

Harrisville City Planning Commission Meeting
363 W. Independence Boulevard
7:00 p.m., November 18, 2020
Conducting: Chair Chad Holbrook

Commissioners:	Chad Holbrook, Chair Brenda Nelson Bill Smith Nathan Averill Kevin Shakespeare	Staff:	Bill Morris (City Administrator) Glen Gammell (Public Works) Matt Robertson (City Engineer) Jennie Knight (City Recorder) Ronda Kippen (Planning Consultant)
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Visitors: In accordance with Utah Code 52-4-207 and Harrisville Resolution 20-05; in order to promote the health, safety, and welfare of the community, this public meeting was held electronically; therefore, no sign in was taken.

1. Call to Order.

Chair Holbrook called the meeting to order.

2. Consent Approval - of Planning Commission minutes from September 9, 2020 and October 14, 2020.

MOTION: Commissioner Averill motioned to approve the minutes of September 9, 2020 and October 14, 2020. Commissioner Shakespeare seconded the motion. Voting was unanimous.

3. Discussion/Action/Recommend - Site Plan for Mountain View Office and Storage located at 1185 N Washington Blvd.

Bill Morris gave background on this application. Dave Green applied for storage units, which was sent to the property right's ombudsman, and there were subsequently some timing issues with the prior approval that happened in the early 2000's. The ruling came back that he did not act in a timely manner and has lost his vesting in the storage units. He has since amended the site plan to tradesman shops which are allowed under the current municipal code. The name will be updated to Mountain View Office and Tradesman Shops. Currently on this site, there is an existing building where Dave Green operates his landscaping business. The City Engineer's memo outlines several items, which include: obtaining approval from UDOT, Bona Vista for culinary connections, and North View Fire for fire services. This is a unique situation, since this has been eight months, we did not see any need to delay anymore, but there are some engineering issues that need to be addressed. Both North View and Bona Vista need this to go back to Project Management Committee to comply with the memo and any other engineering items. Several buildings do not show water and sewer; and the final approved plan should show water and sewer. We do not want to run into a situation where a building is in place before the water and sewer lines, which causes problems in the future. Additionally, a landscape plan was submitted earlier, but not included in the latest plans, the north side is shown as residential but is being used as commercial and shows as commercial on the future plan. The subdivision plat amendment must be recorded and the NOI and storm water permit through the state.

MOTION: Commissioner Shakespeare motioned to approve Mountain View Office and Tradesman Shop subject to the City Engineer's Memo dated November 18, 2020 (UPDATED) and any other code, staff or affected entity requirements. Commissioner Averill seconded the motion. Voting was unanimous.

4. Discussion/Action/Recommend - Conditional Use permit for property located at 1601 N. 750 W.

Bill Morris informed Chair Holbrook this item has been postponed until next month.

5. Discussion/Action/Recommend - Conditional Use permit for property located at 465 Chugg Lane. - Ashley Craft

Bill Morris explained application was received from Ashley Craft for horse boarding, raising, and training and dog training. Bill Morris informed Ashley Craft that dog kennels must be on certain parts of the property. Horse boarding is allowed in this zone and a conditional use permit is necessary for having visiting clientele and the dog kennel.

Ashley Craft explained they have a large driveway that goes back to the barn; they have over eight acres of property. There are three areas that will accommodate six parking stalls in addition to a wraparound driveway. Chair Holbrook asked how many people will be there at a time. Ashley Craft said between 5-10 people at a time if they come in a group for training. They calculated under municipal code she could have about 15 horses. They have a barn with stalls, where they can board, with some in the area around the barn; to meet the green belt requirements they would have them eat down the pasture. They also have an arena where people can ride their horses. They are happy to apply for a kennel license and move the shed wherever is necessary. They just moved to Harrisville and had a dog training business before and are hoping to do that again. The only time they have people come over is to pick up their puppies. They do very limited training, if at all. Occasionally a client will come for dog training. Ashley Craft asked what the kennel requirements are.

Bill Morris referred to HCMC §11.20.110(3) which reads: Dog and Cats. All enclosures for the keeping of a dog or cat shall be located in the rear or side yard. Such enclosures shall be set-back five (5) feet from any property line, and shall be either seventy-five (75) feet from any dwelling on an adjacent lot or in the rear one third (1/3) of the rear yard at least three (3) feet from the rear property line, whichever is most feasible.

Ashley Craft said they will need to measure that to make sure they are in compliance, but they are happy to comply. Bill Morris asked how many dogs. Ashley Craft said they currently have three dogs. Bill Morris asked how many will be in the kennel. Ashley Craft explained they do not keep all of their dogs on their property; the dogs live with guardian homes. There would not be very many dogs on their property at one time. They would only be there to have puppies and for their training. Bill Morris asked how many dogs she is seeking to allow for the kennel. Ashley said mostly one at a time, and that is temporarily. Commissioner Averill pointed out dogs must be a certain age; puppies do not count against the limit of dogs. Bill Morris said they are considered dogs at six months old. Ashley Craft said five to seven dogs for the kennel. Bill Morris asked where the horse boarding will be kept. Ashley explained there is a map included in her application showing the location of the barn, which is over one hundred feet back from the frontage road. Bill Morris said the home occupation limitations are outlined in HCMC §11.10.020(9) and other code requirements for horse raising in HCMC §11.10.020(6). Bill Morris said staff would recommend a motion include approval of the conditional use application for Ashley Craft subject to compliance with the home occupation requirements, horse raising regulations, the setbacks for animal structures, and the kennel being limited to a maximum of seven dogs.

MOTION: Commissioner Averill motioned to approve the conditional use application for Ashley Craft subject to compliance with HCMC §11.10.020(9) home occupation requirements, HCMC §11.10.020(6) horse regulations, HCMC §11.020.110(3) setback requirements for animal structures, and a limit of seven dogs for the kennel. Commissioner Smith seconded the motion. Voting was unanimous.

6. Public Hearing - Harrisville Ordinance 515; Ben Lomond View Zoning Map Amendment from Open Space (O-1) and Agricultural (A-1) Zone to Mixed-Use Large Project Subzone (MU-LP) located at approximately 1800 N. Highway 89.

Bill Morris gave background on this application informing the public that a public meeting was held at Orion last month. The golf course came to the city saying they would like to give the opportunity to the city to buy the golf course to preserve it. Since the golf industry went into a recession in 2009 and business has been slow, they have had a hard time meeting all of the obligations of the business. The golf course is owned by stock holders, who voted to sell the golf course. They first approached the city to buy it. The city looked into a bond which would have doubled the property taxes in Harrisville. No one else offered to buy this as a golf course and subsequently the golf course went about of business two years ago; hence we have seen this decline. We received application in September from the developer and tonight Planning Commission and the public will receive a presentation on the plan. Today is the time for public comment. We were introduced to the plan last month at Orion and we intended to hold this public meeting again at Orion. Then the Governor's order came out and which said we cannot gather together. The school declined to allow us to hold the meeting there. However, this allows us to open up a comment period, if someone could not attend tonight or did not want to make the comment publicly, comments can be emailed in until the next planning commission meeting on December 9. If questions come in sooner rather than later, we can have a response by the next meeting. We will get all of the comments to the commissioners. Developers, staff, and Planning Commissioners are going to be listening during the comment phase and responding to comments at a later date. We will see what we can do to get the best answers and respond to those.

Ronda Kippen gave a PowerPoint presentation on the Golf Course. She said what is being experienced here is a life altering event. She has been in land use for over 20 years where every transaction is someone's best or worst day. This is something she has come to understand and appreciate. Losing this much open space that has been enjoyed for the last 23 years. The beautiful greens of the golf course. If a development goes in there, this thing for the youngsters, they will be able to say, they remember when there was not a home there. What will take place over the next few years, will change the landscaping of Ben Lomond forever. She said the proposed properties are the Ben Lomond Golf Course and the Kunz property. This area was marked in red on the General Plan to outline the potential for mixed use, which saved a step for the developer. The BLD Investments has requested a rezone for these properties to MU-LP. In the 2019 Harrisville General Plan, one of the goals is to provide a balance of land uses that meets the needs of residents and businesses. The second goal was to implement high quality well planned safe and esthetically pleasing residential and commercial areas. Another goal is to encourage quality property management and vibrant neighborhoods. The purpose of land use ordinances as set forth in the municipal code is to promote the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of Harrisville City. That is the point to look at the present but also future inhabitants. To implement the land use policies and carry out the purposes set forth in Utah Code as well as the goals outlined in the 2019 General Plan to provide low and moderate housing. The master plan for the 130.25-acre plan was displayed. Under state law, the key thing that Harrisville is trying to meet with this site plan (the Utah State Law changed) and gave us until the end of 2019, to have the housing element that is required, the city has a housing conditions and needs, establish the goals, objectives, and policies, that are the foundation of the city's housing and growth strategy, and provides the array of programs the city intends to implement to create sustainable mixed income neighborhoods across the city. This plan seeks to integrate planning concepts that will allow for a mix of housing opportunities at various income levels to foster growth, community development, and successful neighborhoods. This plan specifically focuses on moderate income housing as required under state law. She wanted to touch on this so the public is

aware that the city is bound by law to provide a certain level of low income and moderate-income housing. Which is something that Harrisville is missing, is the moderate housing level. That is something we are trying to provide here.

The applicant has requested in the project area, out of 130.25 acres, approximately 29 acres, which is 22.3%, set aside as open space. They are requesting 447 single family lots, 195 town homes, 88 multifamily condos. A commercial space of 40,830 sq feet which will be two story. In the center of the development, is the retail area; surrounding an Amphitheatre, which is one acre in size. These are the footprints totaling the commercial area. Numerous parks surround and are integrated, including Millennial park, which the developer will take over the care of. They will be putting in a new parking lot for this park, and doing some site improvements as per the agreement with the city. She outlined the other parks in the site plan. There is open space throughout the development.

The roadway plan is another primary item discussed. The center town area includes the largest right of way including the entrance off of highway 89 through the town center which will be a 72 foot right of way. After that it narrows to between 52 ft to 60 ft right of ways throughout, not counting the alleyways for the rear loaded homes. This is not something we have seen a lot in the northern side of Wasatch Front but is gaining a lot of momentum in the lower area of the Wasatch front. The alley ways will be privately owned and maintained. Bike access plan and a trails plan were reviewed, which include a mixture of an earthen plan and concrete plan. They are looking for comments on the trail system or from North Ogden City to connect into their trail system on the East area in the detention basin north of 1875 North. Outlined the trail area which creates a walking community.

Parking plan shows the parking in garages and also driveways. They calculated how much parking will be required for each type of home. This includes parking layout for 1,788 single family parking stalls, 716 stalls for townhomes, 204 multifamily, 214 private commercial stalls. 43 for club house stalls. The club house is in the north area. The lots range from 2,800 to 6,600 sq ft. They were requesting 722 units over the 130.25-acre site. She reviewed the sensitive lands map. The planning commission needs to decide and make a recommendation at the next meeting. No decision will be made at this meeting. So much comes from the public comments, which is helpful information. The key thing here is the developer will be fixing a culvert on 4-mile creek which is in North Ogden. When they do that, they will submit a CLOMAR which will take the area out of the flood plain, and fix the flood plain going along the northeast area. If the applicant is unable to negotiate with FEMA, it is against the land use ordinance to build in the flood plain. Technically, these are not buildable lots. The planning commission will need to decide whether to grant the 34 units in the flood zone area, or to reduce these, due to Harrisville Municipal Code §11.22.030(3).

Staff and review agencies have been working to meet and go over this project. Next steps are to take written and public comments which we will keep that open until December 9, with the understanding there might not be an answer right away. On going meetings with the work groups will be held to ensure all items are addressed in the conceptual plans and make sure the MDA is ready prior to the next meeting. We will distribute the comments for the planning commissioners and work groups to address ongoing comments so Commissioners can be prepared and ready at the next meeting. It is too early in the process for staff to make a recommendation. The purpose of this meeting is to take public comment.

Chair Holbrook turned the time over to Eric Langvardt to review the project on the master site plan. Eric Langvardt said he has been working with the team for the last several months. He reviewed the concept and the plan is focused on pedestrian walkability. There is only one cul de sac and their focus was on product diversity. This is not quarter to third acre lots, that are becoming more and more less affordable.

Diversity is key to provide affordability. This plan focuses on the center. They did not want to put the commercial as a strip mall on Highway 89 but rather as a destination retail experience. More mom-and-pop type boutiques or more Utah regional chains. Not talking about drive throughs on the highway. They considered what can contribute to Harrisville and create a place where people can gather and spend time in the green space. That became the core of the project, which radiates out the density of the project. The park spaces, including Millennial Park, will be maintained by the developer, adding parking and upgrading the facilities. All others will be geared toward the specific areas. There will be preservation of the ponds, as existing buffers and destinations of trails and open spaces. Each park will have a different program. All accessibility via trails and walkways, with interconnectivity in the entire plan. Main access cuts through from Highway 89, where we have to connect in by UDOT standards, and ties into 2000 North. Those are the two points that had to be connected, which resulted in creating three areas. A multifamily and single-family area, where as you move to the edge, the lots get larger and intensity drops. Town homes front the town center road, with single family homes getting bigger in the south east area. East village includes town homes in the flood plain, those homes will not be built if the flood plain is not mitigated. They are working with North Ogden and Harrisville to get the drainage where it should be. This development will only improve these conditions. If they can improve the culvert it will change things forever. The east village area is age targeted, with single level twin homes. With housing diversity, another area that will allow for age targeted world. This area is close to the town center but allows more privacy with less young children. With Millennial Parks 29 acres of open space, really focuses on the park elements. The street scape is also super important. This will not include third and quarter acre lots. This is called out as mixed use, they see this as potentially being a huge success. Focus on the rezone tonight. He is available to answer questions.

Ronda Kippen pointed out the other two entrances into the project area. Eric Langvardt outlined the lower Highway 89 access, which has been talked about with UDOT. The main entrance off of Highway 89 is planned to be a lighted intersection. The entrance wraps around with the east side tying into 2000 North and another access even farther east. Traffic studies are showing good distribution throughout the plan.

Ronda Kippen said they wanted to preserve as much green space as they could, to preserve wetlands, and make this walkable, and also bring in as much commercial which is targeted around the mom-and-pop shops. Hopefully bring out the desire of Harrisville residents to start their own business. Take a step and have a place to do that. Harrisville has a great sense of community that needs to be protected and preserved. This is a community that the whole family can be a part of. From children to parents in the same community. A place for everybody; focused on multi-generational element.

Chair Holbrook opened the public hearing to receive public comment.

Steve Rede expressed his traffic concern on 2000 North with vehicles going upwards of 35 miles an hour, he asked what traffic controls will be put in place.

Michael Schooler asked what happened to the original developer, what is the history on the current developer, and why they are the developer at this time. He is a 40-year resident and feels Harrisville is going in the wrong direction. He feels this is a housing project and asked to reconsider the amount of high density.

Craig Dinsdale said he moved to Harrisville about 3 years ago and enjoys living without neighbors. He expressed concern with high density building with a road running across his backyard. He is curious how the schools will address this development with bused kids because schools are overcrowded. Most mom-and-pop shops are going under due to Covid-19.

Teresa Stakebake said she agrees with Mr. Schooler, and does not agree with this development.

Austin Moffitt expressed concern about the flood plain and redirecting water so this will not have an effect to the users downstream.

Dawn Murray lives in North Ogden on 400 West and this is in her backyard. She expressed concern with a possible reduction in property value. She is interested in what is along 400 West in North Ogden and the estimated property values of those properties in the project.

Jennifer Reeder said she is a homeowner in the area and is concerned with an increase in taxes. If the homes average price is \$280,000-300,000, what will the price range for low-income housing be.

Steve Hess said he feels we are approaching from the wrong direction by creating an argument for the development when we have not decided how to zone the property. He asked what low to moderate income housing definition means and how much do we have; what percentage is in that range. He sees a lot of development of townhomes. In the site plan, he sees plans for split homes, single level homes, and twin homes. He is concerned with ownership issues; will this be part of an HOA, and how many will be rentals.

Cliff Hokanson said he is an owner of HHI corporation. He loves the idea of the 2019 General Plan but feels this goes so far from the General Plan with 6,000 square feet lots for a house. He expressed concern with consequences in the long term; not enough parking, having things look run down. He does not want this to look like West Valley City. He loves Harrisville, and encouraged we be considerate of what we want. Master Plan says to provide a space that looks good for everyone. His opinion is this should include quarter or half acre lots where value of properties will be maintained, not with smaller lots. He feels this plan missed the mark, and we should figure out what mixed use can do.

Aaron Herzog agrees with Cliff Hokanson. Five years ago, he moved to Harrisville because of the great things they had heard, some of them from multi generations. He thinks this defeats the feel of Harrisville, and the people who built this city. What is planned is not what people move out here for. He is concerned taxes will increase with police that can barely handle the current city. How will we address this growth?

Sarah H lives on 1875 North in North Ogden and said she does not want this behind her house. There are too many issues to be worked out, and she feels they will not be addressed.

Gary Robinson said he has lived in Harrisville for 42 years. He has seen a lot of houses, other developments with this small of houses, and after 15 years they become slum areas. Culture of Utah does not cater to this type of housing. After about 15 years, kids grow up, and there is not enough space for parking to park cars and everything else. He said this is not going to work out. Street sizes are going to be a deterrent to the surrounding properties. This plan is more for back east in Pennsylvania or Chicago, in a big city. Or in England around London, where people are used to that. Or Salt Lake, where people are used to that. Not in North Ogden, or Pleasant View. People here are used to open space. This is only good for developers and real estate agents for more money; not good for people to be on top of each other. People do not walk around up in this area; they do in downtown Ogden. A lot of crime with parking lots near parks. Where he lives, this has brought in a lot of crime with hardly any revenue; tax dollars will not offset crime. This is not long-time residents that stay for 30-40 years but for renters, not buyers.

Jay Lowder has lived here since the 80's in the older part of the neighborhood. He did not know about the meeting at Orion. From the beginning, he expressed concerns about green space, he does not want to over populate the area by removing the open space that people have lived with. Not with the two houses being proposed in the back of his lot. He asked what transitions or buffers are planned for not only on

newer neighborhood, with care to established neighborhoods. As backyard neighbors to the golf course, he knew he would chance having broken windows. He has concern on buffering to existing neighbors. He also echoes the comments with maxed out police force and overloading school system. As well as neighborhood traffic getting out on Highway 89.

Chair Holbrook closed the public hearing. Expressed thanks for the participation from the public and recognizes that we all want what is best for Harrisville City.

MOTION: Commissioner Smith motioned to adjourn the meeting at 8:41 pm. Commissioner Shakespeare seconded the motion. Voting was unanimous.

Jennie Knight
City Recorder

Chad Holbrook
Chair