

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on March 2, 2017**
4 **At the North Logan City Library, North Logan, Utah**
5
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7 The meeting was called to order by Bruce Lee at 6:30 p.m.

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

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12 Others present were: Matt Nielson, Jay Christopherson, Debra Murray, Neil Murray, Jeff
13 Jorgensen, Alan Luce, Cordell Batt, Lydia Embry and Marie Wilhelm.

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15 The Pledge of Allegiance was led by Nelson Boren.
16 An invocation was given by Larry Hepworth.

17
18 **Adoption of Agenda**

19 *Brad Crookston made a motion to adopt the agenda as presented. Robert Burt seconded the*
20 *motion. A vote was called and the motion passed unanimously.*
21

22 **Follow-up**

23 Cordell Batt discussed the first district meeting that was held for the City Center area. The
24 commission discussed various related items.
25

26 Cordell also explained the meeting change for the Planning Commission meetings for the month
27 of June as the library needs the conference room for their typical week; and that the meetings will
28 be held on June 1st and June 22nd.
29

30 **New Business**

31 **Discussion on rezone considerations on parcels of land off of Wolf Pack Way across the street**
32 **from the new Green Canyon High School.**

33 Jeff Jorgensen explained the situation with the fields around the new high school and briefly
34 discussed the history of the site, including it being Bureau of Recreation (BOR) land, and how the
35 land was split up. He further described the plan they had in place to sell part of it off, with those
36 funds being used to develop the new high school, as well as some other areas in the valley. He
37 said they have been waiting for the paperwork to be done to be able to rezone it, which it is now
38 time to do, and said the recommendation is to rezone it from School Recreation to General
39 Commercial, which is the zone to the west, on Main Street. He explained further and addressed
40 questions from the commission.

41 Cordell Batt said the reason is it on the agenda is for the commission to discuss it, and also to be
42 able to put in on the next Planning Commission agenda as a public hearing.

43 The commission briefly discussed various items and were in agreement for the rezone.
44

45 **Discussion of materials collected on requiring two access points in new subdivision proposals.**

46 Cordell Batt discussed the information he had given to the Planning Commission on this. He
47 discussed the information from Francis City, UT and recommended the commission look at how
48 that city handles this, as he said he likes how they manage it.

49 The commission discussed various related items.

50 Jeff Jorgensen presented some information he put together on various accesses in subdivisions
51 in North Logan City as well as in Hyde Park City, to the commission.

52 The commission continued their discussion on this, and Jeff and Cordell addressed their various
53 questions. Bruce Lee suggested removing the term "reasonable time", which was discussed
54 further.

55 The discussion continued, including how to proceed.

56 Jeff said staff would put some things together and bring it back to the Planning Commission for
57 further discussion. Cordell said he will also discuss the appendices with the Fire Department to
58 clarify the code. Robert Burt said he would like to hear from our Fire Department, with which the

59 commission agreed.
60
61 Discussion of new proposals in the City Center CCA and DT zones south of the Maple Spring
62 Assisted Living Development.
63 Developer Matt Nielson introduced the item, explained the area using a map, and said it is the
64 Gnehm property. He further discussed two different options he wants to potentially utilize for this
65 area, for approximately 111 to 116 units.
66 Cordell Batt further explained what Matt is proposing for this ten-acre site, which will include
67 residential, commercial and a park.
68 Jeff Jorgensen detailed it further using a map of the site.
69 Jeff and Cordell addressed various questions from the commission.
70 Per a question from Nelson Boren, Jeff explained the units allowed for this zoning.
71 Matt Nielsen explained other potential design details with the different options.
72 The requirements for the road were discussed.
73 Brad Crookston said one of the options is probably not feasible as they will likely want to keep the
74 road next to the park and commented further.
75 Various details of the project were further discussed.
76 Having commercial versus high-density housing for this area was debated. Brad commented that
77 the value of this land was inflated by the residential units going into this location; and that if this
78 project does not work, the price will have to come down. Matt Nielsen said the project is not
79 going to work unless high density is put in there. The discussion continued.
80 Per a question from the commission, Cordell said the original intent was to make this a
81 destination area and explained further. He also said the City has been told by our consultants
82 that we need “rooftops” [i.e., residential housing] in this area in order to support commercial.
83 Jeff discussed various other ways of attracting people to this area, such as having office buildings
84 and other non-residential businesses.
85 The commission continued their discussion, including discussing various design and structure
86 possibilities for the project with the developer.
87 The developer discussed his issue with the [high] price of the land not allowing for low density, as
88 it would not be financially feasible for them to do a project with fewer units.
89 Brad said while he’s sympathetic to them, the price of the land should not be a factor in
90 considering this; because, he said, every development pushes for high density, and if we allow *all*
91 of them, that is all we will have here. He said he is in support of it remaining zoned as it is, and
92 sees it as Jeff presented it, and commented further.
93 Bruce Lee asked what kind of business are going to go in here and what was intended for this
94 area, which Jeff addressed.
95 The discussion continued at length.
96 Matt said he needed an answer tonight so that he can work it out; but said if the Planning
97 Commission is “sold” on 45 units, then he will have to abandon this project, as he said the density
98 has to be somewhere between 45 and 112 units.
99 There was discussion about somehow working this out with more units; and Brad stated that it
100 would have to be offset with commercial.
101 The discussion continued, including how we want the City to look in 10-20 years.
102 Brad said if this project is presented as straight townhomes, he is going to be looking at keeping it
103 at 45 units; but would be open to something else if it included commercial elements.
104 Bruce said he is not looking at the number of units, but is looking for the “right” development. He
105 said he does not know if this project is it; but said it needs to be something that fits better for what
106 we want to see in 15 years and is a nice downtown feel, and commented further.
107 Nelson Boren said he is not hung up about the number of units, but *is* about how it looks when it
108 is finished, and how it works; and said he thinks we can do a better job. He said he thinks it can
109 be done well and tastefully, but that it needs to be a different project than what it is currently.
110 Cordell told Matt to use the City’s design guidelines and check everything off as they design this;
111 then they will have a project that the City wants to see there.
112 The discussion continued briefly. The developer discussed his situation at length.

113

114 Discussion of Subdivision Process modifications.

115 Cordell Batt introduced the item and briefly explained the draft; and discussed the biggest change
116 in having a Design Review Committee, which he commented on briefly, and asked Alan Luce to
117 explain further.

118 Alan explained the City's consideration in making the Planning Commission the Land Use
119 Authority for North Logan. He said they looked at what other cities in the valley are doing in this
120 regard, and that Logan City is the only city in the valley that has the Planning Commission as
121 their Land Use Authority. He explained the conversations staff had about the pros and cons of
122 doing it this way, and how it could be managed. He further commented on what he said was the
123 rough draft given to the Planning Commission and the heavy revisions it still needs. He
124 commented further on what other cities do, including that most of them have a formal review
125 committee. He further explained how the process would be managed; the benefits of it in its
126 efficiency with the process and working time-frame; and, the appreciation the developers have in
127 working with this process.

128 Alan and Cordell addressed various questions from the commission, and continued to discuss
129 various points of the document, and how the process would be managed, including who would be
130 included on the review committee. Robert Burt brought up the potential issues with people being
131 available during the day, particularly for spontaneous meetings, especially for the Planning
132 Commission members, which was further discussed.

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135 *Robert Burt made a motion to adjourn the meeting. Brad Crookston seconded the motion. A*
136 *vote was called and the motion passed unanimously.*

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139 The meeting adjourned at: 9:01 p.m.

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142 Approved by Planning Commission: May 18, 2017

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144 Transcribed by Marie Wilhelm

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146 Recorded by

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Scott Bennett/City Recorder