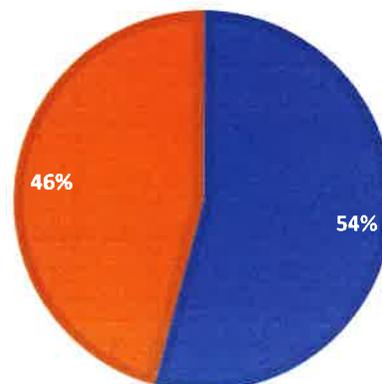
10-44 ADMIN

■ Budgeted ■ Year to Date



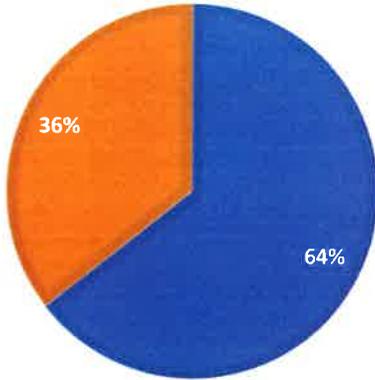
10-45 NON DEPT

■ Budgeted ■ Year to Date



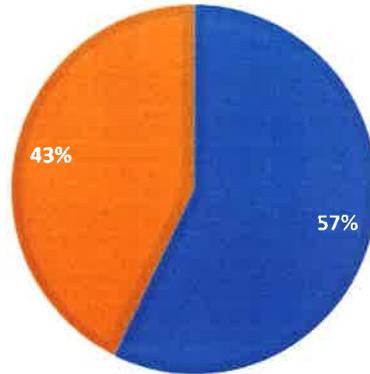
10-51 POLICE

■ Budgeted ■ Year to Date



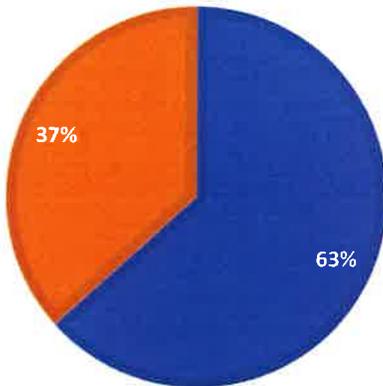
10-56 BUILDING

■ Budgeted ■ Year to Date



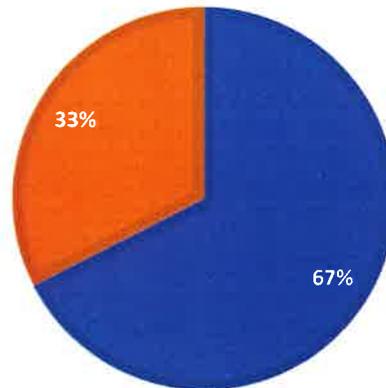
10-61 PUBLIC WORKS

■ Budgeted ■ Year to Date



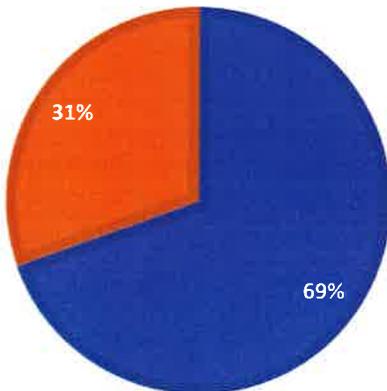
10-63 ROADS

■ Budgeted ■ Year to Date

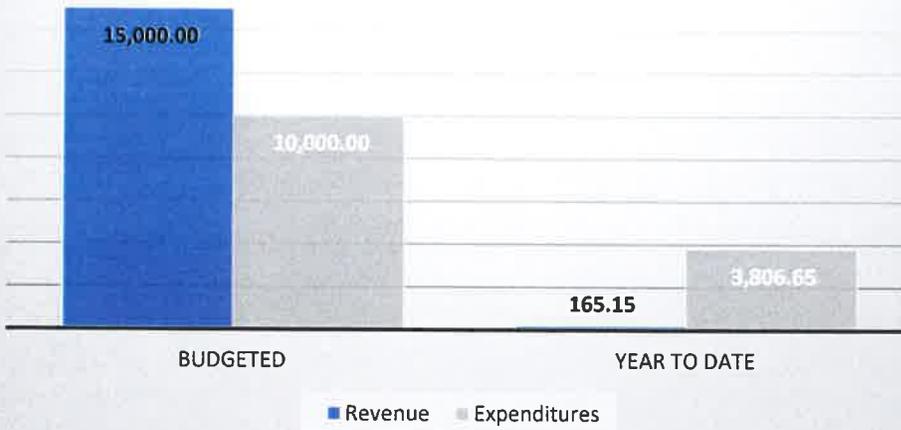


10-71 PARKS

■ Budgeted ■ Year to Date



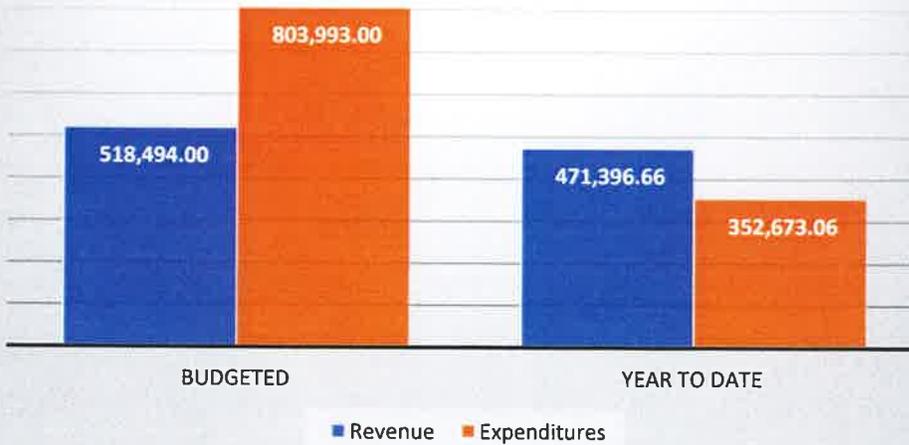
4 Mile



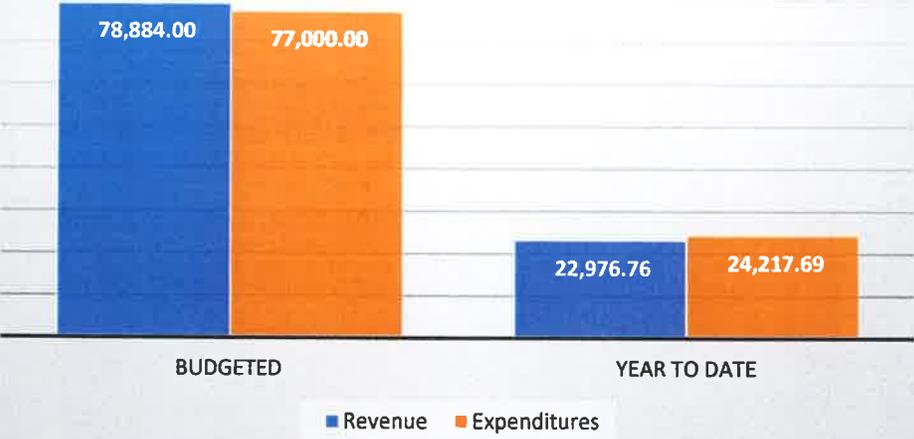
Sewer Fund



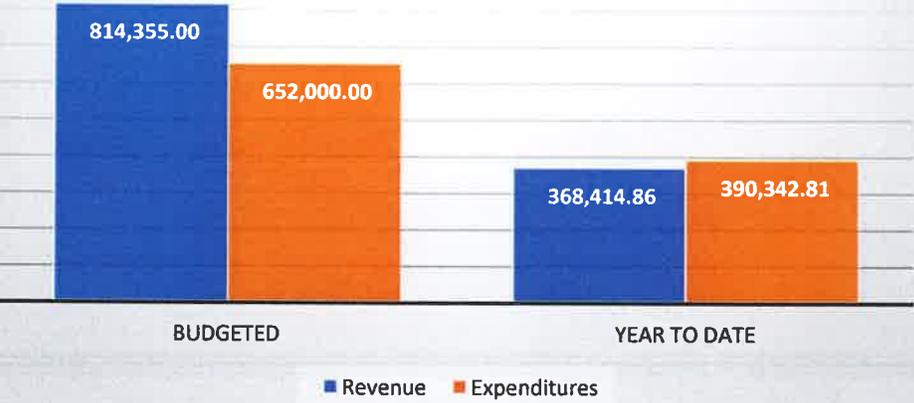
Storm Water



Street Lights



Garbage & Recycle



Completed 2/27/2026

Quarterly Audit Form

Budget: FY 26

Quarter: Q2

Section: Accounts Payables
 Accounts Receivables
 Cash Receipting
 Payroll

Dates: 10/14/2025 Hansen, Elisabeth
12/02/2025

Jones & Associates.

1. Was the process followed accurately? Were there any errors found or room for improvement?

great!!
✓

Yes there are the required Dept. Head signatures
↳ each line has required GL responsible to pay.
NO ERRORS!

2. Was the process done in a timely manner?

✓

Jones bill - no but due to unforeseen circumstances.
Hansen - yes.

3. Do you have all the required reports saved in the proper places?

✓

LOS - A-D reports electronically - invoices filed in Jill's office.

4. Who was all involved in the process? Name all checks and balances.

✓

- Melissa receives invoices & gives to Dept Heads for signatures.
- Dept. Heads (verifies payments out of their budgets & they have approved charges).
- Jill/Jennie/Jackie - signatures on checks. another set of eyes to make sure things are accurate.

★ positive pay ★

**NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC
INFRASTRUCTURE DISTRICTS BY HARRISVILLE CITY, UTAH**

March 10, 2026

Notice is hereby given that the City Council (the “Council”) of Harrisville City, Utah (the “City”) will hold a public hearing on **Tuesday, March 10, 2026, at or after 7:00 p.m.** The public hearing is regarding the proposed creation of Lomond Heights Public Infrastructure District Nos. 1-2 (the “Proposed Districts”) and to allow for public input on (i) whether the requested service (described below) is needed in the area of the Proposed Districts, (ii) whether the service should be provided by the City or the Proposed Districts, and (iii) all other matters relating to the Proposed Districts.

Because consent to the creation of the Proposed Districts and waiver of the protest period has been obtained from all property owners and registered voters within the boundaries of the Proposed Districts, pursuant to Utah Code, Section 17D-4-201, the City may adopt a resolution creating the Proposed Districts immediately after holding the public hearing described herein or on any date thereafter. **Any withdrawal of consent to creation or protest of the creation of the Proposed Districts by an affected property owner must be submitted to the City prior to the public hearing described herein.**

Meeting Information:

Held By: The City Council of Harrisville City, Utah
Date and Time: Tuesday, March 10, 2026, at or after 7:00 p.m.
Location: Harrisville City Council Chambers
363 West Independence Blvd
Harrisville, Utah 84404

Proposed Districts Boundaries:

Legal descriptions for the Proposed Districts are attached as **Appendix A**. In addition, it is anticipated that the Proposed Districts would be authorized to adjust their boundaries through annexation and withdrawal of properties, so long as such properties are within the proposed inclusion area, as shown on the map attached as **Appendix B** and certain requirements as established in a governing document have been met.

Summary of Proposed Resolution:

The proposed resolution regarding the creation of the Proposed Districts contains consideration of approval of the following items:

- Creation of the Proposed Districts with the initial boundaries as described herein
- Approval of the annexation of or withdrawal from the boundaries of the Proposed Districts of any area within the annexation areas without additional approvals or hearings of the City, subject to the conditions of the Governing Document
- Establishment of a Board of Trustees for the each of the Proposed Districts, comprised as follows:
 - Trustee 1 – Kameron Spencer, for an initial 6-year term;
 - Trustee 2 – Braiden Hampton, for an initial 4-year term; and
 - Trustee 3 – Brandon Green, for an initial 6-year term.
- Authorization for execution by the City of a Notice of Boundary Action and Final Entity Plat
- Approval of a Governing Document for the Proposed Districts:
 - Permitting a mill levy of 0.005 per dollar of taxable value of property in the Proposed Districts
 - Shared limited tax debt limit of \$20 million
 - Permitting the Proposed Districts to issue debt repayable from property taxes, special assessments, tax increment and other revenues of the Proposed Districts

Proposed Service:

Lomond Heights Public Infrastructure District Nos. 1-2 is proposed to be created for the purpose of financing the construction of public infrastructure relating to the Lomond Heights development (the “Project”), as permitted under the Special District Act, Title 17B, Chapter 1, Utah Code Annotated 1953 and the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953.

Sincerely,

The City Council of Harrisville City, Utah

APPENDIX A

PROPOSED DISTRICTS BOUNDARIES

Legal Descriptions (Annexation Area and Initial District Boundaries)

ANNEXATION AREA

A portion of the Northeast Quarter of Section 6, Township 6 North, Range 1 West, the Southeast Quarter of Section 31 and the Southwest Quarter of Section 32 Township 7 North, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at the Southeast Corner of Section 31, Township 7 North, Range 1 West, Salt Lake Base and Meridian; thence S00°56'12"W along the Section Line (also being the west line of the **Ben Lomond Estates No. 1** subdivision) 1167.76 feet; thence N88°51'55"W 9.33 feet; thence S00°31'47"W along the westerly line of **Lacey Lane Subdivision** and the westerly line of **Hunting Creek Subdivision No. 3** subdivision 685.73 feet to the north line of the **Hunting Creek Subdivision No. 1** subdivision; thence N89°36'23"W along said north line 835.92 feet to the easterly Right-of-Way line of U.S. State Highway 89; thence N26°27'05"W along said easterly Right-of-Way line 2651.55 feet to the easterly line of that real property described in Deed Entry No. 2657978 in the official records of the Weber County Recorder; thence N07°32'24"W along said easterly line

192.65 feet to an existing fence line; thence along said fence line the following two (2) courses: S89°57'00"E

7.27 feet; thence N07°40'58"W 77.15 feet to the southwest corner of that real property described in Deed Entry No. 2263169 in the official records of the Weber County Recorder; thence S80°14'36"E along the south line of that real property described in Deeds Entry No. 2263169, 2377000 and 2252595 in the official records of the Weber County Recorder, 102.38 feet to an existing fence line; thence along said fence line and the southerly lines of that real property described in Deeds Entry No. 2252595, 2742724 and 2740693 in the official records of the Weber County Recorder, the following seven (7) courses: S62°04'18"E 30.02 feet; thence S72°22'48"E 29.29 feet; thence S77°20'03"E 19.46 feet; thence S75°01'46"E 19.83 feet; thence S72°22'08"E 89.10 feet; thence S68°32'53"E 27.99 feet; thence S64°28'59"E 123.06 feet to a fence corner also being described on that (lot line adjustment) Record of Survey No. 3036 on file in the office of the Weber County Surveyor; thence N36°25'57"E along said Record of Survey and fence line 73.59 feet to a point being 0.5' southerly from an existing fence line; thence following in part along an existing fence line the following two (2) courses: S65°00'00"E 331.08 feet; thence N62°00'00"E 714.46 feet to the westerly line of the **Golfcrest Village Townhomes Subdivision Phase 1**; thence along the westerly and southerly lines of the **Golfcrest Village Townhomes Subdivision Phases 1 and 2**, the following nine (9) courses: S1°28'12"W 104.18 feet; thence S28°41'01"E 46.93 feet; thence S52°56'13"E 45.11 feet; thence S61°19'40"E 219.60 feet; thence S62°57'04"E 332.58 feet; thence N54°21'20"E 10.08 feet; thence S62°43'49"E 400.94 feet; thence S61°04'10"E 88.75 feet; thence S64°19'53"E 90.70 feet to the southwest corner of the **Golf View Estates Subdivision Phase 2 P.R.U.D.**; thence along said Subdivision the following five (5) courses: S65°26'08"E

142.10 feet; thence N60°14'23"E 437.69 feet; thence N43°18'38"E 287.98 feet; thence N28°55'16"E 188.14 feet; thence N6°51'52"E 229.25 feet more or less to the south line of 2000 North Street; thence S88°46'25"E along said south line 1387.99 feet to the west line of **Roylance Farms Subdivision Phase 3**; thence S0°14'56"W along said subdivision 739.21 feet to a found rebar and cap (Utah Land Survey) marking the northeast corner of **Roylance Farms P.R.U.D Phase 2** subdivision; thence along said subdivision (being between 0.1'-1.0' south of an existing chain link fence) the following three (3) courses: S82°48'32"W 722.57 feet; thence S64°48'32"W 290.40 feet; thence N89°52'59"W 1608.66 feet (the previous call also running in part along the north boundary line of **Ben Lomond Estates No. 1** subdivision) to the point of beginning.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

Part of the Northeast Quarter of Section 6, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, described as follows: Beginning at a point that is South 463.31 feet and East 1375.40 feet from the North Quarter Corner of Section 6, Basis of Bearings being N00°46'49"E between said Corner and the Center of Section 31, Township 7 North, Range 1 West, thence N79°11'00"E 60.00 feet; thence S10°49'00"E 100.00 feet; thence S79°11'00"W 60.00 feet; thence N10°40'00"W 100 feet to the point of beginning.

Net Area Contains: ±123.20 Acres

5,366,643 Sq. Ft.

LOMOND HEIGHTS PID NO. 1 LEGAL DESCRIPTION

A portion of the Northeast Quarter of Section 6, Township 6 North, Range 1 West, the Southeast Quarter of Section 31 and the Southwest Quarter of Section 32 Township 7 North, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at the Southeast Corner of Section 31, Township 7 North, Range 1 West, Salt Lake Base and Meridian; thence S00°56'12"W along the Section Line (also being the west line of the **Ben Lomond Estates No. 1** subdivision) 1167.76 feet; thence N88°51'55"W 9.33 feet; thence S00°31'47"W along the westerly line of **Lacey Lane Subdivision** and the westerly line of **Hunting Creek Subdivision No. 3** subdivision 685.73 feet to the north line of the **Hunting Creek Subdivision No. 1** subdivision; thence N89°36'23"W along said north line 835.92 feet to the easterly Right-of-Way line of U.S. State Highway 89; thence N26°27'05"W along said easterly Right-of-Way line 2239.65 feet; thence N63°32'55"E 100.00 feet; thence N26°27'05"W 50.00 feet; thence S63°32'55"W 100.00 feet to the easterly Right-of-Way line of U.S. State Highway 89; thence N26°27'05"W along said easterly Right-of-Way line 361.90 feet to the easterly line of that real property described in Deed Entry No. 2657978 in the official records of the Weber County Recorder; thence N07°32'24"W along said easterly line 192.65 feet to an existing fence line; thence along said fence line the following two (2) courses: S89°57'00"E 7.27 feet; thence N07°40'58"W 77.15 feet to the southwest corner of that real property described in Deed Entry No. 2263169 in the official records of the Weber County Recorder; thence S80°14'36"E along the south line of that real property described in Deeds Entry No. 2263169, 2377000 and 2252595 in the official records of the Weber County Recorder, 102.38 feet to an existing fence line; thence along said fence line and the southerly lines of that real property described in Deeds Entry No. 2252595, 2742724 and 2740693 in the official records of the Weber County Recorder, the following seven

(7) courses: S62°04'18"E 30.02 feet; thence S72°22'48"E 29.29 feet; thence S77°20'03"E 19.46 feet; thence S75°01'46"E 19.83 feet; thence S72°22'08"E 89.10 feet; thence S68°32'53"E 27.99 feet; thence S64°28'59"E

123.06 feet to a fence corner also being described on that (lot line adjustment) Record of Survey No. 3036 on file in the office of the Weber County Surveyor; thence N36°25'57"E along said Record of Survey and fence line 73.59 feet to a point being 0.5' southerly from an existing fence line; thence following in part along an existing fence line the following two (2) courses: S65°00'00"E 331.08 feet; thence N62°00'00"E 714.46 feet to the westerly line of the **Golfcrest Village Townhomes Subdivision Phase 1**; thence along the westerly and southerly lines of the **Golfcrest Village Townhomes Subdivision Phases 1 and 2**, the following nine (9) courses: S1°28'12"W 104.18 feet; thence S28°41'01"E 46.93 feet; thence S52°56'13"E 45.11 feet; thence S61°19'40"E 219.60 feet; thence S62°57'04"E 332.58 feet; thence N54°21'20"E 10.08 feet; thence S62°43'49"E 400.94 feet; thence S61°04'10"E 88.75 feet; thence S64°19'53"E 90.70 feet to the southwest corner of the **Golf View Estates Subdivision Phase 2 P.R.U.D.**; thence along said Subdivision the following five (5) courses: S65°26'08"E 142.10 feet; thence N60°14'23"E 437.69 feet; thence N43°18'38"E 287.98 feet; thence N28°55'16"E 188.14 feet; thence

N6°51'52"E 229.25 feet more or less to the south line of 2000 North Street; thence S88°46'25"E along said south line 1387.99 feet to the west line of **Roylance Farms Subdivision Phase 3**; thence S0°14'56"W along said subdivision 739.21 feet to a found rebar and cap (Utah Land Survey) marking the northeast corner of **Roylance Farms P.R.U.D Phase 2** subdivision; thence along said subdivision (being between 0.1'-1.0' south of an existing chain link fence) the following three (3) courses: S82°48'32"W

722.57 feet; thence S64°48'32"W 290.40 feet; thence N89°52'59"W 191.12 feet; thence N00°07'01"E 116.15 feet; thence N89°52'59"W 16.53 feet; thence N01°19'41"E 152.03 feet; thence N89°52'59"W 182.11 feet; thence N75°09'12"W 37.74 feet; thence S81°37'37"W 56.91 feet; thence N79°36'25"W 69.58 feet; thence N28°39'35"W 103.74 feet; thence along the arc of a non-tangent curve to the right 186.15 feet with a radius of 630.00 feet through a central angle of 16°55'45", chord: S51°46'31"W 185.47 feet; thence S60°14'23"W

402.45 feet; thence along the arc of a curve to the right 224.23 feet with a radius of 430.00 feet through a central angle of 29°52'38", chord: S75°10'42"W 221.69 feet; thence N89°52'59"W 302.28 feet to the point of beginning.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

Part of the Northeast Quarter of Section 6, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, described as follows: Beginning at a point that is South 463.31 feet and East 1375.40 feet from the North Quarter Corner of Section 6, Basis of Bearings being N00°46'49"E between said Corner and the Center of Section 31, Township 7 North, Range 1 West, thence N79°11'00"E 60.00 feet; thence S10°49'00"E 100.00 feet; thence S79°11'00"W 60.00 feet; thence N10°40'00"W 100 feet to the point of beginning.

Net Area Contains: ±118.16 Acres

5,147,056 Sq. Ft.

LOMOND HEIGHTS PID NO. 2 LEGAL DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 31, Township 7 North, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located S89°46'21"W along the Section Line 1868.31 feet and North

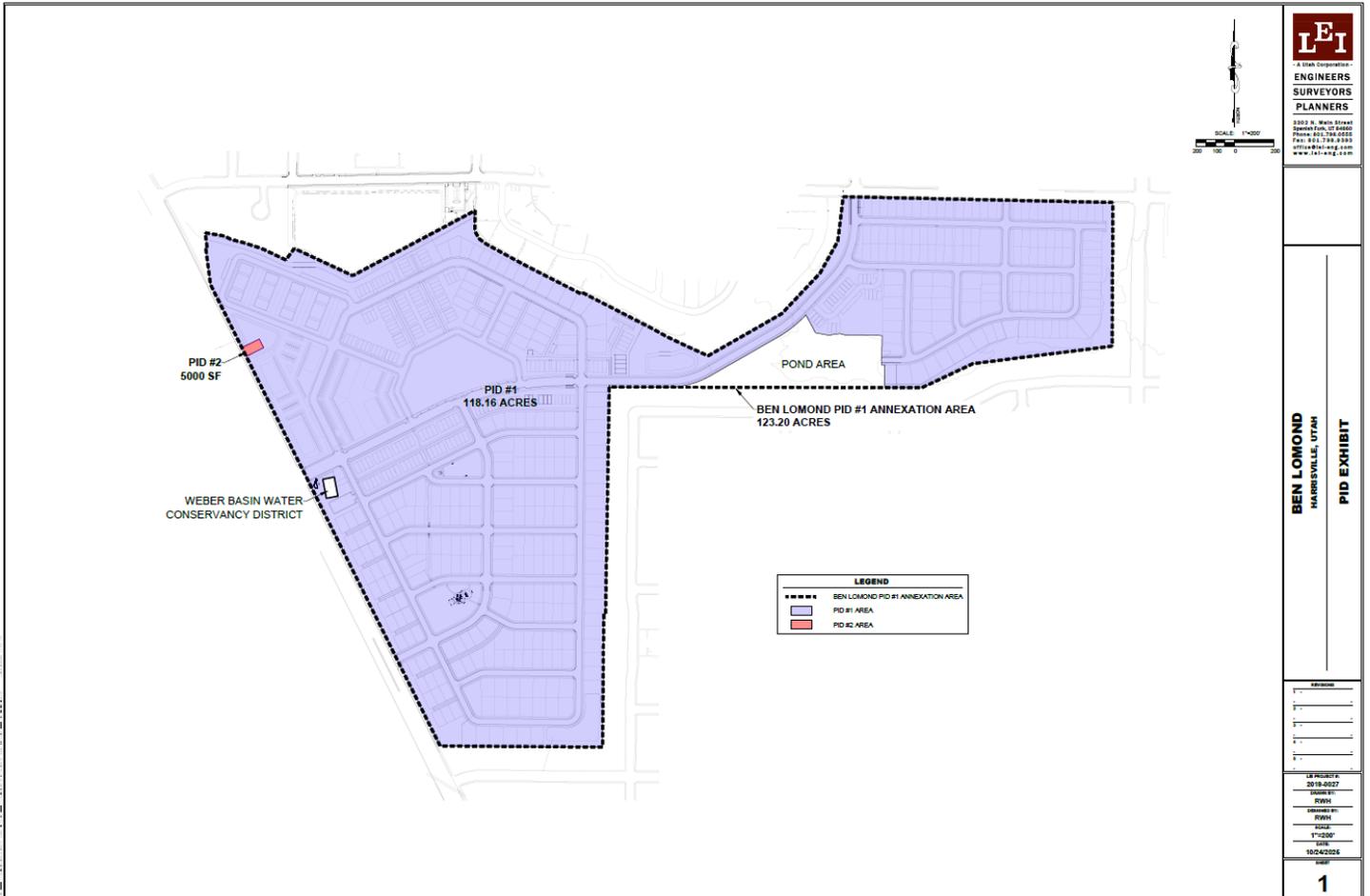
165.23 feet from the Southeast Corner of Section 31, Township 7 North, Range 1 West, Salt Lake Base & Meridian (Basis of Bearing: N01°43'05"W along the Section Line from the Southeast Corner to the East Quarter Corner of said Section 31); thence N26°27'05"W 50.00 feet; thence N63°32'55"E 100.00 feet; thence S26°27'05"E 50.00 feet; thence S63°32'55"W 100.00 feet; to the point of beginning.

Contains: ±0.11 Acres

5,000 Sq. Ft.

APPENDIX B

MAP OF PROPOSED DISTRICTS BOUNDARIES AND ANNEXATION AREA



Harrisville City, Utah

March 10, 2026

The City Council (the “Council”) of Harrisville City, Utah (the “City”), met in regular session (including by electronic means) on March 10, 2026, at its regular meeting place in Harrisville City, Utah at 7:00 p.m., with the following members of the Council being present:

Roger Shuman	Mayor
Blair Christensen	Councilmember
Karen Taylor-Fawcett	Councilmember
Jason Hadley	Councilmember
Greg Montgomery	Councilmember
Grover Wilhelmsen	Councilmember

Also present:

Jack Fogal	City Recorder
------------	---------------

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this Resolution had been discussed, the City Recorder presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this March 10, 2026, meeting, a copy of which is attached hereto as Exhibit A.

Thereupon, the following Resolution was introduced in writing, read in full and pursuant to motion duly made by Councilmember _____ and seconded by Councilmember _____ adopted by the following vote:

AYE:

NAY:

The resolution was later signed by the Mayor and recorded by the City Recorder in the official records of the City. The resolution is as follows:

RESOLUTION -26-01

A RESOLUTION OF THE CITY COUNCIL (THE “COUNCIL”) OF HARRISVILLE CITY, UTAH (THE “CITY”), PROVIDING FOR THE CREATION OF LOMOND HEIGHTS PUBLIC INFRASTRUCTURE DISTRICT NOS. 1 AND 2 (THE “DISTRICTS”) AS AN INDEPENDENT DISTRICT; AUTHORIZING AND APPROVING A GOVERNING DOCUMENT; APPOINTING A BOARD OF TRUSTEES; AUTHORIZING OTHER DOCUMENTS IN CONNECTION THEREWITH; AND RELATED MATTERS.

WHEREAS, a petition (the “Petition”) was filed with the City requesting adoption by resolution of the creation of two Public Infrastructure Districts pursuant to the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953, as amended (the “PID Act”) and relevant portions of the Limited Purpose Local Government Entities - Special Districts, Title 17B (together with the PID Act, the “Act”) within the City and the annexation or withdrawal of any portion of the boundaries of the Districts therefrom without further approval or hearings of the City or the Council, as further described in the Governing Document (as hereinafter defined) for the purpose of financing public infrastructure costs; and

WHEREAS, pursuant to the terms of the Act, the City may create one or more public infrastructure districts by adoption of a resolution of the Council and with consent of 100% of all surface property owners proposed to be included in the Districts (the “Property Owners”); and

WHEREAS, the Petition, containing the consent of such Property Owners has been certified by the Recorder of the City pursuant to the Act and it is in the best interests of the Property Owners that the creation of the Districts be authorized in the manner and for the purposes hereinafter set forth; and

WHEREAS, the Council, prior to consideration of this Resolution, held a public hearing on March 10, 2026 to receive input from the public regarding the creation of the Districts and the Property Owners have waived the 60-day protest period pursuant to Section 17D-4-201 of the PID Act; and

WHEREAS, the hearing on the Petition was held at the Harrisville City Council Chambers located at 363 W. Independence Blvd Harrisville City, UT 84404 because there is no reasonable place to hold a public hearing within the Districts’ boundaries, and the hearing at the Harrisville City Council Chambers was held as close to the proposed Districts’ boundaries as reasonably possible and as allowed for by the Act; and

WHEREAS, the City properly published notice of the public hearing in compliance with Section 17B-1-211(1) of the Act; and

WHEREAS, none of the Property Owners submitted a withdrawal of consent to the creation of the Districts before the public hearing on the Petition; and

WHEREAS, according to attestations filed with the City, each board member appointed under this Resolution is registered to vote at their primary residence and is further eligible to serve

as a board member of the Districts under Section 17D-4-202(3)(c) of the PID Act because they are agents of property owners within the Districts' boundaries (as further set forth in the Petition); and

WHEREAS, it is necessary to authorize the creation of the Districts under and in compliance with the laws of the State of Utah and to authorize other actions in connection therewith; and

WHEREAS, the governance of the Districts shall be in accordance with the PID Act and the terms of a governing document (the "Governing Document") attached hereto as Exhibit B; and

WHEREAS, pursuant to the requirements of the Act, there shall be signed, authenticated, and submitted to the Office of the Lieutenant Governor of the State of Utah for the Districts a Notice of Boundary Action attached hereto as Exhibit C (the "Boundary Notice") and Final Entity Plat attached to each as Boundary Notice Appendix B (or as shall be finalized in accordance with the boundaries approved hereunder) (the "Plat").

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL, AS FOLLOWS:

1. Terms defined in the foregoing recitals shall have the same meaning when used herein. All actions heretofore taken (not inconsistent with the provisions of this Resolution) by the Council and by officers of the Council directed towards the creation and establishment of the Districts, are hereby ratified, approved and confirmed.

2. The Districts are hereby created as separate entities from the City in accordance with the Governing Document and the Act. The boundaries of the Districts shall be as set forth in the Governing Document and the Plat.

3. Pursuant to the terms of the PID Act, the Council does hereby approve the annexation or withdrawal of any area within the Annexation Area (as defined in the Governing Document) into or from the Districts, as applicable, without any further action, hearings, or resolutions of the Council or the City, upon compliance with the terms of the PID Act and the Governing Document.

4. The Council does hereby authorize the Districts to provide services relating to the financing and construction of public infrastructure within and without the Annexation Area upon annexation thereof into the Districts without further request of the Districts to the City to provide such service under Section 17B-1-407, Utah Code Annotated 1953 or resolutions of the City under Section 17B-1-408, Utah Code Annotated 1953.

5. It is hereby found and determined by the Council that the creation of the Districts is appropriate to the general welfare, order and security of the City, and the organization of the Districts pursuant to the PID Act is hereby approved.

6. The Governing Document in the form presented to this meeting and attached hereto as Exhibit B is hereby authorized and approved and the Districts shall be governed by the terms thereof and applicable law.

7. The Board of Trustee of the Districts (the “Districts’ Board”) shall be initially composed of the same members. The initial Board of the Districts are hereby appointed as follows:

- (a) Trustee 1 – Kameron Spencer, for an initial 6-year term;
- (b) Trustee 2 – Braiden Hampton, for an initial 4-year term; and
- (c) Trustee 3 – Brandon Green, for an initial 6-year term.

Such terms shall commence on the date of issuance of a Certificate of Incorporation by the Office of the Lieutenant Governor of the State of Utah.

8. The Council does hereby authorize the Mayor or a Councilmember to execute the Boundary Notices in substantially the form attached as Exhibit C, the Plats, and such other documents as shall be required to accomplish the actions contemplated herein on behalf of the Council for submission to the Office of the Lieutenant Governor of the State of Utah.

9. Prior to recordation of certificates of incorporation for all Districts, the Council does hereby authorize the Mayor, a Councilmember, the City Attorney, or the City Manager to make any corrections, deletions, or additions to the Governing Document and the Boundary Notices or any other document herein authorized and approved (including, but not limited to, corrections to the property descriptions therein contained) which may be necessary to conform the same to the intent hereof, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States.

11. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

12. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

13. This Resolution shall take effect immediately.

APPROVED AND ADOPTED by the City Council of Harrisville City, Utah, this 10th day of March, 2026.

HARRISVILLE CITY, UTAH

By: _____
Mayor

ATTEST:

By: _____
City Recorder

(Here follows other business not pertinent to the above.)

Pursuant to motion duly made and seconded, the meeting of the Council of the City adjourned.

By: _____
Mayor

ATTEST:

By: _____
City Recorder

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Jack Fogal, the undersigned City Recorder of Harrisville City, Utah (the “City”), do hereby certify that I gave written public notice of the agenda, date, time and place of the regular meeting held by the Council (the “Council”) on March 10, 2026, not less than twenty-four (24) hours in advance of the meeting. The public notice was given in compliance with the requirements of the Utah Open and Public Meetings Act, Section 52-4-202, Utah Code Annotated 1953, as amended, by:

(a) causing a Notice, in the form attached hereto as Schedule 1, to be posted at the City’s principal offices at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(b) causing a copy of such Notice, in the form attached hereto as Schedule 1, to be published on the Utah Public Notice Website (<http://pnm.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting; and

(c) causing a copy of such notice, in the form attached hereto as Schedule 1 to be posted on the City’s official website at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2026 Annual Meeting Schedule for the Council (attached hereto as Schedule 2) was given specifying the date, time and place of the regular meetings of the Council of the City to be held during the year, by causing said Notice to be posted at least annually (a) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code Annotated 1953, as amended, (b) on the City’s official website and (c) in a public location within the City that is reasonably likely to be seen by residents of the City.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this March 10, 2026.

By: _____
City Recorder

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

SCHEDULE 2

NOTICE OF ANNUAL MEETING SCHEDULE

EXHIBIT B
GOVERNING DOCUMENT

EXHIBIT C

NOTICE OF BOUNDARY ACTION

NOTICE OF IMPENDING BOUNDARY ACTION

(Lomond Heights Public Infrastructure District No. 1)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Harrisville City, Utah (the “Council”), acting in its capacity as the creating entity for Lomond Heights Public Infrastructure District No. 1 (the “District”), at a regular meeting of the Council, duly convened pursuant to notice, on March 10, 2026 adopted a *Resolution Providing for the Creation of a Public Infrastructure District*, a true and correct copy of which is attached as APPENDIX “A” hereto and incorporated by this reference herein (the “Creation Resolution”).

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-73-507 and §17-23-20, approved as a final local entity plat by the Surveyor of Weber County, Utah, is attached as APPENDIX “B” hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215.

DATED this 10th day of March, 2026.

**CITY COUNCIL OF HARRISVILLE CITY
UTAH, acting in its capacity as the creating
authority for LOMOND HEIGHTS PUBLIC
INFRASTRUCTURE DISTRICT NO. 1**

By: _____
AUTHORIZED REPRESENTATIVE

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said City this _____ day of March, 2026.

CITY RECORDER

NOTICE OF IMPENDING BOUNDARY ACTION

(Lomond Heights Public Infrastructure District No. 2)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Harrisville City, Utah (the “Council”), acting in its capacity as the creating entity for Lomond Heights Public Infrastructure District No. 2 (the “District”), at a regular meeting of the Council, duly convened pursuant to notice, on March 10, 2026 adopted a *Resolution Providing for the Creation of a Public Infrastructure District*, a true and correct copy of which is attached as APPENDIX “A” hereto and incorporated by this reference herein (the “Creation Resolution”).

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-73-507 and §17-23-20, approved as a final local entity plat by the Surveyor of Weber County, Utah, is attached as APPENDIX “B” hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215.

DATED this 10th day of March, 2026.

**CITY COUNCIL OF HARRISVILLE CITY
UTAH, acting in its capacity as the creating
authority for LOMOND HEIGHTS PUBLIC
INFRASTRUCTURE DISTRICT NO. 2**

By: _____
AUTHORIZED REPRESENTATIVE

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said City this _____ day of March, 2026.

CITY RECORDER

**HARRISVILLE CITY
RESOLUTION 26-02**

INTERLOCAL AGREEMENT FOR ANIMAL CONTROL SERVICES

**A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT
BETWEEN HARRISVILLE CITY AND WEBER COUNTY FOR ANIMAL
CONTROL SERVICES.**

WHEREAS, the Utah Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated, 1953 as amended, permits governmental units to enter into agreements with one another for the purpose of exercising on a joint and cooperative basis powers and privileges that will benefit their citizens and make the most efficient use of their resources; and

WHEREAS, Title 11, Chapter 13, Section 202.5 of the Utah Code annotated, 1953 as amended, requires that governing bodies of governmental units adopt resolutions approving interlocal agreements before such agreements may become effective; and

WHEREAS, Weber County and Harrisville City have negotiated an Agreement for the purpose of providing animal control services for the City of Harrisville;

WHEREAS, Harrisville City Council finds that entering into the Agreement is in the best interest of the City and promotes the health, safety, and general welfare of the community;

NOW, THEREFORE, the City Council of Harrisville City hereby resolves to enter into the attached Interlocal Agreement with Weber County for the purposes authorized in the Interlocal Agreement, and the Interlocal Agreement is hereby approved. The Mayor of Harrisville City is authorized and directed to execute the Interlocal Agreement for and on behalf of the City.

PASSED AND ADOPTED by the City Council on this 10th day of March, 2026.

ROGER SHUMAN

Mayor

JACK FOGAL

City Recorder

Roll Call Vote Tally

	Yes	No
Mr. Wilhelmsen	___	___
Mr. Montgomery	___	___
Mr. Christensen	___	___
Mr. Hadley	___	___
Ms. Fawcett	___	___

**INTERLOCAL COOPERATION AGREEMENT
FOR ANIMAL CONTROL SERVICES
BETWEEN WEBER COUNTY AND [CITY NAME]**

This Agreement is made pursuant to the Utah Interlocal Cooperation Act, Utah Code Ann. § 11-13-101 et seq., by and between Weber County, a body politic of the State of Utah (“County”), and _____, a municipal corporation of the State of Utah (“City”). Collectively, they are the “Parties.”

RECITALS

WHEREAS, the City has adopted ordinances for the regulation and control of animals within its jurisdiction;

WHEREAS, the County operates an animal shelter and employs animal control officers;

WHEREAS, the City desires to contract with the County to provide animal control and related services within the City, and the County is willing to provide such services;

NOW THEREFORE, the Parties agree as follows:

SECTION 1. TERM AND TERMINATION

1.1 **Term.** This Agreement shall commence on _____ and continue for a term of 5 years unless terminated earlier as authorized by this agreement.

1.2 **Renewal.** At the expiration of the five-year term, the Agreement may be renewed annually by written mutual agreement.

1.3 **Termination.** Either Party may terminate this Agreement with 180 days’ written notice. In the event of material breach, either Party may terminate the Agreement with 60 days’ notice unless the breach is cured.

SECTION 2. SCOPE OF SERVICES

The City hereby authorizes the County to enforce the City’s animal control ordinances and to provide animal control services within the City limits, and the County shall provide such services, including but not limited to:

- (a) Enforcement of City and State animal control laws;
- (b) Routine patrol and complaint response during business hours (M–F, 8 a.m.–5 p.m., excluding holidays);
- (c) Emergency response 24/7 per County call-out criteria, including but not limited to:
 - i. impoundment of animals of persons jailed for criminal violations;
 - ii. dog bites (if no law enforcement officer is available);
 - iii. injured animals;

- iv. vicious animals posing a threat to the public;
 - v. animals attacking livestock, and
 - vi. loose livestock.
- (d) Transport strays and unwanted animals to the County animal shelter;
 - (e) Licensing program for dogs, including collection of fees and issuance of tags;
 - (f) Investigation of animal bites, rabies quarantine, and coordination with public health authorities;
 - (g) Pickup and disposal of small domestic animals killed on public roads;
 - (h) Biannual inspection of animal-related businesses;
 - (i) Quarterly reports of activity within the City.

SECTION 3. SHELTER SERVICES

3.1 The County shall house impounded animals at the Weber County Animal Shelter, providing care, adoption, redemption, or humane euthanasia in accordance with law and shelter policy.

3.2 The City agrees to pay for animals impounded from its jurisdiction pursuant to the shelter's established fee schedule.

SECTION 4. COST ALLOCATION AND PAYMENT

4.1 Annual fees shall be based on a formula using (a) population served and (b) call/service volume. The County shall provide written notice of fee adjustments annually.

4.2 The City shall pay the County in quarterly installments within 30 days of billing.

4.3 Late payments may accrue interest at the statutory rate.

SECTION 5. RECORDS AND REPORTING

5.1 Records generated under this Agreement are County records but shall be available for City inspection.

5.2 The County shall provide the City quarterly reports summarizing calls, impounds, dispositions, licenses issued, and enforcement actions.

SECTION 6. FINES, FEES, AND REVENUE

6.1 License fees, impound fees, adoption fees, and related charges shall be retained by the County.

6.2 Court-imposed fines for ordinance violations filed by the City shall be retained by the City.

SECTION 7. EMPLOYMENT STATUS

Animal control officers are employees of the County only, and the County is responsible for wages, benefits, workers' compensation, and insurance.

SECTION 8. INSURANCE AND INDEMNIFICATION

8.1 Each Party shall maintain appropriate liability insurance or self-insurance coverage.

8.2 The County shall defend and indemnify the City against claims arising from County acts or omissions in providing services.

8.3 The City shall defend and indemnify the County against claims challenging the validity of the City's ordinances.

8.4 The Parties are governmental entities as set forth in the Governmental Immunity Act of Utah, Title 63G, Chapter 7, Utah Code Annotated (the "Immunity Act"). The Parties do not waive any defenses otherwise available under the Immunity Act, nor does any Party waive any limits of liability provided by the Immunity Act which immunity and damage caps are expressly preserved and retained.

SECTION 9. ADMINISTRATION

This Agreement shall be administered by the governing bodies of the Parties. No separate legal entity is created.

SECTION 10. DISPUTE RESOLUTION

The Parties shall first attempt good faith negotiation, then mediation. If unresolved, disputes shall be resolved in the Second Judicial District Court, Weber County, Utah.

SECTION 11. AMENDMENT

This Agreement may be amended only by written instrument signed by both governing bodies.

SECTION 12. COMPLIANCE WITH LAW

The Parties shall comply with all applicable federal, state, and local laws, including nondiscrimination and accessibility requirements.

SECTION 14. ENTIRE AGREEMENT

This Agreement constitutes the entire understanding between the Parties and supersedes prior discussions or agreements.

IN WITNESS WHEREOF, the Parties execute this Agreement as of the date first written above.

DATED this ___ day of _____, 2025.

CITY

By _____
Mayor

Date _____

ATTEST:

Approved as to form and for compliance with state law:

City Recorder

City Attorney

**BOARD OF COUNTY COMMISSIONERS
OF WEBER COUNTY**

By _____
James H. Harvey, Chair

Date _____

ATTEST:

Approved as to form and for compliance with state law:

Weber County Clerk/Auditor

Weber County Attorney's Office

**HARRISVILLE CITY
RESOLUTION 26-03**

A RESOLUTION OF HARRISVILLE CITY, UTAH, AUTHORIZING DESIGNATED SIGNERS FOR CITY BANK ACCOUNTS WITH BANK OF UTAH, INCLUDING THE CITY'S SEIZED ASSETS RESTRICTED SAVINGS ACCOUNT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Harrisville City (hereafter referred to as the "City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and

WHEREAS, the City maintains certain depository accounts with Bank of Utah for the purpose of conducting official City business and safeguarding public funds; and

WHEREAS, from time to time it is necessary to designate and authorize specific City officials and employees as signers on City bank accounts in order to efficiently and properly conduct municipal financial transactions; and

WHEREAS, the City, through its Police Department, may seize property in the form of cash or other readily negotiable instruments pursuant to applicable law; and

WHEREAS, Utah Code Annotated 77-11a-204(2)(a) provides that, except as provided in Subsection (2)(b), no later than 30 days after the day on which a peace officer seizes property in the form of cash or other readily negotiable instruments, an agency shall deposit the property into a separate, restricted, interest-bearing account maintained by the agency solely for the purpose of managing and protecting the property from commingling, loss, or devaluation; and

WHEREAS, the City has established and maintains a separate, restricted, interest-bearing seized assets savings account with Bank of Utah in compliance with Utah Code Annotated 77-11a-204(2)(a); and

WHEREAS, the City Council finds it necessary and appropriate to formally designate authorized signers for the City's general bank accounts and its seized assets restricted savings account in order to ensure proper financial controls and compliance with state law.

NOW, THEREFORE, be it resolved by City Council of Harrisville City, as follows:

Section 1. Authorization of Signers – General City Accounts

The following individuals, by virtue of their respective offices or positions are hereby authorized as signers on Harrisville City's general checking, savings, and other depository accounts maintained with Bank of Utah:

- Jill Hunt – Treasurer
- Jennie Knight – City Administrator
- Jackie VanMeeteren – Police Administrator

Each authorized user is empowered to sign checks, drafts, withdrawals, electronic fund authorizations, and other financial instruments on behalf of the City, subject to all applicable City policies, internal controls, and purchasing procedures.

Section 2. Authorization of Signers – Seized Assets Restricted Savings Account

The following individuals are hereby authorized as signers on the city’s separate, restricted, interest-bearing seized assets savings account maintained with Bank of Utah in accordance with UCA 77-11a-204:

- Jill Hunt – City Treasurer
- Jennie Knight – City Administrator
- Jackie VanMeeteren – Police Administrator

Transactions involving the seized assets account shall be conducted strictly in accordance with applicable provisions of Utah law governing seized and forfeited property and shall not be commingled with other City funds.

Section 3. Supersession of Prior Resolutions

This Resolution supersedes and replaces any prior resolutions or authorizations relating to authorized signers on the City’s accounts with Bank of Utah.

Section 4. Effective Date

This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 10th day of March, 2026.

ROGER SHUMAN
Mayor

JACK FOGAL
City Recorder

Council Member

Roll Call Vote Tally	Yes	No
Mr. Wilhelmsen	___	___
Mr. Montgomery	___	___
Mr. Christensen	___	___
Mr. Hadley	___	___
Ms. Fawcett	___	___

Council Member

HARRISVILLE POLICE DEPARTMENT

Mark L. Wilson
Chief of Police

Memorandum

To: Harrisville City Council
From: Chief Mark Wilson, Harrisville Police Department
Date: March 5, 2026
Subject: Pre-Order Request for Police Interceptor Vehicles – FY 2026–2027

The Harrisville Police Department is requesting approval to pre-order two (2) Ford Police Interceptor SUV patrol vehicles for the FY 2026–2027 budget year.

The cost for each vehicle is \$46,496.00, based on the Utah State Bid pricing through Ken Garff.

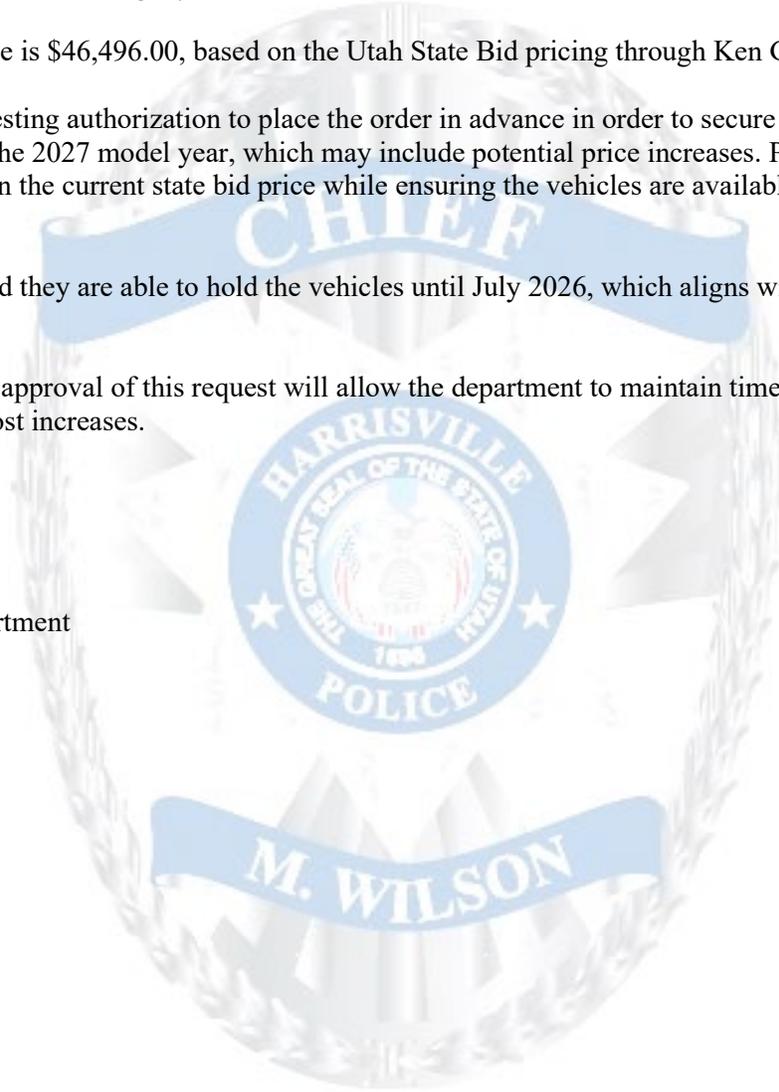
The department is requesting authorization to place the order in advance in order to secure 2026 model pricing rather than waiting for the 2027 model year, which may include potential price increases. Pre-ordering will allow the department to lock in the current state bid price while ensuring the vehicles are available for the upcoming budget cycle.

Ken Garff has confirmed they are able to hold the vehicles until July 2026, which aligns with the start of the new fiscal year.

Your consideration and approval of this request will allow the department to maintain timely vehicle replacement and manage potential cost increases.

Respectfully,

Mark Wilson
Chief of Police
Harrisville Police Department





HARRISVILLE CITY

363 W. Independence Blvd · Harrisville, Utah 84404 · 801-782-4100
www.harrisvillecity.gov

MAYOR:
Roger Shuman

COUNCIL MEMBERS:
Grover Wilhelmsen
Blair Christensen
Karen Fawcett
Jason Hadley
Greg Montgomery

To: City Council
From: Bryan Fife
Department: Public Works
Date: 03/05/2026
Re: Surplus

The purpose of this memorandum is to identify surplus items owned by Harrisville City.

The city acquired the following items due to left-over building supplies from the construction of the Public Works building.

<u>ITEM</u>	<u>New condition Value</u>		<u>Current Condition Value</u>
920ft of 3-inch conduit.	\$2,290.00	<u>minus 25%</u>	= \$1,717.50
1,000ft of 2-inch conduit.	\$1,300.00	<u>minus 25%</u>	= \$975.00

Current condition value total: \$2,692.50

The current condition of the unused pipe is good, but sun faded, warranting a discount. Based on the opinion of CE Electrical, pipe in this condition could be sold in increments of anywhere from 10%, 25% to 50% off the price of the same pipe in new condition.

Dolman Electrical has made an offer to purchase the pipe in the amount of \$2,500.00.

We are seeking permission to surplus this pipe and sell to Dolman Electrical in the amount of \$2,500.



HARRISVILLE CITY

363 W. Independence Blvd · Harrisville, Utah 84404 · 801-782-4100
www.harrisvillecity.gov

MAYOR:
Roger Shuman

COUNCIL MEMBERS:
Grover Wilhelmsen
Blair Christensen
Karen Fawcett
Jason Hadley
Greg Montgomery

MEMORANDUM

To: Mayor and City Council
From: Kevin Wilbur
Department: Parks & Recreation
Date: 03/5/2026
Re: Arbor Day Celebration 2026

Purpose: To provide information on proposed Arbor Day Celebration April 25, 2026

Overview: National Arbor Day is celebrated each year on the last Friday in April. This year that falls on April 24th. However, many locations observe Arbor Day on different days throughout the year based on best tree planting times. For Utah, April is an excellent time to plant trees as it falls in between the soils thawing out and the trees haven't fully come out of dormancy.

Why: As an effort for public involvement and a way to celebrate the Earth and trees we decided to hold the celebration for Harrisville City on Saturday April 25 to give residence the opportunity to join the efforts of continuing to help keep Harrisville's parks beautiful for generations to come. This will also help us qualify for Tree City USA which is a national recognition showing the cities commitment to raising awareness of the value of community trees and health.

How: The event would be held in the mid-morning hours at Harrisville City Park. Thus, giving participants time in the morning to get ready and gather in the park. Locations will already be marked out and ready to be dug with the trees already staged at each location. Funding for the purchase of the trees will come from R.A.M.P grant and community forestry budget line item.

Summary: The Harrisville City Arbor Celebration, held on April 25, would be a public outreach program to encourage the involvement of the residence in the care and beautification of the city parks and environment.

**HARRISVILLE CITY
PROCLAMATION**

ARBOR DAY PROCLAMATION 2026

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees;

WHEREAS, the holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska;

WHEREAS, Arbor Day is now observed throughout the nation and the world;

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, lower our heating and cooling costs, moderate the temperature, clean the air, and produce oxygen and provide habitat for wildlife;

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products;

WHEREAS, trees in our city increase property values, enhance the economic vitality of a business areas, and beautify our community;

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal;

NOW, THEREFORE, the Mayor and City Council of the City of Harrisville, do hereby proclaim April 25, 2026 as Arbor Day in the City of Harrisville, and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and further urge all citizens to plant and care for trees to gladden the heart and promote the well-being of this and future generations.

PASSED AND ADOPTED by the City Council on this 10th day of March, 2026.

ROGER SHUMAN
Mayor

March 1, 2026

To: Mayor/ City Council

Re: Consideration in participation of Utah Rivers Council Rain Barrel Program

From: Greg Montgomery, City Council Member

Recently I was contacted by the Northern Utah Program Manager of the Utah Rivers Council wanting to know if Harrisville would be interested in participating in the annual Rain Harvest program. For eleven years the Council has offered the ability to acquire rain harvest barrels at a discounted price to Utah residents along the Wasatch Front at a special reduced priced to citizens of communities that participate in the program. Not only do the citizens of participating communities receive an additional discount in the cost of the barrels, but they are saved the inconvenience of driving to Murray to pick up the barrels they order. Several of the unincorporated communities in Weber County and some cities such as Ogden and North Ogden participate in this program. When the notices of the program are advertised in March, I have often wondered why Harrisville was not listed as a participating community. I am not sure I knew the answer, but the city has now been extended an opportunity to participate.

Why rain harvesting?

Rain water harvesting is collecting the rain water that comes off the roof of a building and storing the water in barrels for later use. This has been a practice in many semi-arid areas for centuries. It is one tool to help promote water conservation by reducing the demands on outdoor irrigation. It is estimated that an 1800 square foot roof generates 18,000 gallons of water each year along the Wasatch Front. Holding that water for later uses is a benefit to the homeowner and the community's water supply. Besides helping residents reduce outdoor water use, the process also raises awareness about landscaping choices and the impact it has on the Great Salt Lake. Collecting rain water helps improves water quality by



avoiding surface water runoff which can collect toxins and deposit them in the Great Salt Lake. Rain harvesting can be used to water indoor and outdoor plants, wash exterior items, wash out

recyclable bottles and cans and then pour water onto outdoor plants, and provide direct water to trees and shrubs to name a few uses.

State law limits

Utah State law allows the collection of rain water in two or less containers under 100 gallons without a state permit. If more than 100 gallons is collected up to 2,500 gallons, a permit from the State Engineer is required. This program is an easy way to being the thoughtful process of water conservation.

What would be required to participate?

The way the program works is that participating cities offer discounts to lower the wholesale price of these American-made rain barrels for Harrisville residents. The participating city would pay \$28 dollars a barrel which would lower the cost of a citizen in Harrisville who wanted a barrel. The purchase price for citizens in a participating community would be \$60 a barrel. Residents would purchase the rain barrel from the Utah Rivers Council website during the 6-week sale, and then they pick up their rain barrels at a centralized location in Weber County. Last year that was at Weber State. The River Council handles all the logistics of the sale including billing, resident notification and reminders, rain barrel distribution and all other aspects of this effort.

The city would be required to order 100 barrels under this program which would mean a commitment of \$2800 for 100 barrels. That amount becomes a subsidy toward the reduction of the barrel price and transportation costs of picking up of the barrels and transporting tot a centralized Weber County location for the citizens in Harrisville. If not all one hundred barrels are purchased by the citizens of Harrisville, the final cost to the city would be \$28 a barrel for what is purchased from the citizens. We would not be required to pay the full \$2800 if one hundred barrels are not sold. Each year this program is sold out, so the barrels would go to other communities or the general public at a higher cost which last year was \$85. The rain barrel's retail value last year was \$159.99.

Consideration options

The Council could choose to do one of the following:

1. Choose not to be a participant
2. Choose to give the River Council notice that we would like to be a participant in the 2027 program in order to provide time to define the budget for the program
3. Give the River Council notice tonight that we want to participate in the 2026 program so we could be on the March notice of participating communities and find the base money of \$2,800 from the current budget knowing if the 100 barrels are not sold, we would be responsible for only \$28 a barrel that is sold to Harrisville residents.

March 4, 2026

To: Mayor/ City Council

Re: Consideration of possible revisions to rules of procedure

From: Greg Montgomery, City Council Member

At the January 13 meeting, the city council discussed the concept of public input on council agenda items. No action was taken, but Mayor Shuman stated he would take the information and get with me about it. We met and he asked that I put together the information I presented to him for further council consideration.

State law requires that specific considerations are made in a public hearing process where the public has the right to participate by giving information or feelings hopefully about the topic of the public hearing. Unlike public comment time, a public hearing is open to public comment at the specific time the item is being considered. Even though State law sets what items for consideration are required to have a public hearing, the community can decide if other items should also receive public input to aid in the decision-making process.

I believe it is beneficial to receive informed public input on individual items at the time of the item's consideration before the council. Having an item presented to the council with its background information and then allowing the public an opportunity to make an informed comment after hearing the presentation on a specific item is an important part of informed decision making. I had seen this concept in operation for forty years as a planner and saw first hand the benefits it made to the decision making process of the commissions and councils I worked for. One of the concerns I heard from citizens as I went door to door during this last election was why did they not get an opportunity to express their thoughts before a decision was made? This is another step to address those questions of improving our city process.

Since the meeting on the 13th, I have read the existing Harrisville Rules of Procedure document that was adopted in 2011. I have thought about the training we received on January 27th. I also reviewed the City Council minutes of May 13, 2025, that discussed a similar idea. (The minutes are attached for review.) I have also looked on line of three neighboring cities and how they treat public comment or input. (They are attached for reference.)

The wording of Harrisville's Rules of Procedure have some concerning language when considering the constitutional rule of equal treatment under the law. There are three areas in the existing rules of procedure that should have some revisions as a minimum. They are:

1. Rules of Conduct during a meeting state, “Public meeting. These meetings are not open to public comment, except **at the sole discretion of the presiding officer.**” (III.1.A.)
2. “Meeting shall generally operate as follows:
 - f. Public comment only if a public hearing or **at the sole discretion of the presiding officer.**” (III.3.F.)
3. “Right to be heard
 3. Public comment will only be heard during the Public Comment portion of the meeting, unless the issue is a public hearing or is recognized **at the sole discretion of the presiding officer.**” (VI. 4.)

The present language “at the sole discretion of the presiding officer” raises a concern of equal protection under the law. To help avoid any potential question of favoritism of one item over another to receive public input, the council should develop standards to determine when comment is appropriate on an item being considered. For example, when a public hearing is held by the planning commission, but is not required by the city council, shouldn't the council also have the right to hear the public thoughts on the item as part of their consideration of that item. Project proposals by staff or councilmembers would be another appropriate time to receive information to determine what issues may need to be addressed from comments coming from the public. That input would be important in determining what questions should be asked and reviewed in moving forward on the item. It is at the local level, that the public that we represent, has the best chance to help us see the various thoughts of our community and make the best choice within our abilities and responsibilities.

I wanted to share with you some things I have found that may be helpful to further improve the process of good decision making and making revisions to the existing document.

ATTACHMENTS

May 13, 2025 Harrisville Council Minutes

h. Discussion/possible action to adopt use of public comment cards

Jennie Knight explained we received a request from Council to discuss public comments. Brody Flint explained we have had a lot of people reach out about our public comments. He has heard discussions about using public comment cards. Weighing risks vs reward, he does not think it is worth it. We have the potential of violating the first amendment. There is not statutory law requiring public comment. You must have public hearings when required by law. Almost every municipality has public comment despite there being no law. The format of the government is 5 council members and the mayor. The mayor's specific job is the maintaining the meeting. Which includes the format of the meeting. He has been researching due to discussions with the public and cannot find a city that holds two public comment sessions. He has also worked with other cities and the public is upset that public comment is the first item on the agenda. We do need to have a set of rules in place for public comment. You as the Mayor and Council do not have liability protections if you violate people's rights during a public meeting. We must have a structure and rules in place. If you give one person 4 minutes you must give all people 4 minutes you cannot give some 3 and others 4. Technically a council member can make a motion for public comment. You must also make a motion to suspend the rules then motion to hold a public comment period with a super majority. I would advise you not to do that. It opens up Council and Mayor to issues violating people's first amendment rights. We have many means of communication. They can email, call, or visit the office. Council members can host an event and take public comment during that event as long as there is not a quorum. He encouraged Council to continue following the set rules. He believes public comment is done appropriately and according to the laws in Harrisville.

North Ogden City rules and procedures 1-2024, rule 3 item 6

6. "Public Hearings" are generally part of a scheduled and noticed Regular Council Meeting and **shall consist of those items for which the Council would like to receive public input.** Public Hearings will be held after providing proper notice as required by state law or City ordinance for the particular subject matter to be addressed. **Such hearings shall include, but not be limited to, those matters for which a Public Hearing is required by state law or City ordinance.** Matters for which state law or City ordinance requires a public hearing will be automatically scheduled by City administration. **By majority vote, the Council can direct City administration to schedule a public hearing on any other topic.**

Rule VI: Order of Business and Organization of Council Agenda. 1. The City Council will consider business in the following order:

a. Opening Ceremonies:

i. Welcome;

ii. Invocation and/or Moment of Reflection

iii. Pledge of Allegiance

b. Presentations

c. Consent Agenda;

d. **Public Comments;**

e. Active Agenda;

f. **Public Comments;**

g. Council Comments;

h. Adjournment.

Ogden City rules of procedure amended August 2025

Public Hearings Public hearings are legally required and noticed opportunities for public input, and comments of up to three (3) minutes are allowed. Public hearings often relate to land use items and may be held during a Planning Commission meeting. **In instances that a public hearing has already been held, public input is offered as a follow up opportunity to provide input during a City Council meeting.**

Figure 11

General Structure for Public Hearings During a Meeting	
1.	Introduction of the issue is given by the Chair;
2.	Administrative or Council staff provides an overview;
3.	Applicant/petitioner presentation of up to ten (10) minutes, if applicable;
4.	The public is invited to comment, with comments for a public hearing of up to three (3) minutes per person;
5.	The Council closes or continues the public hearing;
6.	Council members discuss the issue amongst themselves; and
7.	Action by the Council: approve, not approve, approve with changes, or table/continue

Public Input -Public input is offered for items that don't require a Public Hearing. Input may be offered for any items that Council Leadership deems appropriate and that is helpful to the Council in its decision-making process. Public input is offered relative to specific items on the agenda. Each applicant/petitioner receives up to ten (10) minutes to comment, at the Chair's discretion, and others have up to three (3) minutes each to provide comment.

Public Comment -The public comment portion of the City Council meeting is set aside for members of the public to address the City Council on any issue. Each person has up to three (3) minutes to provide comment. Individuals may speak for themselves or on the behalf of another person or organization. However, the three (3) minute time limitation applies regardless of whether individuals are speaking for themselves or for others. The time is not cumulative. Individuals participating in the public comment portion of a meeting may not use PowerPoint presentations or other media sources, but printed materials are appropriate. This is to improve the effectiveness of presentations and to avoid disruptions. Those wishing to provide a PowerPoint

REGULAR MEETING FORMAT

8. Public Hearings – These consist of items that require legal advertisement under State Law and/or any other items that the council deems necessary, i.e. the Capital Improvement Plan (CIP. A brief presentation is provided to describe what is under consideration, and if the proposal has been submitted by an applicant or petitioner, he or she is then invited to make a presentation. The Council Chair will open the public hearing, with individual comments limited

to three (3) minutes. After all input has been received, the Chair shall call for a motion to close the public hearing. This will then be followed by Council member comments and consideration of an action.

9. Reports from the Planning Commission – Planning or Administrative staff review recommendations from the Planning Commission. Items that have previously had a Public Hearing, during a Planning Commission meeting or otherwise, **there will be opportunity for public input, with comments limited to three (3) minutes.**

10. Reports from the Administration –The Mayor or his/her representative present information regarding items on the agenda. **Public input may be offered at the discretion of Council Leadership, with comments limited to three (3) minutes.**

11. Unfinished Business – This consists of items which have been considered previously by the Council and are presented for further discussion or action. **Public input may be offered at the discretion of Council Leadership, with comments limited to three (3) minutes.**

12. New Business – This consists of the introduction of new items or issues for Council discussion. **Public input may be offered at the discretion of Council Leadership, with comments limited to three (3) minutes.**

13. Public Comments – Any individual may address the Council for up to three (3) minutes with any concerns or ideas relative to the city

Farr West City Public Meeting Rules of Order & Procedure

1. Meetings will be conducted using Roberts Rules of Order as modified by the Chair of the meeting.
2. Meetings will begin with an opening ceremony organized by the Chair of the meeting.
3. Public comments shall be permitted as indicated on the meeting agenda.
 1. **Public comments may be allowed for individual agenda items at the discretion of the person conducting the meeting.**
 2. Public comment may be time limited at the discretion of the person conducting the meeting.
 3. Those desiring to make public comment shall approach the podium in an orderly fashion **after the person conducting the meeting opens the meeting to public comment, or requests public comment on a specific agenda item.** Public comment may be made after a member of the public is recognized by the person conducting the meeting. Outbursts from the audience are not allowed, and will not be considered in city decisions.