



City Council Work Session Minutes August 23, 2022

Mayor: Robert Duncan, Presiding
Council President: Mike Caughey, Present
Councilors Present: Kimberly Downey, Adam Keaton, and Randy
Klemm Councilors Absent: Robert Boese and Charlotte Thomas
Staff Present: City Administrator Michele Eldridge, Public Works Director
Chuck Scholz, Finance Officer/Deputy City Recorder
Cathy Nelson, and Consultant John Hitt
Meeting Location: Harrisburg Municipal Center Located at 354 Smith St

CALL TO ORDER AND ROLL CALL by Mayor Robert Duncan at the hour of 6:30pm

CONCERNED CITIZEN(S) IN THE AUDIENCE: All present were there for items on the agenda.

THE MATTER OF MEETING WITH A MEMBER REPRESENTATIVE FROM LCSO IF ONE IS AVAILABLE

STAFF REPORT: Sergeant Frambes gave a summary of the July 2022 report.

- Downey asked about the undeveloped park. Frambes stated that they discovered a transit camp along with a deceased 27-year-old male who had died from what appears to be natural causes. LCSO is trying to keep moving out the camps and make sure they have lots of presence in certain areas of town.

THE MATTER OF A PRESENTATION FROM SHANNON SNAIR OF THE YOUTH COALITION AND SIDEWALK CHALK ART PROGRAM

STAFF REPORT: Shannon Snair gave a short presentation on STAND which works with high schools. She then introduced Harrisburg High School Senior, Hailey Shaws and Junior, Reanna Kael. They explained to Council what the

STAND program is about. They asked for permission to do a chalk art program that will help prevent youth vaping. They want to target Middle School traffic. They are looking to do campaign at the skate park and in front of the school. Council stated that they supported the idea.

- Scholtz voiced a concern about the logistics on if a driver got in a wreck while looking at the art.
- Downey **motioned to provide approval for the chalk art program to be held in Harrisburg, with staff and/or school district approval of locations and was seconded by Klemm. City Council then voted unanimously to approve the chalk art program to be held in Harrisburg, with staff and/or school district approval of locations.**

THE MATTER OF HOLDING A PUBLIC HEARING AND APPROVING THE DRAFT HARRISBURG ZONING AND DEVELOPMENT CODE (LU 446-2022) BY ADOPTION OF ORDINANCE NO. 987 “AN ORDINANCE TO ADOPT A NEW ZONING AND DEVELOPMENT CODE FOR THE CITY OF HARRISBURG AND REPEALING HMC TITLES 17 AND 18 WITH AN EFFECTIVE DATE OF SEPTEMBER 23, 2022”

Mayor Robert Duncan read aloud the order of proceedings, and noted the procedures for a continuance, and the process to keep the record open.

At the hour of 6:52PM, the Public Hearing was opened.

Duncan asked if there were any Conflicts of Interest.

None stated.

There were no rebuttals in relation to Conflicts of Interest.

Duncan then read aloud the criteria that were relied upon for this public hearing and noted additional copies of criteria near the door. He also directed the audience on how they would need to direct testimony towards the applicable criteria, and how an appeal could be made.

STAFF REPORT: Hitt gave a brief background on the process of developing this code. The Planning Commission started working on this in 2015. He thanked Michele, Jamie, and Brian Latta for their hard work in getting this to completion. Hitt pointed out that this is not an amendment or major amendment of the code. It is a whole new code that will replace the other one in its entirety and is based off the small cities model code. It adds flexibility to developers and gives staff more approval authority and allows for shorter time frames. It limits density in R-1 zones and increases density in R-2 and R-3 zones providing more housing opportunities and affordable housing needs.

Hitt highlighted the following sections:

- Page 51 defines the purpose of mixed-use zoning.
- Page 52 talks about employment opportunities and what permits are required to bring in employers.
- Pages 66-74 are the zoning matrix.
- Pages 31-38 are the zoning standards.
- Page 121 gives the requirements for landscaping and screening.
- Page 126 defines what is light pollution. Hitt stated that it is a measurement on how much light is cast up into the sky verses down on the ground.

- Page 140 gives the road standards.
- Page 154 is the review procedures. Type I is Admin approval. Type II has a notice requirement with admin approval. Type III requires a public hearing and goes before the Planning Commission. Type IV is legislative and requires a public hearing.
- Page 171 addresses commercial reviews, which will go to the Planning Commission for approval.
- Page 179 defines a plat as three (3) or fewer lots and anything more as a subdivision.
- Page 191 gives the requirements for a conditional use permit, which is like the current code. Staff can revoke the permit if the conditions are not met.
- Page 198 is on variances and communal standards. The landscaping requirements have increased.
- Page 208 is the expanded definitions and glossary.
- Downey asked why on page 60 a bed & breakfast had limited footage. Hitt replied to keep a hotel out of residential zones.
- The draft code is already on the website. Once it is codified, the search engine will work properly, making it easier to find subjects.
- Eldridge reviewed the criteria, in support of the Zoning & Development Project.

TESTIMONY IN FAVOR, IN OPPOSITION, AND NEUTRAL TESTIMONY WAS ASKED FOR. No testimony of any kind supplied, nor were there any rebuttals.

The public hearing was closed at the hour of 7:46 pm.

- **Klemm motioned to approve the adoption of the Harrisburg Zoning & Development Code (LU 446-2022) through Ordinance No. 987, “AN ORDINANCE TO ADOPT A NEW ZONING AND DEVELOPMENT CODE FOR THE CITY OF HARRISBURG AND REPEALING HMC TITLES 17 AND 18 WITH AND EFFECTIVE DATE OF SEPTEMBER 23, 2022” AND WAS SECONDED by Downey. The City Council then voted unanimously to approve the adoption of the Harrisburg Zoning & Development Code (LU 446-2022) through Ordinance No. 987, with and Effective Date of September 23, 2022”.**

THE MATTER OF A PRESENTATION FROM NATE CONROY AND RAYNA WALTZ FROM RAIN – THE RURAL ACCELERATOR AND INNOVATION NETWORK

STAFF REPORT: Nate Conroy showed a video about what RAIN is doing in our area.

- Downey asked if entrepreneurs ask where they can go to start a business. Conroy said yes, they do. Downey followed up with asking if there is a restart for Covid. Conroy stated there is help for existing businesses. They have a foot on the road campaign right now where they are going to individual businesses.
- Keaton asked if the work with curb appeal. Conroy said they did not at this time. Keaton asked what they have done specifically in Harrisburg. Conroy said they had donated advisor time to the small Mexican restaurant in town. (Nuestro Sabor)

****Council broke for recess at 8:20pm and reconvened at 8:52pm to allow for the HRA meeting.***

THE MATTER OF STREET IMPROVEMENTS AND EXTENSION OF 9TH STREET FROM HAMMER COURT TO SOMMERVILLE LOOP

STAFF REPORT: Scholtz gave a summary of bids and work to be completed.

- Downey **motioned to award the contract to M.L. Houck Construction in the amount of \$411,500.00 and was seconded by Caughey. City Council then voted unanimously to award the contract to M.L. Houck Construction in the amount of \$411,500.00.**

THE MATTER OF A DISCUSSION IN RELATION TO BUDGET ALLOCATIONS

STAFF REPORT: Eldridge highlighted Public Works Director Chuck Scholtz's above and beyond accomplishments. She recommends a bonus be awarded to Scholtz.

- Downey **motioned to award Public Director Chuck Scholtz a \$3,000 bonus to be paid immediately and was seconded by Caughey. City Council then voted unanimously to award Public Director Chuck Scholtz a \$3000 bonus to be paid immediately.**
- Council thanked Scholtz for his professionalism and care for the city. The value he adds to the City is appreciated.

ADJOURN: With no further discussion, the City Council meeting was adjourned at hour of 9:10pm.

Mayor

City Recorder