



Planning Commission Meeting Minutes January 17, 2024

Commissioners Present: Susan Jackson, Jeremy Moritz, Joe Neely, and Kent Wullenwaber
Absent: Rhonda Giles, Kurt Kayner, and Chairperson Todd Culver
Staff Present: City Administrator/Planner Michele Eldridge, and Finance Officer/Deputy City Recorder Cathy Nelson
Meeting Location: Harrisburg Municipal Center located at 354 Smith St.

CALL TO ORDER AND ROLL CALL: Order was called at 7:00pm by Vice-Chairperson Jeremy Moritz.

CONCERNED CITIZEN(S) IN THE AUDIENCE. Everyone present was there for items on the agenda.

APPOINT NEW CHAIRPERSON AND VICE-CHAIRPERSON

Wullenwaber motioned to appoint Todd Culver as Chairperson and Jeremy Moritz as Vice-Chairperson for the Harrisburg Planning Commission for a term of one (1) year and was seconded by Neely. The Planning Commission then voted unanimously to appoint Todd Culver as Chairperson and Jeremy Moritz as Vice-Chairperson for a term of one (1) year.

APPROVAL OF MINUTES

Jackson motioned to approve the minutes for September 19, 2023, October 17, 2023, and November 21, 2023, and was seconded by Wullenwaber. The Planning Commission then voted unanimously to approve the Minutes for September 19, 2023, October 17, 2023, and November 21, 2023.

WORK SESSION

THE MATTER OF CORRECTING THE HARRISBURG DEVELOPMENT CODE IN RELATION TO HMC TITLES 18 AND 19.

STAFF REPORT: Eldridge explained the main reason the Planning Commission was correcting the code again was because the Comprehensive Plan and the Building Code did not match in density and definitions. She highlighted specific sections that will be changed or clarified. All pages are referring to the agenda packet page.

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- Page 27: Section 18.40 Density and page 36 table. The change being made is to reflect how the Comprehensive plan looks at area. The Building Code was using gross, and the Comprehensive Plan uses net. The gross is the total area, whereas the net area removes any unbuildable portions.
 - Moritz asked if wetlands would be included in the net density. Eldridge said yes and no. The state requires that it is, and Harrisburg is working to change that. Eldridge stated that this is one of the main changes. Page 13 shows the language in the Comprehensive plan and how it refers to net density.
- Page 36: Townhomes are not currently in R-1. They need to be allowed as a special use which is narrated in the code, but not shown in the table matrix.
- Page 38: Duplex needs to update widths of 60 ft. to match the narrative. Multifamily homes also need to be updated to match the narrative on 40 ft. in R2 zones. Eldridge pointed out that the next permit the Planning Commission will consider has townhomes.
- Page 39: Side setbacks shows suggested setbacks in relation to the height of the building. This change matches the narrative and clarifies intent.
 - Jackson asked if the suggested setbacks are the same in other towns. Eldridge stated she was unsure. She knows that 4ft is the state minimum.
 - Moritz asked why we picked these numbers for the setbacks. Eldridge clarified that they were suggested by our consultant. She also stated that the Planning Commission can adjust the numbers at this time.
 - Neely asked if the setbacks were defined in the Comprehensive Plan. Eldridge replied that they were not. They are only found here in the Building Code.

The Planning Commission decided to amend the setback figures to 8 ft. for any building over 24ft., 7 ft. for building 12 ft – 24ft., and 6 ft. for any building under 12 ft.

- Page 42: Setbacks for C-1, M-1 and M-2 increased to 20ft.
- Page 68: Fixing the Definitions to match state law.
- Page 72: Definition are getting cleaned up and parts not in any section are being removed. Impact studies are adding the term “may require”.
- Page 82: Adjusting to remove limitations.
- Page 84-106: Updating definitions to match code and matrix.
- Jackson **motioned to approve and amend the recommendation to City Council the correction of HMC Titles 18 and 19 based on findings contained in the January 9, 2024 staff report. This motion is based in findings contained in the January 9, 2024 staff report, and on finding made during deliberations on the request, and was seconded by Neely. The Planning Commission then voted unanimously to approve and amend the recommendation to City Council the correction of HMC Titles 18 and 19 based on findings contained in the January 9, 2024 staff report. This motion is based in findings contained in the January 9, 2024 staff report, and on finding made during deliberations on the request.**

OTHERS

- None.

With no further discussion, the meeting was adjourned at the hour of 8:32 pm.

Chairperson

City Recorder