

Harrisville City Planning Commission
363 W. Independence Boulevard
7:00 p.m., December 9, 2020
Conducting: Chair Chad Holbrook

Commissioners:	Chad Holbrook, Chair Brenda Nelson Nathan Averill Kevin Shakespeare Bill Smith	Staff:	Bill Morris (City Administrator) Jennie Knight (City Recorder) Glen Gammell (Public Works) Matt Robertson (City Engineer) 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 Chad Holbrook called the meeting to order.

2. Work Session– a work session is to gather information and is not intended for public comment.

a. Staff update on purpose of the meeting.

Bill Morris gave an update on the progress on the Ben Lomond Golf Course application and process. A previous work session was held at Orion, and public hearing was held in November with the public comment period kept open until tonight. The purpose of tonight’s work session is to allow the planning commission to engage with the developer.

Ronda Kippen said she has spent the last month going over the public comments with the work committee and the developer. Everyone has had a chance to vet through the comments which have sparked some thoughts and questions that need to be addressed. Up until now the Planning Commission has not been able to have dialog with developers to bring forth anything that has possibly been missed on what Harrisville wants and needs. Bill Morris asked for Ronda Kippen to collect all of the plans required under municipal code for this development. He asked if there was a representative for the development available to speak as to what has come out of the negotiations.

b. Presentation of the proposed Ben Lomond Golf Course zoning amendment plan by the applicant, including response to Public Comments.

Bill Scott from the development committee said they went through all of the public comments received. They provided a written response to the issues by going through the list of concerns. He found there are fundamental misunderstandings on the project that are coloring many people’s perspective on this project. Bill Morris explained the responses to the public are available as part of this meeting’s packet.

Bill Scott said there is misunderstanding regarding the remapping of the flood plain and plan to build on this flood plain. This remapping is from the watershed study, which is attached, includes three maps. The first map identifies what is the source of the flooding; as the runoff through the golf course splits, there is a culvert that cannot handle the flood water flow which cases the water to move around the culvert and spread across the eastern portion of the land and moves towards the west. If the flood plain remains, they would lose 43 units in the development which is shown by cross hatching across the plan. They would only build in this area if the flood plain is remapped. Bill Morris said from his legal perspective, FEMA Region 8, which is out of Denver, are going through the process of remapping the flood zones in our area. When he had Ronda begin this process, she looked into what needs to be done to address the flood plain. If this is accurate and FEMA authorizes an upgrade to the culver to take on the flood waters, a map revision would happen and the flood plain would be removed.

Bill Scott said he has solicited and they have agreed to study an enlargement of this culvert which would redirect this back to the Cold-Water Creek channel. The larger question is what will this cause downstream. When the study is complete, if this is feasible to do this, they would proceed with these changes and submit the study to FEMA to have this remapped. That would allow them to building and also eliminate the flood plain for several homes. The map shows how this is affect which includes a sizable number of property owners who will be affected. Bill Morris pointed out a large number of these homes in the Golf Crest and Golf View developments.

Bill Scott explained many comments were directed towards a low-income project, which is not correct. This plan includes a mix of lots and what those values would be. Their discussion has been with high quality builders with Utah experience, who have looked at the site plan and concur with the market research. Some adjustments were made based on those discussions. Homes would start at \$175,000 and go up to \$400,000 on the high end. An excerpt from the General Plan shows the values of the Harrisville homes, their range would put these proposed homes at the high end. These are new homes, so they would expect that. With context to Harrisville City, this is not low income nor would have an adverse effect on existing homes. Some are on smaller lots than what Harrisville is used to seeing. There is a range of sizing on the lots and he understands the objections have risen from being low income.

Bill Morris said the valuations of the homes, and what was intended by the city, was the state mandate on how we are going to provide housing. He recently received an email on how the city is going to provide this housing. This proposed project helps us fulfill this requirement, but this is not low income, but will comply with that state law.

Bill Scott said another item is the Mixed-Use zone exists in the General Plan. Based on the language in the General Plan, this is what they see is attractive and what is moving in the housing market. Bill Morris said the General Plan was adopted after the golf course closed, through using Mixed-Use, we can keep the tax burden lower and focus on the Highway 89 corridor by keeping this housing along the highway. His thought is keeping the housing around the neighbors around the golf course.

Bill Scott said they have reviewed the written responses from the public, looked at them carefully, and responded to them. They are also thinking about what they might do to improve and address these concerns. There have been other concerns expressed by staff, Planning Commission, and City Council and they are looking at all of those. They are not prepared tonight to address those specific requests, but there are stake holders involved in making changes and some are very complicated. They have discussed this plan with experienced Utah builders who have a range of products on these types of lots; should they change these or with the mix or size, they would have to back and discuss what products would be available. They know builders are ready to build on these lots. Some requested changes were made easily, but there are other parties involved and they would have to make sure any plan being brought back might take more time. He is sorry to not have that available tonight.

Bill Morris said the golf course was sued by local property owners, which affected their ability to stay open. Some of the first proposed plans were for over 2,000 lots. He also wishes this could have remained a golf course, but with the earlier proposals made, this is a much better plan.

Bill Scott also explained some of the earliest concepts and after comment was received, the strip mall concept on the Highway was changed to the town center. They have worked this over and made changes over the last nine months. And this dialog has given them a better plan. They feel this will work well and matches the new popular home builders are selling. This is what the market research is showing, but he also recognized this is smaller than what exists but they understood this was supposed to bring in something different. There are areas of relatively smaller land groups in the city already. The General Plan does not specify not changing the overall look of the city, but rather offer some new options.

Commissioner Averill said the intent to give variety in the Mixed-Use, rather than what already exists.

Bill Scott said this plan is not for all over Harrisville, but this site specifically. With some commercial elements that can create some synergy. They are open to taking other concerns to see what they can do to improve that.

c. Discussion by the Planning Commission.

Bill Morris encouraged Planning Commission to evaluate this. If there are any legal questions, he can

address those. He asked them to collaborate and also thanked them for their service. They have taken an oath to defend the state constitution and the local ordinance that allow private property owners to do what they want with their property. Some may bring a solution forward. Commissioner Averill asked for confirmation this is not an action item. Bill Morris confirmed. Bill Morris said there are usually misunderstanding during these processes. Commissioner Averill said he likes where this is at.

Chair Holbrook said he appreciates the effort the developer has made to address the questions. On the outset, he appreciates the public comments. They are not a committee that does whatever they want. One of the concerns was is there is too much density. They have looked this over and moved forward with good faith that additional drafts and changes would be made. They have not signed off on this and are giving great consideration. He explained the legislative team that have been evaluating these plans for several weeks. With the concern raised by the public regarding the density, they met briefly with the developer and shared with them some of the initial concerns, and what they felt are viable options to make this less dense and more appealing. They have listed the price ranges of these homes; we have to balance several things moving forward. Legislators request to balance and make things affordable. This community is part of that plan, and will help meet this requirement. There has been considerable concern, but the city is required to make accommodation for lower cost housing, and as the effort to do this. Another part of the challenge is the amount of projected growth over the Wasatch Front for the coming years. We can either get out in front of this, or play catch up. It is the intent of the Planning Commission to get out in front and have a significant amount of effort. Making sure Harrisville remains a beautiful community and wonderful place to live, which is why many have moved here. This is complex, more than people have appreciated. The developer has listened to our concerns, and are even willing to address further modifications of the plan to see what the alternations that will make this good for the community.

Commissioner Nelson said we are at the beginning stage of this. As Planning Commission, she considers what is the highest and best use of the land. There are a lot of concerns from the public and they did review them and answer those concerns. Commissioner Averill said as Planning Commission, they have to respect the rights of the property owners. This will provide the variety the General Plan addresses. Commissioner Nelson said that is not an excuse. It is important to have Planning Commission discussion. Some have seen changes since July, but this is brand new to others. This is a lot to take in, and needs to be broken down and go over each area. To discuss whether this is the best use of each area. Right now, there have been community feedback and now the commissioners need to give their feedback. They need some time to digest this, and break things down piece by piece so they feel better about it.

Ronda Kippen said the term lower income needs to be eliminated. This is moderate to higher income housing. Whenever density is discussed there is shock and awe. The average density, when broken down across the entire site, is 5,066 sq. ft. Commissioner Averill said there is a lot of this going into North Ogden. Ronda Kippen said this is based on the old zoning of R5-6. Bill Morris said if they consider the SAP zone with Golf Crest and Golf View, the density is higher on those than this proposal. Commissioner Averill said there have been some positive comments received as well.

Chair Holbrook suggested going over the entire site starting from the east to west. The east side offers some age restricted area with tree lined streets and opportunities to walk and continue their lifestyle. The yellow sectioned area is 5,000 sq ft single family homes. Ronda Kippen pointed out the flood zone area, which would be eliminated after the CLOMAR. Commissioner Averill pointed out the homes in the current townhomes areas that would be eliminated from that flood area as well. Ronda Kippen said this is 2019 FEMA remapping. All of those units would be required to get flood insurance after the remapping. Chair Holbrook pointed out the water features which will also be included. He said this development is not creating this flood plain, this was underway before anything was submitted. In good faith the developers are moving forward to address and mitigate this potential flood plain issue and we appreciate them for doing this. If things cannot be mitigated, all of those houses will be eliminated from the plan.

Ronda Kippen pointed out the ponds will be used in addition to detention and secondary water requirements. Water features being both detention based and used for secondary water. There are the two entrances/exits onto 2000 North and two entrances/exits on Highway 89. Townhomes are in brown and the orange are a new work/live opportunity; allowing working and living in the same space. Which could be office space

on the main floor and living space above. There is also the commercial center as part of this development which creates this walkable community with people also coming into Harrisville to enjoy their spending as well; which helps take care of some of the financial concerns for the city.

The commercial area surrounding the Amphitheatre in the middle, which is an acre, is two story. Bill Scott pointed out the latest version has removed any housing from the commercial foot print, so the 40,000 sq. ft. on the ground floor, with other services upstairs that would not be a detriment by being on the second floor. Market research will show what kind of office we would market to. If this is a larger business, they might need a lot of depth. Small businesses might want a smaller space. Total build of the second floor is negotiable. If they close some space, there could be patio area on the second level. Apartments on the second level are no longer being considered and added additional parking stress.

Chair Holbrook said one concern is to have enough retail space to make a difference, and this is critical to not do the same type of commercial as our surrounding cities to draw people into the heart of our city. This is crucial and he suggested a second level restaurant with views of the mountain. Large businesses that bring in a draw of different services than our surrounding cities. He is concerned about making this area any smaller. Commissioner Nelson asked if a second-floor restaurant is something we are asking for or demanding. Chair Holbrook said this is something unique, and if the name is going to be Ben Lomond Views, they should take advantage of that. He thinks this is workable and encouraged people to have vision with this project. Bill Scott said they are in agreement with this. He has a lot of experience in urban areas, in large blocks, their view on this needs to provide some local services that serve the community, but they think there is a need for something unique so this becomes a great place to visit. When you do this type of work, you have to find someone who is willing to do that. They would have to find someone willing to run a restaurant, with the vision. As far as having something special, they agree.

Ronda Kippen said one of the key things included in the development agreement will be to include standards and uses that will allow what they want to see. Any development agreement will include these specifics. They will have to identify the standards of commercial. Chair Holbrook said things that will attract people to come. Ronda Kippen suggested not all restaurants and office space but something to inspire people to open up a business. Also, consideration to what will attract foot traffic. Chair Holbrook said he envisions this as a destination in Harrisville, specifically different than what is in North Ogden and Pleasant View.

Commissioner Averill said there is parking for the folks that drive in, and the people that live in the area. Chair Holbrook said he would like to see more consistency around the commercial area similar to downtown Ogden to make things more uniform. Ronda Kippen pointed out the condos downtown in Ogden are three and four story. Commissioner Averill said he would like to maintain more of the open green space. He likes the way this is drawn up now, with townhomes up by the park.

Bill Scott said one questions is what the market is for condos in this location and how many units the city would allow. Right now, this shows about 80 apartments, does the city have interest in more. He said they located townhomes around the town center because they did not want driveways on the main road which are necessity for single family homes. This was not driven by how many they could fit, rather what fits there.

Bill Morris said they are at a good point now and there might be a issue with adding density with staff being concerned with parking stalls. Chair Holbrook said north of the commercial area, putting in more condos on the east side. The main concern with density is on the lower side where the lots could be increased in this area with 6,000 sq. ft. minimums, to mirror the existing houses and alleviate the concern with property values.

Commissioner Averill expressed he likes the way the plan is and property value concerns will decrease when people know the price point of these homes. There is a good balance and variety in a self-contained community.

Bill Scott said the homes in the lower area would be \$400,000 price range. He does not know the market of the existing homes, but would suspect that would increase with this development. Ronda Kippen said the homes surrounding that area are on 6,000-8,000 sq. ft. lots. Bill Scott said the general trend is large homes on smaller lots and this is supposed to be a village setting. The smaller lots do not reflect the types of

homes that will be built.

Commissioner Nelson asked about the homes in purple. Ronda Kippen explained these are cluster homes. They started out as paseo homes, but are now a cluster home with garage and driveway.

Commissioner Averill said the lot sizes of the North Ogden area range from 8,000 to 8,340 sq. ft. so 6,000 sq. ft. would not be that much different.

Ronda Kippen said there was concern with developing a thoroughfare from Highway 89 to 2000 North and do we have to include a connector road. She said there has to be an ingress and egress for fire purposes. Anything over 30 units must have ingress and egress. The purple homes along Highway 89 will be buffered with a landscaped berm with a wrought iron fence for safety and screening purposes. To provide privacy along this area and also be additional safety measure; about a four0fot berm, with landscaping plants throughout the area. They did not want to put up a wall, they wanted something you could see through that protects and provides screening for the health, safety, and welfare.

Bill Scott explained the problem with putting a road parallel with the Highway which would have created a circulation problem within the development. They worked with a builder and lengthened the lots to have two car garages and two car driveways. This area has small private roads that feed into those homes with a porch on the side close to the road to soften the aesthetic. This all had to be worked through and they wanted something marketable that can be built on. They are confident this will work. There is also a conservation area for Weber Basin Water where they cannot build.

Chair Holbrook asked if there were additional concerns from Planning Commission. They are addressing the public comment concerns. When we get an idea of the quality and type of housing, this will ease those concerns. They are looking forward to receiving housing designs as well. Ronda Kippen said taking this concept plan to 3D will allow the vision of what this will look like and take on new meaning. Right now, this is hard to envision but with draft on the commercial area and uses, this will come alive in our minds.

Chair Holbrook said he has seen this more and more and hopefully the others can see this vision as well.

Commissioner Smith said he is on board with what is happening and pleased to see it. He was concerned with the flood plain issues and people did not understand what was happening with that.

Commissioner Shakespeare said he has been a little quiet just absorbing things. He read all of the public comments and understands the concerns with school numbers and transportation issues. As for the design and look of this, he likes this. Chair Holbrook said the developers said they will speak with the local schools. Ronda Kippen said the school district said they can adequately bus the students. She has been working with Bona Vista and they are budgeting for new water meters. The developer has been working with UDOT and Matt Robertson has as well. Bill Scott said he spoke to Bona Vista, Rocky Mountain, Dominion and they have not indicated any issues. Bona Vista asked for the size of the project and as the developer, they do not want to move further until there is some type of approval. Ronda Kippen said she provided the developer with a list of deficiencies and are anxious to see what they will do as a result of the public and Commissioner comments. The goal is to make this beautiful and viable.

Commissioner Averill said he reviewed lot sizes during the meeting on the east side of the retention basin on 1875 North, those lot sizes are 5,500 sq. ft. Chair Holbrook hopes this will give some depth to the project and with some augmentation this will fit into our community and not take away from property values making this a desirable place to live with a small place to shop or get something to eat. Moving forward to the type of communities we will see in the future as the density on the Wasatch Front changes.

3. Adjourn.

Chair Holbrook declared the meeting adjourned at 8:55pm. With no objections.

Jennie Knight
City Recorder

Chad Holbrook
Chair