

Harrisville City Planning Commission Meeting
363 W. Independence Boulevard
7:00 p.m., April 10, 2019

Staff, Planning Commissioners and City Council Members: Foster Bateman, Laurence Boswell, Jennie Knight, Bill Morris, Sean Lambert, Matt Robertson, Max Jackson, Mayor Michelle Tait, Steve Weiss, Grover Wilhelmsen, Ruth Pearce, Clark Beecher, Gary Robinson, Chad Holbrook, Kevin Jensen, Nathan Averill, Brenda Nelson, Blair Christensen, Doug Larsen.

Visitors: Mandy Lynch, Charles Lynch, Jay B., Krystal Averill, Kolby Layton, Nicole Layton, Ryan Walter, B.B., Kai Johnson, Jon Shreeve, Fred Quintana, Karla Quintana, Jake Haines, Delynn Holbrook, Ryan M., Lynnette Shuman, Robert Saunders, Judy Saunders, Eric Engelby, Kim Engelby, Glen VanHeuwen, Michael Schooler, Joann M Cherpeski, Shane Stevens, Gary Robinson, Robert Mechling, Amanda Hardee, Penny Senkins, Jaelynn Serrine, Heidi Ferguson, Mark Dawn Murray, Russ Wahlen, Chris Valdez, Tricia Valdez, Sarah H., Jeff Pearce, Rhonda Dinsdale, Angie Francom, Mike M., DeAnn M., Rick Scadden, Jen Taylor, LeAnn Taylor, Chris Baldwin, Jane Baldwin, Kevin Jensen, George Ampagoomian, Barbara Ampagoomian, Ashley Jensen, Dave Jacobs, Brittany O'Connor, Kelly Dabb, Judy Dabb, Shanna Edwards, Jennifer Reeder, Ken Loveland, Ashley Reedy, Jeremy Reedy, Scott Turley, Jodie Turley, Scott Sheridan, Jack Wahlen, Jay Lowder, Quinn Jensen, Whitney Sanders, Bryan Bayles, C.K., Arnold Tait.

1. CALL TO ORDER.

Mayor Michelle Tait called the meeting to order at 7:00 PM. Mayor welcomed all residents to the open house. Mayor explained that there are four different stations that focus on key areas of the City. The City is looking for input on future development and growth. The City hired Doug Larsen to help with economic development throughout the City. The Mayor mentioned that there are several rumors about the golf course, and the City does not have any concrete plans for the golf course at this time. Mayor encouraged all who attended to leave feedback and make comments. The planning commissioners and city council members were also present and available to help answer questions. The Mayor also introduced staff members.

2. **PUBLIC COMMENTS:** *“This is an opportunity to address the Planning commission regarding our concerns or ideas on land use issues. Comments are limited to three minutes. The Planning commission cannot take action on any item brought to the planning Commissions’ attention except to instruct staff to place this item on a future agenda.”*

COMMENTS

Anonymous: Keep golf course the same. Allow accessory apartments in single dwelling homes. Rent basement of house.

Jay Lowder: Outlined a buffer zone on the south side of the golf course.

Anonymous: Mixed use commercial and residential for the Washington Blvd corridor.

Jailynn Serrine: “We would like to see the open space preserved in Harrisville. The wildlife and open area is the reason we chose to live in Harrisville. Due to all the development in North Ogden, I do not feel it would benefit Harrisville to take away any more open space. We are blessed to have that hometown country feel in Harrisville, take it away and we are like any other city. Please keep our city green.”

Penny: “Since the Ben Lomond Golf Course is for sale can you tell me how the state of Utah will handle all the water that runs with that property?? The water is an issue for the homes that border the golf course. The current owners have failed to properly contain the irrigation water causing many problems for surrounding residents. Is there a chance the State of Utah will divert the allocated water to another source??”

Shanna Edwards: “West Corridor: Keep rural due to lack of pressurized secondary water, flooding, and wetlands South East: Commercial, including an interior street with restaurants. Ben Lomond: NOT commercial. Not another Riverdale. Nice single family homes clustered with some open space. Maybe keep a portion of the golf course included in the open space (as part of an HOA), similar to White Barn. It is zoned open space as the buyer knows. The buyer should not dictate how it is rezoned. The city has some control. Washington: Commercial along Washington 400 feet back. Some multiple housing behind the commercial. I thought the suggestion Greg Montgomery mentioned for allowing owner-occupied single homes to have a small apartment had some merit depending on an ordinance being created that would include enforcement and penalty.”

Anonymous: “Schooling? Where do we plan on sending all of these potential kids? Our schools are already overcrowded. If the intention is to build homes can we suggest them to be single family ranch style homes. Realistically we would love for the golf course to remain a golf course, by building on it without taking the beauty that people have paid for by living on a golf course. What about all the geese that winter on the golf course these are all concerns and reasons for purchasing our home and they are all potentially diminishing.”

Deborah Liebenau: Concerned about the natural wild life that nests and settles around the largest pond on the golf course. The pond is across from 2000 N.

Gayle Rich: “We moved to Harrisville, because we LOVE the country feel of this area and it saddens us to see so much development taking place. The idea of more High Density Housing makes us sick and we do NOT want High Density housing going in anywhere in Harrisville. We were so saddened to hear about Ben Lomond Golf Course and to see that beautiful course be turned into more housing is heartbreaking. We know that development is eminent but PLEASE keep Harrisville rural and a livestock friendly community. We have enough apartments and High Density Housing already! Why have a master plan, if we don't adhere to it?”

Brent Eddy: “Thank you for giving me the opportunity to share my concerns about the development of Ben Lomond Golf course. Although I am not a resident of Harrisville, I

live in the area of North Ogden next to Ben Lomond Golf Course that was annexed into North Ogden about 15 years ago. I have been quite interested in the fate of the golf course and what actions the the City of Harrisville takes concerning the development. Based on Planning Commission notes there are others that have similar concerns.

My hope is the city purchases the land and continues to maintain the property as a golf course or encourages any future developer to include at least nine holes in their development plans. I am very familiar with the golf course being a stockholder for over 40 years.

To me it doesn't make a lot of sense to tear out millions of dollars in infrastructure (sprinkler system, buildings, and restrooms and replace it with the infrastructure to add homes. I believe there may be possible environmental concerns with the wildlife that live in and near ponds. In addition, the current golf course has extra space that could possibly be used for other recreational activities, along with an 18 hole golf course. I believe there is also sufficient space where additional an retaining pond could be added for flood control.

I realize this could possibly increase the taxes for residents of Harrisville; however, I believe there would also be a cost if the area was developed into homes, for example maintaining roads, sewer systems, additional traffic, police and fire protection.

Since a good portion of the golf course borders areas of North Ogden maybe the two cities could combine their efforts to keep the land as a golf course. Maybe Weber County could be included. Both of these could lessen the impact of future tax increases on residents of Harrisville. There may even be various grants from the Federal Government or State of Utah for this purpose.

Once again I appreciate the opportunity to share my thoughts. Hopefully, the course has not already been sold to another developer and the city and can review the various options thoroughly. Thanks for your time and the service you provide. If you have any questions, please feel free to contact me.”

Rhonda Dinsdale: “I understand a developer is under contract for the purchase of the Ben Lomond Golf Course Please send this message on to the development Committee City of Harrisville. My concerns easement abandoned, irrigation pipe & manhole cover in back yards of several homes. My home 348 W 1875 N. I back the golf course south side. Is there a Possibility of adding to my lot? I have a 1 level view home, what will happen to that? What fencing will be used for this development how high? What will the setback be from the fence to buildings being built? How tall will the town homes be? What is the target market for the town homes? (hopefully higher end) & 1 level patio home? Ponds of water/child safety. What time is the noise ordinance while property is being developed? Will it be in-forced? I wanted to share my concerns. I know it will bring revenue to the city. Thank you.”

3. **Adjourn.**