



HARRISVILLE CITY

363 West Independence • Harrisville, Utah 84404 • (801) 782-4100

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

Harrisville City Planning Commission

Orion Jr. High School

370 West 2000 North, Harrisville, UT

Wednesday, October 14, 2020 – 7:00 p.m.

AGENDA

Join Zoom Meeting

<https://us02web.zoom.us/j/89278423033?pwd=OVhpdmNxQ3pkNThXVDc5UktWYW13Zz09>

Meeting ID: 892 7842 3033

Find your local number: <https://us02web.zoom.us/j/89278423033?pwd=OVhpdmNxQ3pkNThXVDc5UktWYW13Zz09>

1. **CALL TO ORDER.**
2. **WORK SESSION – a work session is to gather information and is not intended for public comment. A Public Hearing will occur at a later date where public comment is appropriate.**
 - a. Introduction and purpose of the meeting
 - b. Background on the Ben Lomond Golf Course and zoning application process.
 - c. Presentation of the proposed Ben Lomond Golf Course zoning amendment plan by the applicant.
 - d. Discussion by the Planning Commission.
 - e. Schedule the Public Hearing on the Application.
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.



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363 West Independence • Harrisville, Utah 84404 • (801) 782-1449 Fax

Public Notice

The Harrisville Planning Commission will hold a work session on October 14, 2020, at 7:00 p.m., at Orion Jr. High located at 370 W. 2000 N., Harrisville, Utah, to discuss a zoning change application received by Ben Lomond View Development from Open Space (O-1) zone to Mixed-Use Large Project Subzone (MU-LP) located at approximately 1800 N. Highway 89. This is an informational meeting only. No action will be taken. No public comment will be allowed. A public hearing will be held at a later date where public comments can be made. Individuals requiring special accommodation (including auxiliary communicative aids and services) should notify the City Recorder at 801-782-4100 ext. 1000 at least three (3) days prior to the hearing.

**Applicant/Property Owner Information****Date / Time**

09/21/2020

Applicant's Address

51 Center Street #644, Orem, UT 84057

Applicant's Email Address

depnorfolk@gmail.com

Property Owner's Mailing Address

#1 1800 Highway 89, Harrisville, UT 84404. #2 121 East 2000 North Harrisville, UT 84414

Type of Rezone

Changing the current zoning map

Applicant's Name

BLD Investment, LLC Attention: Douglas Palermo

Applicant's Phone Number

(917) 863-5151

Property Owner's Name

Property #1: Ben Lomond Golf Course, Inc. Property #2: Darlene Kunz Utah Trust

Property Owner's Phone Number

#1 Lou Eddy #2 Perry Kunz: (801) 866-7500

Have any Conditional Use Permits been granted for this property?

No

Zoning Information**Street address or location of property for which a change in zoning is requested**

Property #1: 1800 Highway 89, Harrisville, UT 84414. Property #2: 101 East 2000 North, Harrisville UT 84414

Current Zoning of Property

O-1,A-1

Current Zoning on General Plan

O-1

Parcel # of property
Property #1: 11-019-0001, 17-064-0055, 17-064-0002, 17-064-0017, 17-071-0045. Property#2: 17-071-0044 (aka 17-071-0054), 17-071-0001**Proposed Zoning of Property**

No Change

Proposed Zoning on General Plan

No Change

Reason for Rezone**Give the reason for requesting a rezone.**

Note: Zoning pull down tables on previous page do not include options for Mixed Use zone or Mixed-use Large Project (MU-LP) Subzone. Answers shown there are therefore incorrect but were included to allow filing of Application. Correct Answers to these questions are: Proposed Zoning of Property - MU-LP; Current Zoning on General Plan - Mixed Use; Proposed Zoning on General Plan - Mixed Use BLD Investment proposes to develop Ben Lomond Views as a mixed-use planned community with single family and multi-family housing as well as retail, general commercial and office uses in a centrally located Town Center. The proposed development also includes parks, open spaces, trails and recreational facilities and improvements to Millennium Park, which is proposed to be integrated into the project and maintained as a public park for all Harrisville residents at Ben Lomond Views expense. The development is over 100 acres in size and is designed as a "Large Master Planned Community" as intended by the Mixed-Use Large Project (MU-LP) Subzone per 11.11.030 adopted on 1/14/2020 and amended on 5/12/2020. Ben Lomond Views is within the a Mixed Use zone on the General Plan Land Use Map dated 2/20/2020 and meets the requirements for the Mixed-use Large Project sub zone.

As part of the rezone application process, you'll need to upload a concept site plan that is consistent with the zone you are applying for. Please upload a .pdf version of your concept plan below:

See attached: BEN LOMOND VIEWS - SUB ZONE APPLICATION PLAN 092120.pdf

Explain how the proposed amendment is in harmony with the City General Plan Land Use Map, including what conditions exist in the general area to warrant such a change. How is the change in the public interest as well as the applicant's desire?

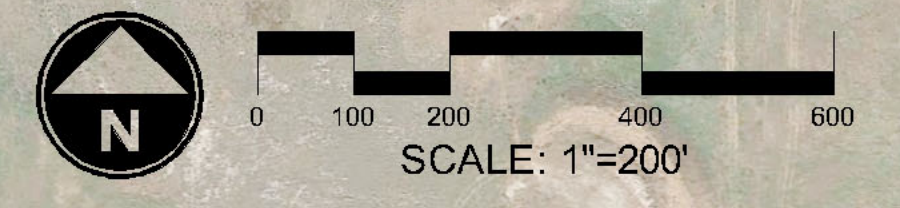
Ben Lomond Views is within and is coterminous with a Mixed Use Zone on the General Plan Land Use Map dated 2/20/2020 and satisfies the requirements for the MU-LP Subzone. The area is bordered by single family residential neighborhoods on the East, South and North and also by Millennium Park and by the Highway 89 corridor on the West. The Ben Lomond Views Plan meets the Mixed Use zone objectives of a varied mix of uses and higher density quality residential neighborhoods. It provides a transition from the single family neighborhoods surrounding it to the Highway 89 corridor. The commercial Town Center surrounding a green public gathering and event area will provide a central focus and identify for the Ben Lomond Views community as well as the surrounding Harrisville area and will foster increased interaction among all Harrisville residents. It creates the kind of vibrant, livable community envisioned when the Mixed Use and Mixed-use Large Project sub zone were enacted earlier this year.

Signature

This petition must be signed by the property owner of record or the petitioner must furnish an affidavit from the owner giving authorization to appear before any city administrative or legislative body to act on behalf of the owner in matters pertaining to this petition.



TOTAL PROJECT AREA = APPROX. 130.25 ACRES	
TOTAL OPEN SPACE = APPROX. 29 ACRES (22.3%)	
TOTAL SINGLE FAMILY LOTS	638
TOTAL MULTI-FAMILY APARTMENTS	80
TOTAL COMMERCIAL BUILDING FOOTPRINT	40,836 SF



BEN LOMOND VIEWS

SUB-ZONE APPLICATION PLAN

SEPTEMBER 21, 2020