

1 **Minutes of the North Logan City**  
2 **Planning Commission**  
3 **Held on February 2, 2017**  
4 **At the North Logan City Library, North Logan, Utah**  
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7 The meeting was called to order by Brad Crookston at 6:30 p.m.

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9 Commission members present were: Nelson Boren, Casey Moriyama, Bruce Lee, Robert Burt  
10 and Brad Crookston.

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12 Others present were: Bracken Atkinson, Neal Murray, Lydia Embry, Cordell Batt, Alan Luce and  
13 Marie Wilhelm.

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15 The Pledge of Allegiance was led by Casey Moriyama.

16 An invocation was given by Robert Burt.

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18 **Adoption of Agenda**

19 *Bruce Lee made a motion to adopt the agenda as presented. Robert Burt seconded the motion.*  
20 *A vote was called and the motion passed unanimously.*

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22 **Approval and Follow-up of Minutes for November 3, 2016 Planning Commission Meeting**

23 *Bruce Lee made a motion to approve the minutes as presented. Casey Moriyama seconded the*  
24 *motion. A vote was called and the motion passed unanimously.*

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26 **Follow-up**

27 Cordell Batt mentioned that the American Planning Association, Utah Chapter is having their  
28 spring conference in Brigham City in April. He said it is usually held over two days; typically on  
29 Thursday and Friday. He said he will send the commissioners information on this, and discussed  
30 it further, briefly, and asked them to let him know if any of them are interested.

31 Bruce Lee mentioned that he spoke to Nibley City Manager, David Zook, who said they are  
32 instituting a new training program there for all of *their* new Planning Commission members; and  
33 said they are going to offer this training to other area cities, as well. He explained further,  
34 including that the trainings will be limited to around 30 minutes. Brad Crookston discussed this,  
35 as well.

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37 **New Business**

38 **Elect new Chair and Vice-Chair.**

39 Brad Crookston briefly discussed the duties of the chair and vice chair, for the benefit of the new  
40 members.

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42 *Robert Burt nominated Bruce Lee for Planning Commission Chairman. Casey Moriyama*  
43 *seconded the nomination. A vote was called and the motion passed unanimously.*

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45 *Casey Moriyama nominated Robert Burt for Planning Commission Vice-Chairman. Bruce Lee*  
46 *seconded the motion. A vote was called and the motion passed unanimously.*

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48 **Review and approve North Logan Planning Commission's Policies and Procedures.**

49 Brad Crookston introduced the item and discussed it briefly.

50 Cordell mentioned the item in the document that asks the commissioners to let the rest of them  
51 know when they are not going to be able to attend a meeting; which he said is very helpful, and  
52 asked the commissioners to be consistent in doing this.

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54 The Planning Commission agreed to make no changes and leave the document as is.

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56 **Review the proposed changes amending the Design Standards Technical Manual and certain**  
57 **sections in TITLE 12C and 12D LAND USE ORDINANCE related to street lighting.**

58 Alan Luce gave a brief description of the situation for the benefit of the new Planning Commission  
59 members, and reviewed the latest draft of the document. He also discussed various lighting

60 situations.

61 Alan addressed various questions from the Planning Commission.

62 Cordell Batt explained the process for approving this, including that there will be a public hearing  
63 on these changes at the next Planning Commission meeting; and then it will be put into ordinance  
64 form and taken to the City Council for their approval.

65

66 Consideration of the concept plan, development plan and plat for the Four Seasons Apartments  
67 expansion located at approximately 2100 N. 200 E., North Logan. (Wasatch Properties)

68 Cordell Batt gave a background on the situation for new commissioners Casey Moriyama and  
69 Nelson Boren.

70 Bracken Atkinson from Wasatch Properties discussed the project and their intentions for the  
71 development.

72 Cordell explained that the development plan essentially becomes the code for this project and  
73 explained further. He said staff has reviewed this and recommends approval on this concept  
74 plan, development plan and plat.

75 Per a question from Bruce Lee, Cordell said that Jeff Jorgensen and City Attorney, Mark Hancey  
76 have reviewed the development agreement and do not have any issues; which Cordell said is  
77 likely because it is very similar to the document used for Phase I.

78 Robert Burt asked the developer about the live/work space, which Bracken addressed. He said  
79 the live/work concept is "forward thinking" for Cache Valley, and further explained how  
80 [developer] Del Loy Hansen is working that out between himself and the investors; including  
81 having the investors work on the apartment side, and he will take the risk for the live/work  
82 situation. Bracken further explained their intentions for this development, and addressed  
83 additional questions from the commission, including regarding parking, design, fencing, signage  
84 and more.

85 Nelson Boren discussed potentially sodding the live/work area, which Bracken was in agreement  
86 with and which was further discussed. Robert Burt said he thought that was a good  
87 recommendation, based on the potential timing for development.

88 Bracken and Cordell continued to address the commission's questions and discuss various items.

89 Brad Crookston asked about the "2100 North" piece of road, and Bracken confirmed that will not  
90 be a through street, but that 2000 North will go through and connect to Main Street. Cordell  
91 explained further and said that originally 2100 North was going to be a through street, but that  
92 when the Four Seasons came in, the plan was altered; and confirmed that 2100 North only  
93 accesses the Four Seasons.

94 Access and 2100 North were discussed at length. Cordell further explained the change that was  
95 made to the road plan when the Four Seasons was approved, but that he was not sure if we have  
96 updated the map since then.

97 Robert Burt said this should not be approved because the map does not show that that change  
98 was approved, and it needs to be removed from the map.

99 This was discussed further at length. Brad said he would like to see an updated map. Cordell  
100 said he would confirm the fact that it is his understanding that when they approved the Four  
101 Seasons, the decision was made that 2100 North would not be a through road, and that it would  
102 become part of their south boundary and access the Four Seasons only. He commented further.

103 The discussion continued.

104 Robert reiterated that he didn't think they could approve this until that road no longer shows [on  
105 the plan]. Cordell said the project cannot be held up, because that is not the official map. He  
106 said it was approved and went through City Council, otherwise Phase I would not have been built.

107 The discussion continued. Cordell said he would research it and bring it back to the commission.  
108 There was further discussion, including how to proceed.

109

110 *Robert Burt made a motion to make a positive recommendation to the City Council on the*  
111 *concept plan, development plan and plat with the contingency that staff confirms that the issues*  
112 *relating to 100 East and 2100 North were either resolved by a previous City Council, or that it will*  
113 *be resolved by the current City Council, and that ultimately, the maps get updated. Bruce Lee*  
114 *seconded the motion. A vote was called and the motion passed unanimously.*

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**Set Next Agenda and/or Discussion**

Cordell Batt discussed the upcoming city center district meeting with the Planning Commission. He also mentioned that only two Planning Commission members are allowed to be there at the same time, otherwise he has to advertise it, which they discussed further. Cordell agreed to advertise it, as most of the Planning Commission members said they wanted to attend. They also discussed having guidelines for the districts for their involvement.

Brad Crookston brought up the issue of having only one access to subdivisions. Cordell, Alan and Planning Commission discussed this further, as well as how to proceed in determining a solution; including getting guidance from the fire chief.

Cordell discussed the code and that two accesses were required to be part of the plan, but not required within a specific time-frame, just that it ultimately gets done, and explained further. The discussion continued.

They discussed putting this on the next agenda with input from the fire chief, police chief, city attorney, and potentially information from other cities.

*Robert Burt made a motion to adjourn the meeting. Casey Moriyama seconded the motion. A vote was called and the motion passed unanimously.*

The meeting adjourned at: 8:25 p.m.

Approved by Planning Commission: April 6, 2017

Transcribed by Marie Wilhelm

Recorded by \_\_\_\_\_  
Scott Bennett/City Recorder