



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

Harrisville City Offices

Wednesday, April 14, 2020 – 7:00 p.m.

AGENDA

Join Zoom Meeting

<https://us02web.zoom.us/j/88233703345?pwd=L3Z4RmtoY1dqUURrQ0EvRkIiblhCQT09>

Meeting ID: 882 3370 3345

Passcode: 825258

1. **CALL TO ORDER.**
2. **CONSENT APPROVAL** – of Planning Commission minutes from March 10, 2021.
3. **PUBLIC HEARING** – The Planning Commission will take public comment on proposed rezone application received from CP-2 (Commercial) and R-1-10 (Residential) to Mixed-Use Commercial Subzone (MU-C) located at approximately 1956 N. Hwy 89.
4. **PUBLIC HEARING** – The Planning Commission will take public comment on proposed rezone application received from RE-15 Residential to Mixed-Use Commercial Subzone (MU-C) located at approximately 1371 N. Washington Blvd.
5. **DISCUSSION/ACTION/RECOMMEND** – to grant Conditional Use Permit for Davis Signs Utah located at 746 N. Harrisville Road for sign manufacturing and installation.
6. **DISCUSSION/ACTION/RECOMMEND** – to recommend adoption of Harrisville Ordinance 515; Zoning Map Amendment Ben Lomond View.
7. **COMMISSION/STAFF FOLLOW-UP.**
8. **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.

**Harrisville City Planning Commission
363 W. Independence Boulevard
7:00 p.m., March 10, 2021
Conducting: Chair Chad Holbrook**

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

Staff: Bill Morris (City Administrator)
Glen Gammell (Public Works)
Jennie Knight (City Administrator)
Ronda Kippen (Planning Consultant)

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 Holbrook called the meeting to order.

2. Consent Approval – of Planning Commission minutes from February 10, 2021.

MOTION: Commissioner Shakespeare motioned to approve the minutes of February 20, 2021 as presented. Commissioner Smith seconded the motion. Voting was unanimous.

3. Elect – Chairman and Vice Chairman for 2021.

Chairman Holbrook opened nominations for Chairman.

MOTION: Commissioner Averill motioned to suspend the regulations related to nominations and by acclamation continue with the current chair and vice chair. Commissioner Nelson seconded the motion. Voting was unanimous.

4. Public Hearing – The Planning Commission will take public comment on a zoning amendment from R-1-10 (Residential) to CP-2 (Commercial) for a property located at approximately 1033 N 375 E (Parcel #11-027-0082).

Chair Holbrook opened the public hearing to take public comment.

No public comments were offered.

Chair Holbrook declared the public hearing closed.

Later in the meeting Chair Holbrook recognized resident Teisha Janson for public comment. Teisha Janson said she thought they would be required to have a separate access for commercial coming into the residential neighborhood. They are concerned from the amount of traffic this will bring. She said there is a fence between the current restaurant and the residential zone.

5. Discussion/Action/Recommend – to recommend adoption of Harrisville Ordinance 520; 375 East Zoning Map Amendment.

Jeff Hales, who is the applicant, explained traffic will enter from Washington Blvd as access to the shop and move around the northside of the current building to the back. The photography studio will be on the

west side with only three or so cars there at any given time.

Commissioner Smith asked if they received UDOT approval for the access. Jeff Hales said there is already an access to the current shop and they have torn down the old garage and cleaned up the area to allow access all the way around. Some people are nervous to access off of Washington Blvd. The access was there long before he bought the building.

Bill Morris said the concerns regarding access will be discussed during the site plan review and process. From a zoning phase, this is consistent with the General Plan. There may be something in the code that prohibits a commercial access through to residential but this will come up in the site plan review. Jeff Hales said this is likely a little more car traffic. This will make a big difference to what they want to do for the photography studio. Bill Morris agreed the traffic on the photography studio would likely not bring in much more than a residential home. Chair Holbrook asked if there will be a landscaping plan. Jeff Hales said they will add things that will compliment the commercial area and match the existing residential. The landscaping plan will be included on the site plan.

MOTION: Commissioner Nelson motioned to recommend adoption of Harrisville Ordinance 520; 375 East Zoning Map Amendment. Commissioner Shakespeare seconded the motion. Voting was unanimous.

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

Bill Morris asked Ronda Kippen to give a follow up report and focus on the outstanding issues, one of which was whether or not the sewer was sized enough to handle this development. Ronda Kippen explained she is waiting on an overall report from the city engineer for the sewer study which will show the overall capacity with trunk lines. Central Weber Sewer District indicated they have the capacity in their ponds but they will have to look at where the trunk line would come into the current infrastructure and what the cost will be to the developer. Bill Morris further explained the city engineer is doing an analysis to determine whether the lines need to be address. Ronda Kippen said that is a huge breaking point for the applicant to know whether this is a financially feasible project.

Bill Morris asked if the applicant has submitted all of the mapping requirements to meet the Code. Ronda Kippen said as far as the site plan mapping, we have everything, but from an engineering and storm water stand point, we need the site plan approval to move forward to the next level. This comes down to cost versus to have the infrastructure design based on a conceptual design. They want to make sure the site plan is certain before they invest more into the infrastructure. Bill Morris again asked if we have all the plan maps. Ronda Kippen said she does not have the storm water plan. She is ultimately looking for the sewer study, a complete geo tech report by the new standards, storm water study, phasing plan, proposed site standards, commercial renderings, new architectural residential standards, HOA plans, preservation and maintenance plans, storm water utilities, other utility structure, proposed residential and commercial, including parking dimensions and setbacks, open spaces, landscaping and buffering, parking and signage. There are a significant number of plans left but as far as site plans, those are complete.

Bill Morris asked if there are sufficient plans for the subzone approval at Planning Commission next meeting. Ronda Kippen said a possible conditional approval to give the developer time to provide additional material. Bill Morris outlined the code requirements in 11.11.030 of the Harrisville Municipal Code for Large Project Mixed-Use. He told the commissioner this is what they are looking for to proceed with this project. Then they can take the next step to engineer how the storm drain system will work. They can look to give a recommendation at the next meeting. One outstanding issue is the flood plain with various lots that may need to be deleted. Commissioner Averill said what he understands from the work committee is they are looking at building everything else but the flood plain units, but they want to move forward. Bill Morris said they will need approval from FEMA in the future. Otherwise, there was some concern with how the houses would look, and he asked if there was an update there. Ronda Kippen said they have gone under contract with a different builder and we now have different renderings. She thinks the commissioners will be pleased with the new selections. She has walked through these houses.

Bill Morris asked how long it will take for the commissioners to get the renderings. Ronda Kippen said she has them already and will send them out. Bill Morris informed Commissioners they should be ready to review the Master Development Agreement as well.

Commissioner Averill said the new concept plan includes lot sizes of a 4,000 sq ft minimum, which ended up with fewer homes. That has been a concern with buffering to the existing neighborhoods. Bill Morris pointed out that was a big negotiation with the legislative committee. He asked commissioners to pay attention to the housing designs, with new and exciting looks. Chair Holbrook asked if they have a shared theme. Ronda Kippen said they are planning to do that with the commercial element. They are getting with a designer to the commercial component with planning commission input and bring forward some themes; with consideration to what Harrisville would like. They feel this is very important for the city to set the tone, instead of coming forward with their own idea. They have options of Old Town, contemporary, etc.

Chair Holbrook asked Ronda Kippen to review the biggest changes for the commissioner who have not been involved with the work committee. Ronda Kippen reviewed the overall statistics which reduced the units from 722 to 651; there are 15 units in the flood plain area. Basically, they reduced the development significantly with units. They also increased the sizing of the smallest lots. Townhomes are in groups of four. They have listened to the public and decreased the density. They legislative body recommendations as well as the staff recommendations. They have all worked together to negotiate these standards.

Eric Langvardt reviewed the significant changes in the concept plan beginning with the smallest and largest lots, which have all increased in size. The reduction in the townhomes, which are a 4-minute walk to the town center, this is the core of the project, and allows the development to radiate out from this central core which includes the commercial and amphitheater. The density goes down as this moves out. They also moved the collector road away from the neighbors to the north and included a landscaped berm. This road connection is on Harrisville's Master Plan, but they pushed this away. There are no greater blocks of townhomes than five, four, and three. That allows for some additional green space between the town homes. The park and open space now connect the parks from north to south in the entire neighborhood. They redesigned the north west corner to buffer. The flood plain includes 15 lots, only if FEMA mapping eliminates the flood plain. They have designed around this area so the rest of the plan can function independently. There would not be any need for redesign.

The parking includes more than what is required in the code. The town center parking is in a great location with bends around the buildings and parking on the road to eliminate a parking lot. They are still working on the commercial architecture which should be outstanding. Chair Holbrook asked about the town homes on the main road coming in from Highway 89. Eric Langvardt responded those will be three story which creates an entry feeling to bracket the town center core. As they move away, the other town homes around the edge are two story, as the intensity drops, so does the height. There will not be driveways coming off the main road, to make this visually pleasing.

Chair Holbrook said with the housing under control are they able to focus in on the commercial. Bill Scott said they are looking at the condominium buildings which are adjacent to the commercial area. There are physically going to look like the town center. They want those to work in concert with each other. They are using the same architect to make this a continuous concept. The commercial buildings are not designed yet. Instead of presenting a rendering the commissioners may not like to start off with, they are looking at broader themes and then turn them into some renderings to come up with a final design that everyone likes. They are also looking at how Covid has affected the market. As far as restaurants go, they want to make sure they have enough outside space, sidewalk space or roof top dining, in case there is another pandemic and they cannot use their indoor space. They would like to show idea boards and get everyone's reaction. This will not look like the ordinary strip mall commercial.

Chair Holbrook asked if commissioners had any additional questions. Bill Morris said we have held the public hearing and have had multiple work session and now is the time for the overlay approval.

Commissioners can expect to see an ordinance with the MDA and exhibits included in the code.

Commissioner Averill said this has been a long time coming, with a lot of changes and questions. It is nice to get to step we can take. Bill Morris thanked the commissioners, legislator, and staff who have

been on the review committee and the applicant on the project. Chair Holbrook said we can look forward to continuing discussion and work towards a beautiful project.

7. Commission/Staff Follow-Up.

a. Annual Training.

Bill Morris informed commissioners we are required to do annual training on the Utah Public and Open Meetings Act. The auditors have provided a training and he invited all commissioners to complete this training and send their certificates to staff. Jennie Knight will resend the link to any commissioner who need to complete the training. Bill Morris thanked the commissioners for all of their hard work and effort.

8. Adjourn.

Chair Holbrook declared the meeting adjourned at 8:07p.m.

Jennie Knight
City Recorder

Chad Holbrook
Chair



HARRISVILLE CITY

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

PUBLIC HEARING NOTICE

The Harrisville Planning Commission will hold a series of public hearings on April 14, 2021, at 7:00 p.m., at Harrisville City Offices located at 363 W. Independence Blvd, Harrisville, Utah, regarding two (2) applications to amend the Zoning Map for: 1) proposed rezone from CP-2 (Commercial) and R-1-10 (Residential) to Mixed-Use Commercial Subzone (MU-C) located at approximately 1956 N. Hwy 89; and 2) from and RE-15 (Residential) to Mixed-Use Commercial Subzone (MU-C) located at approximately 1371 N. Washington Blvd. 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.

**HARRISVILLE CITY
ORDINANCE 522**

1956 NORTH HIGHWAY 89 ZONING MAP AMENDMENT

AN ORDINANCE OF HARRISVILLE CITY, UTAH, AMENDING THE OFFICIAL ZONING MAP FOR CERTAIN PARCELS LOCATED AT APPROXIMATELY 1956 NORTH HIGHWAY 89 BASED UPON AN APPLICATION FILED WITH THE CITY; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Harrisville City is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §10-8-84 and §10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

WHEREAS, Title 10, Chapter 9a of the *Utah Code Annotated* enables municipalities to regulate land use and development;

WHEREAS, the City has adopted an Official General Plan and Zoning Map to govern land use within the City;

WHEREAS, the City received an Application to amend the Official Zoning Map of Harrisville City filed by the putative property owner, DIRECT HOMES, INC, and desires to act upon the same;

WHEREAS, the attached Exhibits “B” and “C” contain the required Plan Map and Master Development Plan for the area of the proposed amendment to the Zoning Map;

WHEREAS, after publication of the required notice the Planning Commission held its public hearing on April 14, 2021, to take public comment on this proposed Ordinance, and gave its recommendation to _____ this Ordinance;

WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on _____, to act upon this Ordinance;

NOW, THEREFORE, be it ordained by the City Council of Harrisville as follows:

Section 1: Zoning Map Amendment. That the Zoning Map for certain real property identified as Weber County Parcel Numbers 17-120-0019, 17-064-0033, 17-064-0012, 17-064-0012 and as set forth in the attached Exhibit “A” which is hereby adopted and incorporated herein by this reference, is hereby changed from Commercial (CP-2) and Residential (R-1-10) Zone to the MU-C Mixed-Use Commercial Subzone.

Section 2: Plan Map, Master Development Plan, and Reversion. The Plan Map and Master Development Plan attached in as Exhibits “B” and “C” which are hereby adopted and incorporated herein by this reference are adopted as the required Plan Map and Master Development Plan for this Zoning Map Amendment. Any development must substantially conform to this Plan Map and Master Development Plan. In the event that

any development fails to substantially conform to the Plan Map and Master Development Plan, or in the event that the final plat is not recorded with Weber County within eighteen (18) months of the effective date of this Ordinance, then the property is automatically reverted to its prior zoning of Commercial (CP-2) and Residential(R-1-10) Zone.

Section 3: Severability. If a court of competent jurisdiction determines that any part of this ordinance is unconstitutional or invalid, then such portion of the ordinance, or specific application of the ordinance, shall be severed from the remainder, which shall continue in full force and effect.

Section 4: Effective date. This Ordinance shall be effective immediately upon posting after final passage, approval, and posting.

PASSED AND ADOPTED by the City Council on this _____ day of _____, 2021.

MICHELLE TAIT, Mayor
Harrisville City

ATTEST:

JENNIE KNIGHT, City Recorder

Roll Call Vote Tally:

Council Member Wilhelmsen	Yes	No
Council Member Weiss	Yes	No
Council Member Christensen	Yes	No
Council Member Jackson	Yes	No
Council Member Loveland	Yes	No

RECORDED this _____ day of _____, 2021.

PUBLISHED OR POSTED this _____ day of _____, 2021.

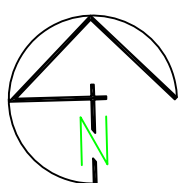
CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the municipal recorder of Harrisville City, hereby certify that foregoing ordinance was duly passed and published, or posted at 1) City Hall 2) Harrisville Cabin and 3) 2150 North on the above referenced dates.

City Recorder

DATE: _____

THE COPPERWOODS
AT HARRISVILLE



0 25 50
SCALE: 1"=50'



No.	REVISIONS/ SUBMISSIONS	DATE
REVIEWED :		DRAWN :
CAD FILE :		PROJECT NO. :

PROJECT TITLE	THE COPPERWOODS AT HARRISVILLE
DRAWING TITLE	CONCEPT 1



ALLIANCE CONSULTING
ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
alliancelogan@yahoo.com

DATE : MARCH 2021
DRAWING No. 1

**HARRISVILLE CITY
ORDINANCE 523**

1371 NORTH WASHINGTON BLVD ZONING MAP AMENDMENT

AN ORDINANCE OF HARRISVILLE CITY, UTAH, AMENDING THE OFFICIAL ZONING MAP FOR CERTAIN PARCELS LOCATED AT APPROXIMATELY 1371 NORTH WASHINGTON BLVD BASED UPON AN APPLICATION FILED WITH THE CITY; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Harrisville City is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §10-8-84 and §10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

WHEREAS, Title 10, Chapter 9a of the *Utah Code Annotated* enables municipalities to regulate land use and development;

WHEREAS, the City has adopted an Official General Plan and Zoning Map to govern land use within the City;

WHEREAS, the City received an Application to amend the Official Zoning Map of Harrisville City filed by the putative property owner, THE SCOTT GROUP, LLC, and desires to act upon the same;

WHEREAS, the attached Exhibits “B” and “C” contain the required Plan Map and Master Development Plan for the area of the proposed amendment to the Zoning Map;

WHEREAS, after publication of the required notice the Planning Commission held its public hearing on April 14, 2021, to take public comment on this proposed Ordinance, and gave its recommendation to _____ this Ordinance;

WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on _____, to act upon this Ordinance;

NOW, THEREFORE, be it ordained by the City Council of Harrisville as follows:

Section 1: Zoning Map Amendment. That the Zoning Map for certain real property identified as Weber County Parcel Numbers 11-016-0020 and 11-016-0027, as set forth in the attached Exhibit “A” which is hereby adopted and incorporated herein by this reference, is hereby changed from Residential (RE-15) Zone to the MU-C Mixed-Use Commercial Subzone.

Section 2: Plan Map, Master Development Plan, and Reversion. The Plan Map and Master Development Plan attached in as Exhibits “B” and “C” which are hereby adopted and incorporated herein by this reference are adopted as the required Plan Map and Master Development Plan for this Zoning Map Amendment. Any development must substantially conform to this Plan Map and Master Development Plan. In the event that

any development fails to substantially conform to the Plan Map and Master Development Plan, or in the event that the final plat is not recorded with Weber County within eighteen (18) months of the effective date of this Ordinance, then the property is automatically reverted to its prior zoning of Residential (RE-15) Zone.

Section 3: Severability. If a court of competent jurisdiction determines that any part of this ordinance is unconstitutional or invalid, then such portion of the ordinance, or specific application of the ordinance, shall be severed from the remainder, which shall continue in full force and effect.

Section 4: Effective date. This Ordinance shall be effective immediately upon posting after final passage, approval, and posting.

PASSED AND ADOPTED by the City Council on this _____ day of _____, 2021.

MICHELLE TAIT, Mayor
Harrisville City

ATTEST:

JENNIE KNIGHT, City Recorder

Roll Call Vote Tally:

Council Member Wilhelmsen	Yes	No
Council Member Weiss	Yes	No
Council Member Christensen	Yes	No
Council Member Jackson	Yes	No
Council Member Loveland	Yes	No

RECORDED this _____ day of _____, 2021.

PUBLISHED OR POSTED this _____ day of _____, 2021.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the municipal recorder of Harrisville City, hereby certify that foregoing ordinance was duly passed and published, or posted at 1) City Hall 2) Harrisville Cabin and 3) 2150 North on the above referenced dates.

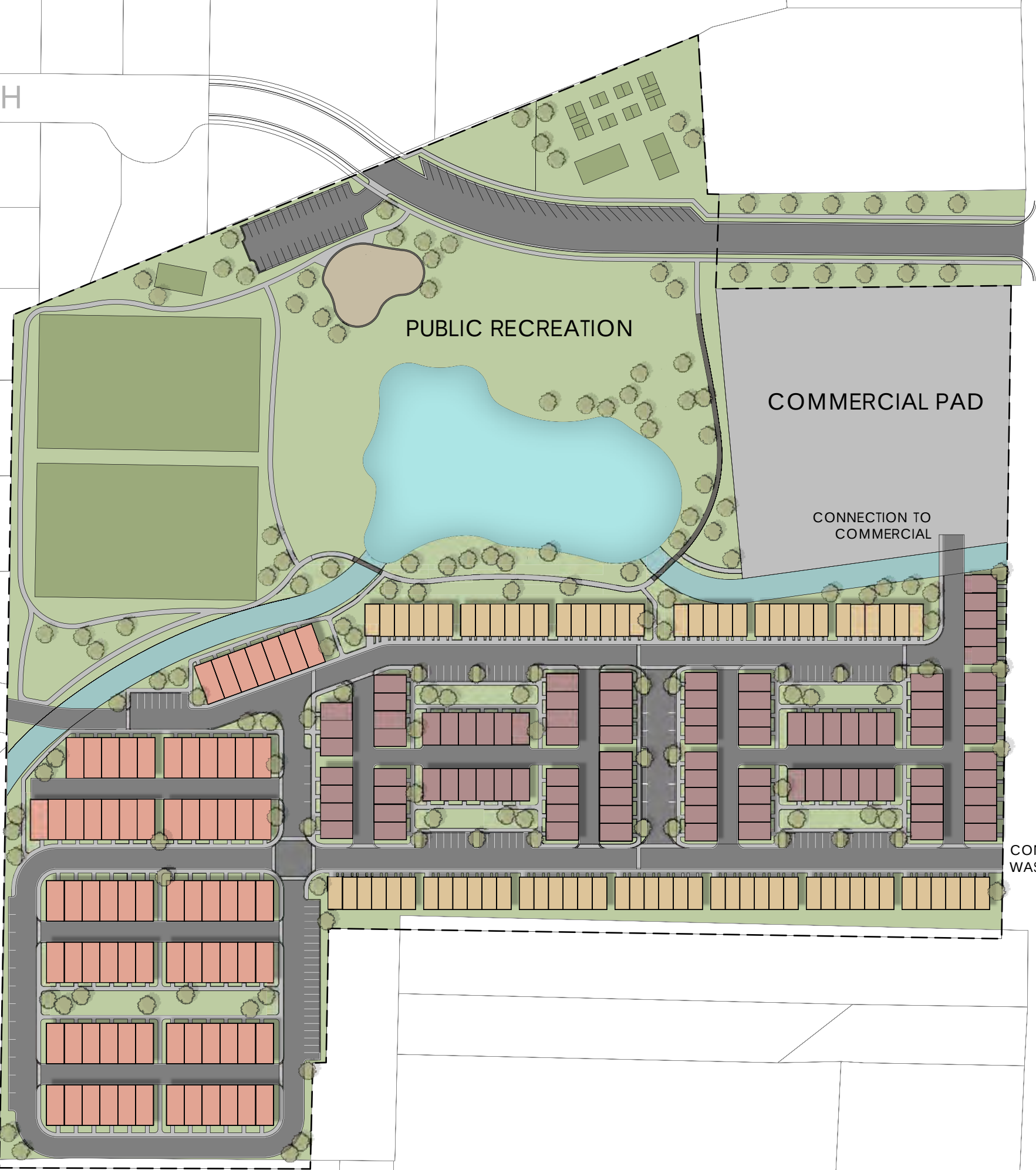
City Recorder

DATE: _____

1400 NORTH

HARRISVILLE TOWNHOME COMMUNITY

CONNECTION TO
NEIGHBORHOOD



WASHINGTON BLVD

3 STORY REAR-LOAD TOWNHOME
(2 CAR GARAGE)
95 UNITS

3 STORY FRONT-LOAD TOWNHOME
(2 CAR TANDEM GARAGE)
76 UNITS

2 STORY REAR-LOAD TOWNHOME
(2 CAR GARAGE)
79 UNITS

250 TOTAL UNITS

PARKING:
500 STALLS PROVIDED INSIDE GARAGES
100+ SURFACE STALLS PROVIDED

CONDITIONAL USE PERMIT APPLICATION (COMMERCIAL & MANUFACTURING ZONES)

Date / Time

2021-03-30

Full Name *

Blake Davis

Phone Number *

801-823-3100

Email Address *

Blake@davissignsutah.com

Applicant's Address *

746 N Harrisville Rd

City *

Harrisville

State *

UT

Zip Code *

84404

Property Owner's Name *

Barry Sackett

Harrisville Property Address *

746 N Harrisville Rd

Present Zoning of Property

CP-2

List any conditional uses previously granted for this property and the date they were approved:

None

Please describe the proposed conditional use or uses for the property: *

Davis Signs Utah is a general sign company we will be using the property to design and manufacture signage, I have attached a floor plan describing what the 3 bays of the property will be used for. We look forward to offering a new full service sign company to the City of Harrisville.
All work will be done inside and stored inside the building.

I hereby certify to the best of my knowledge that I have filled out the information on this application to the best of my knowledge and uploaded any required documents and will pay all fees in order to process my application with Harrisville City. I understand incomplete applications will be returned unprocessed. I also understand that the filing fee is non-refundable and that by filling out this application, I am not guaranteed approval from Planning Commission.

Applicant's Signature

[Clear](#) [Undo](#)

Property Owner Signature and Authorization (If you are not the property owner, please upload a signed letter from the property owner giving authorization to process this conditional use permit with Harrisville City)

[Clear](#) [Undo](#)

Please upload a digital copy of your site plan. The site plan needs to show an aerial view of the business, marking where the business is located on the property and where parking or additional storage will be located on site. *

Choose Files

2 files

PAYMENT INFORMATION - \$307.50 FEE

Confirmation Email Address

blake@davissignsutah.com

Enter the name on the credit card.

Blake Davis

Credit Card Number

XXXX XXXX XXXX XXXX

Expiration Month

XX

Expiration Year

XXXX

Security Code / CVV

Billing Street Address

Billing City

Billing State

Billing Zip Code

Submit

11.18.050 Basis For Issuance Of Conditional Use Permit

The planning commission shall not authorize a conditional use permit unless evidence is presented to establish:

1. That such use will not, at the particular location be detrimental to the health, safety, and general welfare of persons nor injurious to property or improvements of the surrounding land uses or community, but will be compatible with the existing surrounding uses, buildings, and structures. In determining compatibility and mitigation of detrimental effects, the planning commission shall consider:
 - a. The location of parking lots, access ways, delivery areas and on site vehicle circulation patterns created by the site design and their relationship to adjoining uses and whether or not such site design adversely impacts the surrounding uses by exposing them to loss of privacy, objectionable views of large paved or graveled areas or loading and unloading areas and whether or not there are design considerations or property improvements that can mitigate these impacts;
 - b. The location of the use does not create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected with the development of a permitted use. In determining unusual patterns the planning commission shall consider:
 - i. the orientation of driveways and if they direct traffic to the major streets or the local streets and if directed to the local streets the impact it creates to the safety, purpose and character of the local street;
 - ii. parking locations and size and if they encourage street side parking and walking to the proposed use which impacts adjacent land uses; and
 - iii. hours of peak land use creating traffic volumes at times of the day or night that would impact the surrounding uses.
 - c. The design of the building or buildings and the exterior building materials proposed to be used on the building and if the design and materials are similar in visual qualities such as, but not limited to, roof line shapes, building material color, reflectivity, and other visual qualities in order to ensure that the building design is not out of character with the surrounding area or creates a visual nuisance that impacts adjacent properties;
 - d. The hours of operation of the proposed use when compared with the hours of activity of the surrounding uses and the potential of such hours of operation to create noise, light or other nuisances not acceptable to the enjoyment of the existing surrounding uses or common to the surrounding uses;
 - e. The location and size of outdoor storage areas and their relationship to adjacent land uses and if such storage creates adverse impacts to the surrounding uses in terms of visual appearance, noise, dust, odor, fire potential or hazardous material storage and the safe distances or other measures taken to screen or absorb the impacts on the proposed site; and
 - f. The location of exterior lighting and signage will not be directed to or impact adjacent residential uses.
2. That the proposed use will comply with the land use regulations specified in this Ordinance for such use in the specific zone the use is proposed in;
3. That the proposed location does not have any unresolved actual or alleged violations of the municipal code.

4. That the proposed use conforms to the goals, policies and governing principles and land use of the Master Plan for Harrisville City.
5. That the proposed use will not lead to the deterioration of the environment by emitting pollutants to the ground or air of such a type or of such a quantity so as to detrimentally effect, public or private property including the operation of existing uses thereon, in the immediate vicinity or the community or area as a whole.

HISTORY

Repealed & Reenacted by Ord. [372](#) on 7/14/2005

Amended by Ord. [441](#) on 9/27/2011



Larsen Ln

LARSEN LN

N Harrisville Rd

HARRISVILLE RD

89

N Larsen Ln
N Harrisville Rd

WALL AVE

N Wall Ave

722

760

746

746

732

735

742

**HARRISVILLE CITY
ORDINANCE 515**

BEN LOMOND VIEW ZONING MAP AMENDMENT

AN ORDINANCE OF HARRISVILLE CITY, UTAH, AMENDING THE OFFICIAL ZONING MAP FOR CERTAIN PARCELS LOCATED AT APPROXIMATELY 1800 NORTH HIGHWAY 89 BASED UPON AN APPLICATION FILED WITH THE CITY; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Harrisville City is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §10-8-84 and §10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

WHEREAS, Title 10, Chapter 9a of the *Utah Code Annotated* enables municipalities to regulate land use and development;

WHEREAS, the City has adopted an Official General Plan and Zoning Map to govern land use within the City;

WHEREAS, the City received an Application to amend the Official Zoning Map of Harrisville City filed by the putative property owner, BLD INVESTMENT, LLC, and desires to act upon the same;

WHEREAS, the attached Exhibits “A” through “N” contain the required Plan Maps and Master Development Plans for the area of the proposed amendment to the Zoning Map;

WHEREAS, after publication of the required notice the Planning Commission held its public hearing on November 18, 2020, to take public comment on this proposed Ordinance, and gave its recommendation to _____ this Ordinance;

WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on _____, to act upon this Ordinance;

NOW, THEREFORE, be it ordained by the City Council of Harrisville as follows:

Section 1: Zoning Map Amendment. That the Zoning Map for certain real property identified as Weber County Parcel Numbers 11-019-0001, 17-064-0055, 17-064-0002, 17-064-0017, 17-071-0045, 17-071-0044, 17-071-0001, 17-071-0003 and as set forth in the attached Exhibits “A” through “N” which are hereby adopted and incorporated herein by this reference, is hereby changed from Open Space (O-1) and Agricultural (A-1) Zone to the Mixed-Use Large Project Ben Lomond Zone (MU-LP Ben Lomond Zone).

Section 2: Plan Map, Master Development Plan, and Reversion. The Plan Maps and Master Development Plans attached in as Exhibits “A” through “N” which are hereby adopted and incorporated herein by this reference are adopted as the required Plan Maps and Master Development Plans for this Zoning Map Amendment. Any development must

substantially conform to these Plan Maps and Master Development Plans. In the event that any development fails to substantially conform to the Plan Maps and Master Development Plans, or in the event that the final plat is not recorded with Weber County within eighteen (18) months of the effective date of this Ordinance, then the property is automatically reverted to its prior zoning of Open-Space (O-1) and Agricultural (A-1) Zone.

Section 3: Severability. If a court of competent jurisdiction determines that any part of this ordinance is unconstitutional or invalid, then such portion of the ordinance, or specific application of the ordinance, shall be severed from the remainder, which shall continue in full force and effect.

Section 4: Effective date. This Ordinance shall be effective immediately upon posting after final passage, approval, and posting.

PASSED AND ADOPTED by the City Council on this _____ day of _____, 2021.

MICHELLE TAIT, Mayor
Harrisville City

ATTEST:

JENNIE KNIGHT, City Recorder

RECORDED this _____ day of _____, 2021.

PUBLISHED OR POSTED this _____ day of _____, 2021.

Roll Call Vote Tally:

Council Member Wilhelmsen	Yes	No
Council Member Weiss	Yes	No
Council Member Christensen	Yes	No
Council Member Jackson	Yes	No
Council Member Loveland	Yes	No

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the municipal recorder of Harrisville City, hereby certify that foregoing ordinance was duly passed and published, or posted at 1) City Hall 2) Harrisville Cabin and 3) 2150 North on the above referenced dates.

City Recorder

DATE: _____



Harrisville City Planning Commission Staff Report

April 14, 2021

Prepared By: Ronda Kippen, City Planner

Request: **Ben Lomond Views Rezone** Discussion/Decision on a request to receive a recommendation for Harrisville Ordinance 515; Ben Lomond Views Zoning Map Amendment for approximately 130.80 acres from O-1 Zone and A-1 Zone to the MU-LP Ben Lomond Zone.

Applicant: BLD Investments, LLC

Representative: Douglas Palermo, Eric Langvardt

Project Location: Ben Lomond Golf Course, Kunz Property (along 2000 N)

Zoning: O-1 Zone and A-1 Zone

Acreage: Approximately 130.80 Acres

Tax ID's: 11-019-0001, 17-064-0055, 17-064-0002, 17-064-0017, 17-071-0045, 17-071-0044 (aka 17-071-0054), 17-071-0001, 17-0171-0003

HISTORY

- Approximately fifteen work committee meetings have been held with staff and a legislative committee that was selected for the negotiations, periodically met from July to date, as new material has been submitted by the developer for analysis. Negotiations have taken place and the developer has redesigned the project based on input from the work committees.
- September 29, 2020, official application was made by the developer to Harrisville City for the rezone to the MU-LP Zone.
- November 18, 2020, the Planning Commission held a **Public Hearing** to take input from the public after hearing a presentation by the developer. The public hearing period was extended to December 9, 2020 to allow the public an extended timeframe to send in comments regarding the project. The City has accepted comments to date that have been submitted for or against the project and taken them into consideration during negotiations.
- December 9, 2020, the Planning Commission held a work session to allow the City Planner to present project with an analysis of the project submittal to date along with the developer's presentation of the project to the Planning Commission. This was done to bring the Planning Commission up to speed on the project and to receive input and direction on the design from the Planning Commission. The developer took the information from this meeting and redesigned a significant amount of the project. New information has been resubmitted and reviewed by the work committees.
- March 10, 2021, Planning Commission held a work session to go over the new design based on the input received from the public, the Planning Commission, and the work committees to date. The developer presented the changes in the project to the Planning Commission.

SUMMARY & BACKGROUND

I forward a positive recommendation to the Planning Commission for approval of Harrisville Ordinance 515; Ben Lomond Views Zoning Map Amendment for approximately 130.80 acres being rezoned by an MDA from O-1 Zone and A-1 Zone to "MU-LP-Ben Lomond Zone". This recommendation is based on the application meeting the intent of the code. Furthermore intense reviews will need to take place at a subdivision level.

The master site plan reflects a reduction in the original request in density from 722 units to 664 units over the 130.80 acres of land. The two-story commercial building footprint of 40,836 sq.ft. has been requested and will surround an amphitheater in the village center. The amphitheater area is just over half an acre in size. The master site plan reflects an overall of 30.8 acres (23.55%) of open space being preserved throughout the village. This is an increase of green space from the original design by an additional 1.25%. The open space is made up of the Millennium Park (the developer will put in some flood improvements, parking, restroom improvements, playground equipment and take over the care and maintenance of the park as part of the proposal-the Millennium Park will remain a public park), six neighborhood parks, the amphitheater, and a series of trails throughout the village.

On the proposed master site plan (see Exhibit A), the developer has kept the proposed single-family dwellings lots along the exterior of the village to buffer and create lots similar in nature to the existing surrounding neighborhoods; while keeping the town homes, condominiums and commercial uses located within the core of the village, away from the existing subdivisions.

The following is an analysis of the request to rezone the identified parcels from the Open Space (O-1) Zone and Agricultural (A-1) Zone to the Mixed Used-Large Parcel (MU-LP) Ben Lomond Zone based on the material that has been submitted to date that will make up the subsequent Master Development Agreement to allow for the developer to subdivide and develop the property as Ben Lomond Views. To date, this request for such a rezone is in conformance with the Harrisville City Future Land Use Map, the 2019 Harrisville General Plan and based on the recommended conditions listed in this staff report, is in conformance with the Land Use Ordinance of Harrisville City.

An establishment of review criteria for this request may help the City in making this type of decision. Relevant criteria includes determining whether the change fits with neighboring land uses and/or configurations, the zoning density changes, traffic and circulation, flood plain issues, and whether the land can be supported by essential facilities such as culinary water, sewer, road infrastructure, etc. The intent of this staff report is to provide an objective evaluation of this criterion.

ANALYSIS

Planning Commission Responsibility. Pursuant to Utah State Code §10-9a-503(2)

A legislative body may not make any amendment authorized by this section unless the legislative body first submits the amendment to the planning commission for the planning commission's recommendation.

The purpose statement pursuant to Land Use Ordinance of Harrisville City (LUC) §11.01.030 states:

The purpose of land use ordinances as set forth in various titles in the municipal code is to promote the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of Harrisville City, to implement the land use policies of the city, and to carry out the purposes set forth in Utah Code Annotated §10-9a-102, 1953, as amended.

General Plan. The first finding that the Planning Commission shall make for a positive recommendation for a rezone is that the development plan is in accordance with the City's General Plan, goals, and policies of the City. The following are excerpts from the 2019 Harrisville City General Plan that may be relevant in evaluating this request:

Under state law, the Housing Element is a required element of the General Plan under state law. This element of the General Plan identifies the City's housing conditions and needs, establishes the goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City intends to implement to create sustainable, mixed-income

neighborhoods across the City

...

This Plan seeks to integrate planning concepts that will allow for a mix of housing opportunities at various income levels to foster growth, community development, and successful neighborhoods. This Plan specifically focuses on moderate income housing as required under state law. (2019 Harrisville General Plan on pg. 3).

HOUSING POLICY

1. The City will continually make efforts to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing.
2. Promote individuals who desire to live near family, and relatives in the City.
3. The City desires to maintain its local culture and lifestyle in conjunction with its housing policies.
4. Where resources are available, support the Weber Housing Authority Emergency Home Repair Program to assist in housing maintenance for moderate to low-income homeowners.
5. Facilitate the development of a mix of housing and open space within the City.
6. Comply with City specific requirements under state law by:
 - Encouraging a variety of housing and residential opportunities by establishing and providing a range of allowed residential densities and lot sizes near major transit investment corridors.
 - Encourage infill development as appropriate.
 - Support the development of single-family dwellings, mixed-use development, and retirement housing in the City.
7. The City will provide additional housing reports as required by unfunded mandates under state law. (2019 Harrisville on pg. 12)

The Future Land Use Map has also identified the subject property as Mixed Use.

MIXED USE

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. Mixed use developments are typically encouraged as transitions between different density uses or uses with different character (i.e. between commercial and higher density residential). (pg. 17 & 18 of the 2019 Harrisville General Plan)

The 2019 Harrisville General Plan encourages that all rezones conform to the Future Land Use Map. The applicant desires to strictly follow the mixed-use area as shown on the Future Land Use Map that was adopted as part of the 2019 Harrisville General Plan. The Ben Lomond Views Village is in accordance with the 2019 General Plan and the Planning Commission may find that the proposal conforms to the intent of the City's master planning efforts.

Zoning. Current zoning on the property is O-1 and A-1 zone.

The current zoning has specific purposes per LUC §11.07.010

The Open Space Zone (O-1) is specifically intended to encourage the preservation of a natural environment in an otherwise urban setting; to hold for future generations open space in which plants and animals can be protected and studied; to inhibit erection of unnecessary buildings on a flood plain, on areas of severe slope, and areas of fault line and rock slides; to provide suitable areas for recreation and relaxation; to preserve historic, cultural and artistic areas and to alleviate stream pollution.

The purpose and intent for the A-1 zone is per LUC §11.09.010:

The purpose of the A-1 zone is to provide areas which are to be retained and used for a mixture of farming or agricultural uses and single-family low density rural residential development. The zone is to be applied in areas with a high-water table or where access to public roads is limited and the utilization of the open land areas for the keeping of animals has low impact on residential uses or the combination of residential large lots and agricultural uses is consistent with the general plan.

The following criteria should be evaluated when determining the impact of a potential rezone:

1. Potential density: The rezone process includes the approval and recordation of a Master Development Agreement (MDA). As part of the MDA, site plans will be made part of the agreement to solidify the negotiations as required in LUC §11.11.060.

The rezone request is for a total of 130.80 contiguous acres. The applicant has provided a master site plan that identifies the smallest lots at 4,000 sq. ft. and the largest lot at 7,000+ sq. ft. The commercial building footprint is proposed as 40,836 sq.ft.; the commercial footprint surrounds an open space amphitheater in the village center. The overall density increase, if the rezone is approved, will be a maximum of 440 single family lots, 144 townhomes and 80 multi-family condominiums and a two-story commercial building with an overall footprint of 40,836 sq. ft. (see Exhibit A).

Although the lots may be smaller than what is typical for Harrisville City, it opens a unique market for the upper Wasatch Front. As Harrisville continues to grow, as do the surrounding Cities, a mixed-use development, designed as such, will attract people of all ages. Residential standards have been negotiated for this development (see Exhibit K) that outline the minimum lot sizes, setbacks, building height limits, building massing, and parking regulations for the residential phases. The village has been designed based on these negotiated varied standards.

2. Open Space: The property has eight proposed parks that ranges from the large community park, Millennium Park, to small neighborhood pocket parks for the residents of Ben Lomond Views to enjoy. A Landscape Plan has been prepared for the Planning Commission to review and approve (see Exhibit H). The trees in the Landscape Plan have been compared against the restricted trees per Resolution #00-02.

One of the neighborhood parks that has been identified as a “Neighborhood Park” on the Master Plan (see Exhibit A) and on the Park Plan (see Exhibit M) has been left off the Landscape Plan. The park in question is the park with the smaller pond located near the twin home section of the village in Phase 6b and is approximately 1.37 acres in size (see Exhibit L). A condition of approval has been added to staff’s recommendation that a Landscape Plan is submitted for review and approval for “Park G” located by the smaller pond. This is being done to ensure that an adequate Landscape Plan is incorporated into the MDA.

With the upgrades to Millennium Park and the additional neighborhood park added to the developer’s calculations of Parks A-F in the Landscape Plan (see Exhibit H) currently totaling 12.13 acres dedicated for parks, we can more correctly be looking at approximately 21 acres of open space dedicated to parks for Harrisville City due to the agreement that the City has undergone with the developer for the continual care and maintenance for Millennium Park. These details regarding the care and maintenance of the park are being worked out currently in the MDA which will grant a perpetual easement for the care and maintenance of the park and it will set up the stipulations on how the park will be managed due to the park being a public park. Further documentation will be going into the CC&R’s regarding the care and maintenance for all the parks, including Millennium Park. Repairs are going to be made to Millennium Park that include repairs to the ditch that is causing flooding, a new parking lot, upgrades to the restrooms and new playground area.

Both the MDA and the CC&R’s are currently under legal review by both party’s legal representation. The final versions will be reviewed by the City Council prior to recording. A condition of approval is added to the report that a Landscape Plan is submitted for review and approval for the improvement areas of Millennium Park.

3. Access: The property has two vehicular access points off Highway 89 and two vehicular access points off 2000 North and six separate areas that can be accessed by trail in the village (see Exhibit D).
4. Circulation: The road and pathway structure for the village is literally the skeleton of this entire

development. The city has spent many hours discussing these details and have come to the agreement for the varied standards from the adopted city standards. The village is designed to be a quaint walkable community, yet easily accessed by vehicles, bikes and pedestrians from the existing roadways and trails (see Exhibit C, D & E). Sidewalk, curb, and gutter will also be installed in front of the park which will make a final pedestrian pathway connection along the south side of 2000 N.

5. Culinary Water Resources: Bona Vista will provide culinary services. The applicant is currently working with them regarding these services.

The applicant is unable to attain any will serve or feasibility letters from the culinary provider until the site plans have been approved that go along with the proposed rezone. These letters will be provided at the subdivision or site plan application process.

6. Secondary Water Resources: Harrisville City has created a secondary water district that the developer will be annexed into and taxed to cover the costs of the secondary water services. The new service district is called the "Four Mile Special Service District". The applicant is currently working with the City as the City establishes this Secondary Water District.
7. Sewer: A sewer study has been performed by Matt Robertson at Jones and Associates on behalf of Harrisville City to determine if there is adequate capacity within the city's sewer lines for the amount of flow this development will demand (Exhibit I). The study identified the best route for the developer to route the sewer lines and the needed areas to upsize the sewer lines to increase capacity. The developer will then bring the wastewater to the Central Weber Wastewater Facility, who has verbally indicated to me that they do have adequate storage for the development.

The applicant is unable to attain any will serve or feasibility letters from the wastewater provider until the site plans have been approved that go along with the proposed rezone. These letters will be provided at the subdivision or site plan application process.

8. Flood Plain: A portion of the property is within a future FEMA flood plain boundary (see Exhibit F). Currently the flood plain does not exist on the FEMA maps. However, Harrisville City is aware of FEMA remapping the flood plain and the impact it will take out of the developable acreage if this area is in fact mapped as a flood plain. It is too late to modify any of the FEMA maps by repairs that could be made to alter the streams flow.

The applicant will have to go through a CLOMAR process with the Federal Government to receive approval for the modification of the flood plain that is identified on the Sensitive Land Maps (see Exhibit F). If the applicant is unable to successfully negotiate with FEMA through the CLOMAR process to remove the area identified on the Sensitive Lands Map as being in the FEMA flood plain, the Planning Commission will need to decide whether to grant the units that are shown in the flood plain (15 units) as part of the 664 overall units being requested; either to allow them to be held to be developed elsewhere on the map if a CLOMAR cannot be obtained or to reduce the number of units by removing the units shown in the flood plain due to this property not being developable per the LUC§ 11.22.030(3)(b)(v).

9. Storm Water: A storm water study was commenced by LEI in October 2020 (see Exhibit J). The Storm Water Report helps the City, the developer and designer identify the need for additional detention areas throughout the village. Unfortunately, this report led to the loss of more lots on the developer's side, but Harrisville City will have a better design in the end that will eliminate storm water from reaching Hwy 89 and 2000 N. Further storm water studies are needed; however, this will need to take place at the subdivision/site plan level.
10. Fire Protection: North View Fire has been actively participating in work committee meetings and has been submitting reviews to the applicant for areas of needed attention. The developer has responded to the fire departments concerns to date.

Final approval of all site plans and subdivisions will need to be obtained from the fire department as part of any subdivision or site plan approval; however, to date, this site plan meets all fire needs for ingress and egress needs.

11. Building Renderings: Builders have been selected for the development for the residential portion of the village. The work committee has been through one round of house renderings and the City has much more variety with the most current submittal. The most current renderings are much more visually pleasing and offer a wider range of product for the future residents to select from. The work committee was pleased with the proposed renderings for the homes, twin homes, and townhomes (see Exhibit N).
12. Public Notice: The required noticing for the rezone has been met by holding a public hearing and posting for the public hearing on November 18, 2020. Noticing requirements for this meeting have been met per noticing requirements outlined in LUC §11.01.050.

SUMMARY OF PLANNING COMMISSION CONSIDERATIONS:

- Does this proposal comply with the 2019 Harrisville General Plan?
- Does this proposal comply with the applicable MU-LP ordinance?
- In considering the proposed rezone, the planning commission shall review and consider the following, as applicable:
 - The architectural design of buildings and their relationship on the site and development beyond the boundaries of the proposal.
 - Proposed development standards for the various types of residential, commercial, retail office, or other uses proposed including parking areas, dimensions, and setbacks.
 - Proposed design standards addressing building height, massing and orientation, open space, natural resource protection, architectural design and materials, landscaping and buffering standards, parking, and signage.
 - The landscaping and screening as related to the several uses within the development and as a means of its integration into its surroundings.
 - The residential density of the proposed development and its distribution as compared with the residential density of the surrounding lands, either existing or as indicated on the zoning map or general plan proposals of the city as being a desirable future residential density.

RECOMMENDATION:

Staff recommends approval of the request to forward a positive recommendation to the City Council for the request for approval of Harrisville Ordinance 515; Ben Lomond Views Zoning Map Amendment for approximately 130.80 acres being rezoned by an MDA from O-1 Zone and A-1 Zone to “MU-LP-Ben Lomond Zone”. This recommendation for approval is subject to the following conditions:

1. A corrected Landscape Plan that shows the landscape design for Park “G” and Millennium Park.
2. The developer will continue to work with the work committee and Planning Commission to receive input for the design of the commercial village which includes the condominiums.
3. Landscape and fencing design for the area between Hwy 89 and the Ben Lomond View buffer area as well as the landscaped buffer area along the main road will be submitted for review and approval.

This recommendation is based on the following findings:

1. The proposed rezone conforms to the 2019 Harrisville General Plan.
2. With the recommended conditions, the proposed MDA complies with the applicable City ordinances.
3. The building uses, roads, street widths, locations, lot area, width, yard, height and coverage regulations proposed are acceptable as shown on the conceptual site plan.
4. The proposed master planned development is in conformance and meets the purpose and intent of the MU-LP ordinance.
5. The proposed rezone will not be detrimental to the public health, safety, or welfare.
6. The proposed rezone will not deteriorate the environment of the general area so as

to negatively impact surrounding properties and uses.

POSITIVE SAMPLE MOTION:

I move to forward a positive recommendation to the City Council for the request for approval of Harrisville Ordinance 515; Ben Lomond Views Zoning Map Amendment for approximately 130.80 acres being rezoned by an MDA from O-1 Zone and A-1 Zone to “MU-LP-Ben Lomond Zone”. This recommendation for approval is subject to the following conditions:

1. A corrected Landscape Plan that shows improvements for Park “G” and Millennium Park.
2. The developer will continue to work with the work committee and Planning Commission to receive input for the design of the commercial village which includes the condominiums.
3. Landscape and fencing design for the area between Hwy 89 and the Ben Lomond View buffer area as well as the landscaped buffer area along the main road will be submitted for review and approval.
- 4....

This recommendation is based on the following findings:

1. The proposed rezone conforms to the Harrisville General Plan.
2. With the recommended conditions, the proposed MDA complies with the applicable City ordinances.
3. The building uses, roads, street widths, locations, lot area, width, yard, height and coverage regulations proposed are acceptable as shown on the conceptual site plan.
4. The proposed master planned development is in conformance and meets the purpose and intent of the MU-LP ordinance.
5. The proposed rezone will not be detrimental to the public health, safety, or welfare.
6. The proposed rezone will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

NEGATIVE SAMPLE MOTION:

I move to forward a negative recommendation to the City Council for the request for approval of Harrisville Ordinance 515; Ben Lomond Views Zoning Map Amendment for approximately 130.80 acres being rezoned by an MDA from O-1 Zone and A-1 Zone to “MU-LP-Ben Lomond Zone”. This recommendation for denial is based on the following findings: (You will then have to have solid findings listed for denial that must be supported by the General Plan and the LUC).

ADDITIONAL INFORMATION

Exhibit A: Master Site Plan
Exhibit B: Parking Plan
Exhibit C: Bike Access
Exhibit D: Road Sections/Roadway Map
Exhibit E: Trails Map
Exhibit F: Sensitive Lands Map
Exhibit H: Landscape Plan
Exhibit I: Sewer Report
Exhibit J: Storm Water Report
Exhibit K: Proposed Land Uses/Proposed Land Use Map
Exhibit L: Phase Plan
Exhibit M: Park Plan
Exhibit N: Building Renderings

Exhibit A-Master Site Plan

BEN LOMOND VIEWS

ALL DEVELOPMENT PROPOSED IN THE PENDING FLOODPLAIN SHALL BE MAINTAINED BY THE PROJECT HOA.

ALL PARK AND COMMON AREA OPEN SPACE WILL BE MAINTAINED BY THE PROJECT HOA.

12.13 AC PARK OPEN SPACE

18.66 AC COMMON OPEN SPACE

PENDING FLOODPLAIN

TOTAL PROJECT AREA = APPROX. 130.80 ACRES
 TOTAL OPEN SPACE = APPROX. 30.8 ACRES (23.65%)
 TOTAL SINGLE FAMILY LOTS 425
 TOTAL SF LOTS WITH FLOODPLAIN 15
 TOTAL TOWNHOMES 144
 TOTAL MULTI-FAMILY CONDOS/TOWNHOMES 80
 TOTAL COMMERCIAL BUILDING FOOTPRINT 40,836 SF

0 80 160 320 640
 SCALE: 1"=160'

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BEN LOMOND VIEWS

MASTER DEVELOPMENT PLAN

Exhibit B-Parking Plan

OVERALL PARKING PLAN

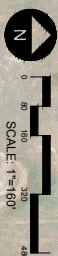
TOTAL PROJECT AREA - APPROX. 150.80 ACRES
TOTAL OPEN SPACE - APPROX. 30.8 ACRES (20.5%)
TOTAL SINGLE FAMILY LOTS 425
TOTAL SLOTS WITH FLOODPLAIN 15
TOTAL TOWNHOUSES 144
TOTAL MULTIFAMILY CONDOMINIUMS 80
TOTAL COMMERCIAL BUILDING FOOTPRINT - 40,836 SF
PARKING SUMMARY
1,700 SINGLE FAMILY
500 TOWNHOUSES
204 MULTIFAMILY
243 PRIVATE COMMERCIAL STALLS
43 CLUBHOUSE STALLS
NOTE: ALL COUNTS INCLUDE FLOODPLAIN LOTS



BEN LOMOND VIEWS
MASTER DEVELOPMENT PLAN

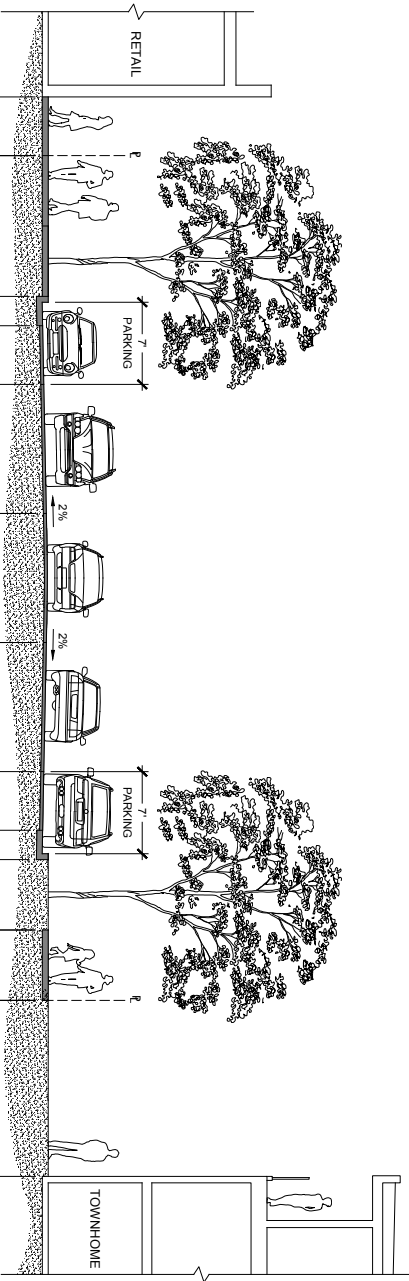
MARCH 18, 2021

Exhibit C-Bike Access Map

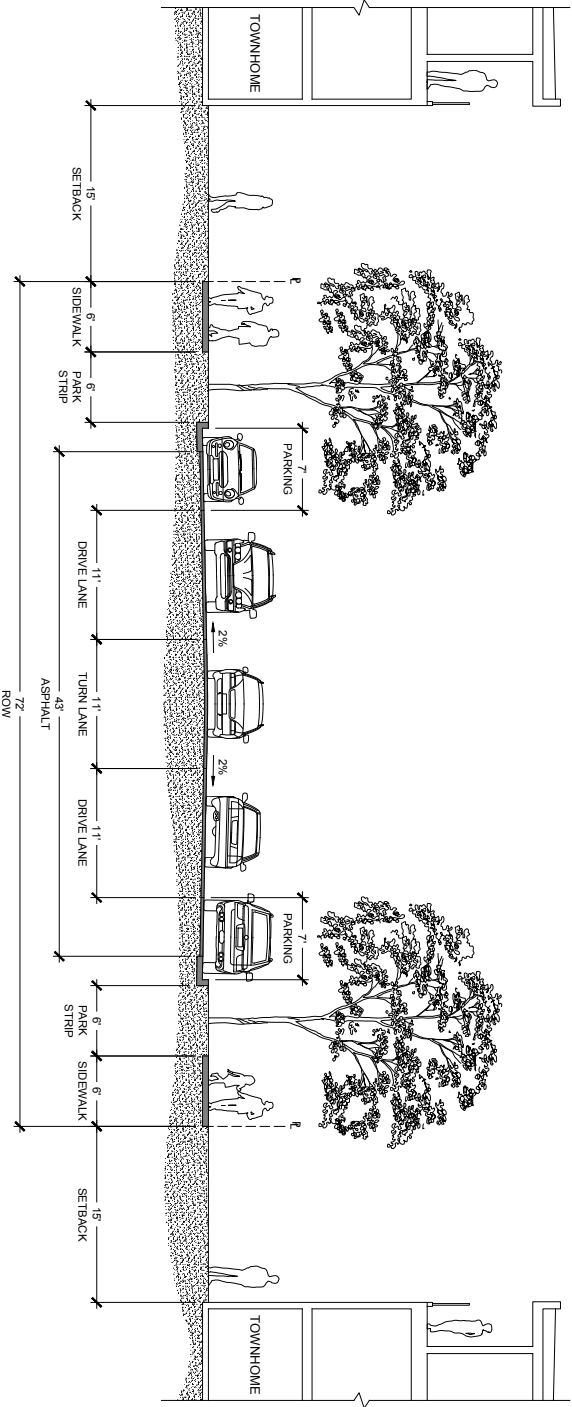


MARCH 18, 2021

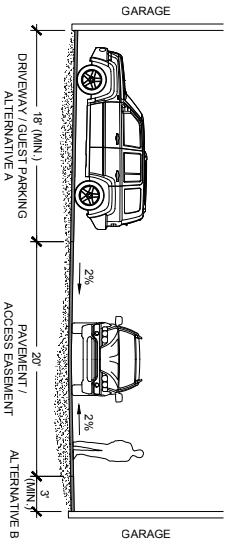
Exhibit D-Road Standards/Road Map



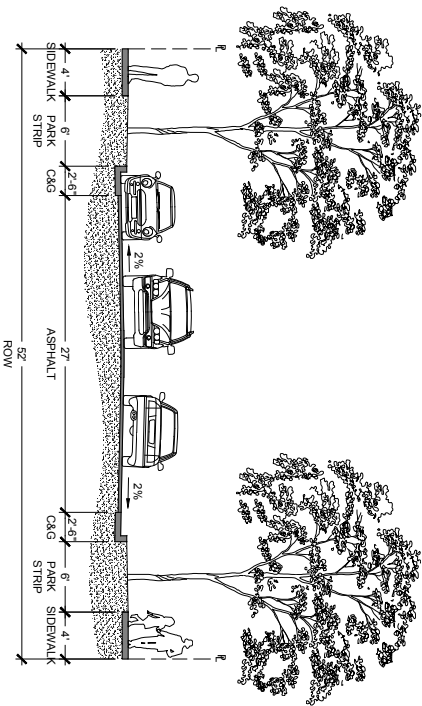
① TOWN CENTER ROADWAY SECTION - TYPE 1
SCALE: 1" = 5'-0"



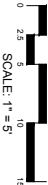
② TOWN CENTER ROADWAY SECTION - TYPE 2
SCALE: 1" = 5'-0"

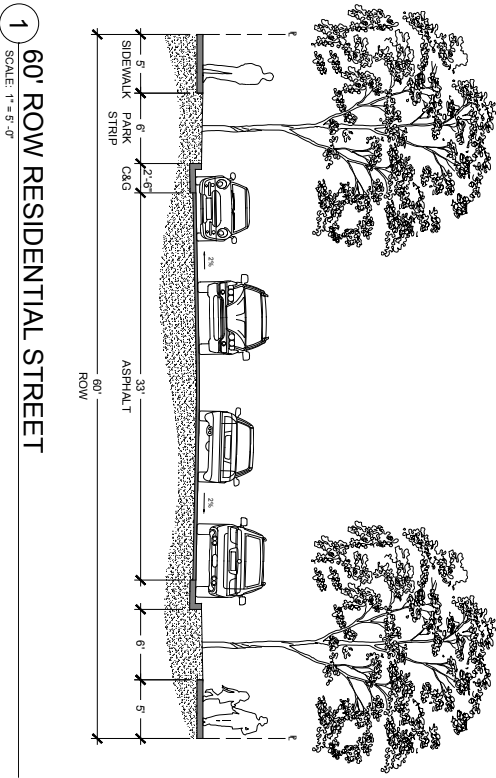
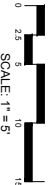


1 PRIVATE ALLEY (REAR LOAD PRODUCT)
SCALE: 1" = 5'-0"



1 52' ROW RESIDENTIAL STREET
SCALE: 1" = 5'-0"





BEN LOMOND VIEWS
MASTER DEVELOPMENT PLAN
MARCH 18, 2021

ROADWAY PLAN

Page 19 of 108

Legend:

- 72' TOWN CENTER ROAD
- 60' RESIDENTIAL ROAD
- 52' PUBLIC RESIDENTIAL ROAD
- 20' PRIVATE ALLEY
- PRIVATE DRIVE/PARKING

Summary Statistics:

TOTAL PROJECT AREA = APPROX. 130.00 ACRES	
TOTAL OPEN SPACE = APPROX. 30.8 ACRES (23.65%)	
TOTAL SINGLE FAMILY LOTS	425
TOTAL SLOTS WITH FLOODPLAIN	15
TOTAL TOWNHOMES	144
TOTAL MULTIFAMILY CONDOMINIUMS	80
TOTAL COMMERCIAL BUILDING FOOTPRINT	~40,830 SF

Scale: 1" = 160'

North Arrow

BEN LOMOND VIEWS
MASTER DEVELOPMENT PLAN
MARCH 18, 2021

ROADWAY PLAN

Page 19 of 108

Legend:

- 72' TOWN CENTER ROAD
- 60' RESIDENTIAL ROAD
- 52' PUBLIC RESIDENTIAL ROAD
- 20' PRIVATE ALLEY
- PRIVATE DRIVE/PARKING

Summary Statistics:

TOTAL PROJECT AREA = APPROX. 130.00 ACRES	
TOTAL OPEN SPACE = APPROX. 30.8 ACRES (23.65%)	
TOTAL SINGLE FAMILY LOTS	425
TOTAL SLOTS WITH FLOODPLAIN	15
TOTAL TOWNHOMES	144
TOTAL MULTIFAMILY CONDOMINIUMS	80
TOTAL COMMERCIAL BUILDING FOOTPRINT	~40,830 SF

Scale: 1" = 160'

North Arrow

Exhibit E-Trails Map

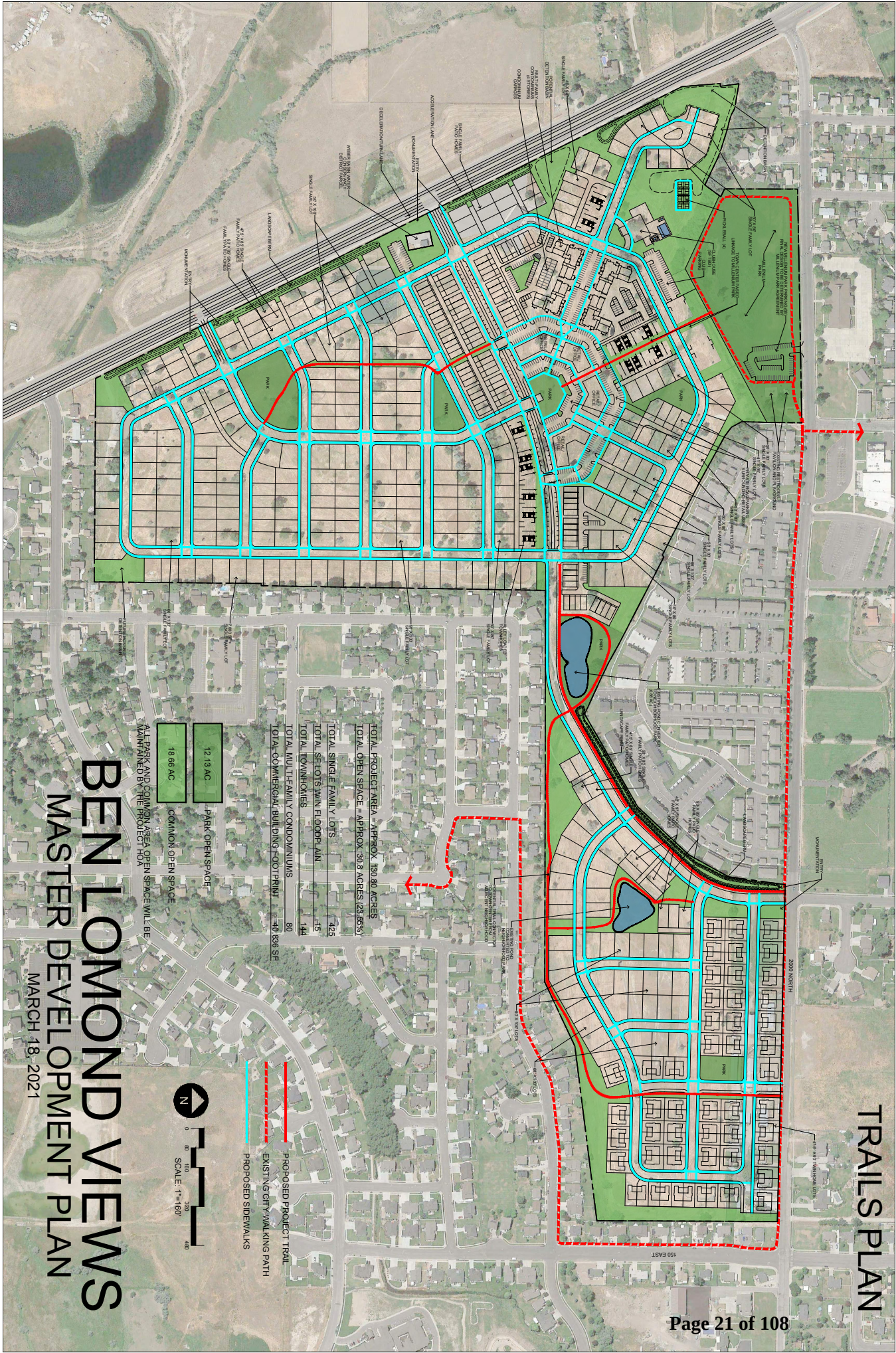


Exhibit F-Sensitive Lands Map

BEN LOMOND VIEWS

MASTER DEVELOPMENT PLAN

MARCH 18, 2021

SENSITIVE LANDS

PENDING FLOODPLAIN

TOTAL PROJECT AREA - APPROX.	130.90 ACRES
TOTAL OPEN SPACE - APPROX.	30.8 ACRES (23.6%)
TOTAL SINGLE FAMILY LOTS	425
TOTAL SLOTS WITH H.OOPPLAN	175
TOTAL TOWNHOMES	144
TOTAL MULTIFAMILY CONDOSMINIUMS	80
TOTAL COMMERCIAL BUILDING FOOTPRINT	~40,836 SF

SCALE: 1"=160'

N

Page 23 of 108

BEN LOMOND VIEWS

MASTER DEVELOPMENT PLAN

MARCH 18, 2021

TOTAL PROJECT AREA - APPROX.	130.90 ACRES
TOTAL OPEN SPACE - APPROX.	30.8 ACRES (23.6%)
TOTAL SINGLE FAMILY LOTS	425
TOTAL SLOTS WITH H.OOP PLAN	175
TOTAL TOWNHOMES	144
TOTAL MULTI-FAMILY CONDOMINIUMS	80
TOTAL COMMERCIAL BUILDING FOOTPRINT	~40,836 SF

PENDING FLOODPLAIN

SENSITIVE LANDS

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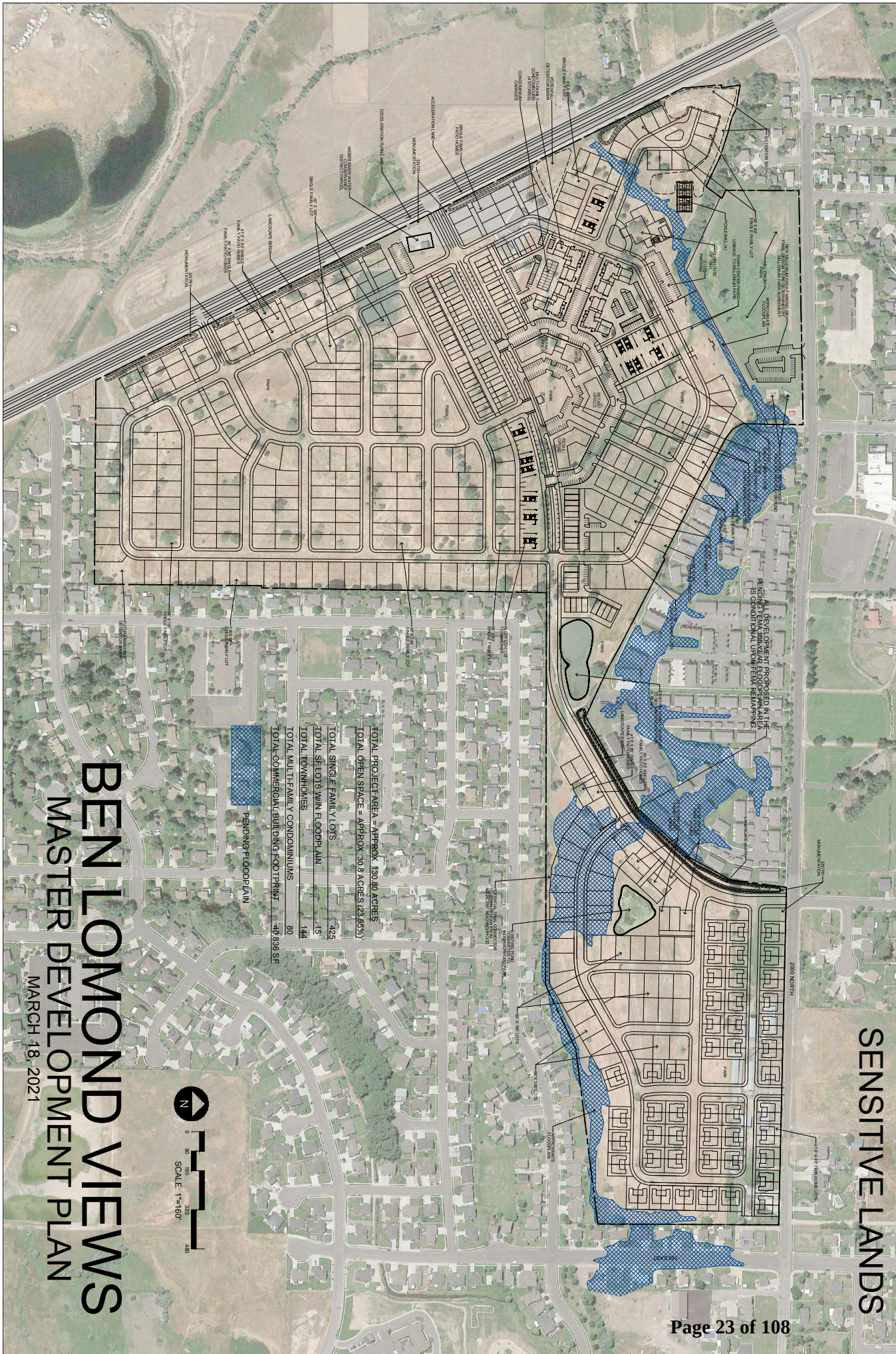


Exhibit H: Landscape Plan

Ben Lomond Views

Landscape Plan

March 18, 2021

The Ben Lomond Views Landscape Plan addresses the following areas in the Ben Lomond Views development:

- Local parks
- Common area open space
- Landscape areas of residential homes

This Landscape Plan does not address Millenium Park which will be guided by a separate agreement with Harrisville City. Landscaping components of that agreement will be incorporated into an amended Landscape Plan once the agreement is finalized.

Local parks and general common area open space are shown on Exhibit 1. As shown there, Ben Lomond Views has 6 local parks, identified as Parks A through F, with a total of 12.13 acres. Designs for these parks, prepared by the Langvardt Design Group, are described in Exhibit 2.

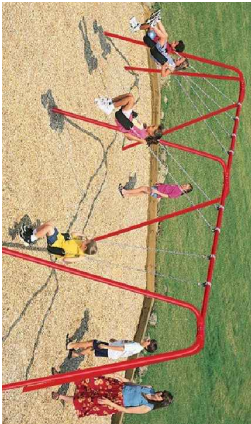
Exhibit 1 also identifies 18.66 acres of common open space. Landscape Standards for these spaces as well as open areas of residential lots are included in Exhibit 3.

The Ben Lomond Views Community Association will maintain and otherwise manage Community Areas including local parks, common area local parks, and, subject to an agreement with Harrisville City, Millenium Park. The Community Association will be responsible for routine maintenance and operations as well as necessary repairs, replacement and refinishing of improvements within the community areas. Financing for Community Association maintenance of Community Areas will be from assessments of Association members. Proper maintenance of residential lot areas will be the responsibility of unit owners subject to the terms of CC&R's.

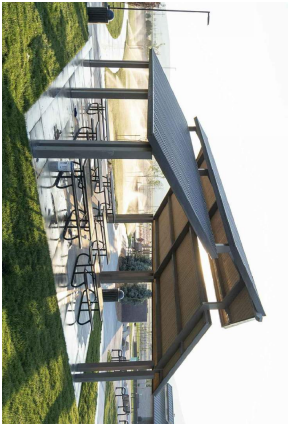
All future improvements will be subject to review and approval by the HOA Architectural Review Committee.



Playground w/ Shade Structure over playground



Swing Set



Shade Pavilion w/ Picnic Tables



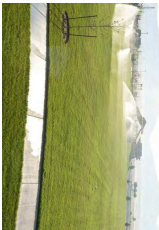
Bench



Litter Receptacle



Pet Waste Station



Sidewalk Walkway

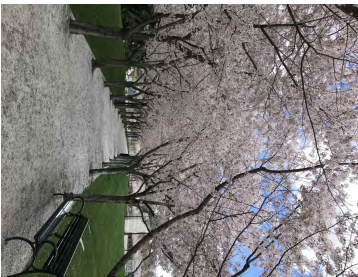


Ramp into Playground





Shade Pavilion w/ Picnic Tables



Decomposed Granite Pathway w/ bench



Bench



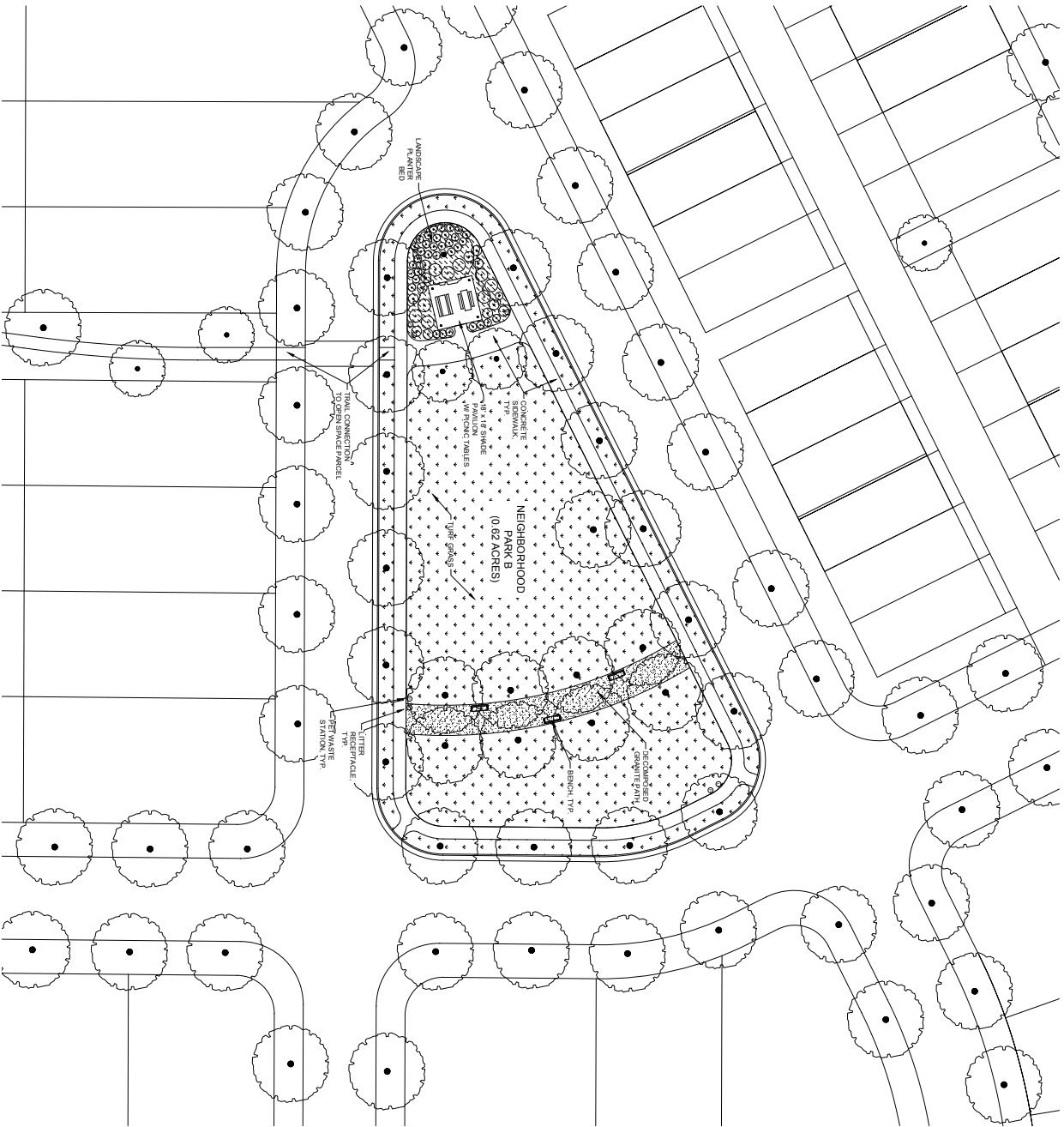
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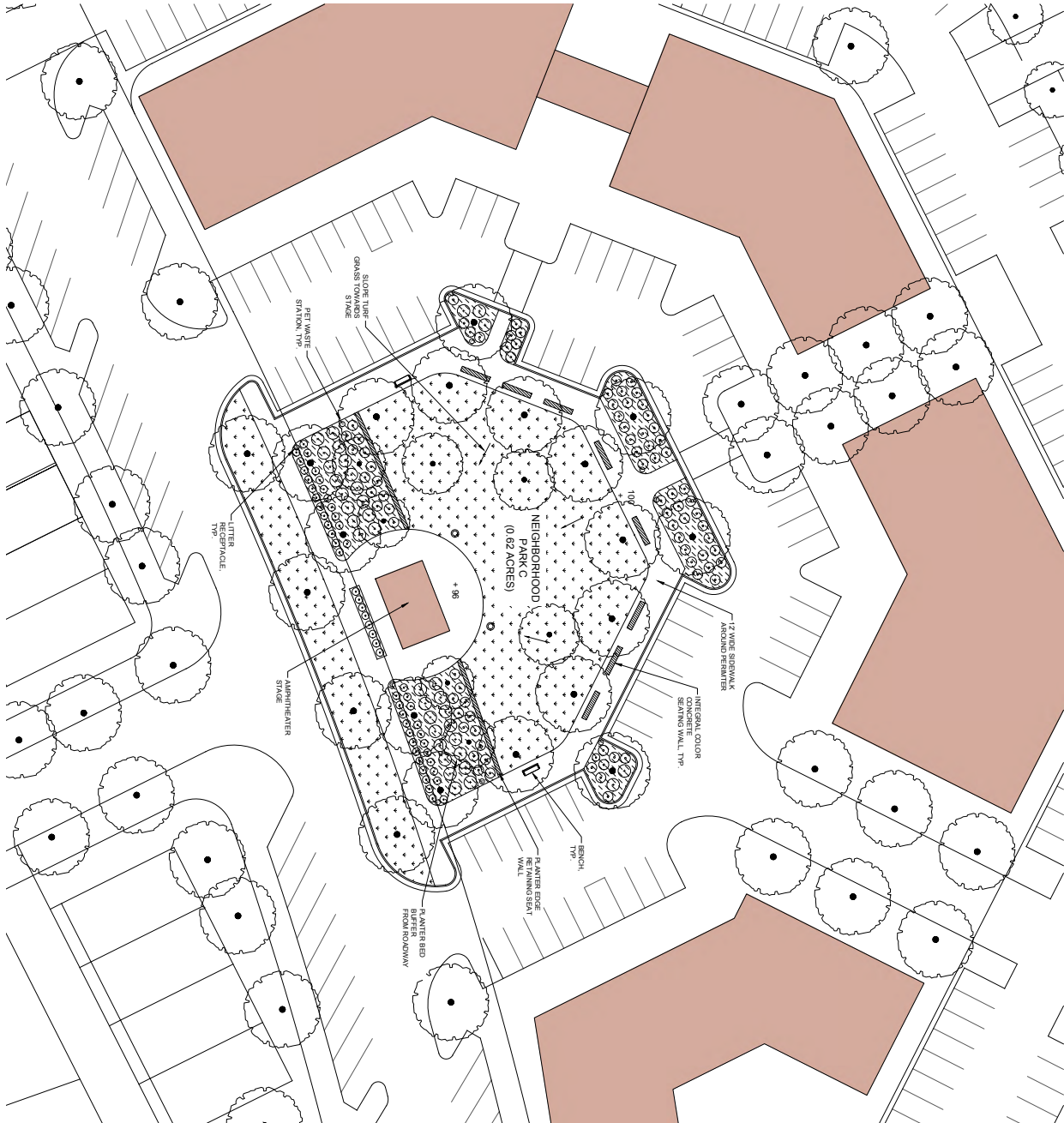


Pet Waste Station



Sidewalk Walkway





Amphitheater Stage w/ sloped glass seating



Integral Color Concrete Seat Wall



Retaining Seat Wall in Planter Bed



Bench

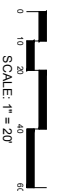


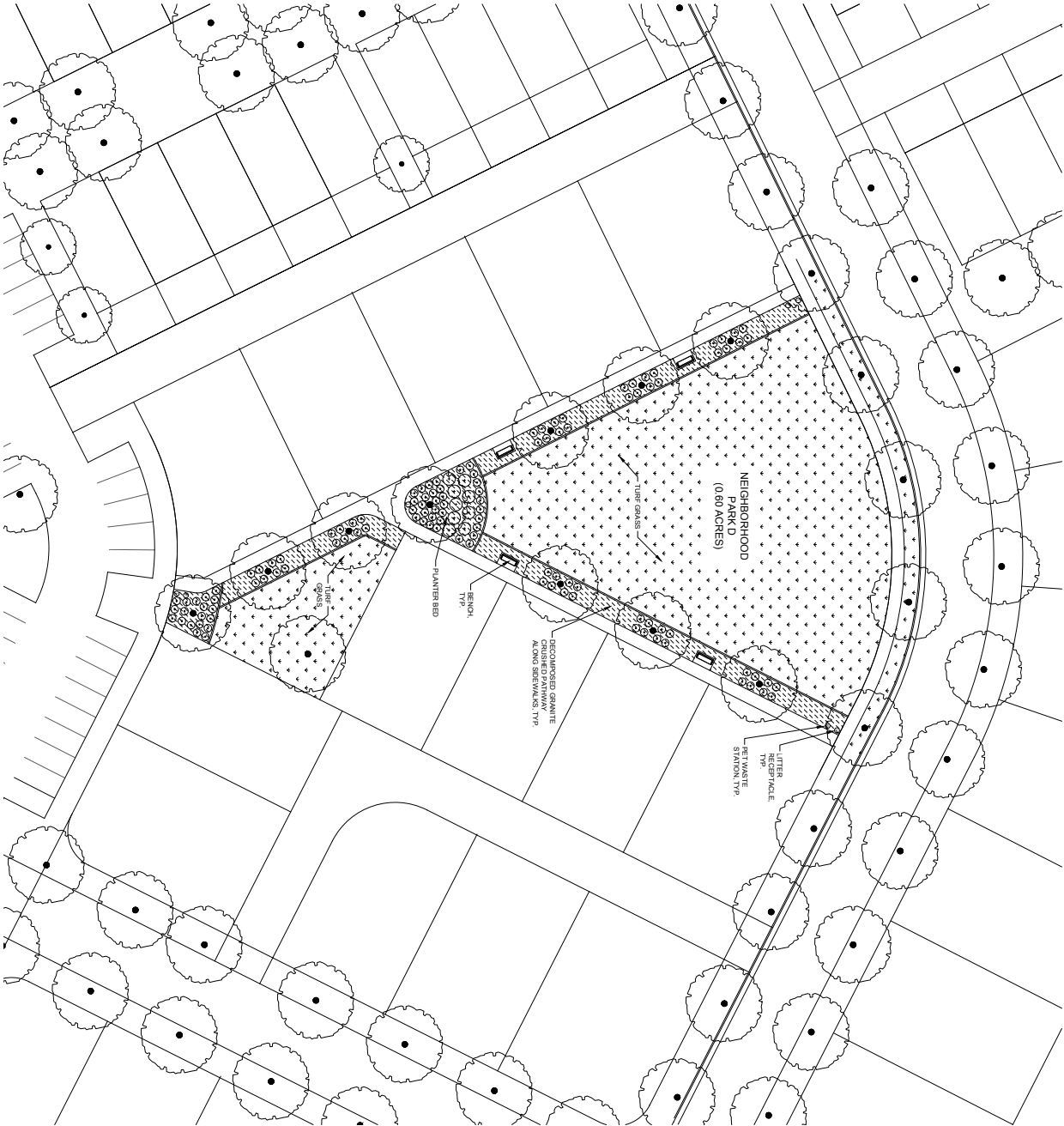
Litter Receptacle



Pet Waste Station

October 23, 2020





Turf Grass w/ Plantings



Shrub Bed Planting



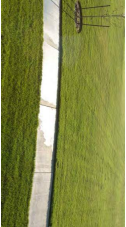
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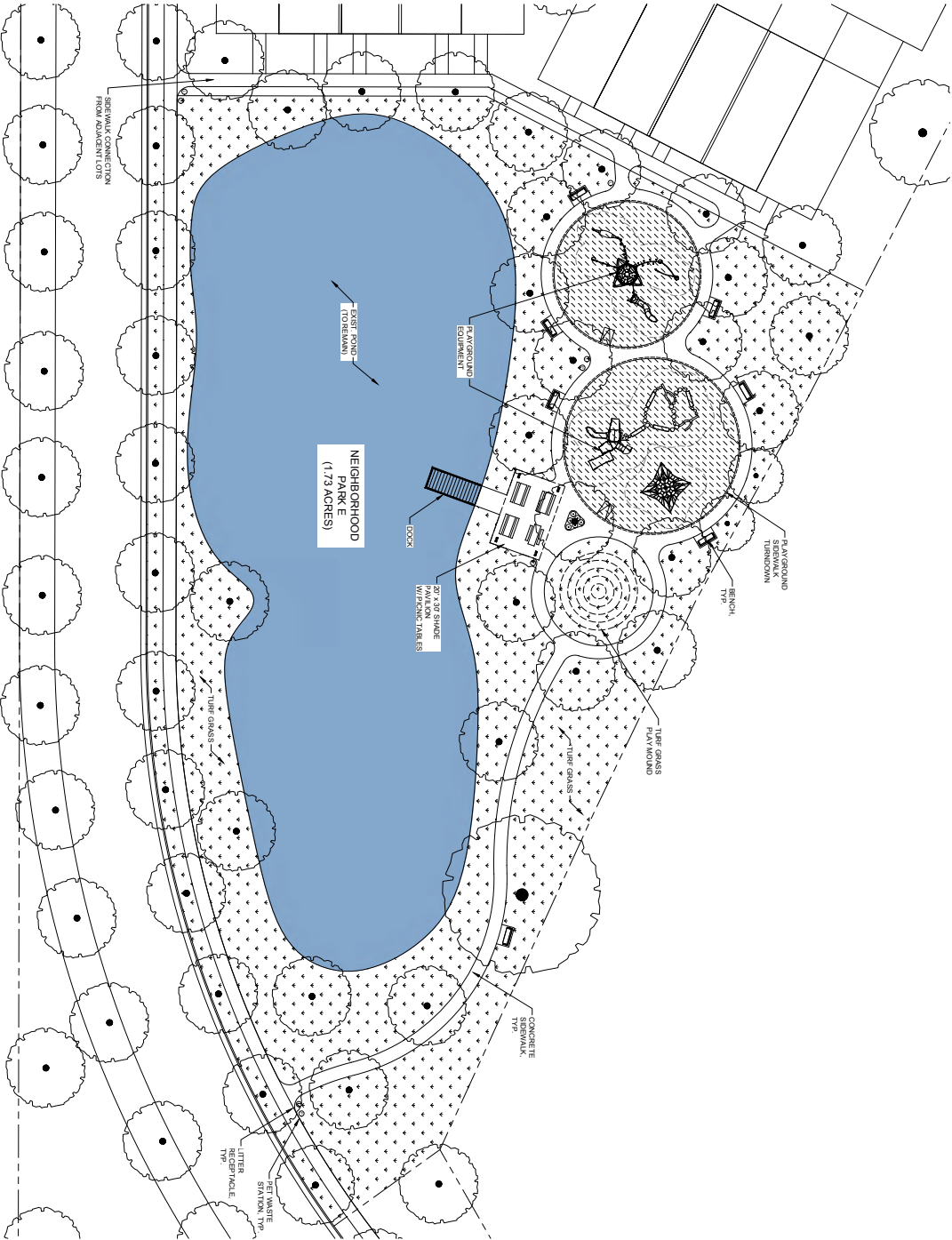


Pet Waste Station



Sidewalk Walkway

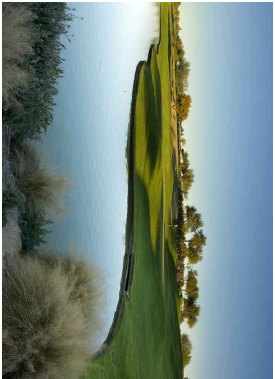




Ben Lomond Views



Park E



Pond with turf grass



Viewing Dock in Pond



Playground Equipment



Turf Grass Play Mound



Shade Pavilion w/ Picnic Tables



Bench



Litter Receptacle



Pet Waste Station



Sidewalk Walkway

October 23, 2020





Shade Pavilion w/ Picnic Tables



Park Lawn Area



Bench



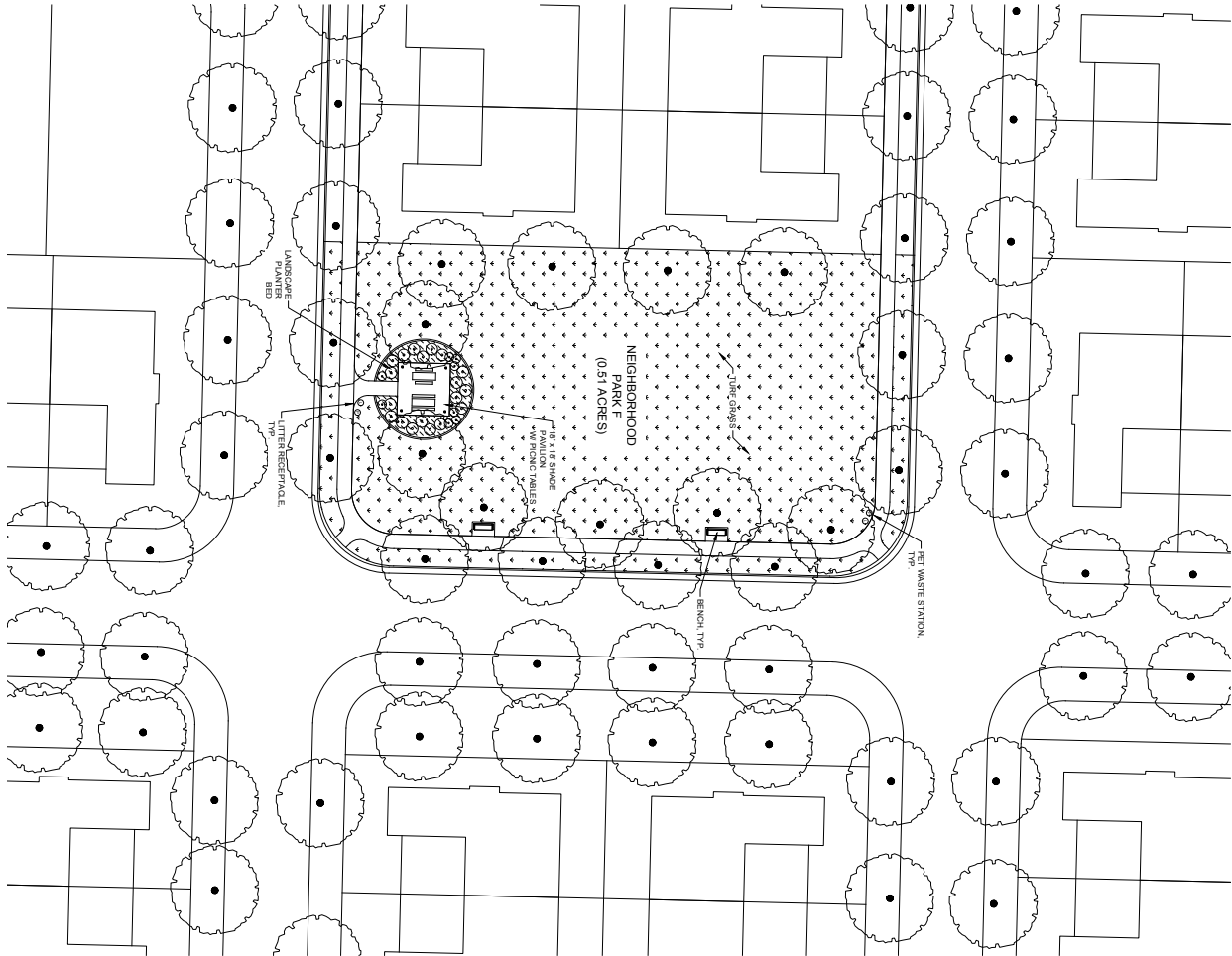
Litter Receptacle



Pet Waste Station



Sidewalk Walkway



L A N D S C A P E
S T A N D A R D S
FOR
BEN LOMOND VIEWS

MARCH 2021

SECTION 1

LANDSCAPE STANDARDS

This chapter sets forth Guidelines and Standards for the landscape development of each Parcel and each Homesite and the development in general including grading, drainage, planting and the design of outdoor living areas. All development must meet these landscape standards. All development with the exception of single family lots must submit landscape plans for approval to the Architectural Review Committee as required.

The intent of these Design Guides is to establish the landscape character of the project while creating new Improvements that merge with the natural topography and existing landscape. The design objectives, as applicable to landscape design, are to be addressed in the design of each Homesite and throughout each development parcel within the Project.

Landscape Improvements should incorporate, rehabilitate and enhance existing vegetation, utilize indigenous and/or regional species of plant materials, and minimize areas of intensive irrigation. New trees and shrub plantings are to be a mix of sizes that will blend naturally into the surrounding area. The landscape design goal should be to gradually transition from the Structure or built element to match adjacent landscapes and/or enhance existing native landscape patterns.

The overall Landscape design objectives for the Ben Lomond Views are listed below:

- Use landscape design elements to connect built structures with the land. Buildings are to step down at their edges and incorporate architectural/ landscape “extensions” such as battered foundations, low walls and terraces.
- Preserve and enhance streetscapes through street tree plantings and mass plantings within street corridors.
- Use landscape materials that are available locally or regionally. All parcels and homesites should use those plant materials from the approved plant lists and should source these materials locally or regionally to insure the highest success rates and to enhance the project’s sustainability initiatives.



8.1 General Conditions

All trees, shrubs and ground covers external to the house in the front yards or not hidden and within enclosed yards or courtyards shall be locally adaptable and chosen in keeping with the style of the development.

A list of allowed plant species follows as a guide. No invasive alien plants will be allowed anywhere on the development. Non-invasive lawn species should be used. The use of plants used traditionally in intermountain landscapes is encouraged.

8.1.1 Trees

Trees are a critical landscape component of the Project and should be a priority on any site. Trees are critical to provide shade and cooling effects, providing a sense of enclosure, providing definition and scale to the street, protection from wind, separation from automobile traffic, and reducing airborne dust and pollutants. Non native large tree species are allowed, but their use is primarily to be encouraged in back yards or in limited capacities. Smaller flowering character trees are always encouraged and should be used extensively throughout the Project.

For front yards, must contain a minimum of 1 deciduous tree (min. 2" caliper size) in addition to trees located in the park strip.

For back yards, must contain minimum of one deciduous shade tree (min. 1-1/2" caliper size). Shall be placed at least 6 feet from property lines. Variance may be granted for smaller homes that are part of a cluster, paseo or cottage court that cannot meet this requirement.

8.1.2 Shrubs

The shrubbery used is to be diverse. Shrubs in front yards will primarily be loose and natural looking. Less emphasis is to be put on evergreen hedges or architectural groupings and more on seasonal interest and natural massings. Shrubs at the foundations of houses should be more organized and be done in more classic American Cottage style. There are to be loose hedges and focal points at the bases of porches and decks. Potted shrubs, formal garden hedges and layers of changing colors will be used primarily around the front and sides of key outdoor spaces. Shrubs used will also come from the approved list of species that is part of this section.

8.1.3 Ground Covers

Groundcovers are an effective way to visually and environmentally cover vast areas of soil. Groundcovers are to be used where applicable in lieu of turf grass. Many ground covers are acceptable but the preferred types are natives that provide seasonal interest and cover.

8.1.4 Lawns

Vast areas of manicured grass are not desirable in this Project. The water requirement, maintenance and regular fertilization that is required by lawns is incongruent with the environmentally sensitive nature of the development. However, lawns are still permitted but are to be limited in size and location. Neighborhood parks and common area open spaces are designed to provide larger areas of turf for the shared use by residents of the Project. All lawn areas must be large enough for practical use (min. of 5' wide) and be located no closer than 2 feet from foundations (house and garage). Lawn area on any individual lot must not exceed 60% yard coverage. Artificial turf is not permitted.

8.1.5 Annuals or High Maintenance Flowering Ornamental Shrubs

Annuals are generally discouraged in favor of perennial flowers. It will be incumbent on any home owner planting annuals, roses, or the like to maintain these plants and replace them in accordance with general professional landscape practices.

8.2 Street Trees

Street trees are essential for creating beauty and improving the quality of life. Street trees should be located in various locations throughout the Project including:

- Within the parkstrip to enhance the streetscape;
- Around intersections to reinforce traffic calming;
- In parking areas to provide shade for vehicles and to break up expanses of asphalt;
- In public spaces;
- Adjacent to buildings, and
- At focal areas such as sign features or gateways.

Street trees within the parkstrip shall be provided by the Developer of that Parcel fronting the parkstrip and should be species selected from the Street Tree Plant List. All trees planted within the park strip to be min. 2" caliper size. Location and amount number outlined on plot plan. Plant species should be selected for a particular location based on the following considerations:

- The ultimate growth, height and spread of the tree canopy in order to allow for unrestricted growth and as appropriate for the site condition;
- The density of the canopy, ultimate shape and branching pattern. Trees will provide varying degrees of shade due to branching habits and size and type of leaf;
- Access to adequate sunlight and rain water. Considerations of other micro climatic limitations such as reflected light sources from surface pavements and buildings and increased wind and snow load caused by building design should be considered when locating trees either on the street or as part of a site plan development;
- The location of existing and proposed utilities to allow uninhibited growth without disturbance to the tree crown or root zone;
- Maintenance requirements of street trees including watering, fertilizing, pruning and repair of damage caused naturally and by humans, i.e. removal of bark and broken branches;
- Height of the tree canopy to protect sightlines along the street for both motorists and pedestrians.
- Tree litter such as berries or seed pods that may be inappropriate for high traffic areas.
- The ability to withstand harsh conditions. Trees located in sidewalks or other hard surface areas will require adequate tree pits and surface grates that allow for air, water and regular maintenance.

8.3 Parkstrip

For those lots or parcels located in areas where a parkstrip is provided or planned, the parkstrip will be designed, installed and maintained by the individual lot owner or parcel developer.

The park strip must be planted with 80% coverage of approved plant material. Irrigation is required.

It shall be the property owner's responsibility to ensure that erosion does not deposit soil or other material on sidewalks or in the street. Materials such as bark, shredded plant material, and compost, may be used as water conserving mulch for plants and may also be used as the only material in portions of a park strip.

Gravel, rocks, and landscape cobble up to 2" diameter may be used on portions of the park strip. Large diameter rocks and boulders are not permitted. Rock mulch to be neutral in color - no red or white rock. Organic mulch shall be used near street trees to protect them from mowers. No annuals are allowed within the park strip landscape.

All Parkstrip plantings must meet City site visibility standards.

8.4 Street Frontage - Front Yard

This zone is one of the most important areas of all the landscaping. The Street Frontage sets the tone for the entire development. As this area will be viewed both by pedestrians and by passing cars, its scale must be appropriate for each.

Requirements:

1. Landscape:

- Single Family - The Street Frontage is to include more detailed plantings with massings of color and seasonal interest. In most cases it is desirable for this zone to be planted in small turf beds, perennials, ground covers and small to medium shrubs. Trees are permitted as long as their branches will be 7' above the sidewalk or plaza areas and may include flowering/ornamental varieties.
- Multi Family - In this zone the sidewalks dominate the frontage and landscape space is typically confined to narrow foundation strips, raised planters, potted plants or cut outs in the sidewalk. The Street Frontage landscape is typically to be highly detailed and organized plantings of herbs, ground covers, perennials, annuals, small shrubs, ornamentals, and trees in dedicated planters and landscape areas. Trees must be suitable for urban environments and have clear trunks to 7'.
- Town Center - In the community zone landscape will be very similar to the Village Multi Family. Most if not all plants will be in planters or cut out areas between pedestrian hardscapes. All plants must be hardy and able to withstand the micro-climate it may be within. Planters must be irrigated. All trees must be well suited to urban conditions and confined spaces. Flowering shrubs, grasses and eye catching perennials are encouraged for planters and beneath trees.

2. Walls and hardscape features are encouraged as long as the details and workmanship match the architecture and design of the community and home.
3. Vines and similar pedestrian scale plants are encouraged to be planted on walls, hardscape elements, and in pots, etc.
4. Street Frontage mulch is to be either: soil pep, shredded bark, or landscape cobble sized as appropriate for plantings.
5. Street Frontage shall have improved soils as required. Where top soil has been removed as part of grading, organic material is to be amended prior to planting.
6. Lighting is restricted to step lights, wall sconces or decorative cap lights on pilasters.
7. Plants in this zone must not excessively screen the houses from view.
8. Plants in this zone should not include varieties that send out long runners with thorns unless they can be easily maintained so as not to create a hazard.

8.5 Foundation Plantings

All the plants that fall within the 5 to 6 feet of planting space immediately adjacent to the foundation of the house/building/unit and attached structures (trellis, garage, out building) are foundation plantings. This zone is an area where shrub masses and hedges of shrubs are preferred. Typically there will be no trees planted in this zone except for miniature or dwarf varieties. All landscaping in this zone should work to compliment the architecture and provide street appeal. The front door should generally be seen easily from the street. Hedges should be of species that are easily maintained and suitable for foundation coverage. Much thought should go into selection of appropriate plants to go below windows which are low. Plants should be chosen that will not require repeated pruning throughout the year but rather annual or bi-annual pruning only. Plants known to get pest problems requiring pesticides should be avoided. In addition these are passive use areas and as such they should have simple plantings.

Requirements:

1. Landscape:

- Single Family - Massing shrubs and hedges with key focal points anchored with evergreen or similar shrubs is appropriate. Hedges of flowering or seasonally interesting shrubs or grasses are desirable.

- Multi Family - Where this zone is present massing shrubs and hedges with key focal points anchored with evergreen or similar shrubs are required.

- Town Center - Same as Multi Family

2. Exterior mechanical equipment must be substantially screened by foliage within 24 months of planting and maintained to sufficiently screen these items.
3. Vines and similar plants are encouraged to be planted on walls, foundations, etc.
4. Mulch is to be either soil pep, mulched bark or landscape cobble.
5. Landscape Planting areas have improved soils as required. Where top soil has been removed as part of grading, organic material is to be amended prior to planting.
6. Lighting is restricted to step lights, path lights, up lights, decorative post lights, wall sconces or decorative cap lights on pilasters.
7. Irrigation in this zone is required to be 'drip' irrigation.
8. Sod typically does not go against the foundation but may be planted here if it suits the space design.
9. Plants in this zone must not excessively screen the houses from view. The front door must remain visible. No more than 30% of any window's total area is to be covered by foliage from shrubs planted below.

8.6 Side Yards

All the plants and planting areas that fall between the side property line and the foundation shrubs are considered the side yard. This zone is an area where shrub masses and hedges of shrubs are preferred. Landscaping here should aid in providing privacy as well as in framing the house. Large trees to provide shade and evergreen shrubs to block unwanted views are desirable. Plantings should be looser within larger lots and more defined on smaller village lots. Hedges may be larger varieties here. Plants should be chosen that will not require repeated pruning throughout the year but rather annual or bi-annual pruning only. In addition these are passive use areas and as such they should be simple plantings.

Requirements:

1. Landscape:

- Single Family - Side yards will often be very tight so thoughtful planting here is critical. Sod is permitted here.
 - Multi Family - Not typically present except on corners or ends. Where this zone is present, massing shrubs and hedges with key focal points anchored with evergreen or similar shrubs are required. Corner lots require detailed plantings along road sides and will most often be mixed with retaining walls/boulders. Perennials and flowering shrubs are desired in these instances.
 - Town Center - Not typically present except on corners or ends. Where this zone is present, massing shrubs and hedges with key focal points anchored with evergreen or similar shrubs are required. Corner lots require detailed plantings along road sides. Perennials and flowering shrubs are desired in these instances.
2. Exterior mechanical equipment must be substantially screened by foliage within 24 months of planting and maintained to sufficiently screen these items.
 3. Vines and similar plants are encouraged to be planted on walls, foundations, etc.
 4. Side yard design for all areas is to be designed and or approved by the Community L.A., developer representative or assigned HOA representative.
 6. Mulch is to be either soil pep, mulched bark or landscape cobble.
 7. Landscape Planting areas have improved soils as required. Where top soil has been removed as part of grading organic material is to be amended prior to planting.
 8. Lighting is restricted to step lights, path lights, up lights, decorative post lights, wall sconces or decorative cap lights on pilasters.
 9. Irrigation in this zone is required to be 'drip' irrigation.
 10. Plants in this zone must not excessively screen the houses from view. No more than 30% of any window's total area is to be covered by foliage from shrubs planted below.

8.7 Rear Yards

Rear yards may be planted in any style reflecting the home owners taste and style as long as the style compliments the architecture and other elements in the garden. This zone is typically an active use area where family entertaining and gathering occurs. Patios, terraces, decks, pools, gazebos, etc. are encouraged in these areas. The use of massing for privacy and lot definition in the rear is encouraged. Landscaping here should aid in providing privacy as well as in framing the yard. Large trees to provide shade and evergreen shrubs to block unwanted views are desirable. Hedges may be larger varieties here. Large natives are highly desirable in these locations. In addition these are active use areas and as such their should be detailed plantings. Groupings of shrubs with many specimens or collectors plants placed appropriately with other plants are highly desirable.

Requirements:

1. Landscape:

- Single Family - Rear yards may be more extensive on some lots and less on others. Sod may be used in rear yards to create small lawns or play areas. Landscape should complement architecture and plantings should be scaled to the size of the rear yard.
 - Multi Family - Not typically present. Where this zone is present, small detailed courtyard style gardens are preferred.
 - Town Center- Not typically present. Where this zone is present, small detailed courtyard style gardens are preferred or transitional landscapes that buffer or screen parking lots or service areas.
2. Exterior mechanical equipment must be substantially screened by foliage within 24 months of planting and maintained to sufficiently screen these items.
 3. Vines and similar plants are encouraged to be planted on walls, foundations, etc.
 4. Mulch is to be either soil pep, mulched bark or landscape cobble.
 5. Landscape Planting areas have improved soils as required. Where top soil has been removed as part of grading, organic material is to be amended prior to planting.
 6. Lighting is restricted to step lights, path lights, up lights, decorative post lights, wall sconces or decorative cap lights on pilasters.
 7. Irrigation in this zone is required to be 'drip' irrigation except for sod areas.

8.8 Landscape Enhancement Zones

Specific Homesites may require a Landscape Enhancement Zone (LEZ). Landscape Enhancement Zones are areas of the Homesite that require a special landscape screening treatment to obscure or soften views of any built Improvements as viewed from public areas, including, but not limited to, roads, trails, public amenities, walkways, plazas, etc. The Architectural Review Committee will work with the Owners on a case-by-case basis to determine what particular landscape treatment, relative to plant species, height, density and placement, is required for the individual Homesite.

8.9 Maintenance

8.9.1 Common Areas

Ben Lomond Views master developer and or the individual Homeowners association(s) will contract with a professional maintenance company which will maintain all common areas within the Project.

8.9.2 Residences

Each individual homeowner is responsible to provide maintenance for all landscape and hardscape elements within the public street or road right of ways. Snow maintenance for all sidewalks fronting a lot or parcel is the responsibility of that lot or parcel owner.

All turf grass areas must be kept neat and regularly mowed. Turf grass over 6" in height is not permitted unless the turf is a naturally maintained meadow grass turf variety installed for waterwise planting such as BIO-MEADOW from BIO-GRASS or equal.

All plants must be kept from spreading to neighboring lots except where an agreement for such is reached between two neighbors or when the same such plant is already planted on the adjacent lot.

Dangerous trees or branches are to be removed when notified or when identified as such by the Architectural Review Committee.

Use of annuals in community maintained areas of the lot is discouraged as the HOA will not replace or maintain them. The home owner is solely responsible for regular and timely seasonal replacement of annuals in accordance with typical professional landscape practices. The same applies for any high maintenance plants added by the homeowner. Roses for example will not be maintained adequately by the community landscape company.

8.10 Irrigation

All irrigation in landscape beds is highly recommended to be 'drip' irrigation. The use of spray irrigation is to be limited to those approved turf areas within a lot or parcel or the temporary irrigation of revegetated native areas. Irrigation is to be appropriately zoned for xeri-scape practices, meaning shrubs and plant materials requiring less water are to be zoned separate from sod and plants requiring more water. All irrigation boxes should be located on the exterior of the house on a side and screened from view. Locating boxes outside will allow the maintenance company to shut off the systems should the need arise. Utilize water-efficient irrigation systems such as: smart irrigation controller, low flow sprinkler heads and drip irrigation.



Diverse landscape with minimal irrigation needs.

8.11 Grading And Retaining

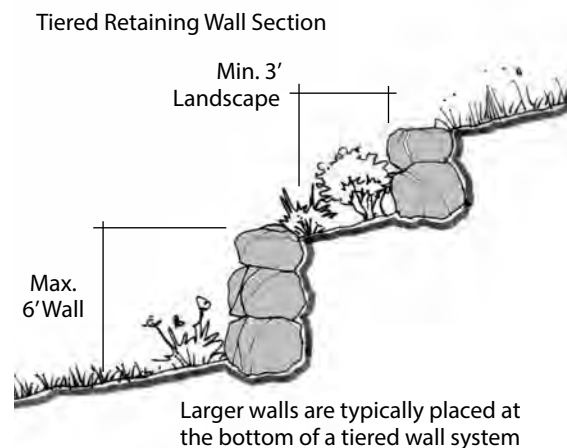
Grading and Retaining is an important part of the Project landscape. All development should preserve the integrity and form of the natural landscape by responding sensitively to existing topography and maintaining the natural drainage patterns and to conserve the general visual character of grading/clearing sites and settings.

Requirements:

- All work on roads, driveways or lots must be done in a manner that minimizes disruption and alteration of existing topography and must transition naturally across the development. Over-excavation or excessive clearing of cut and fill slopes will not be allowed.
- The maximum gradient allowed on cut and fill slopes shall not exceed 3:1. All approved cut and fill slopes shall be revegetated by the placement of topsoil, plant materials, and/or the approved seed mix appropriate for slope stabilization within the time frame specified by Harrisville City.
- Proposed stacked rock or stone retaining walls shall not exceed 6 feet where they are necessary. A system of 4' to 6' walls (i.e. tiered walls) with no individual wall exceeding 6' may be used. The walls shall be separated by a minimum 3' landscaped area from top back of lower wall to toe of upper wall.



Minimum 3' landscaped shelf between walls



- Structural walls may exceed 6' in height but must meet the goals and objectives herein to transition to the natural landscape and compliment the structures relationship to the landscape.
- Site grading shall be approved on a determination not only of its impact on the natural landform and existing vegetation, but also on the determination of the visual impacts that may result from the grading.
- The construction of cut and fill slopes will be performed to neat and clean lines that are visually appealing.
- Every attempt must be made to minimize cut and fill necessary for the construction of a home to reduce heavy truck traffic to the home site. The project developer is providing an on-site excavation storage area for any materials to be re-used.
- No excess fill may be placed on a lot. Fill locations within the development may be appropriate for excess fill placement and lot owners are encouraged to coordinate with the master developer for location and timing if possible.

8.12 Plant List

The following list serves only as a basic list of approved plants. This is not meant to be a complete list but rather a starting point for research. Plants that are not on this list may be used as approved by the Architectural Review Committee. Any plant on this list is acceptable for use as long as it is appropriate for the location where it is intended to be used as per these Landscape Guides.

TREES

Botanical Name-Common Name

Acer x freemanii - Autumn Blaze Maple
Acer ginnala - Amur Maple
Acer glabrum - Rocky Mountain Maple
Acer griseum - Paperbark Maple
Acer negundo - Sensation Box Elder Maple
Acer platanoides - Norway Maple
Acer rubrum - Northwood Red Maple
Acer truncatum - Crimson Sunset Maple
Alnus incana - Thinleaf Alder
Amelanchier x grandiflora - Autumn Brilliance Serviceberry
Betula occidentalis fontinalis - Western Red Birch
Carpinus betulus fastigiata - Pyramidal Hornbeam
Cedrus atlantica glauca - Blue Atlas Cedar
Crataegus crus-galli 'Inermis' - Thornless Cockspur Hawthorn
Cercis canadensis - Eastern Redbud
Juniperus scopulorum - Rocky Mountain Juniper
Koeleria paniculata - Golden Raintree
Malus spp. – Crabapple
Picea abies - Hillside Upright Spruce
Picea pungens glauca - Bakerii Blue Spruce
Picea pungens glauca - Hoopsii Blue Spruce
Pinus edulis - Pinyon Pine
Pinus flexilis 'Vanderwolfe' - Vanderwolfe Pine
Pinus leucodermis 'Heldreichii' - Bosnian Pine
Prunus cerasifera - Minnesota Newport Plum
Prunus mackii - Amur Chokecherry
Prunus padus - Mayday Tree
Prunus virginiana – Chokecherry
Pseudotsuga menziesii - Douglas Fir
Pyrus calleryana – Flowering Pear
Quercus gambelii - Gambel Oak
Robinia pseudoacacia - Purple Robe Black Locust
Thuja occidentalis 'Smargd' - Emerald Green Arborvitae

STREET TREES

Botanical Name-Common Name

Acer x freemanii 'Jeffersred' - Autumn Blaze Maple
Acer miyabei 'Morton' - State Street Maple
Acer platanoides 'Crimson King' - Crimson King Maple
Acer platanoides 'Columnarbrood' - Parkway Maple
Acer platanoides 'Princeton Gold' - Princeton Gold Maple
Acer rubrum 'Bowhall' - Bowhall Maple
Acer rubrum 'Franksred' - Red Sunset Maple
Celtis occidentalis - Hackberry
Crataegus x lavalleyi - Carriere Hawthorn
Fraxinus pennsylvannica 'Patmore' - Patmore Ash
Gleditsia triacanthos 'Skycole' - Skyline Honeylocust
Malus 'Spring Snow' – Spring Snow Crabapple (fruitless)
Prunus virginiana – Chokecherry
Prunus virginiana – Canada Red Chokecherry
Pyrus calleryana – Flowering Pear
Tilia cordata 'Greenspire' - Greenspire Linden
Ulmus 'Frontier' - Frontier Elm

SHRUBS

Botanical Name-Common Name

Amelanchier alnifolia - Saskatoon Serviceberry
Artemisia tridentata - Big Sage
Atriplex canescens - Four Wing Saltbrush
Berberis thunbergii atropurpurea - Red Leaf Barberry
Berberis thunbergii atropurpurea -
Rose Glow Barberry
Berberis thunbergii atropurpurea -
Crimson Pygmy Barberry
Buddleia davidii - Butterfly Bush
Buxus microphylla asiatic 'Winter Gem' - Boxwood
Caragana arborescens - Siberian Pea Shrub
Caryopteris x clandonensis - Blue Mist Spirea
Cercocarpus ledifolius - Curleaf Mountain Mahogany
Chrysothamnus nauseosus - Rubber Rabbitbrush
Cornus alba - Variegated Dogwood
Cornus sericea flaviramea - Yellowtwig Dogwood
Cornus sericea - Redtwig Dogwood
Cornus sericea - Isanti Dogwood
Cornus sericea - Kelsey Dogwood
Cornus sericea - Alleman's Compact Dogwood
Cornus sericea - Bailey Dogwood
Cotoneaster acutifolius' - Peking Cotoneaster
Daphne burkwoodii 'Carol Mackie' - Daphne
Euonymus alatus 'compacta' - Dwarf Burning Bush
Fallugia paradoxa - Apache Plume
Forsythia - Northern Gold Forsythia
Hydrangea arborescens - Annabelle Hydrangea
Juniperus communis - Common Juniper
Juniperus horizontalis - Bar Harbor
Horizontal Juniper
Juniperus horizontalis - Blue Chip Horizontal Juniper
Juniperus sabina - Broadmoor Juniper
Juniperus sabina tamariscifolia - Tam Juniper
Hibiscus syriacus - Rose of Sharon
Lonicera tatarica - Tatarian Honeysuckle
Mahonia aquifolium - Oregon Grape
Mahonia aquifolium compacta - Compact
Oregon Grape
Paxistima myrsinites - Mountain Lover
Philadelphus lewisii - Mock Orange
Physocarpus malvaceus - Ninebark
Pinus mugo - Mugo Pine
Pinus mugo - Big Tuna Mugo Pine

Photinia x fraseri - Fraser's Photinia
Picea abies 'Nidiformis' - Bird Nest Spruce
Pinus mugo - Mugo Pine
Potentilla fruticosa - Shrubby Cinquefoil
Purshia tridentata - Antelope Bitterbrush
Rhus glabra - Smooth Sumac
Rhus trilobata - Three Leaf/Oakbrush Sumac
Ribes alpinum - Alpine Currant
Ribes aureum - Golden Currant
Rosa Woodsii - Wood's Rose
Rose sp. - As appropriate for High Altitudes
Salix spp. - Willow
Sambucus canadensis - Adams Elderberry
Sambucus canadensis aurea - Golden Elderberry
Shepherdia argentea - Buffalo Berry
Sorbaria sorbifolia - Ashleaf Spirea
Spiraea sp - Spiraea
Symphoricarpos albus - Common Snowberry
Syringa patula - Miss Kim Lilac
Syringa vulgaris - Common Lilac
Taxus spp. - Yew
Viburnum dentatum - Autumn Jazz Cranberry
Viburnum trilobum - American Cranberry
Viburnum trilobum - Bailey Compact Cranberry

PERENNIALS

Botanical Name - Common Name

Aquilegia - Columine
 Anemone 'Honorine Jobert' - Windflower
 Artemisia - Sage
 Aster frikarti 'Monch' - Monch Aster
 Baptisia australis - Wild Indigo
 Berlandiera lyrata - Chocolate flower
 Callirhoe involucrata - Prairie Winecups
 Catananche caerulea - Cupids' Dart
 Centranthus ruber - Keys of Heaven
 Coreopsis verticillata - Moonbeam Coreopsis
 Delphinium - Larkspur
 Dianthus - Pinks
 Echinacea purpurea - Purple Coneflower
 Eriogonum - Sulphur Flower
 Gaillardia aristata - Blanket Flower
 Gaillardia pinnatifida - Hopi Blanket Flower
 Gaura coccinea - Scarlet Gaura
 Gaura lindheimeri - Whirling Butterfly Gaura
 Geranium - Wild Geranium
 Hemerocallis - Daylily
 Heuchera - Coral Bells
 Iberis sempervirens - Candytuft
 Ipomopsis aggregata - Scarlet Gilia
 Iris missouriensis - Missouri Iris
 Kniphofia uvaria - Red Hot Poker
 Lavandula angustifolia - English Lavender
 Leucanthemum superbum 'Alaska' - Shasta Daisy
 Lewisia cotyledon - Lewisia
 Liatris spicata - Kobold Gay Feather
 Linum lewisii - Blue Flax
 Mondarda didyma - Coral Reef Bee Balm
 Nepeta 'Walker's Low' - Catmint
 Oenothera - Evening Primrose
 Paeonia spp. - Garden Peony
 Penstemon - Beard Tongue
 Phlox paniculata - Phlox
 Rudbeckia fulgida 'Goldsturm' - Black Eye Susan
 Salvia - Perennial Salvia
 Santolina - Cotton Lavender
 Scabiosa columbaria 'Butterfly Blue' - Pincushion Flower
 Sphaeralcea ambigua - Globemallow
 Stachys byzantine - Lambs Ears
 Veronica 'Sunny Border Blue' - Veronica

ORNAMENTAL GRASSES

Botanical Name - Common Name

Achnatherum hymenoides - Indian Ricegrass
 Bouteloua curtipendula - Side Oats Grama
 Calamagrostis acutiflora - Karl Foerster
 Chasmanthium latifolium - Northern Sea Oats
 Festuca ovina - Sheep Fescue
 Helictotrichon sempervirens - Blue Oat Grass
 Miscanthus spp. - Maidengrass
 Panicum spp. - Switchgrass
 Pennisetum alopecuroides - Fountain Grass
 Schizachyrium spp. - Little Bluestem

GROUNDCOVERS

Botanical Name - Common Name

Ajuga spp. - Bugleweed
 Alyssum - Basket of Gold
 Antennaria - Pussytoes
 Arctostaphylos uva-ursi - Kinnikinnick
 Delosperma - Hardy Ice Plant
 Euonymus - Trailing Euonymus
 Fragaria sp. - Strawberry
 Gallium odoratum - Sweet Woodruff
 Hypericum calycinum - St. John's Wort
 Juniperus horizontalis - Wiltoni Juniper
 Juniperus sabina - Calgary Carpet & Buffalo
 Lamium sp. - Nettle
 Lysimachia nummularia - Creeping Jenny
 Mahonia repens - Creeping Oregon Grape
 Phlox - subulata - Creeping Phlox
 Poa pratensis - Kentucky Blue Grass
 Potentilla verna nana - Spring Cinquefoil
 Sedum - Stonecrop
 Sagina sugulata. - Irish Moss
 Thymus sp. - Thyme
 Veronica sp. - Veronica

BULBS - As appropriate for Region

VINES

Botanical Name - Common Name

Hedera helix - English Ivy
Lonicera - Honeysuckle
Parthenocissus quinquefolia - Virginia Creeper
Wisteria - Wisteria

NATIVE GRASS SEED MIX

Granite Seed (801)-768-4422

Species Planting Rate (Pls#'/S/Acre)

Lolium Perenne	
Perennial Ryegrass	8.75

Elymus Trachycaulus	
Slender Wheatgrass	7.00

Pseudoroegneria Spicata V. Secar	
Bluebunch Wheatgrass	5.25

Pascopyrum Smithii	
Western Wheatgrass	5.25

Festuca Ovina	
Sheep Fescue	3.50

Linum Lewisii	
Blue Flax	1.00

A. Tridentata Sp. Wyomingensis	
Sagebrush	1.25

Total	32.00
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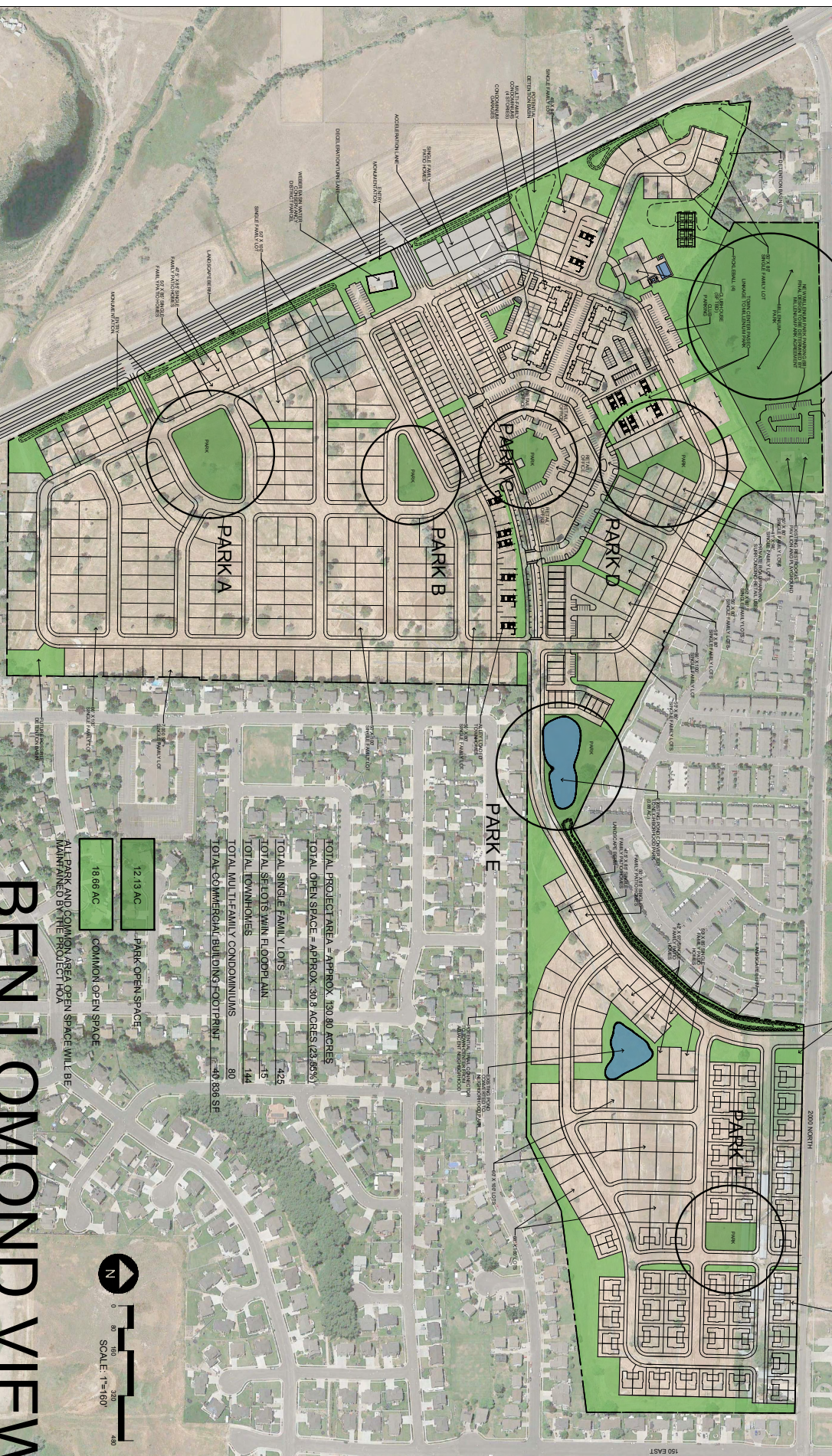
Seeding should generally occur during the following seasons:

Spring - Spring thaw to May 1st

Fall - September 15th until consistent ground freeze.

MILLENNIUM PARK

PARKS PLAN



TOTAL PROJECT AREA - APPROX. 150.00 ACRES	
TOTAL OPEN SPACE - APPROX. 30.8 ACRES (20.5%)	
TOTAL SINGLE FAMILY LOTS	425
TOTAL SITES WITH FLOODPLAIN	15
TOTAL TOWNHOUSES	144
TOTAL MULTIFAMILY CONDOMINIUMS	80
TOTAL COMMERCIAL BUILDING FOOTPRINT	40,836 SF

12.13 AC

PARK OPEN SPACE

18.66 AC

COMMON OPEN SPACE

ALL PARK AND COMMON AREA OPEN SPACE WILL BE MAINTAINED BY THE PROJECT HOA



BEN LOMOND VIEWS

MASTER DEVELOPMENT PLAN

MARCH 18, 2021

Exhibit I: Sewer Report

MEMORANDUM

To: Ronda Kippen
From: Matt Robertson, P.E. – Harrisville City Engineer
Date: March 18, 2021
Subject: **Ben Lomond Views Sanitary Sewer Capacity Analysis**

Our office has completed an analysis of the portion of Harrisville City's sanitary sewer collection system which will be impacted by the Ben Lomond Views development. A preliminary sanitary sewer report was provided by the Developer's Engineer, LEI, which identified the amount of flow that will be generated by this development and where they proposed to connect to the existing sewer collection system. Since this report, changes have been made to the conceptual plan for the development which slightly decreased the total number of residential units in the development. Based on the report from LEI and adjusting the flow according to the latest concept plan, it was determined that the development will have an impact equal to 688 equivalent residential units (ERUs). The impact to the existing collection system was analyzed for the estimated peak flow using the following parameters:

- 3.31 persons per household (based on Census Data)
- 400 gallons per capita per day (100 gal/cap/day x peaking factor of 4)
- Recommended maximum pipe capacity of 70% (to allow for infiltration and prevent surcharging)
- Elevation and pipe size data of existing pipes as collected in the field

The existing sewer collection system was evaluated to determine the excess capacity before the proposed development at the identified locations and the following information was determined:

- 2000 North line – excess capacity of 16 ERUs
- Hwy 89 north line – no excess capacity
- Hwy 89 south line – excess capacity of 149 ERUs

Location	Existing Excess Capacity (ERUs)	Proposed ERUs	Difference
200 West 2000 North	16	116	-100
1900 North Hwy 89	0	524	-524
1575 North Hwy 89	149	48	+101

The proposed amount of 688 ERUs equals 633 gallons per minute of peak flow. After evaluating multiple options to handle the flows from this development it appears that the most cost-effective solution may be to bring the flows from the entire development to the south end of the development on Highway 89 and then install a new line to Independence Blvd. The following are the details of the needed project:

1. Install a new 12" line on Highway 89 from the south end of the development to the Central Weber Sewer interceptor line at Independence Blvd. (2,390 feet).

MEMORANDUM

Based on elevation data for the existing sewer, this 12" line would be sufficient to handle the proposed 688 ERUs from this development. This project would require installing the line in the State right-of-way, but the size of the pipe as well as the length is smaller than other options considered. If this option is not possible or the desired alternative, then the proposed connection locations from the LEI study would require the following improvements:

1. Increase the size of the sewer line on 2000 North and 550 West (MH 67 – MH 402A) from 8" to 10" (1,540 feet). This would enable the connection of the 116 ERUs at 200 West 2000 North.
2. Replace the line on Hwy 89 with a 12" line from the north connection at approximately 1900 North and connect it to the 12" line (MH 400A) that crosses the highway (1,012 feet).
3. Replace the 15" line on 750 West with an 18" pipe (4,320 feet).
4. Replace the 18" line on West Harrisville Road with a 21" pipe (3,330 feet).

If Projects 3 & 4 listed above are necessary, another option that could be explored would be leaving the existing sewer in place and installing a smaller diameter pipe that runs parallel to the existing. All of the projects listed are conceptual in nature and further research and investigation will be required to determine the feasibility.

A map of the existing system in this area with the proposed projects identified is attached. This analysis includes a study of the collection system owned by Harrisville City and does not include the interceptor lines owned by Central Weber Sewer District. The Developer will need to work with Central Weber Sewer to determine if their lines and treatment facilities have sufficient capacity to receive these additional flows.

Please reach out to me with any questions that you may have.

Exhibit J: Storm Water Report

Ben Lomond Views

Stormwater Plan

March 18, 2021

The Stormwater Plan for Ben Lomond Views is attached as Exhibits 1 and 2.

Exhibit 1 is a Master Storm Water Report prepared by LEI Engineers in October 2020. This report identifies 3 stormwater retention pond areas. As shown in Appendix B, Pond #1 included a) a portion of the northwest corner of the Ben Lomond Views site adjacent to US 89 and b) a portion of the adjacent parcel to the north on US 89, commonly referred to as the “triangle” parcel. The Report assumed that BLD Investment would acquire the triangle parcel for storm water retention. As of this date purchase of the parcel has not been possible and we have modified our Master Plan to locate all of Pond #1 within the Ben Lomond Views site. The Master Plan of March 18, 2021 reflects this change, including the loss of 2 residential lots. A copy of the plan with arrows showing location of the new Pond 1 site plus an additional possible retention pond just to the south adjacent to US 89 is attached. This is the only change to the Master Storm Water Report of October 2020.

Ben Lomond Master Storm Water Report

October 13, 2020

Prepared By:



ENGINEERS

SURVEYORS

PLANNERS

3302 N Main Street
Spanish Fork, UT 84660
(801) 798-0555

INTRODUCTION

The Harrisville project is located on the north side of Harrisville City where the Ben Lomond golf course previously operated. The total project area is approximately 130.25 acres and will consist of various types of residential units, as well as parks, roads, open space improvements, and office/retail space. The purpose of this report is to present the overall pond design that will detain all storm runoff from the site.

PROPOSED POND DESIGN

Three detention ponds will be utilized to capture storm runoff from the new development. Two of these ponds will be constructed as part of the development while the third will be part of an existing irrigation pond that is planned to be expanded and improved. These ponds will be located in the Northwest, Northeast, and Southeast regions of the project. Water will flow to the ponds with the natural contours of the land. See Appendix B for an exhibit showing the locations of these ponds.

Required pond volumes were designed for the 25-year storm and were calculated using the Rational Method. Rainfall intensities were obtained from the NOAA website and are included in Appendix C for reference. A discharge rate of 0.1 cfs/acre was used per Harrisville City Code. A weighted runoff coefficient (c-value) was calculated for the overall area of the site. Refer to Table 1 below for details on these calculations. See Appendix A for complete pond volume calculations.

Table 1: Weighted "C" Value (Overall Project)

<i>Surface Type</i>	<i>Area (ac)</i>	<i>"C" Value</i>	<i>C*A</i>
Impervious	77.64	0.90	69.88
Pervious	52.61	0.10	5.26
Totals	130.25		75.14
Weighted "C" Value		0.58	

LOW IMPACT DEVELOPMENT ANALYSIS

LID considerations will be put into place when designing the mechanisms to capture storm water runoff in the project. All LID plans will be finalized and detailed with the final storm drain report.

CONCLUSION

The 130.25-acre developable area will contain three detention ponds to capture storm runoff before detaining at the allowable rate.

APPENDIX A – POND VOLUME CALCULATIONS



Consulting Engineers and Surveyors, Inc.
3302 N. Main, Spanish Fork, UT 84660 (801)798-0555

Storm Drain Calculations

Harrisville

Pond 1
Detention Calculations

Date: October 13, 2020
Project #: 2019-0027
Prepared By: BT
Revisions:

Design Criteria

Intensity Table: NOAA rainfall intensities
Return Period: 25 year
Allowable System Discharge: 0.10 cfs/Ac

Allowable Discharges

Storm Drain System Discharge: 7.59 cfs

Total Discharge: 7.59 cfs

Weighted "C" Value

Surface Type	Area (ac)	"C" Value	C*A
Contributing Area	75.92	0.58	44.03
			0.00
<u>Totals</u>	<u>75.92</u>		<u>44.03</u>
Weighted "C" Value		0.58	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated	Allowable	Discharge	Required
					Flow	Discharge		Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
5.0	4.58	0.58	75.92	201.85	60,556	7.592	2,278	58,278
10.0	3.48	0.58	75.92	153.24	91,944	7.592	4,555	87,388
15.0	2.88	0.58	75.92	126.82	114,137	7.592	6,833	107,304
30.0	1.94	0.58	75.92	85.34	153,609	7.592	13,666	139,943
60.0	1.20	0.58	75.92	52.84	190,228	7.592	27,332	162,897
120.0	0.69	0.58	75.92	30.16	217,177	7.592	54,663	162,514
180.0	0.48	0.58	75.92	20.99	226,689	7.592	81,995	144,694
360.0	0.29	0.58	75.92	12.77	275,831	7.592	163,990	111,841
720.0	0.18	0.58	75.92	8.04	347,166	7.592	327,980	19,187
1440.0	0.11	0.58	75.92	4.70	405,820	7.592	655,959	-250,139

Required Pond Volume: 162,897 cf

Notes / Details



Consulting Engineers and Surveyors, Inc.
3302 N. Main, Spanish Fork, UT 84660 (801)798-0555

Storm Drain Calculations

Harrisville

Pond 2
Detention Calculations

Date: October 13, 2020
Project #: 2019-0027
Prepared By: BT
Revisions:

Design Criteria

Intensity Table: NOAA rainfall intensities
Return Period: 25 year
Allowable System Discharge: 0.10 cfs/Ac

Allowable Discharges

Storm Drain System Discharge: 3.68 cfs
cfs
Total Discharge: 3.68 cfs

Weighted "C" Value

Surface Type	Area (ac)	"C" Value	C*A
Contributing Area	36.78	0.58	21.33
<u>Totals</u>	<u>36.78</u>		<u>21.33</u>
Weighted "C" Value		0.58	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated	Allowable	Discharge	Required
					Flow	Discharge		Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
5.0	4.58	0.58	36.78	97.79	29,338	3.678	1,103	28,234
10.0	3.48	0.58	36.78	74.24	44,544	3.678	2,207	42,337
15.0	2.88	0.58	36.78	61.44	55,296	3.678	3,310	51,986
30.0	1.94	0.58	36.78	41.34	74,420	3.678	6,621	67,799
60.0	1.20	0.58	36.78	25.60	92,161	3.678	13,241	78,919
120.0	0.69	0.58	36.78	14.61	105,217	3.678	26,483	78,734
180.0	0.48	0.58	36.78	10.17	109,825	3.678	39,724	70,100
360.0	0.29	0.58	36.78	6.19	133,633	3.678	79,449	54,184
720.0	0.18	0.58	36.78	3.89	168,193	3.678	158,897	9,296
1440.0	0.11	0.58	36.78	2.28	196,609	3.678	317,795	-121,186

Required Pond Volume: 78,919 cf

Notes / Details



Consulting Engineers and Surveyors, Inc.
3302 N. Main, Spanish Fork, UT 84660 (801)798-0555

Storm Drain Calculations

Harrisville

Pond 3
Detention Calculations

Date: October 13, 2020
Project #: 2019-0027
Prepared By: BT
Revisions:

Design Criteria

Intensity Table: NOAA rainfall intensities
Return Period: 25 year
Allowable System Discharge: 0.10 cfs/Ac

Allowable Discharges

Storm Drain System Discharge: 1.02 cfs

Total Discharge: 1.02 cfs

Weighted "C" Value

Surface Type	Area (ac)	"C" Value	C*A
Contributing Area	10.22	0.58	5.93
<u>Totals</u>	<u>10.22</u>		<u>5.93</u>
Weighted "C" Value		0.58	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
5.0	4.58	0.58	10.22	27.17	8,150	1.022	307	7,844
10.0	3.48	0.58	10.22	20.63	12,375	1.022	613	11,762
15.0	2.88	0.58	10.22	17.07	15,362	1.022	920	14,442
30.0	1.94	0.58	10.22	11.49	20,675	1.022	1,839	18,836
60.0	1.20	0.58	10.22	7.11	25,604	1.022	3,679	21,925
120.0	0.69	0.58	10.22	4.06	29,231	1.022	7,357	21,873
180.0	0.48	0.58	10.22	2.83	30,511	1.022	11,036	19,475
360.0	0.29	0.58	10.22	1.72	37,125	1.022	22,072	15,053
720.0	0.18	0.58	10.22	1.08	46,727	1.022	44,144	2,582
1440.0	0.11	0.58	10.22	0.63	54,621	1.022	88,288	-33,667

Required Pond Volume: 21,925 cf

Notes / Details

APPENDIX B – POND EXHIBIT



• A Utah Corporation •
ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
 Spanish Fork, UT 84660
 Phone: 801.766.0666
 Fax: 801.728.9353
 office@lel.com
 www.lel.com



The logo consists of the letters 'LEL' in a stylized, bold, serif font. The letters are white and are set against a dark, rectangular background.

NOT FOR CONSTRUCTION

Page 60

HARRISVILLE
HARRISVILLE, UTAH

POND EXHIBIT

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2019-0027
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DESIGNED BY:
SRH
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10/13/2020
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APPENDIX C – RAINFALL INTENSITIES



NOAA Atlas 14, Volume 1, Version 5
Location name: Harrisville, Utah, USA*
Latitude: 41.2908°, Longitude: -111.9878°
Elevation: 4317.29 ft**

* source: ESRI Maps

** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps_&_aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.134 (0.117-0.155)	0.169 (0.149-0.195)	0.230 (0.202-0.265)	0.288 (0.251-0.333)	0.382 (0.324-0.444)	0.468 (0.385-0.551)	0.572 (0.455-0.681)	0.695 (0.533-0.845)	0.896 (0.648-1.12)	1.08 (0.744-1.39)
10-min	0.204 (0.178-0.236)	0.257 (0.227-0.297)	0.350 (0.307-0.404)	0.438 (0.381-0.506)	0.580 (0.493-0.675)	0.712 (0.586-0.838)	0.871 (0.693-1.04)	1.06 (0.812-1.29)	1.36 (0.986-1.71)	1.65 (1.13-2.12)
15-min	0.253 (0.221-0.292)	0.318 (0.282-0.368)	0.434 (0.381-0.501)	0.543 (0.472-0.627)	0.720 (0.611-0.837)	0.883 (0.727-1.04)	1.08 (0.859-1.29)	1.31 (1.01-1.59)	1.69 (1.22-2.12)	2.04 (1.40-2.62)
30-min	0.341 (0.297-0.393)	0.428 (0.379-0.495)	0.584 (0.512-0.674)	0.731 (0.636-0.845)	0.969 (0.823-1.13)	1.19 (0.979-1.40)	1.45 (1.16-1.73)	1.77 (1.36-2.15)	2.28 (1.65-2.85)	2.75 (1.89-3.53)
60-min	0.422 (0.368-0.486)	0.530 (0.469-0.613)	0.723 (0.634-0.834)	0.905 (0.787-1.05)	1.20 (1.02-1.39)	1.47 (1.21-1.73)	1.80 (1.43-2.14)	2.19 (1.68-2.66)	2.82 (2.04-3.53)	3.40 (2.34-4.37)
2-hr	0.539 (0.479-0.615)	0.674 (0.599-0.769)	0.871 (0.770-0.991)	1.06 (0.926-1.21)	1.37 (1.17-1.58)	1.66 (1.39-1.93)	2.00 (1.62-2.36)	2.40 (1.87-2.91)	3.06 (2.24-3.82)	3.66 (2.56-4.68)
3-hr	0.626 (0.563-0.701)	0.771 (0.695-0.868)	0.963 (0.862-1.08)	1.14 (1.02-1.29)	1.43 (1.25-1.63)	1.71 (1.46-1.96)	2.05 (1.71-2.39)	2.45 (1.97-2.92)	3.11 (2.38-3.85)	3.71 (2.72-4.73)
6-hr	0.846 (0.775-0.932)	1.03 (0.943-1.14)	1.25 (1.14-1.38)	1.44 (1.30-1.60)	1.74 (1.55-1.95)	1.99 (1.75-2.24)	2.27 (1.96-2.60)	2.59 (2.19-3.00)	3.24 (2.65-3.89)	3.84 (3.04-4.78)
12-hr	1.08 (0.994-1.19)	1.32 (1.22-1.45)	1.59 (1.46-1.75)	1.83 (1.66-2.02)	2.19 (1.97-2.43)	2.49 (2.21-2.79)	2.81 (2.45-3.18)	3.15 (2.69-3.62)	3.68 (3.05-4.33)	4.11 (3.31-4.93)
24-hr	1.33 (1.22-1.45)	1.63 (1.49-1.78)	1.94 (1.78-2.12)	2.20 (2.02-2.40)	2.56 (2.34-2.80)	2.84 (2.59-3.10)	3.12 (2.83-3.41)	3.41 (3.07-3.73)	3.79 (3.39-4.37)	4.14 (3.63-4.98)
2-day	1.55 (1.43-1.69)	1.90 (1.75-2.07)	2.26 (2.08-2.46)	2.55 (2.35-2.77)	2.94 (2.70-3.19)	3.24 (2.96-3.52)	3.54 (3.23-3.84)	3.83 (3.49-4.17)	4.22 (3.81-4.61)	4.51 (4.05-5.03)
3-day	1.70 (1.56-1.85)	2.08 (1.91-2.26)	2.47 (2.28-2.68)	2.79 (2.57-3.03)	3.23 (2.97-3.50)	3.57 (3.27-3.87)	3.91 (3.56-4.25)	4.25 (3.86-4.63)	4.70 (4.23-5.14)	5.04 (4.51-5.57)
4-day	1.84 (1.70-2.00)	2.25 (2.07-2.45)	2.68 (2.47-2.91)	3.04 (2.80-3.30)	3.52 (3.23-3.82)	3.90 (3.57-4.23)	4.28 (3.90-4.65)	4.67 (4.22-5.09)	5.18 (4.65-5.67)	5.56 (4.96-6.12)
7-day	2.20 (2.02-2.41)	2.70 (2.48-2.95)	3.21 (2.95-3.50)	3.62 (3.33-3.95)	4.18 (3.84-4.55)	4.61 (4.22-5.02)	5.04 (4.60-5.49)	5.47 (4.97-5.98)	6.02 (5.43-6.62)	6.44 (5.77-7.09)
10-day	2.50 (2.29-2.73)	3.06 (2.81-3.34)	3.62 (3.33-3.94)	4.07 (3.75-4.43)	4.66 (4.28-5.06)	5.09 (4.67-5.53)	5.51 (5.04-5.99)	5.92 (5.40-6.44)	6.43 (5.84-7.02)	6.79 (6.14-7.44)
20-day	3.25 (2.99-3.53)	3.99 (3.67-4.33)	4.70 (4.34-5.10)	5.25 (4.84-5.69)	5.95 (5.48-6.43)	6.44 (5.92-6.95)	6.91 (6.34-7.47)	7.34 (6.73-7.94)	7.87 (7.19-8.53)	8.23 (7.50-8.94)
30-day	3.93 (3.64-4.26)	4.81 (4.45-5.21)	5.64 (5.22-6.09)	6.28 (5.81-6.77)	7.08 (6.55-7.63)	7.65 (7.06-8.24)	8.19 (7.55-8.84)	8.70 (7.99-9.40)	9.31 (8.52-10.1)	9.72 (8.87-10.6)
45-day	4.89 (4.52-5.28)	5.96 (5.52-6.45)	6.98 (6.47-7.51)	7.75 (7.19-8.34)	8.74 (8.10-9.38)	9.43 (8.73-10.1)	10.1 (9.31-10.8)	10.7 (9.85-11.5)	11.4 (10.5-12.2)	11.8 (10.9-12.7)
60-day	5.75 (5.33-6.19)	7.02 (6.51-7.57)	8.21 (7.62-8.82)	9.11 (8.46-9.78)	10.2 (9.50-11.0)	11.0 (10.2-11.8)	11.8 (10.9-12.6)	12.5 (11.5-13.4)	13.2 (12.2-14.3)	13.8 (12.7-14.8)

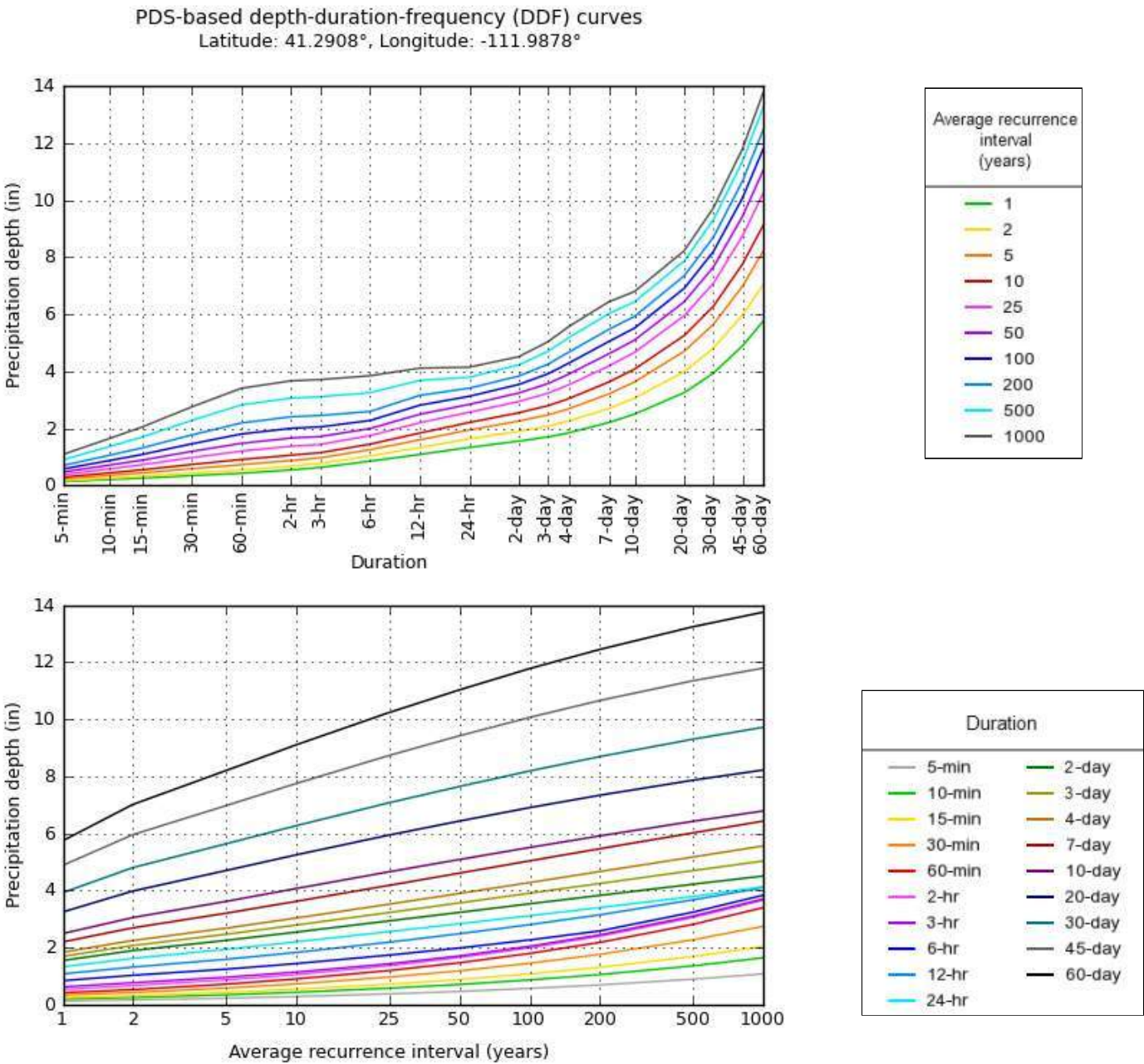
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical



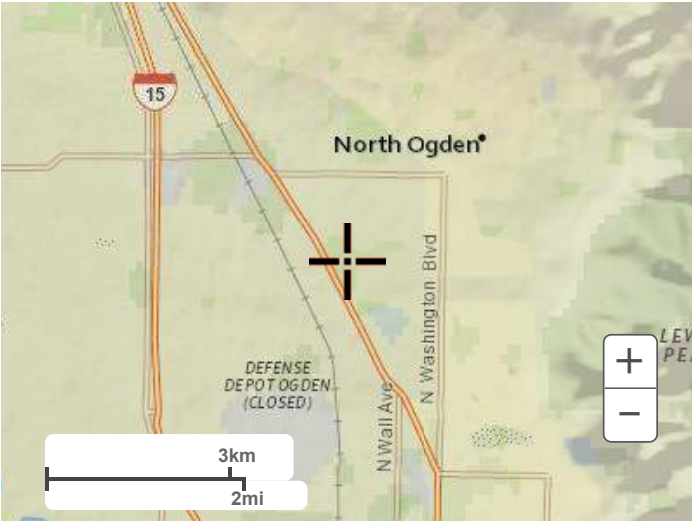
NOAA Atlas 14, Volume 1, Version 5

Created (GMT): Tue Oct 13 21:09:19 2020

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Maps & aerials

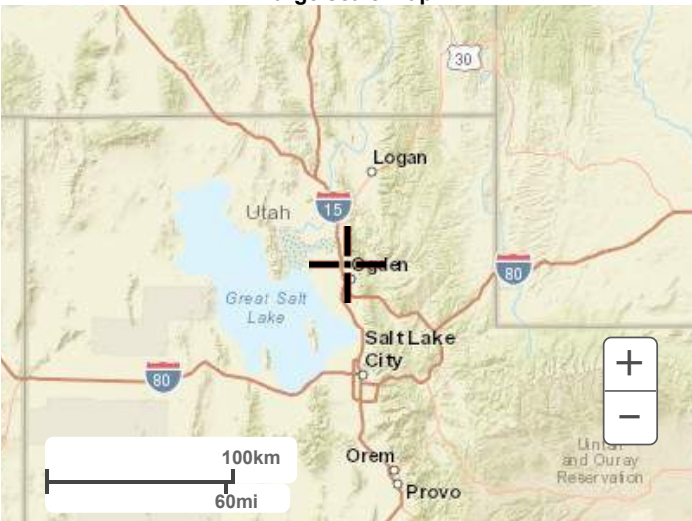
Small scale terrain



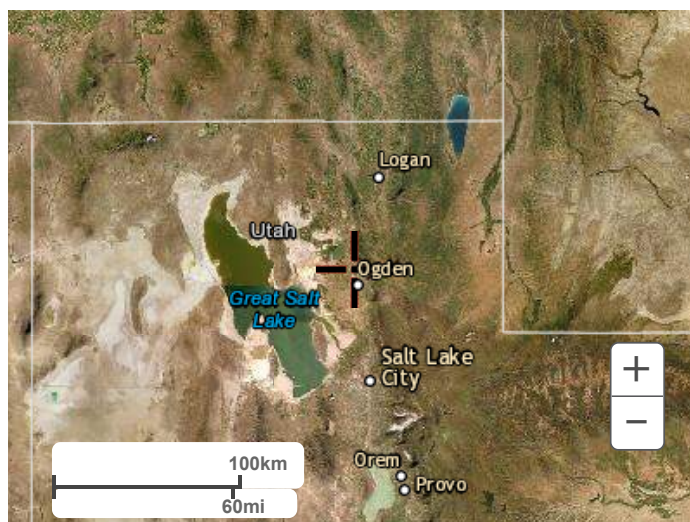
Large scale terrain



Large scale map



Large scale aerial



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1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

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BEN LOMOND VIEWS

MARCH 18, 2021

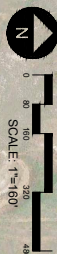


Exhibit K: Proposed Land Uses

Residential Development Standards

1. Single Family Lots

a. Lot Area and Frontage Requirements

Each lot or parcel shall comply with the minimum requirements of this regulation as provided below except when such lot or parcel has a noncomplying right.

Minimum Lot Area	4,000 sq ft
Minimum Lot Frontage	40 ft

b. Residential Building Setbacks

Any structure intended for use as a residential dwelling, including any accessory structure attached to the dwelling structure such as a garage, shall maintain a minimum distance in feet from the property line to the building according to the following table. Notwithstanding the setback requirement, easements or other recorded restrictions to portions of a property are not superseded by setback requirements and must be considered when locating structures.

	Lots With 40 ft to 60 ft Frontage	Lots with Greater than 60 ft Frontage
Front	15 ft	15 ft
Front to Garage Door	20 ft	20 ft
Front to Side Facing Garage Door	15 ft	15 ft
Interior Side	5 ft	8 ft
Side Facing Corner	10 ft	13 ft
Rear	10 ft	10 ft

c. Additions to Existing Homes

Any single family dwelling structure having been occupied for a minimum of five years may make an expansion of the dwelling that extends into the area of the rear yard setback for the main portion of the home provided the expansion

- i. Maintains the sideyard setbacks of the respective zone,
- ii. Maintains a minimum setback of 10 feet from the rear property
- iii. Is no wider than half the width of the existing house

d. Main Building Height

- i. Minimum – 10 feet
- ii. Maximum – 35 feet

e. Residential Building Size

- i. The maximum footprint of a residential dwelling excluding attached accessory uses shall be four thousand (4,000) square feet.
- ii. In order to maintain the traditional residential character developed in Harrisville certain design elements are required. Those requirements are:
 1. Roofs with a pitch no shallower than a ratio of rise to run of 3 to 1.
 2. Main exterior wall finish materials of brick, stone, siding (vinyl, aluminum, wood, or hardiplank) with a maximum 12" width horizontal lines, stucco, or glass.

f. Accessory Building Development Standards

- i. Free standing residential accessory structure setbacks.
Residential accessory structures (e.g. garage, shed, work shop, gazebo, and covered pergola) which are free standing shall only be located to the side or rear of the building. The accessory building located in the side yard must be set back at least ten (10) feet from the side yard property line. For accessory structures located at least six (6) feet in the rear yard behind the main building, the side yard setback may be five (5) feet from a property line. No portion of the roof overhang shall be closer than five (5) feet to any property line, and proper drainage shall be installed to prevent additional drainage onto adjoining property. Placement of accessory buildings on utility easements is not allowed, without written permission of all easement holders.
- ii. Maximum accessory building height – 25 feet
- iii. Accessory building coverage. No single accessory building or group of accessory buildings shall cover more than twenty-five percent (25%) of the area from the rear of the main building to the rear property line.

2. Townhomes

a. Plex Size

- i. The minimum number of townhomes with adjoining sidewalls is a three (3-plex). Twin Homes duplex units are also permitted.
- ii. The maximum number of townhomes with adjoining sidewalls is a five (5-plex)

b. Setbacks

Townhomes shall maintain a minimum distance in feet from the property line to the building according to the following table. Notwithstanding the setback requirement, easements or other recorded restrictions to portions of a property are not superseded by setback requirements and must be considered when locating structures.

	Alley Loaded with Driveway	Alley Loaded Without Driveway	Front Loaded
Front	10 ft	10 ft	15 ft
Side Facing Corner	10 ft	10 ft	10 ft
Interior Distance Between Plex Group	10 ft	10 ft	10 ft
Front Garage			20 ft
Rear			10 ft
Rear - Garage with Driveway	18		
Rear - Garage without Driveway		3	

c. Townhome Height

- i. Townhomes may be two or three stories
- ii. Maximum height is 38 feet.

3. Parking

a. Required Parking

- i. All Single Family homes and Townhomes shall have parking for a minimum of two (2) vehicles in an attached garage.
- ii. All Single Family homes and Front-Loaded Townhomes shall have off-street parking spaces on a concrete or asphalt driveway for 2 vehicles.

- iii. Alley Loaded Townhomes shall have: 1) on-site parking for two (2) vehicles on a concrete or asphalt driveway with a minimum length of 18 feet or, 2) access to additional private off-street parking as shown on the approved Master Plan.

b. Additional Off-Street Parking

- i. Additional parking in front or side yards that is not part of the driveway is not permitted.
- ii. Uncovered parking for recreational vehicles may be permitted in the area behind the rear of the dwelling and in the rear yard setback provided that:
 - 1. The vehicles parked are currently licensed and operational,
 - 2. The parked vehicles do not occupy more than twenty-five percent (25%) of the rear area of the property, and
 - 3. Parking does not need to be on a hard surface.

c. Parking and Access Surfaces, Locations and Size

- i. Required parking for a dwelling shall be paved with asphalt or concrete surface.
- ii. Driveway widths:
 - 1. Minimum width of eighteen (18) feet
 - 2. Maximum width of thirty-two (32) feet

- d. **Parking Size** – The minimum size for a required parking space is nine (9) feet wide and eighteen (18') feet long.

OVERALL LAND USE PLAN

2000 NORTH

150 EAST

THE FINAL DEVELOPMENT PROPOSED IN THE
FINDING DEVELOPMENT IS CONDITIONAL UPON FEMA REVIEWING

US HIGHWAY 89

LAND USE LEGEND

- 4.21 ACRES COMMERCIAL
- 3.73 ACRES MULTI-FAMILY RESIDENTIAL (CONDOMINIUMS)
- 8.33 ACRES TOWNHOMES
- 9.78 ACRES TOWNHOME SINGLE-FAMILY
- 46.04 ACRES SINGLE-FAMILY RESIDENTIAL
- 1.44 ACRES CLUBHOUSE
- 30.8 ACRES PARKS/OPEN SPACE
- 26.47 ACRES ROAD RIGHT-OF-WAY/SHOULDER SPACE
- 18.66 AC COMMON OPEN SPACE

ALL PARK AND COMMON AREA OPEN SPACE WILL BE
MAINTAINED BY THE PROJECT HOA

TOTAL PROJECT AREA - APPROX. 130.90 ACRES	
TOTAL SINGLE-FAMILY LOTS	425
TOTAL SF LOTS W/IN FLOORPLAN	15
TOTAL TOWNHOMES	144
TOTAL MULTI-FAMILY CONDOMINIUMS	60
TOTAL COMMERCIAL BUILDING FOOTPRINT	40,836 SF

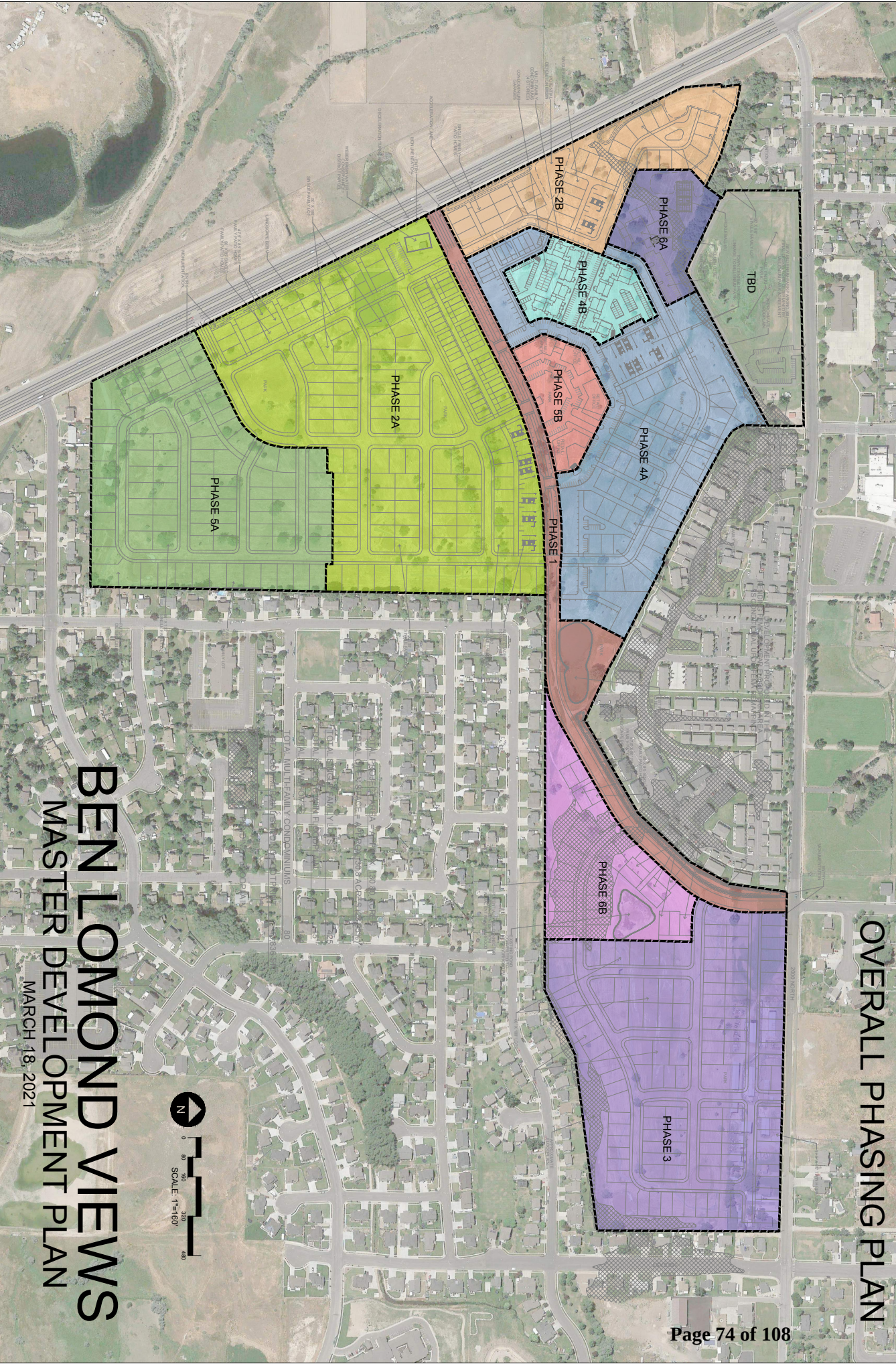


BEN LOMOND VIEWS
MASTER DEVELOPMENT PLAN

MARCH 18, 2021

Exhibit L: Phase Plan

OVERALL PHASING PLAN



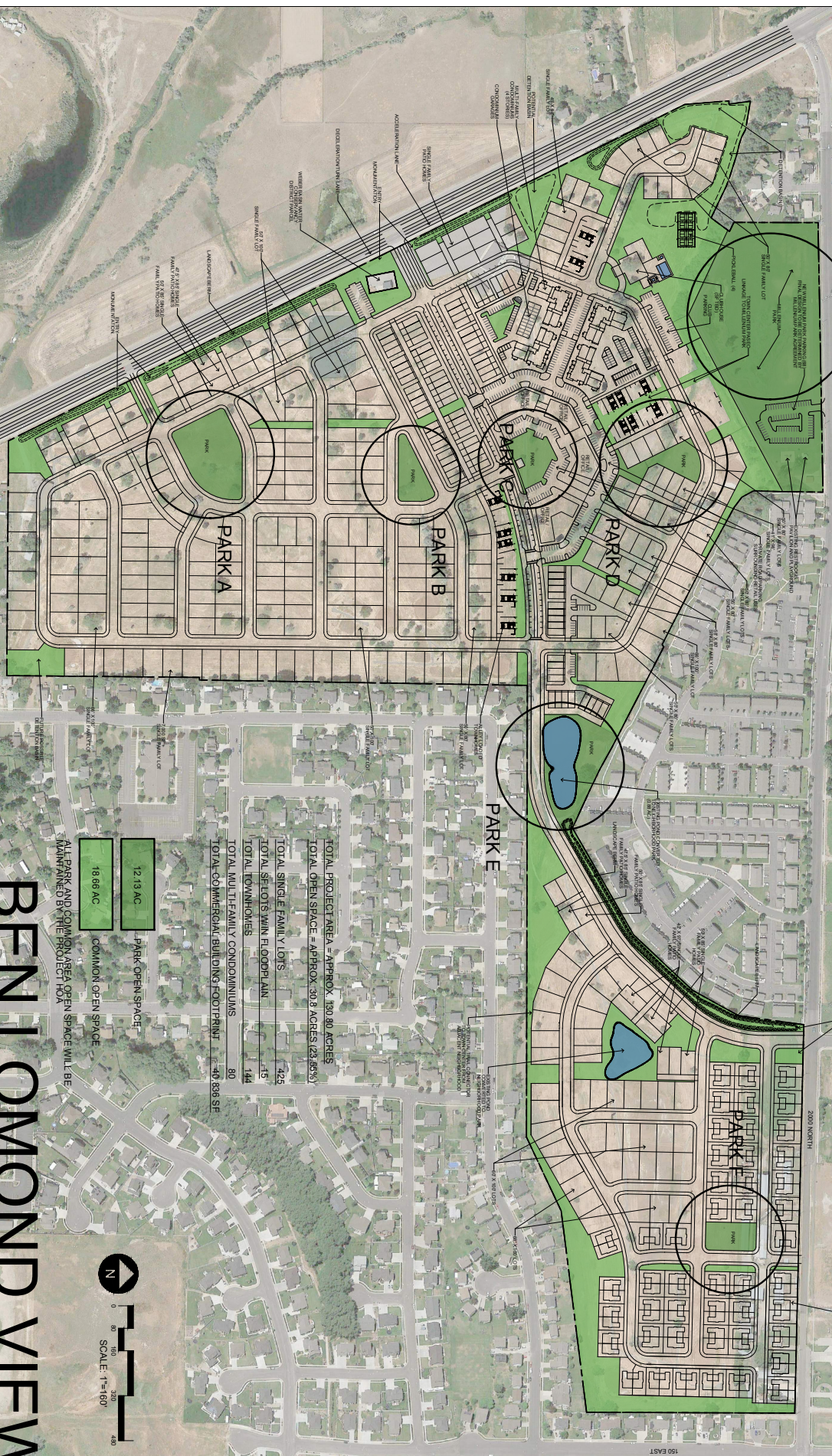
BEN LOMOND VIEWS
MASTER DEVELOPMENT PLAN

MARCH 18, 2021

Exhibit M: Park Plan

MILLENNIUM PARK

PARKS PLAN



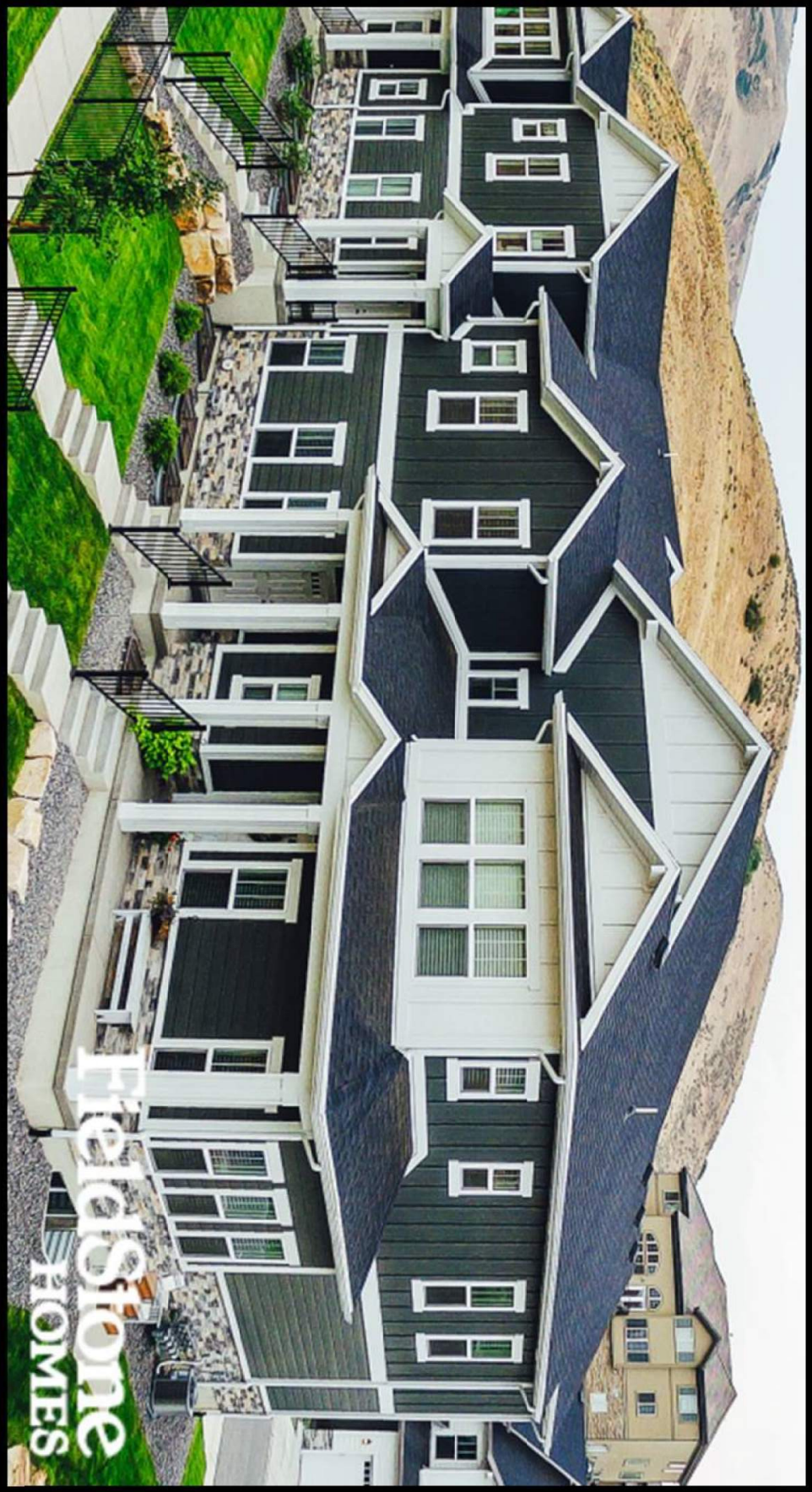
BEN LOMOND VIEWS

MASTER DEVELOPMENT PLAN

MARCH 18, 2021

Exhibit N: Building Renderings

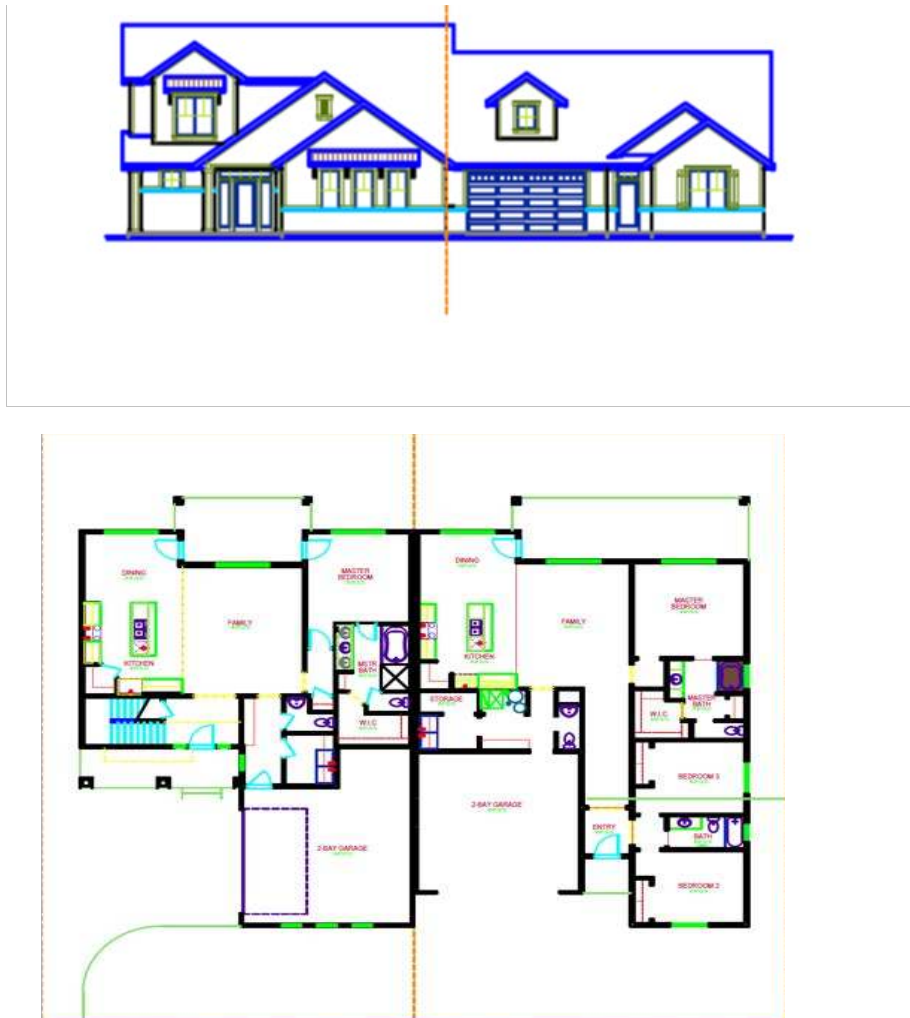




12. Twins (Senior Targeted) Homes



The Twins 2-family home above will be re-designed with 1 garage door facing the street and 1 side entry garage door. One or both front entry doors will also be relocated to the front elevation. A line drawing and plan showing the preliminary new layout is below.







PALISADES A

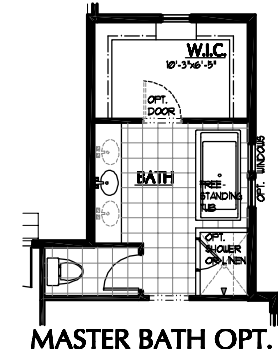
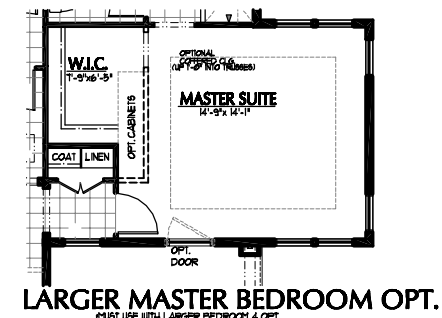
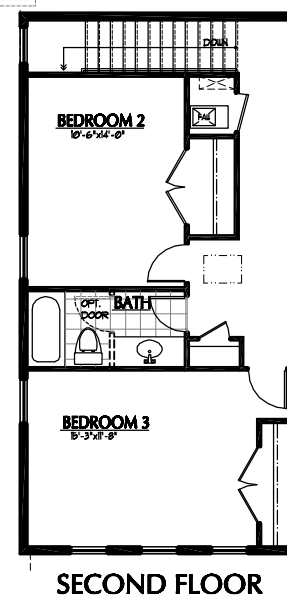
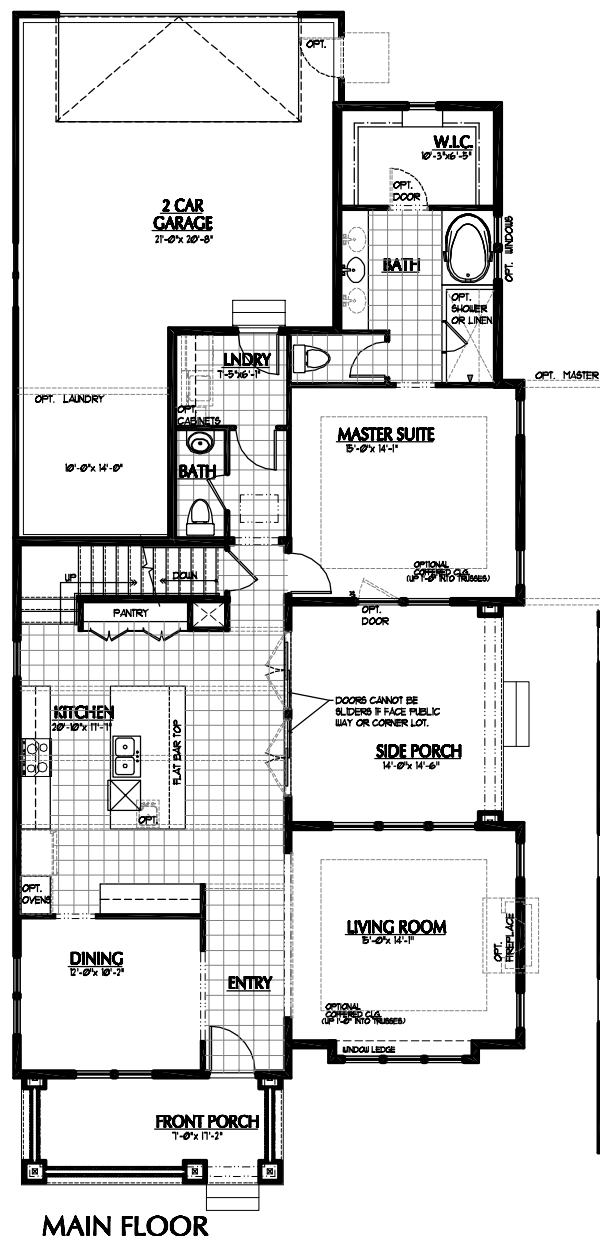
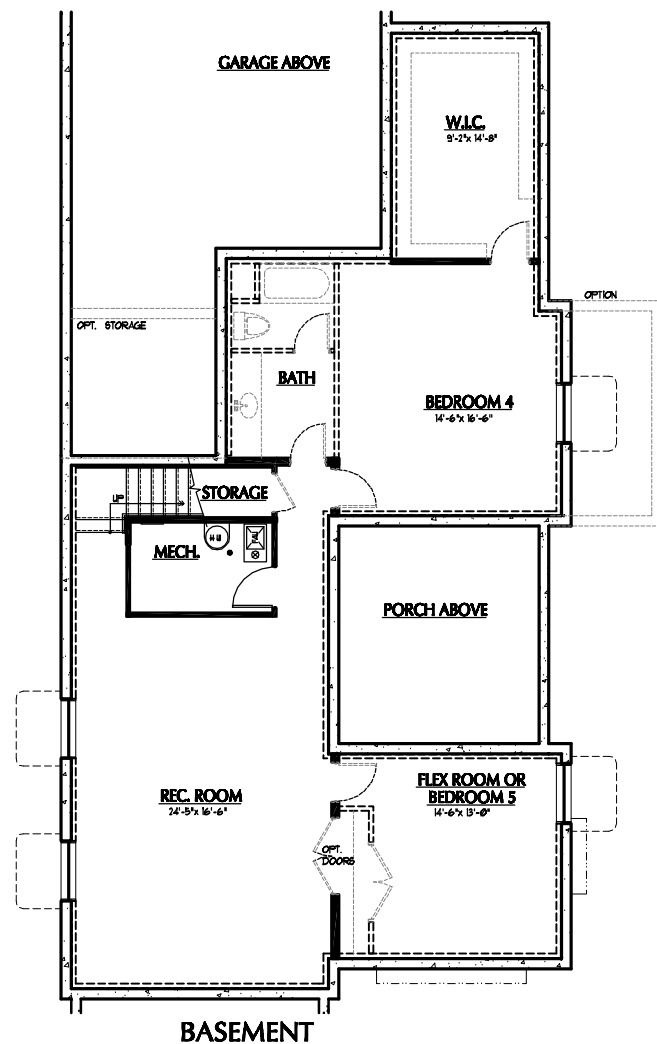
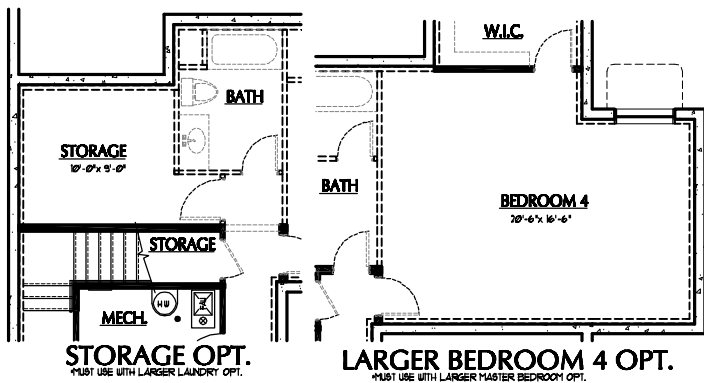


BEDROOMS: 3

BATHROOMS: 2.5

FINISHED SQ FT: 1,939

TOTAL SQ FT: 3,325



ILLUSTRATIONS ARE THE ARTISTS RENDERING ONLY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE MEASUREMENTS SHOWN ARE APPROXIMATE.

PALISADES II A



PALISADES B

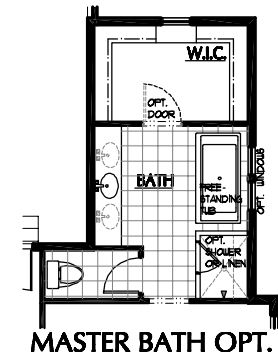
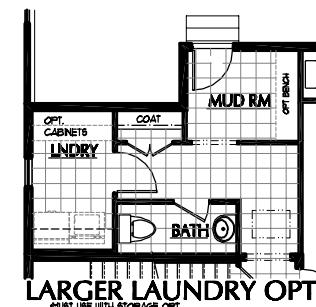
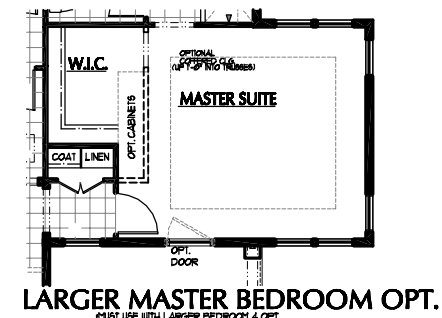
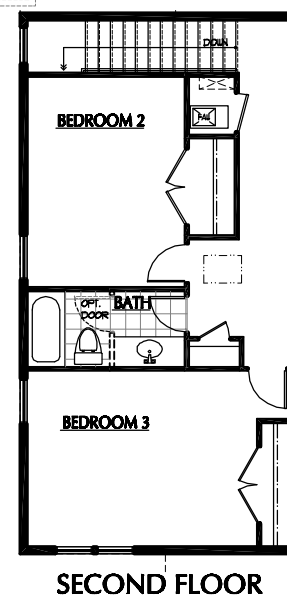
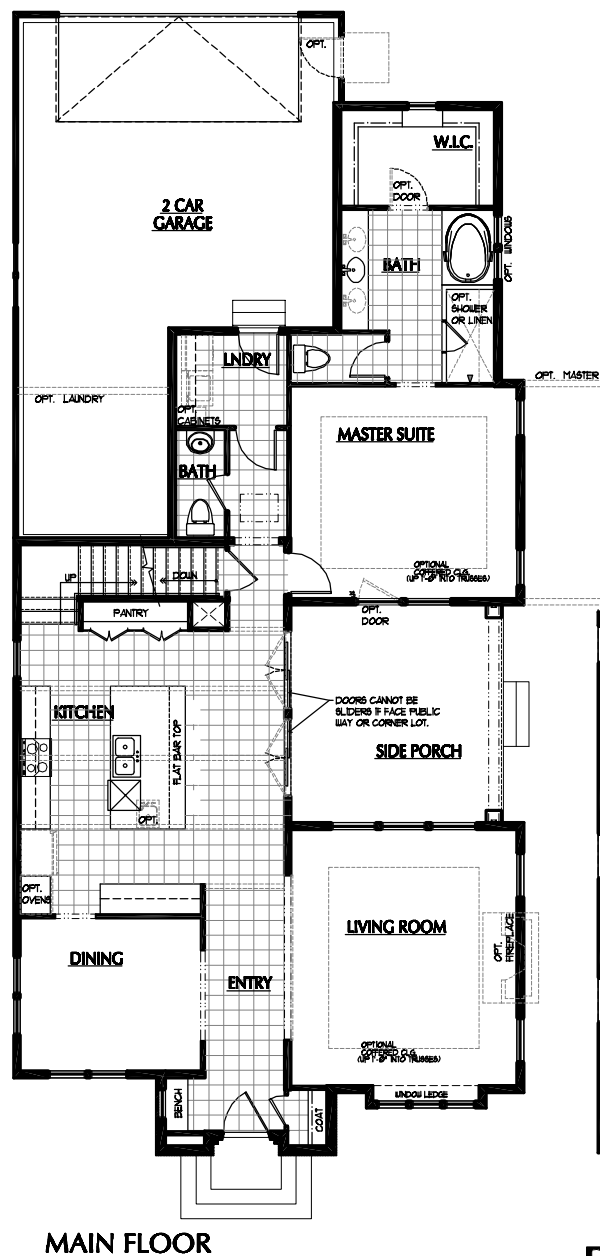
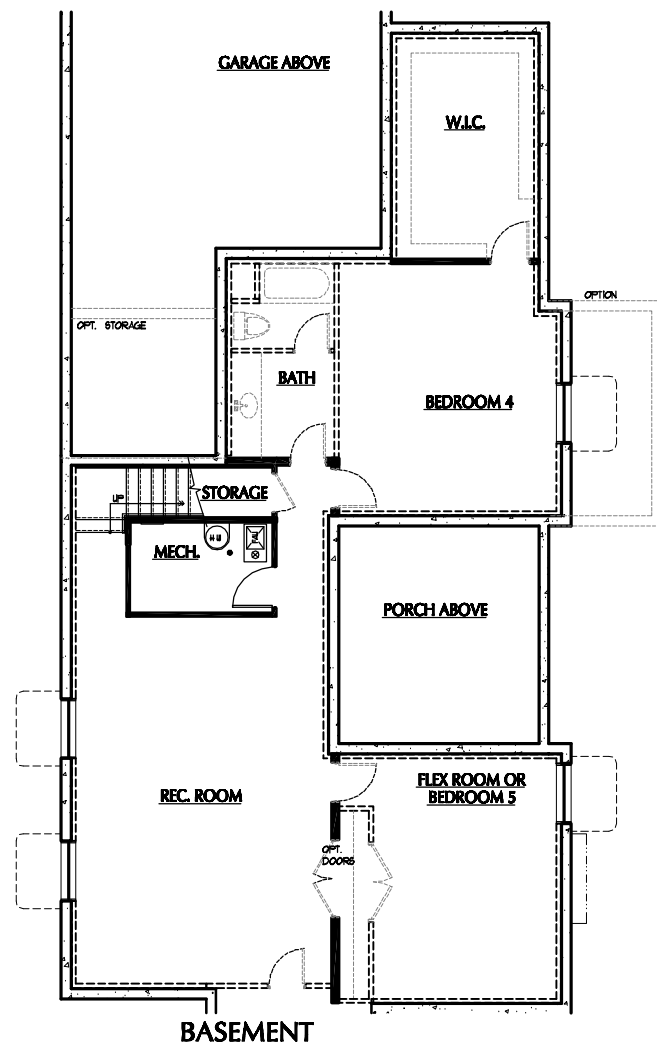
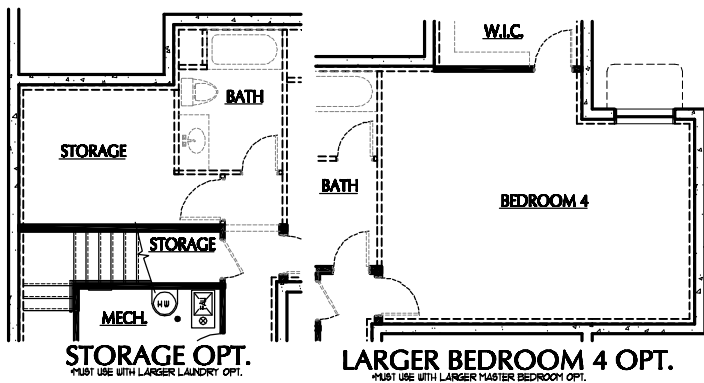


BEDROOMS: 3

BATHROOMS: 2.5

FINISHED SQ FT: 2,039

TOTAL SQ FT: 3,469

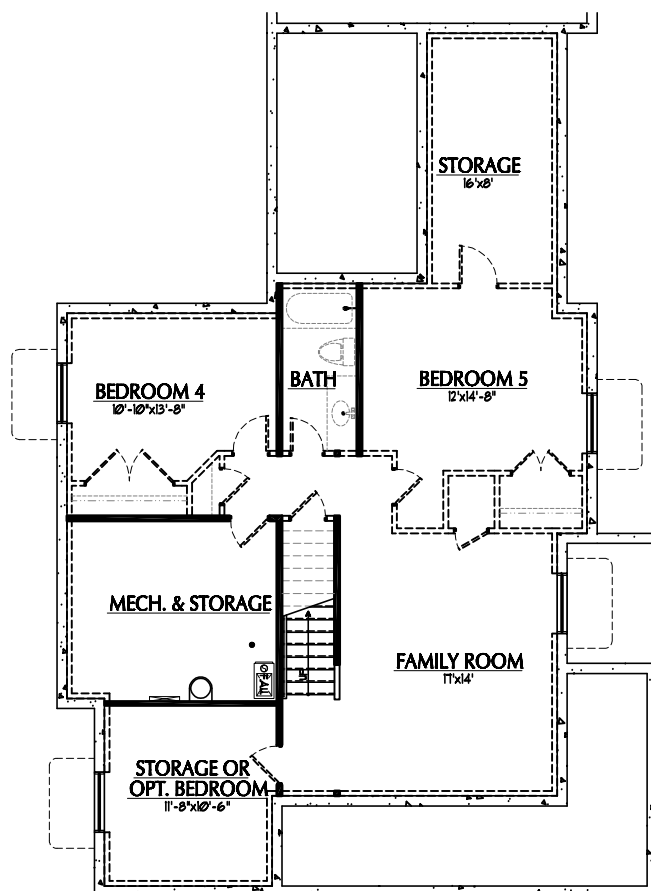
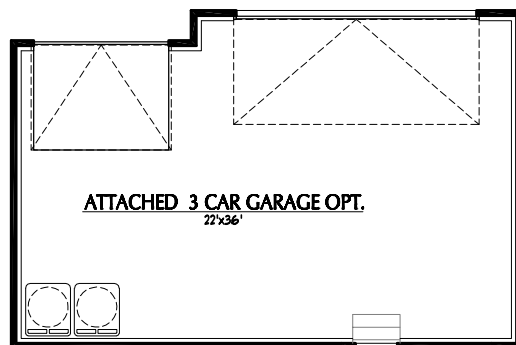


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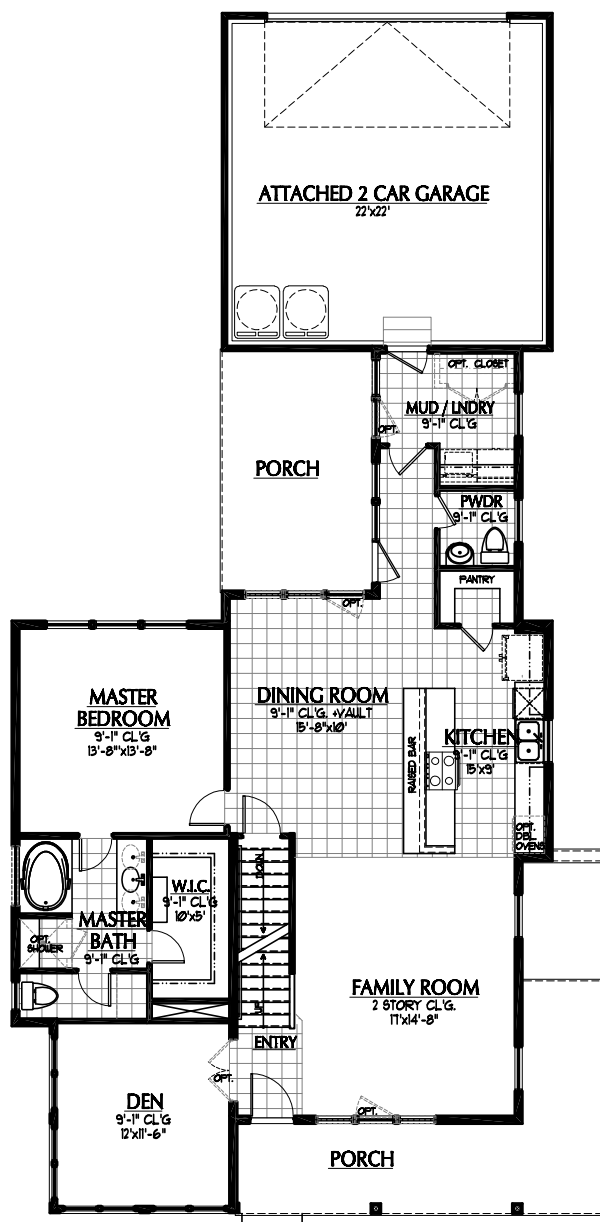
PALISADES II B



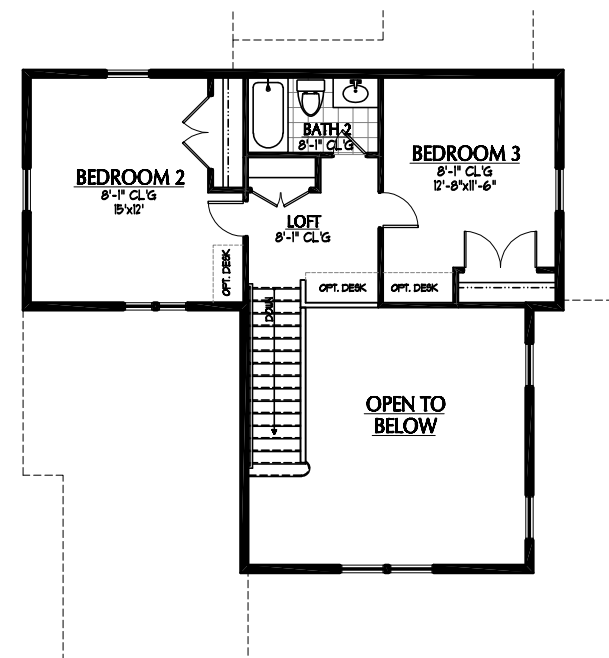
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WITHOUT NOTICE MEASUREMENTS
SHOWN ARE APPROXIMATE



BASEMENT



MAIN FLOOR



SECOND FLOOR

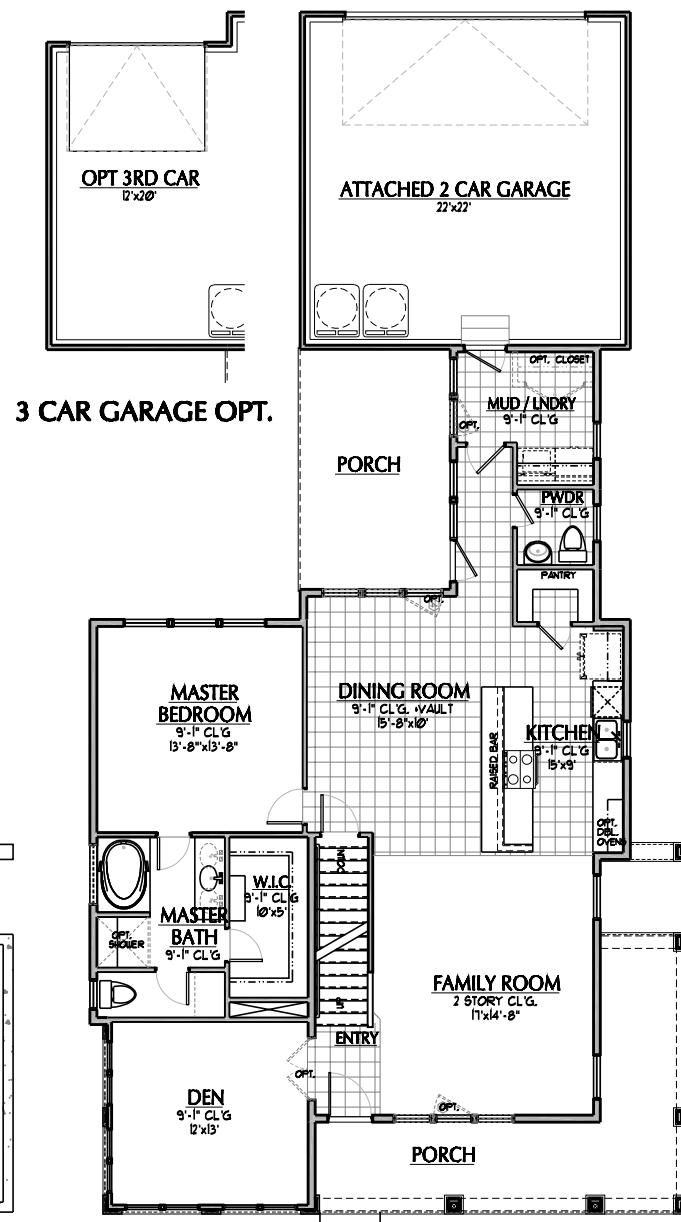
SQUARE FOOTAGE (ELEV. A)	
FLOOR	GROSS
FIRST FLOOR	1429
SECOND FLOOR	976
TOTAL (FINISHED)	2405
BASEMENT (UNFIN)	1433
TOTAL	3438
PORCH 1A	207
2 CAR GARAGE (REAR 1 SIDE LOAD)	498
3 CAR GARAGE	131

ATTACHED GARAGE
HUNTINGTON A



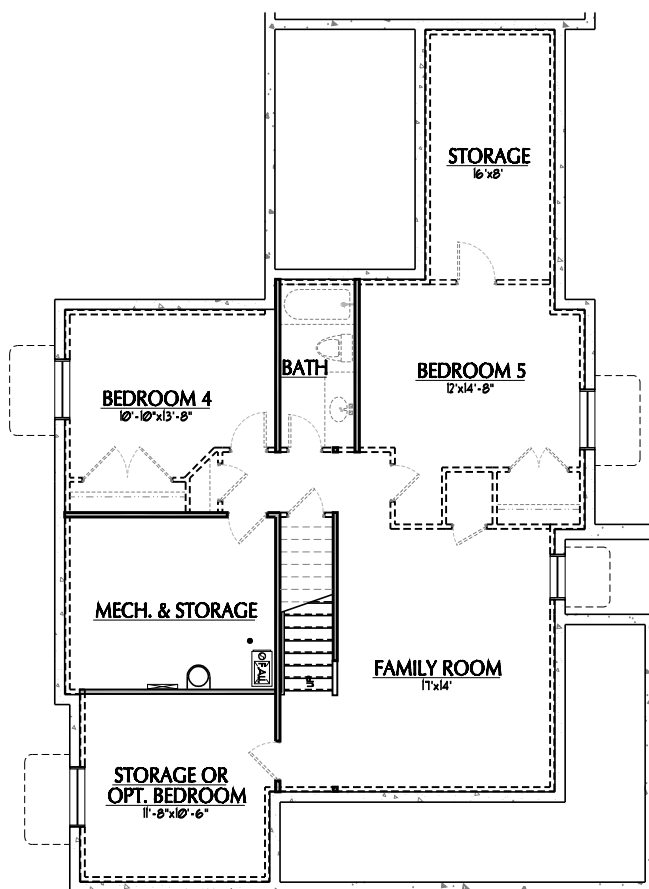


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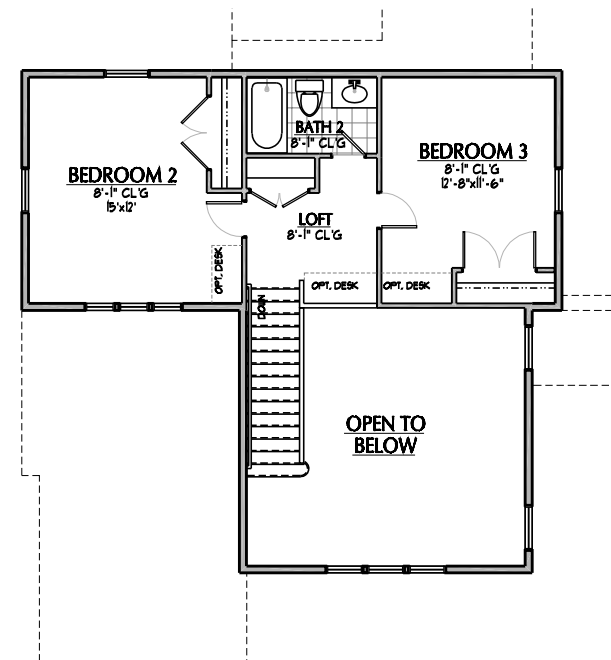


MAIN FLOOR

SQUARE FOOTAGE (ELEV. B)	
FLOOR	GROSS
FIRST FLOOR	1450
SECOND FLOOR	576
TOTAL (FINISHED)	2026
BASEMENT (UNFIN)	1455
TOTAL	3481
Porch 18"	
	229
2 CAR GARAGE (REAR + SIDE LOAD)	
	495
3 CAR GARAGE	
	131



BASEMENT



SECOND FLOOR



Addison

Two-story • 2,577 Finished Sq. Ft. • 4-5 Bedrooms • 2.5-3.5 Baths • Open Great Room • Living Room • Main Floor Master Suite • Opt. Covered Patio • Opt. Bonus Room • 2-3 Car Garage



Traditional (A)



Farmhouse (B)



Prairie (D)



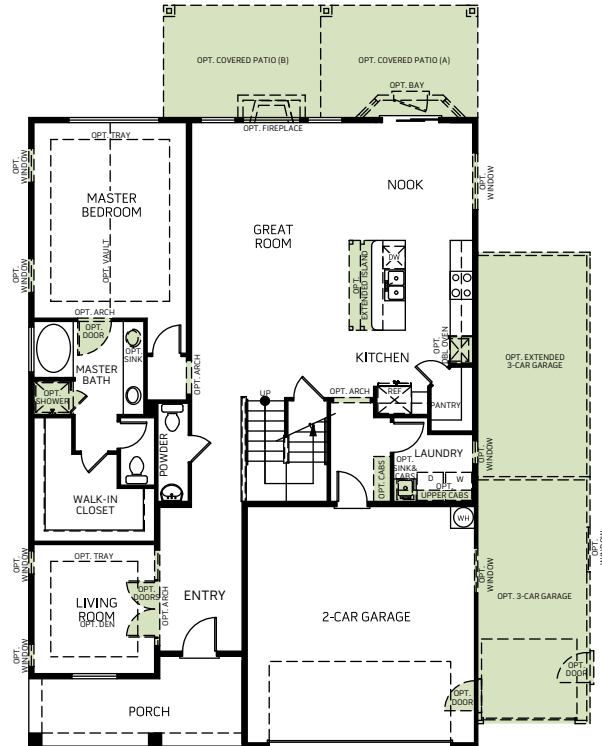
Woodside Homes reserves the right to change elevations, specifications, materials and prices without notice. All square footages are approximate. Window location, porches, ceiling heights and room dimensions vary per elevation. The availability of certain options is subject to construction status and schedule. Optional features may be predetermined and included at additional cost on select homes. Renderings are artist's conception only.
Rev. 07/19



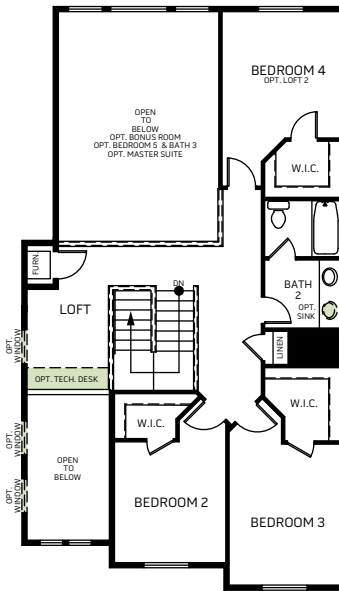


Addison

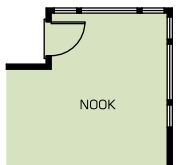
Two-story • 2,577 Finished Sq. Ft. • 4-5 Bedrooms • 2.5-3.5 Baths • Open Great Room • Living Room • Main Floor Master Suite • Opt. Covered Patio • Opt. Bonus Room • 2-3 Car Garage



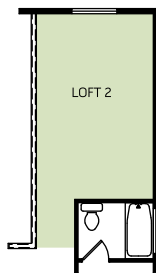
FIRST FLOOR
1,670 Sq. Ft.



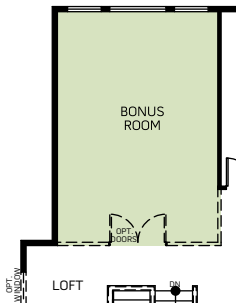
SECOND FLOOR
972 Sq. Ft.



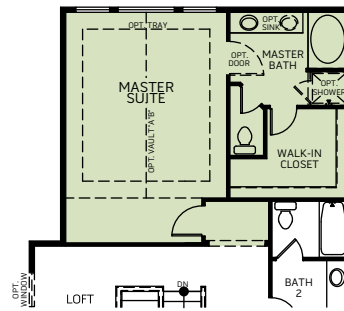
OPT. EXTENDED NOOK
Adds: 56 Sq. Ft.



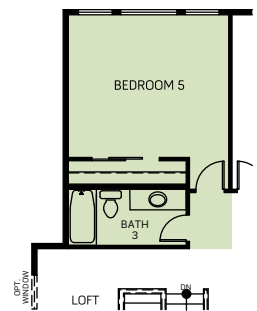
OPT. LOFT 2



OPT. BONUS ROOM
Adds: 310 Sq. Ft.



OPT. MASTER SUITE
Adds: 310 Sq. Ft.



OPT. BEDROOM 5 & BATH 3
Adds: 310 Sq. Ft.





Amesbury with Bonus Room

Two-story • 2,037 Finished Sq. Ft. • 3-4 Bedrooms • 2.5 Baths • Open Great Room • Opt. Covered Patio • Opt. Loft & Bedroom 4 • 2-3 Car Garage



Traditional (A)



Farmhouse (B)



Prairie (D)

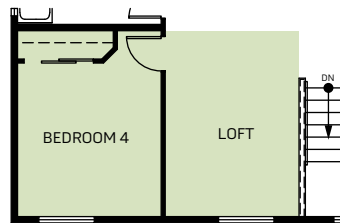
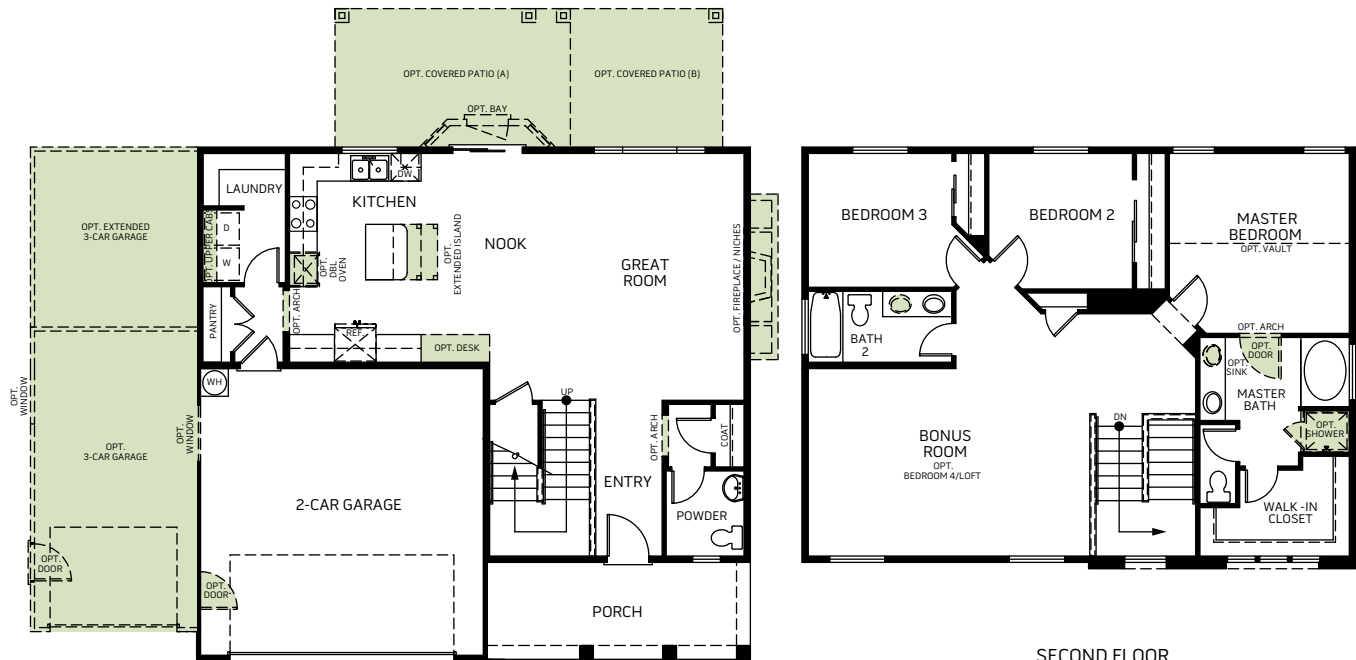


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Rev. 08/19



Amesbury with Bonus Room

Two-story • 2,037 Finished Sq. Ft. • 3-4 Bedrooms • 2.5 Baths • Open Great Room • Opt. Covered Patio • Opt. Loft & Bedroom 4 • 2-3 Car Garage



OPT. BEDROOM 4/LOFT





Boxelder

Two-story • 1,861 Sq. Ft. • 3-4 Bedrooms • 2.5 Baths • Open Great Room Living
Upper Level Loft • Opt. Bedroom 4 • 2 Car Garage



Traditional (A)



Farmhouse (B)



Craftsman (C)



Prairie (D)

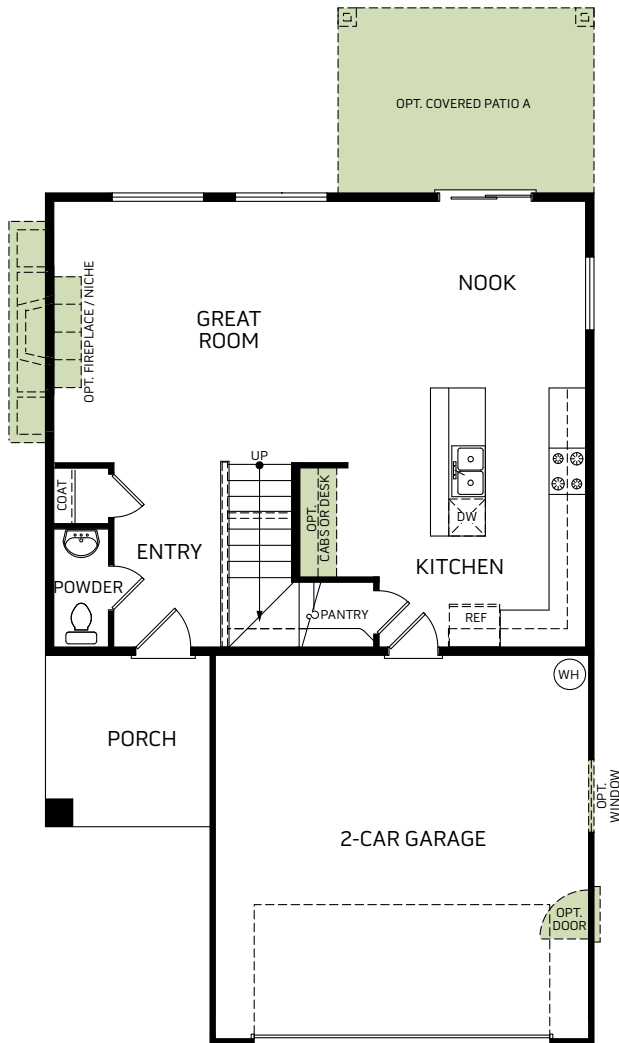
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Rev. 06/19



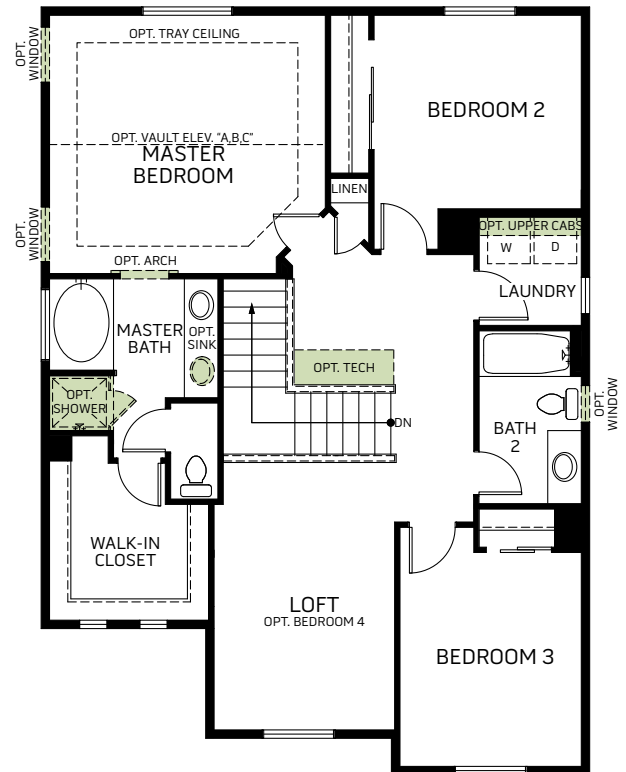


Boxelder

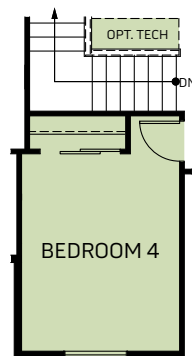
Two-story • 1,861 Sq. Ft. • 3-4 Bedrooms • 2.5 Baths • Open Great Room Living
Upper Level Loft • Opt. Bedroom 4 • 2 Car Garage



FIRST FLOOR PLAN
750 Sq. Ft.



SECOND FLOOR PLAN
1,111 Sq. Ft.



OPT. BEDROOM 4

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Rev. 06/19



Boxelder

Two-story • 1,861 Finished Sq. Ft. • 3-4 Bedrooms • 2.5 Baths • Open Great Room
Loft • Opt. Bedroom 4 • Opt Covered Patio • 2 Car Garage



Traditional (A)



Farmhouse (B)



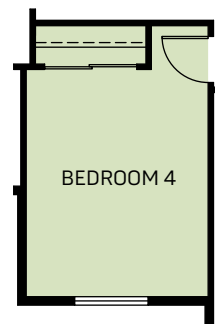
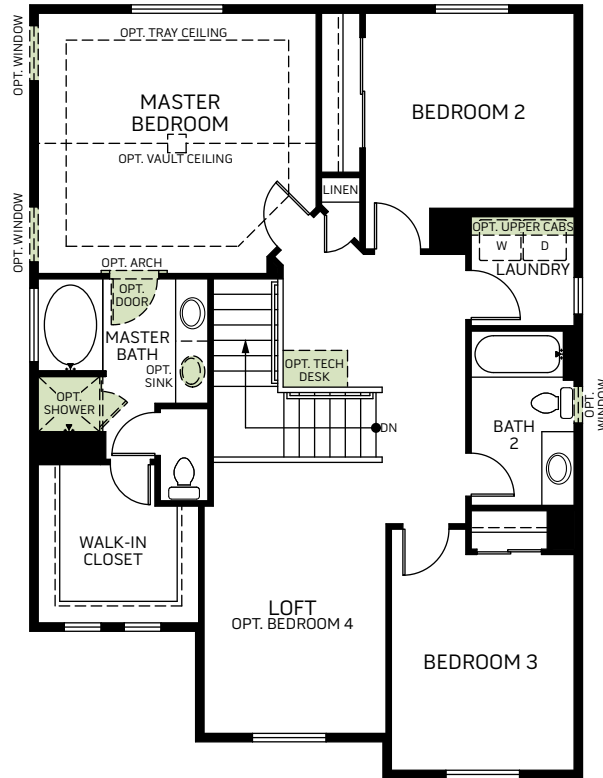
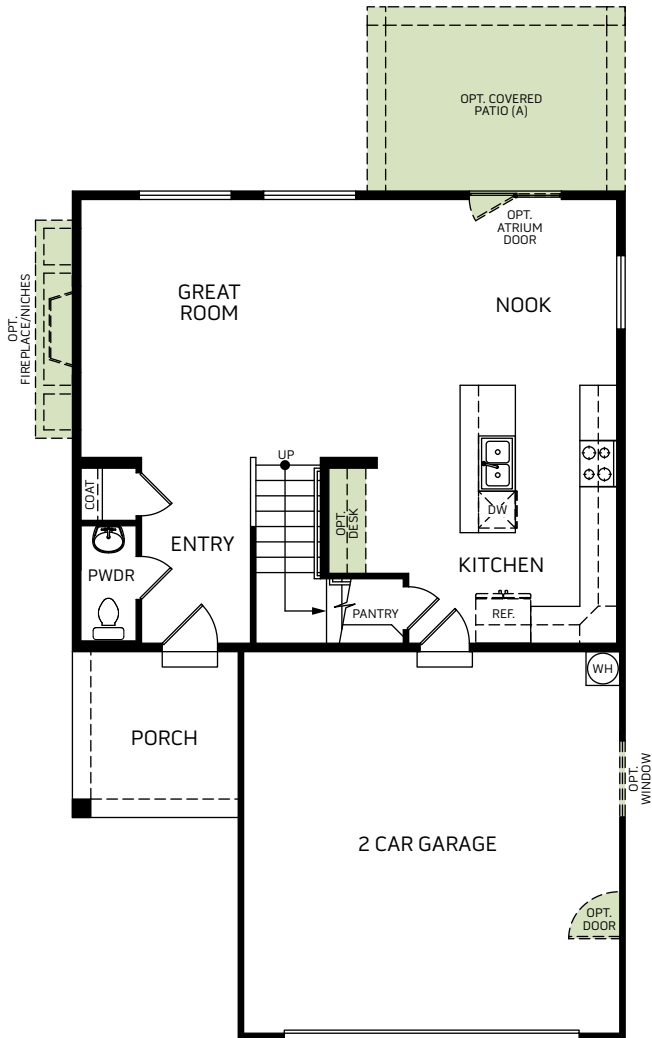
Prairie (D)





Boxelder

Two-story • 1,861 Finished Sq. Ft. • 3-4 Bedrooms • 2.5 Baths • Open Great Room
Loft • Opt. Bedroom 4 • Opt. Covered Patio • 2 Car Garage



Edgewater

Rambler • 1,626 Finished Sq. Ft. • 3 Bedrooms • 2 Baths • Open Great Room • Large Mud Room • 2-3 Car Garage



Traditional (A)



Farmhouse (B)



Prairie (D)

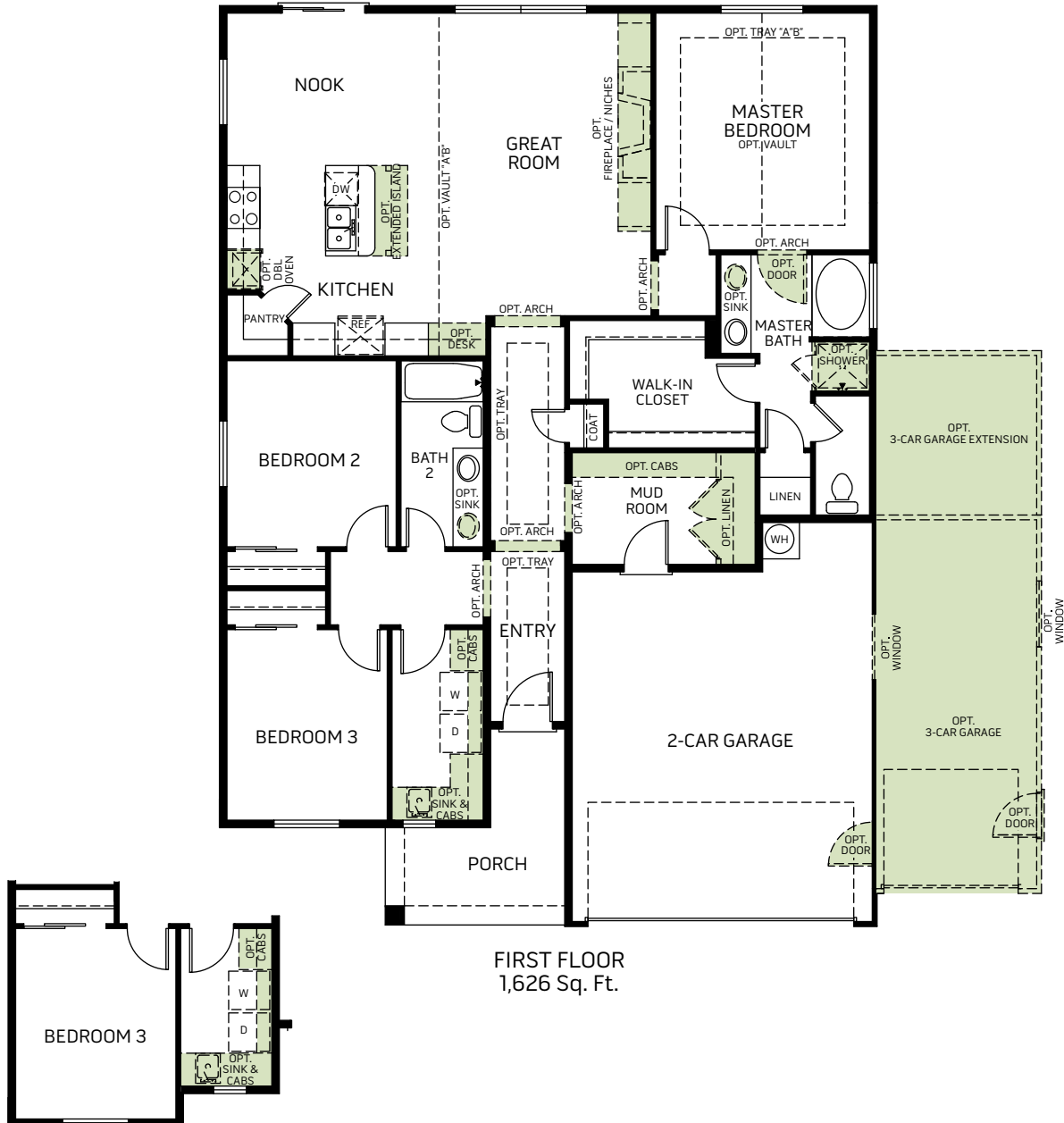


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Rev. 06/19



Edgewater

Rambler • 1,626 Finished Sq. Ft. • 3 Bedrooms • 2 Baths • Open Great Room • Large Mud Room • 2-3 Car Garage





Gambel Oak

Two-story • 1,640 Sq. Ft. • 3-4 Bedrooms • 2.5 Baths • Grand Entry
Open Great Room Living • Opt. Bedroom 4 • Opt. Loft • 2 Car Garage



Traditional (A)



Farmhouse (B)



Craftsman (C)



Prairie (D)

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Rev. 06/19





Gambel Oak

Two-story • 1,640 Finished Sq. Ft. • 3-4 Bedrooms • 2.5 Baths • Open Great Room
Opt. Loft • Opt. Bedroom 4 • Opt Covered Patio • 2 Car Garage



Traditional (A)



Farmhouse (B)



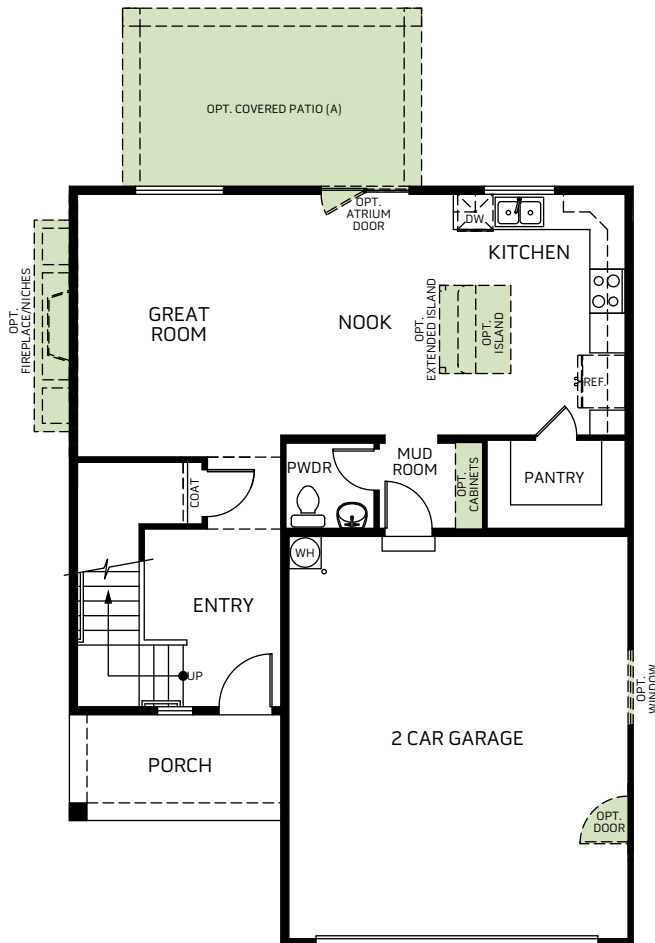
Prairie (D)



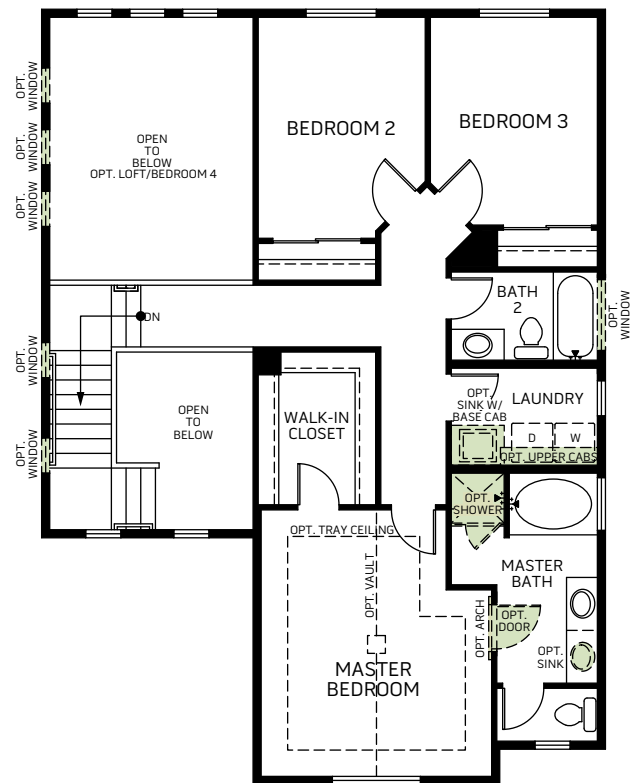


Gambel Oak

Two-story • 1,640 Finished Sq. Ft. • 3-4 Bedrooms • 2.5 Baths • Open Great Room
Opt. Loft • Opt. Bedroom 4 • Opt Covered Patio • 2 Car Garage



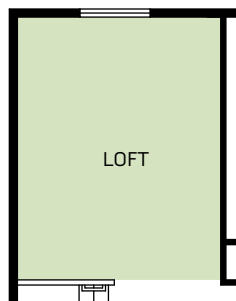
FIRST FLOOR
762 Sq. Ft.



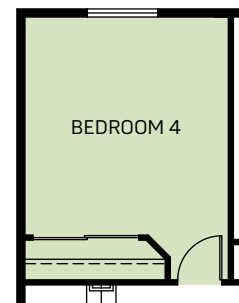
SECOND FLOOR
878 Sq. Ft.



OPT. BASE LINEN CABS



OPT. LOFT



OPT. BEDROOM 4



SALT POINT



Hampton Estate

Two-story • 2,451 Finished Sq. Ft. • 3-6 Bedrooms • 2.5-3 Baths • Volume Great Room • Living Room • Dining Room • Loft • Opt Bonus Room • Opt Extended Great Room • Opt Bedroom 4 & 5 With Full Bath • 2 Car Tandem-3 Car Garage • Opt Extended 3 Car Garage



Traditional (A)



Farmhouse (B)



Prairie (D)

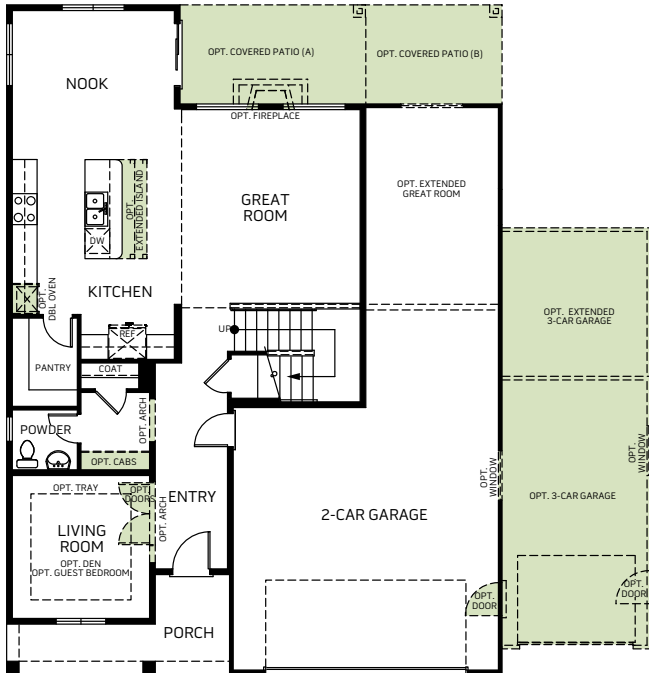


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Rev. 06/19



Hampton Estate

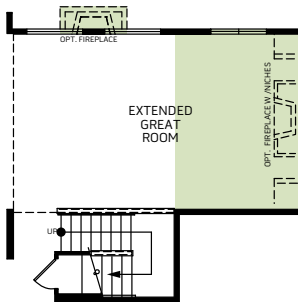
Two-story • 2,451 Finished Sq. Ft. • 3-6 Bedrooms • 2.5-3 Baths • Volume Great Room • Living Room • Dining Room • Loft • Opt Bonus Room • Opt Extended Great Room • Opt Bedroom 4 & 5 With Full Bath • 2 Car Tandem-3 Car Garage • Opt Extended 3 Car Garage



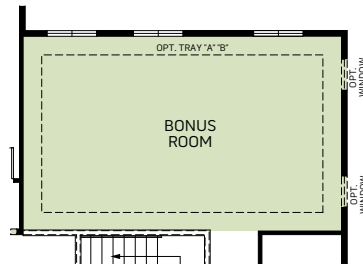
FIRST FLOOR
1,118 Sq. Ft.



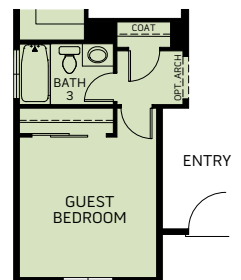
SECOND FLOOR
1,333 Sq. Ft.



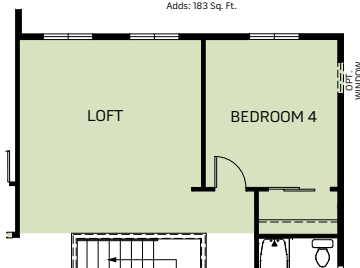
OPT. EXTENDED GREAT ROOM
Adds: 183 Sq. Ft.



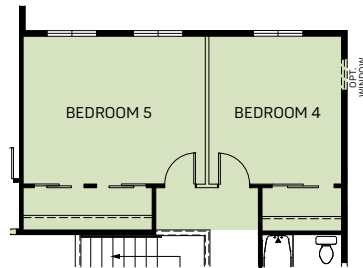
OPT. BONUS ROOM
Adds: 238 Sq. Ft.



OPT. GUEST BEDROOM
& FULL BATH



OPT. BEDROOM 4 &
LOFT
Adds: 238 Sq. Ft.



OPT. BEDROOM 4 & BEDROOM 5
Adds: 238 Sq. Ft.



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Rev. 06/19



Spruce

Two-story • 1,603 Finished Sq. Ft. • 3 Bedrooms • 2.5 Baths • Open Great Room • Loft • Opt Covered Patio • 2 Car Garage



Traditional (A)



Farmhouse (B)



Prairie (D)





Spruce

Two-story • 1,603 Finished Sq. Ft. • 3 Bedrooms • 2.5 Baths • Open Great Room •
Loft • Opt Covered Patio • 2 Car Garage

