



HARRISVILLE CITY

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PLANNING
COMMISSION
Chad Holbrook
Brenda Nelson
Nathan Averill
Bill Smith
Kevin Shakespeare

Harrisville City Planning Commission

Harrisville City Offices

Wednesday, December 9, 2020 – 7:00 p.m.

AGENDA

****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 MEETING WILL BE HELD ELECTRONICALLY. ****

Join Zoom Meeting

<https://us02web.zoom.us/j/88939678365?pwd=TEQyTXpDazNrMm4zMTRzWFZGcUk4UT09>

Meeting ID: 889 3967 8365

Passcode: 974685

1. **CALL 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.
 - b. Presentation of the proposed Ben Lomond Golf Course zoning amendment plan by the applicant, including response to Public Comments.
 - c. Discussion by the Planning Commission.
3. **ADJOURN.**

Certificate of Posting and Notice

I, Jennie Knight, certify that I am the City Recorder of Harrisville City, Utah, and that the foregoing Planning Commission agenda was posted and can be found at City Hall, on the City's website www.cityofharrisville.com, and at the Utah Public Meeting Notice Website at <http://pmn.utah.gov>. Notice of this meeting has also been duly provided as required by law. In accordance with the Americans with Disabilities Act (ADA), the Harrisville City will make reasonable accommodations for participation in the meeting. Please make a request for accommodation with the City Recorder at 801-782-4100, x1000, at least three (3) business days prior to any meeting.

BLD Investment Response to Public Comments Concerning Ben Lomond Views at Planning Commission Meeting of November 18, 2020

The design of the Ben Lomond Views Master Plan was informed and guided by goals and objectives stated in the recently adopted Harrisville City General Plan (October 2019). The General Plan celebrates and recognizes Harrisville’s agricultural history and includes a variety of Land Use Categories that support that tradition with minimum lot sizes ranging from 10,000 square feet to 40,000 square feet. However, the Plan also recognizes the need to provide a wider variety of land uses to address the opportunities and pressures of growth seen occurring in Weber County and throughout Utah.

“When the City was incorporated, it was primarily an agricultural community and agriculture-related land uses remain a part of the community today. However, presently the City is rapidly affording opportunities for a variety of land uses including commercial, manufacturing, residential, mixed-use, and open space, along with recreation activities and governmental services.” (page 17)

To allow for a planned introduction of this expanded variety of land uses the Plan includes a High Density Residential land use category with minimum lot sizes under 10,000 square feet and a Mixed Use category. The Plan describes the Mixed Use category as follows:

*“The purpose of a mixed-use development is to establish an area that allows for development in a manner that requires projects to be designed and planned for a mix of uses created by various commercial, entertainment, recreation, open space and a **variety of higher density residential styles that creates a quality community.**” (page 17)*

The Plan includes Mixed Use Development in a number of locations on the Future Land Use map including the former site of the Ben Lomond Golf and new land uses regulations: *11.11 Mixed-Use and In-Fill Development* were adopted in 2020.

We note that Harrisville’s General Plan is consistent with the planning recommendations of Envision Utah, the state-wide planning effort led by distinguished business, government and community leaders. The Envision Utah Quality Communities Guide advocates creating a variety of village, town and urban centers throughout Utah and states that:

“... as we grow we must:

- Provide a full mix of housing types (townhomes, duplexes, apartments, single family homes with a variety of yard sizes, mother-in-law apartments, etc.) that maximizes how many people can afford decent housing.*
- Build communities that are designed for walking, transit, short drives, and housing varieties in order to improve the convenience of getting around without a car and to reduce the cost of living for all households.”*

We believe that our Master Plan for Ben Lomond Views fulfills the purposes for which our site was designated as part of the new Mixed Use zone on the Future Land Use Map while also necessarily reflecting conditions in the housing and commercial marketplace. We also appreciate the support that our project has received from residents, staff and City officials in various public presentations and discussions over the past year. Many positive changes in the project have been made in response to feedback, including relocating the commercial area from Highway 89 to create the Town Center.

We are currently reviewing ways that we might make additional changes in response to comments received from the last Planning Commission meeting. The many components of the Master Plan and the demands of the market are closely interrelated and this complicates the analysis of the impact of many potential changes.

While our review has not been completed, we offer below our initial response to concerns expressed by those who submitted comments. We also want to thank the many residents of Harrisville who have submitted written comments expressing their support.

Flood Plain and Stormwater Management

Concerns

- Apparent belief that the Ben Lomond Views project has caused the remapping of the FEMA flood plain
- The Master Plan shows development of lots within the flood plain
- Concern that the development of the golf course will make current flooding on nearby property worse
- Preservation of wetlands

Response

Pending Flood Plain

The pending flood plain remapping is unrelated to the Ben Lomond Views project. It is a consequence of a 2018 – 2019 FEMA study of the Lower Weber Watershed that drains approximately 2,400 square miles. During peak flood events an increase in water flow from the east through the Cold Water Gulch is forecast to exceed the capacity of an existing culvert in North Ogden and overflow the channel. This water then continues to flow to the west across the eastern portion of the golf course and into the adjacent existing residential neighborhoods. The location of this culvert is identified on the first of the attached FEMA study maps as the “Golf Course Split”. The westward flow of the flood plain is shown in the two additional FEMA maps.

BLD Investment is prepared to fund an engineering study to determine whether enlarging the culvert to keep all the peak water flow within the Cold Water Gulch channel can solve this flood plain problem without increasing the risk of flooding to areas downstream. The study will also determine if any downstream improvements to the Gulch channel are necessary. If this

approach is feasible BLD Investment is prepared to participate in the funding of necessary improvements and will submit the applications to have this pending remap of the flood plain reversed to the benefit of all affected land owners.

If this process is not successfully concluded the revised flood plain maps will remain unchanged.

Development on Lots Within the Flood Plain

A notation on the Master Plan, not likely to be visible to those looking at the Plan on Zoom, indicates that development of any lots in the pending flood plain is conditional on having the flood plain removed from the FEMA maps. It is City policy to preclude future development in the FEMA 100-year flood plain.

Stormwater Control and Prevention of Flooding from Development

BLD Investment's engineers are developing a stormwater management plan to detain all stormwater runoff from the site. The current planning anticipates the use of three detention ponds including an existing pond that will also be used to store water for the pressurized irrigation system. Preliminary calculations and the outline of a plan have been submitted to City engineers for review.

BLD will also replace an existing broken drainage pipe near the northwest boundary of the site that is currently causing flooding problems to property owners.

Preservation of Wetlands

A review of the Ben Lomond site by the U.S. Army Corps. of Engineers determined that there are no jurisdictional wetlands on the site. A copy of that determination and the accompanying study have been provided to City staff.

Housing Market and Planned Units, Crime, Town Homes

Concerns

- How many will be rentals? this will have renters not buyers
- What % of low income housing is the goal and what is it based on? What is the definition of low and moderate income housing? What is the price range for the moderate income housing"
- Average priced home in the area is \$280 - \$300k
- This will decrease everyone's property values, it will turn into a slum, other developments with these small houses turn into a slum. Want no town homes whatsoever, town homes are low income housing,
- This is not for long-time residents who will stay for 30-40 years
- Crime will sky rocket, existing town homes have crime problem
- I paid a lot of money to live on a golf course. A lot of us moved in for green space and don't want to lose it.

Response

Rentals

There are no rental units planned for Ben Lomond Views.

Low income, Moderate Income Housing

Ben Lomond Views is not a “low income” housing project and is not a component of the City’s Moderate Income Housing Plan. Moderate income in Utah is defined as 80% of the area median income (AMI) and per the 2019 General Plan 80% of AMI for a family of 3-4 in Weber County was \$59,876. Ben Lomond Views will provide market rate homes and ownership is not targeted to families in the low or moderate income range.

Homes Values and Market Pricing

The distribution of dwelling units and values in Harrisville, not including rental units, as stated in the 2019 General Plan is shown below.

| # of Units | Price Range | # of Units | Price Range |
|--|------------------------|-------------------|------------------------|
| 8 | Up to \$75,000 | 218 | \$200,001 to \$225,000 |
| 4 | \$75,001 to \$100,000 | 170 | \$225,001 to \$250,000 |
| 267 | \$100,001 to \$125,000 | 181 | \$250,001 to \$275,000 |
| 307 | \$125,001 to \$150,000 | 76 | \$275,001 to \$300,000 |
| 299 | \$150,001 to \$175,000 | 96 | \$300,001 to \$350,000 |
| 426 | \$175,001 to \$200,000 | 69 | \$350,001 and more |
| Total Single-family Housing Units: 2,121 | | | |

Market research has been conducted for the project by several firms including Meyers Research, a nationally recognized real estate market research and appraisal services firm, as well as Utah-based and oriented firms. This research identified new home pricing in the \$250,000 - \$380,000 range as the “sweet spot” for housing in the Harrisville market that is attainable by the price conscious buyer and suggested pricing in the \$280,000 - \$400,000 range including options.

The market research firms recommended a housing product mix similar to that included in the Master Plan as one for which there would be high demand from a broad range of potential new home buyers. This view was confirmed by the builders with whom we have been negotiating sales contracts for groups of the lots shown on the Plan. These are all well regarded, high-quality builders with extensive knowledge and experience with residential development in Utah. The underlying assumption of the research firms and the builders is that these will be very high-quality homes placed on smaller lots to contain price and meet the changing preferences in the marketplace.

A comparison of the target pricing range for new homes in Ben Lomond Views to the distribution of Harrisville home values in the General Plan schedule above demonstrates that all homes in our development, including the townhomes and homes on smaller lots, will fall at the higher end of the valuation distribution in Harrisville and will not have a detrimental impact on home values elsewhere in the City.

Long-term Maintenance

Ben Lomond Views has high value homes in town-like community setting and will have a Home Owners Association. We see no reason to project that these are conditions that lead to poor home maintenance.

Town Homes

The town homes that planned for Ben Lomond Views would fall within the price and quality range discussed above, with sizes within a range of about 1,600 liveable square feet to over 2,000. All would have 2-car garages, many have 2-car driveways, others have areas for additional parking nearby.

Experience throughout Utah demonstrates that homes of this size and quality are a popular option for new home buyers. As located in our Master Plan, we believe that these homes are fully compatible elements of our planned community and do not detract from its value. If we thought otherwise, we wouldn't have included them.

Long-term Residency

The unit mix at Ben Lomond Views is designed to meet the preferences of a large and varied cross-section of the Harrisville new home buying market. This includes families of different sizes at different stages of life, whose preferences may change over the years. It also provides a wide range of housing options in the 2,000 – 3,000 square foot range suitable as a home for a lifetime. It does not include the largest luxury homes or homes for persons preferring large lots immediately surrounded by agricultural uses. Land for this type of housing is available throughout Harrisville in those zones requiring large lots for residential development. We believe that adding options that address the changing needs and preferences of a substantial segment of the new home market will encourage rather than deter long-term residency in Harrisville.

Loss of the Golf Course

Golf courses throughout Utah are encountering financial difficulties. Town Administrator Bill Morris has explained at several meetings that the City declined an opportunity to acquire the golf course property because of the impact this would have on tax rates. The property has been designated for Mixed Use development in the Future Land Use Map. Based on our understanding of the issues, future use of this property as a golf course, park or open space does not appear feasible.

Housing for Senior Citizens

Twin homes in the eastern area will be age-targeted for senior citizens. Patio homes, condominium apartments and a variety of single family homes on small lots are housing options popular with senior citizens.

Crime

Ben Lomond Views is designed to foster personal interactions among residents and create a sense of place and common community. We don't believe that the Master Plan or demographics of Ben Lomond Views provide a basis for projecting an increased crime rate

Town Center Commercial

Concerns

- How many commercial buildings
- Looks like only a few business buildings planned
- Mom and pops are going out of business
- Small businesses don't bring taxes in, only large businesses do

Response

Commercial Buildings and Success of Small Businesses

The Master Plan has four commercial buildings in a semi-circular layout framing a central green park/event area. The buildings as shown have preliminary depths ranging from 50 feet to 80 feet to permit an efficient use of space for a variety of tenants including restaurants. It is anticipated that tenancy will focus on local businesses and services providing convenience to Ben Lomond Views residents but with unique character that draws customers from the greater Harrisville area. Our ideal tenant mix would also combine to make the Town Center a lively and attractive regional destination. The central green park area supports this objective and can also serve as a site for special and seasonal events. We believe that what works best for residents and is most attractive and exciting is also what will be commercially successful.

The second-floor space is intended for offices for small business or for services that don't need to rely on ground floor space. The design of second floor space will depend on the details of projected tenancy and the depth of space that allows for efficient and marketable layouts.

We are concerned about the limits of the retail and office market in Harrisville and believe that the amount of commercial space planned is about the maximum that is commercially feasible. We also understand that while locating the Town Center space centrally rather than on US-89 is a key component in creating a unique sense of place, it presents special marketing challenges. It relies upon a solid base level of patronage from Ben Lomond residents as well as on making the Town Center an attractive destination experience. The plan for the Town Center is both central to and dependent upon the overall Master Plan.

Tax Revenue from Small Businesses

Real property and sales tax revenues are both dependent upon sales and business income. For commercial real property taxation, valuation is commonly done on the basis of the net business income of property; sale tax revenue is obviously a function of dollar sales volume. A comparison of tax revenue among different properties should be done on per square foot basis, which does not necessarily favor large businesses over small.

Traffic and Parking

Concerns

- More traffic, traffic is crazy and people drive too fast
- Already have problems getting out onto Highway 89
- We don't have a traffic light to help us
- Concerned about 2000 N
- There is road being built right next to my backyard
- Parking

Response

Traffic

A Traffic Impact Study prepared by the firm of Fehr & Peers in Salt Lake City has been completed and shared with City staff and the Utah Department of Transportation. The study looked at existing traffic conditions compared to conditions after development of Ben Lomond Views and over the long-term based on projections of future growth in surrounding areas. The study assumed to 4 new intersections as shown on the Master Plan: 1) at the Town Center Road and US-89, 2) at the intersection of a local collector road and US-89 south of the Town Center Road, 3) 2 intersections to 2000 N in the eastern site area.

The traffic consultants estimated that the Master Plan design will result in less off-site vehicle trips than a typical development of similar size. Peak AM traffic was estimated to be reduced by 9.4% and PM peak traffic by 10.3%.

The study recommended two traffic mitigation measures:

- 1) Installation of a traffic signal at the Town Center Road location at some point during the project build out based on recommended monitoring by UDOT. A traffic signal at this location is identified on the General Plan Transportation Map.
- 2) Construction of 2 left turn lanes on the Town Center Road to prevent back up of existing traffic at peak periods.

While not shown on the Master Plan the intersection design would include recommended acceleration and deceleration lanes on US-89 at the Town Center Road intersection and will be designed with appropriate site lines for vehicles entering onto US-89.

The study did not recommend mitigation measures at the US-89/2000 North intersection but did recommend future City consideration of the possibility of re-aligning 750 West with 2000 North and moving the existing signal at 750 West to this new intersection.

Road Proximity to Adjacent Owner's Back Yard

The Town Center Road provides the only connection between the project's eastern and western areas. Unfortunately, this connecting road must pass through a narrow point to the south of an existing pond that will be saved for stormwater retention and storage Irrigation water. This connection is critical to the creation a single community and for keeping as much of the vehicle traffic internal to the project as possible. The importance of this road appears to have been recognized by its inclusion as a Future Local Road on the City Future Transportation Map. While elimination or relocation of this road is not possible, we will look closely at options to improve the boundary area with adjacent property.

A second resident had concerns about the proximity of a section of the Town Center Road closer to the 2000 N intersection. We are looking at option to address this concern.

Parking

All single-family detached homes have 2-car garages and driveways that can park an additional 2 cars. All townhomes have 2-car garages and many have driveways to park 2 additional cars. Rear loaded townhomes lacking long driveways to provide additional parking have additional parking nearby. Total off-street parking spaces for all single family residences total 2,504 compared to code requirement of 1,796. Off-street parking for condominiums and commercial space also exceeds Harrisville code requirements.

City School and Infrastructure Capacity

Concerns

- Will developer pay impact fees?
- Will developer be responsible for maintaining Millenium Park?
- Does City have sewer system to handle this?
- Does City have water pressure to accommodate this?
- Does City have school capacity to handle additional children?
- Police Force is maxed out.

Response

BLD Investment anticipates paying impact fees and City costs for project review.

We anticipate maintaining and making improvements to Millenium Park in accordance with an agreement to be drafted by the City. This will provide savings to the City's budget.

A preliminary sewer plan has been provided to City engineers for review.

Preliminary discussions have been held with Bona Vista water and they have been provided with information on the Master Plan. No issues with water pressure have been raised to-date but we will work closely with them, City staff and other utilities as the project progresses.

We have no information on the plans for the school system or other City services but our preliminary forecast of tax revenues paid by homeowners and commercial property from Ben Lomond Views indicates substantial funding to support schools and other City functions.

Parks, Trails and Open Spaces, Buffering from Neighbors

Concerns

- Not enough green space
- People do not walk around this area
- Would like a walking path to connect open space
- My home is right behind the pickle court and I have now lost all of my privacy and quiet
- Transitions or buffers only in new neighborhood with no care for established neighborhoods
- Children need space to run

Response

Approximately 27.4 acres of the project (21%) are parks and open space. These contain 2 playgrounds as well as picnic areas and provide a variety of locations suitable for children's play. The club house area will contain a pool and pickleball courts. Space programming for the club house area is still being refined.

Experience has shown that developments with town oriented plans similar to Ben Lomond Views result in greater walking and bicycling than traditional suburban subdivisions. The Master Plan includes an interconnected system of trails, sidewalk and bicycle routes extending to all areas of the development. Trails are linked to the City trail system at Millenium Park.

We are looking at issues involving boundaries with adjacent properties and will provide ideas for improvements at a later date.

Questions About Development Team

Concerns

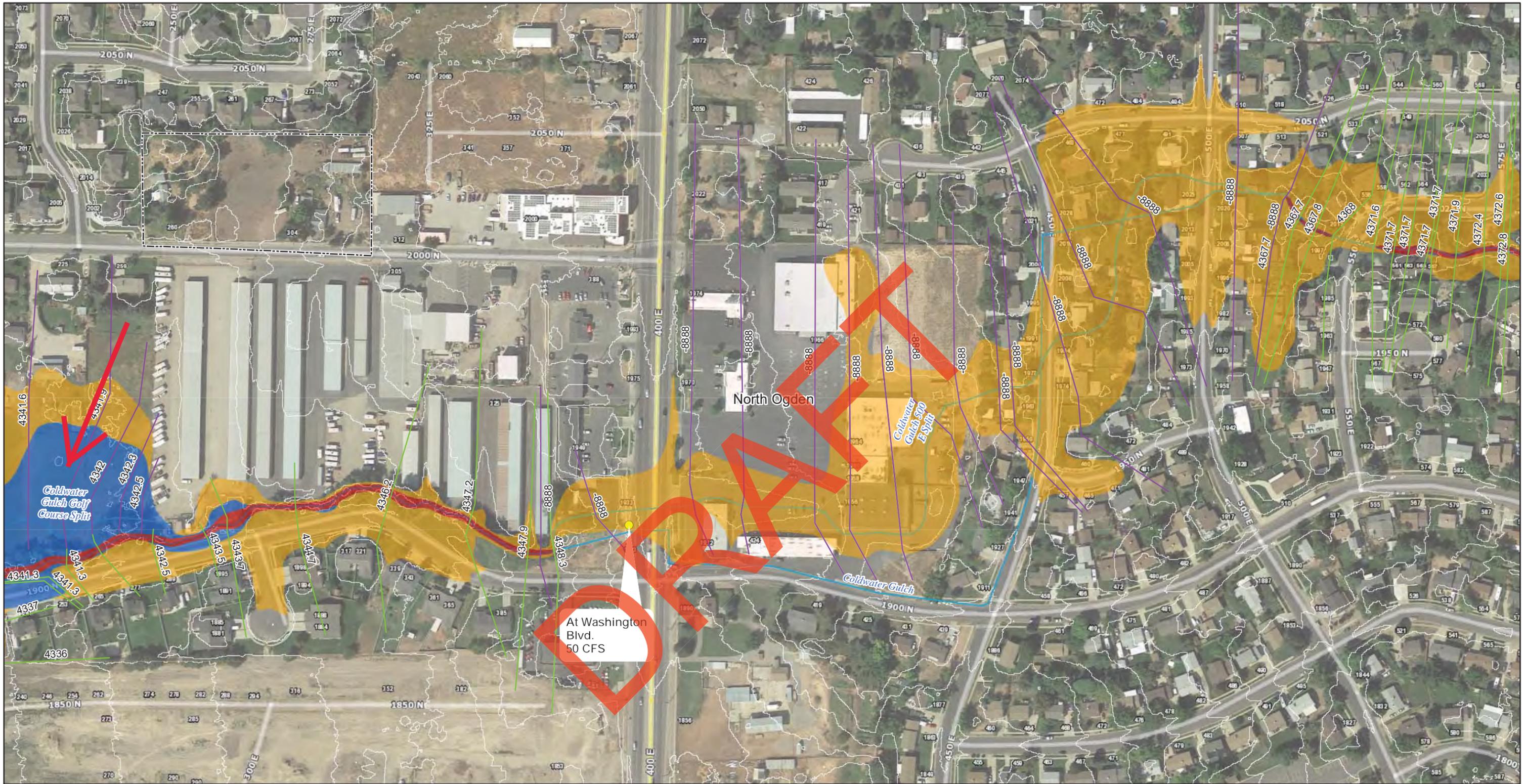
- Who is the developer? They are from Colorado?
- What happened to the original developer?
- Eric is from Colorado.
- Are they doing the same development in Layton?

Response

The developer is BLD Investment, a Utah limited liability company. Its members, with one exception, are Utah residents and the managing partner resides in Utah. All of the members have extensive experience in real estate development, real estate finance, and property management.

All consultants and attorneys on the development team are from Utah including the land planner, the Langvardt Design Group (Eric Langvardt); the project engineers, LEI Engineers; environmental and geotechnical consultants, Wood Environment and Infrastructure Solutions; wetlands consultant Bio-West, Inc.; traffic consultants, Fehr & Peers; and our water consultant, Riley Water Consulting.

Neither BLD Investment nor its individual members have any involvement with a project in Layton.



- Corporate Boundary
- Stream/River
- █ Floodway
- █ 100 Year Floodzone
- █ 500 Year Floodzone
- █ 2' Terrain Contour
- 4044.35 Hydraulic Cross Section (Main Flow)
Water Surface Elevation (100yr)
- 4044.35 Hydraulic Cross Section (Split Flow)
Water Surface Elevation (100yr)
- Flow Change Location
- ~ BFE (Base Flood Elevation)
Shown only around confluences
- Effective Floodplain Tie-in, Floodway
- Effective Floodplain Tie-in, Zone AE
- Effective Floodplain Tie-in, 500 yr
- Effective Floodplain Tie-in, Zone A

Vertical Datum: NAVD88
 Path: Q:\Projects\FEMA\Lower Weber Watershed 2012\09_Data\Maps\Hydraulics_work_maps\Coldwater_Gulch_Four_Mile_Creek_Hydc_work_map.mxd

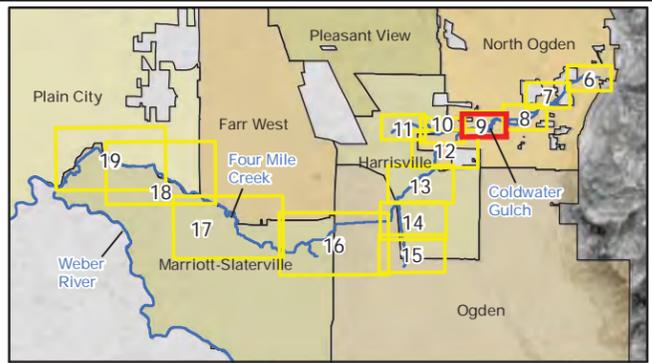


Figure 9
 Coldwater Gulch
 Detailed Study
 September 2019

