

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on March 16, 2017**
4 **At the North Logan City Library, North Logan, Utah**
5
6

7 The meeting was called to order by Robert Burt at 6:30 p.m.

8
9 Commission members present were: Robert Burt, Brad Crookston, Nelson Boren, Casey
10 Moriyama and Larry Hepworth. (Bruce Lee was excused).

11
12 Others present were: Neil Murray, Lydia Embry, Cordell Batt and Marie Wilhelm.

13
14 The Pledge of Allegiance was led by Larry Hepworth.

15 An invocation was given by Brad Crookston.

16
17 **Adoption of Agenda**

18 *Brad Crookston made a motion to adopt the agenda as presented. Casey Moriyama seconded*
19 *the motion. A vote was called and the motion passed unanimously.*

20
21 **Approval and Follow-up of Minutes for December 8, 2016 Planning Commission Meeting**

22 *Brad Crookston made a motion to approve the minutes as amended. Casey Moriyama seconded*
23 *the motion. A vote was called and the motion passed unanimously.*

24
25 **Follow-up**

26 Cordell Batt explained some information he had given to the Planning Commission regarding an
27 upcoming training on Land Use.

28
29 Brad Crookston said he wanted to follow up on the discussion they had at the last Planning
30 Commission meeting regarding the project proposed for the City Center zone. He said he was
31 against the proposal; but said he wanted to explain that he felt that the project did not meet the
32 zoning at all, not that he did not feel that someone could come in with a different proposal. He
33 said his stance is however, that we would have to change the zoning to meet the number of units
34 that were being proposed.

35
36 Cordell Batt said at the previous evening's City Council meeting, the council passed an ordinance
37 putting a moratorium on doing any building in the City Center area, for up to a six month period.
38 He said that means that no applications will be accepted until we review the City Center area
39 again and ensure that we have what we want there, and change codes if necessary, and
40 explained further. He said if a project does come before the end of that time, has met all of the
41 requirements and we feel like we can move forward with it, we can lift or revise that moratorium.

42 Cordell discussed this further with the commission and addressed their questions.

43 Per a question from Nelson Boren and the commission about the City Center plan, Cordell
44 explained the status of the situation. He said the consultant had been proceeding with updating
45 it, but then staff told him to hold off because of all of the new proposals that were coming in, and
46 explained further.

47 Cordell also mentioned that there is another district meeting set for district 9 on March 29th at 6:00
48 p.m. at the North Logan Library. He commented further and said two Planning Commission
49 members should attend. He also said that district 4 is having an open house from 3:00 to 8:00
50 p.m. on March 23rd at Sheila Miller's house, which he explained further.

51 The Planning Commission discussed who would go to which meetings, as there can only be two
52 Planning Commission members there at a time.

53
54 **New Business**

55 **6:35 p.m. PUBLIC HEARING - PARCEL REZONE AND CHANGE TO THE ZONING MAP -**
56 **The real property LOT 8 CACHE RECREATION COMPLEX SUBDIVISION, TAX ID # 04-058-**
57 **48 (3.11) AND Lot 9 Cache Recreation Complex subdivision, TAX ID # 04-058-0049 (7.01**
58 **ac) located at approximately 2850 N. Wolf Pack Way (across from the Ice Arena and New High**

59 School) in North Logan, Utah which is currently zoned Recreation/School (RS) is hereby
60 proposed to be rezoned to General Commercial (CG) Zone.

61 Cordell Batt introduced the item, discussed the situation, and used a projected map of the site to
62 explain the area.

63

64 *Robert Burt read aloud the instructions for speaking at a public hearing and opened the public*
65 *hearing at 6:55 p.m.*

66

67 Lydia Embry asked who was making the application on this; as she said it is land owned by
68 Cache County, and asked if it would be appropriate to have a representative of Cache County
69 here as the owner. She also asked if the Planning Commission had ever seen the plat for the
70 Cache Recreation Complex; and said she was asking because she wondered if this was done
71 without anyone in the public knowing about this, and commented further. She said for public
72 property with public schools, in two public jurisdictions, there is a lack of information. She also
73 asked what anyone knows about the Real Indoor Soccer Center and commented further.

74

75 *As there were no further public comments, Robert Burt closed the public hearing at 6:58 p.m.*

76

77 In response to Lydia's comment, Cordell Batt said Cache County *has* been notified, and
78 everyone who surrounds this project was also notified. He further explained situations like this
79 that have been done before in the City.

80 The commission discussed this further and Cordell addressed their various questions.

81 Robert Burt said he does not see a better purpose for that property; and said it is an obvious
82 change and hopes we can get some good commercial activity in that area, and commented
83 further.

84

85 *Brad Crookston made a motion to make a positive recommendation to the City Council on this*
86 *rezone. Casey Moriyama seconded the motion. A vote was called and the motion passed*
87 *unanimously.*

88

89 Continued discussion on requiring two access points in new subdivisions.

90 Cordell Batt introduced the item; and the Planning Commission continued their previously-held
91 discussion on this, including in relation to the International Fire Code, as well as City code.
92 Cordell further explained the code and how the City has applied that to projects.

93 Cordell Batt said that Assistant Fire Chief Jason Killinen told him that the International Fire Code
94 had, in fact, been adopted, including the appendices that Brad Crookston mentioned previously.

95 Brad said when he reviewed the code that did not appear to be the case.

96 Cordell said Jason told him that he is using this code. Nelson concurred stating that he *is* the
97 local jurisdiction. Cordell said he will have Jason confirm the information to the commission.

98 The commission agreed that they wanted it to be "proven" to them, so that they can ensure that
99 as they move forward this is the official information. They discussed this further.

100 The commission further discussed limiting the number of lots in relation to the access points.

101 Brad suggested limiting developers to only platting twenty lots and not allowing additional homes
102 to be built until a second access is done.

103 Nelson agreed.

104 Brad said the plans can show the entire number of lots, but recommended not allowing them to
105 build more than twenty per phase at a time.

106 The discussion continued. Brad said it should be included in the code, which Cordell and the
107 commission agreed with.

108 Nelson asked about the standard of the cul-de-sacs and that some of the roads are degraded;
109 and discussed the issue of fire trucks potentially getting stuck in them. He said he would feel
110 more comfortable if we defined our cul-de-sacs as being 96 feet paved and with a curb.

111 The commission discussed this further, including reading through the related code. They
112 discussed that there are older roads that do not meet the newly adopted code and that it should
113 be clearly defined in the City's code.

114 Cordell said we just need to ensure that our code matches the Fire Department's requirements.

115 He said they review every one of the subdivisions, based on the standards of approval in place,
116 such as the turn-arounds in cul-de-sacs, and explained further.

117 The discussion continued, including a discussion about whether or not to require curb, gutter
118 and sidewalk. Cordell addressed this, including that they need to rely on the staff, experts and
119 Fire Department for their recommendations on these items, and commented further.

120 The discussion continued and Cordell explained further how these items have historically been
121 managed, including temporary turn-arounds installed in the past; and that the Fire Department
122 has not had issues with how things have been done.

123 The discussion continued.

124 Nelson said he is new to the area and he is not used to seeing the leniency on developers that
125 he is seeing in this area. Cordell addressed this and the discussion continued.

126 Larry Hepworth explained why he thinks the paving should be done at the beginning of
127 development.

128 Cordell said he felt like they were unnecessarily worrying about things they don't need to, as
129 these items are already part of the process.

130 The commission continued to discuss various items at length, and what to include and exclude
131 in the code.

132 The discussion regarding accesses continued, including Larry commenting on the safety issues
133 that could potentially arise from not having enough accesses.

134 Brad said the changes he would like to see are that no more than 30 homes can use a single
135 access; and to strike out the whole subdivision concept so that it is not in their [the developer's]
136 minds. Nelson agreed. Brad commented further.

137 The discussion continued.

138 Cordell said he would put all of the information from their discussion together and bring it back to
139 the commission for their review. He also mentioned that he will be gone for both meetings in
140 April.

141

142 Continued discussion of Subdivision Process Modifications.

143 Cordell Batt explained the documentation he gave to the Planning Commission with his edits,
144 and some of the information that Alan Luce gave to them. He briefly explained the process and
145 said the biggest change in the process is the committee that will be formed.

146 Cordell and the Planning Commission discussed this further, at length.

147 Cordell addressed various questions from the commission.

148 Cordell noted some changes as discussed and said he will bring back the edited document for
149 their review.

150

151

152

153 *Brad Crookston made a motion to adjourn the meeting as presented. Casey Moriyama*
154 *seconded the motion. A vote was called and the motion passed unanimously.*

155

156 The meeting adjourned at: 8:22 p.m.

157

158

159 Approved by Planning Commission: June 22, 2017

160

161 Transcribed by Marie Wilhelm

162

163 Recorded by

164

Scott Bennett/City Recorder

165