

Harrisville City Planning Commission Work Session
370 West 2000 North, Harrisville
7:00p.m. – October 14, 2020
Conducting: Chair Holbrook

Commissioners:

Chad Holbrook, Chair
Brenda Nelson
Nathan Averill
Bill Smith
Kevin Shakespeare

Staff:

Bill Morris, City Administrator
Jennie Knight, City Recorder
Glen Gammell, Public Works
Matt Robertson, City Engineer
Ronda Kippen, Community Planner

Visitors: Doug Palermo, Eric Langvardt, Perry Kunz, Darlene Kunz, Stephen Weiss, Blaine Barrow, Craig Garner, Ashley Reedy, Maxwell Jackson, Lou Eddy, Eric and Amy Larsen, Sarah Heilig, R. W. Essley, Arnold Tait, Mayor Tait, Shanna Edwards, Lynn Edwards, Kenny Loveland, Mike Martin, Karen Martin.

1. Call to Order.

Chair Holbrook called the meeting to order and welcomed all visitors.

2. Work Session.

a. Chair Holbrook introduced Planning Commissioners and Bill Morris.

Chair Holbrook gave a brief explanation of the work session and reminded attendees that public input would be received at a public hearing to be held at a later date which will be held either at the Jr. High or at City Hall. He asked attendees to have an open mind and consider all kinds of perspectives recognizing this area could become the heart of Harrisville.

b. Bill Morris gave a brief background regarding the Ben Lomond Golf Course and the zoning application process.

Bill Morris gave background on the Ben Lomond Golf Course, explaining how the sport of golf has been declining and has not bounced back. The Golf Course considered selling about 10 years ago and came to the city with a developer at that time; then decided not to sell and returned to maintaining the golf course up until two years ago. The owners came again to the city asking if the city had interest in buying the golf course. The city council at that time met and received a presentation from Zion's Bank on how to bond which gave a price for the city to purchase, in turn would double the property tax. That did not seem prudent and with the risk of the city possibly not being able to keep the golf course running either. The city is sad to see the golf course sell but could not justify a double in property taxes for residents. The golf course went on the market and we have a developer who has this under contract with the proposal that is being presented. The city has a general master plan to rezone this area as Mixed-Use Large Project. They have filed an application recently and the city scheduled this meeting. He encouraged attendees to listen and bring their comments to the public hearing which may be held in November.

c. Presentation of the proposed Ben Lomond Golf Course zoning amendment plan

by the applicant.

Chair Holbrook introduced Eric Langvardt, who is the land planner, presenting the multi facet plan that they have designed. Eric Langvardt walked through the outline of the plan. Most attendees are familiar with where this golf course is located. He has put together a master plan process to look at the property and create a diverse master plan community. This plan does not have similar lots types right after the other; rather a mixed product that the city land use calls out as mixed use. The property is accessed from four different locations. There is a connection from Highway 89 to the north onto 2000 North which creates a commercial core in the middle. When they started planning this area, they wanted to create the heart of the community, instead of putting the commercial area on the highway. They looked at where retail is going and how this is evolving with a more experience based commercial center and a mix of retail and other commercial uses. The intent is primarily local businesses that have the “Mom and Pop” feel with office space around an amphitheater. They envision using the amphitheatre to gather the community.

They find most people do shopping on amazon but go out and have an experience-based shopping experience locally. This area highlights this core element, with less of a parking lot style but rather an organic flow of parking through the area. Breaking this up into two separate pieces with the priority on pedestrians and the shopping experience. The concept includes a variety of single-family homes, town homes, twin homes, and stacked condos, all being front door focused with tree lined streets so they are not looking at garage doors. The street scape is aesthetically appealing by connected streets with walking to parks throughout the property. All residences are within 5 minutes of a park; access was a big focus. With the placement of the town center, this gives the opportunity to tie into Millennial Park with open space and the town center. Connectivity forms the basis for the rest of the plan.

As this concept flows away from the center, there are more neighborhood greens containing open space. Additionally, there are five different single-family lot ideas included; some being alley loaded, and some having traditional two car garages in front. The two existing golf ponds are being preserved to create a buffer but also parking space for the community as well. This proposal includes preserving 27.3 acres of open space, and connecting a trails to the existing trail system. Open space is a major priority. There is another connection to 2000 North on the east side which has the only cul-de-sac in the concept plan.

A club house adjacent to the park abuts the recreation area creating a cohesive feeling. The programming for the club house is a quasi-commercial use for indoor and outdoor recreational space. Overall, there are 630 homes with a combination of retail foot prints in the town center. Parking has been a vital discussion. Every single-family lot will have a two-car garage with two more spaces in the front driveway. Each town home will have a two-car garage, with some having a driveway, and some not. There are 3.67 parking spaces per town house, 2.55 parking spaces per condo unit, and the commercial area has 242 spaces planned. Regulation for the amount of commercial space would be 226 parking spaces when applying the 10% allowable shared parking use. The parking for office space is offset by the parking for housing because of differing time of day for use. The way they are mapping this minimizes where the parking will be going. The town center will have another 209 parking spaces on the road that can be used if adjacent to the commercial use. The minimum requirement is already met, but this adds to the allowable parking. This would also allow for a farmer’s market by shutting off some of the parking area.

They are proposing a landscaped berm as a buffer for the highway. Trails were studied along

with bike traffic. Connectivity to the subdivision to the south has been discussed as well. This planned development will be phased and will create diversity; providing a place within the boundaries of Harrisville with a center location, and is not just another subdivision.

Chair Holbrook asked for Eric Langvardt to outline the trails map. Eric Langvardt outlined the trails map showing the trails future map tying into this area. The south east portion could also tie into the North Ogden neighborhood with a walking path, where there is existing open space.

With regard to the traffic on Highway 89, there are sidewalks connecting the trail system that could loop through parks as well. They are proposing to work with the city to show new parking at Millennial Park on 2000 North to include 69 parking stalls. Chair Holbrook suggested including a pickle ball court. Eric Langvardt said the programming on the club house includes pickle ball since this is the hottest use for recreation right now.

Commissioner Averill asked if the street sections are wide enough for trees. Eric said a 6-foot park strip allows for trees, which is not a current road standard. A 4-foot park strip can work, but a 6 foot works better. A neighborhood with 33 feet of asphalt did not make sense to them. They put the emphasis on pedestrian traffic with less asphalt to plow making a safer street. This does include 60-foot collectors for the main roads.

Doug Palermo asked for Eric Langvardt to outline the senior component. Eric Langvardt explained the north east corner is age preference twin home housing; providing a product for a variety of users. Some users may find their first home, first apartment, or retirement home. With the age targeted community, a little bit off the beaten path, not right in the activity zone but with access to the commercial zone, in a quieter location. They see that area having a neighborhood park, possibly a dog park, with some recreational opportunities there as well.

Commissioner Nelson asked if the club house and swimming pool are for HOA residents only, not open to the public. Eric Langvardt said this area could also be used as a mail receiving location. The outdoor space captures the views, with the community core being the club house. They have yet to determine how big the HOA component will be. Commissioner Averill asked if the recreation elements could be considered for all residents. They have talked of moving the fitness element down to the commercial area, not in the club house, which could allow for a public fitness facility. There is ample space for outdoor activities. Eric Langvardt explained that Daybreak community has so many parks they do not create a unity of togetherness. He is looking to connect with the pickle ball courts and mail collection to bring people together in the same space.

Chair Holbrook asked for an outline of the economic benefits of the commercial element of the project. Eric Langvardt explained that typically retail is a big tax generator for a community. They are trying to address this with flexible retail that is sized right, since empty buildings do not provide anything. They are not targeting big tenants, but small office spaces in this setting by using the best use not for just this project but the entire community. Bill Morris asked if the commercial buildings are two stories. Eric Langvardt said they have discussed a combination of two story with some decking overlooking the lower levels. They do not want two story masses but more traditional and timeless spaces. They have had some interest but not above two stories. Chair Holbrook explained most residents are coming from owning half acre lots, how is this new perspective of smaller lots going to be organized. Eric Langvardt said there are a lot of perspectives to consider, with small being relative to the area. He used the example of small spaces in New York. With the price and scarcity of water, smaller lots are what people are looking for. These lots are somewhat large in comparison to other areas they are building elsewhere. Harrisville has other areas with these dimensions. His first home was a townhome

allowing him to move up from there. People may not graduate from college, be married, and afford a half-acre lot anymore. Small lots put a premium on shared spaces. With aging generations, some do not want to maintain their own yard, but would use a local park. Not all areas should be like this, but this area is a good fit.

Commissioner Nelson asked what the time frame is for development. Eric Langvardt said this is based on the approval process through the city. The Utah Real Estate market is a destination for people to come to. There are builders excited about this concept because of the mini village feel. This can move fairly quickly. Doug Palermo said they would like to start in March if they go through the approval process.

Bill Morris suggested leaving the concept plan on the screen for public view. Jennie Knight outlined how the public notice is made. Bill Morris explained the next Planning Commission meeting will be rescheduled for November 18, with the 11th being Veteran's Day. Comments can be sent to jknight@cityofharrisville.com.

d. Planning Commissioners gave discussion.

No further discussion was given.

e. Public Hearing was scheduled.

MOTION: Commissioner Nelson motioned to set a public hearing for the rezone application on November 18, 2020 at 7:00 p.m. at Orion Jr. High. Commissioner Smith seconded the motion. Voting was unanimous.

3. Adjourn.

Chair Holbrook declared the meeting adjourned at 7:50 p.m.

Jennie Knight
City Recorder

Chad Holbrook
Chair