

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on May 18, 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.

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

11
12 Others present were: Brent Arnold, David Ingleby, Craig Winder, JC Sparks, Colleen Gnehm,
13 Kyle Livingston, Jay Christopher, Matt Nielsen, Mark Hancey, Cordell Batt and Marie Wilhelm.

14
15 The Pledge of Allegiance was led by Casey Moriyama.
16 An invocation was given by Larry Hepworth.

17
18 **Adoption of Agenda**

19 *Larry Hepworth made a motion to adopt the agenda as presented. Casey Moriyama seconded*
20 *the motion. A vote was called and the motion passed unanimously.*

21
22 **Approval and Follow-up of Minutes for February 16, 2017 and March 2, 2017 Planning**
23 **Commission Meeting**

24 *Nelson Boren made a motion to approve both sets of [above-referenced] minutes as presented.*
25 *Casey Moriyama seconded the motion. A vote was called and the motion passed unanimously.*

26
27 **Follow-up**

28 Bruce Lee updated the Planning Commission on the workshop held the evening before with the
29 City Council to discuss the vision and intentions of the ordinance for the City Center.

30
31 **New Business**

32 Consideration of a conditional use permit for a Questar Gas natural gas regulator station on a lot
33 located at approximately 751 E 1600 N, USU Innovations Campus, North Logan. (Questar Gas)
34 Cordell Batt introduced the item and explained this request for a conditional use permit. He
35 further explained their need to have this gas regulator placed in this area. He reviewed the notes
36 and conditions listed in the application and explained other various, related items. Cordell said
37 they also asked that this area be screened, which he explained further; and said this is something
38 that is also required by Innovation Campus. He said it is staff's recommendation to approve this
39 conditional use.

40 The commission discussed various items and Cordell addressed their questions.

41 David Ingleby from Questar explained that the facility for this is locked and secure. He said it is
42 also a Federal DOT [Department of Transportation] regulated facility and meets or exceeds all
43 DOT standards for all of the construction elements, including pipeline construction, the regulating
44 facilities, as well as safety and security.

45
46 *Brad Crookston made a motion to approve this conditional use permit as presented along with*
47 *staff's recommendations. Casey Moriyama seconded the motion. A vote was called and the*
48 *motion passed unanimously.*

49
50 Consideration and possible recommendation for the concept plan mixed-use residential project in
51 the MR-7 zone located at approximately 2400 N 500 E, North Logan. (Doug Eames)

52 Cordell Batt briefly discussed the history of this situation, including the property going through the
53 rezone process; and that the concept plan at that time was presented as a senior living project,
54 and was approved with our MR-7 zone. He said it is now different than a senior living project and
55 asked developer Craig Winder to explain. Cordell commented that what is now being proposed
56 does meet the MR-7 zone criteria, but reiterated that it is no longer being proposed as a senior
57 living project.

58
59 Craig Winder gave the "back story" on the previous proposals, which he said began nearly a year
60 ago, and included commercial in a mixed-use project. He said because of the concerns the City

61 has in a mixed-use project in this area, they then proposed an MR-7 zone with a 55-and over
62 living community, and detailed this further. He said the City was comfortable with this project and
63 the developers obtained approval for the rezone, with the 55-and over community. He said when
64 they returned and reviewed the project with their engineers as well as with the City, there ended
65 up being some issues, including the developers having to improve the road that runs north and
66 south, likely becoming 300 East. Craig said that road needed to be wider than the developers
67 initially understood, which he said ended up creating a challenge for their concept plan and
68 explained further. He said after thirteen separate iterations with their engineers, they decided to
69 take a fresh look at this. He said in trying to meet all of the requirements, they could not come up
70 with a project that they felt was desirable. He said they hired a new engineer to review this and
71 what they are presenting tonight is what that engineer proposed. He said initially, the number of
72 units they planned were for nine single-family units and the rest were twin-homes, which he said
73 gave them approximately 31 units total. He explained that with the 55-and over designation, they
74 also had to have a 60/40 split. He said this was not “workable” and they did not like the project.
75 He explained further, including that there was almost no open space and very small backyards.

76 He explained that they had every intention of doing the 55-and over community and have enjoyed
77 a very good relationship with North Logan City; and do *not* want it to be perceived or come across
78 as having done a “bait and switch” and commented further. He also mentioned that during the
79 process of requesting a rezone, it is common for a Planning Commission to ask what the concept
80 plan is even though it’s not required; but that that often changes once the developers go back and
81 put the project together, and risk it looking like they’re doing a “bait and switch”. He further
82 described this new project, including explaining why it is more consistent with the surrounding
83 uses; that there are more single-family units [than the previous concept plan]; two seven-unit
84 townhomes where there is existing multi-family; there will be less road and more open space;
85 there will be CC&Rs; there will be an HOA; and, the townhome units will be owned and not
86 rented. He reiterated that this will not be a 55-and over community, but said he thinks this is a
87 much better project that “the community will be proud of”. He commented further. He addressed
88 various questions from the commission and also said he wanted to get across that this will be a
89 very high quality project.

90 He continued to address questions from the commission and the discussion continued.

91 Nelson Boren discussed potential issues with inadequate parking and said there could be
92 overflow onto the streets, which needs to be reviewed, as there is room on the site for more
93 parking.

94 Larry Hepworth asked about the size of the homes and said he is concerned with lot numbers
95 one and eight, as they are on corners and have setbacks, etc., which Craig addressed.

96 Cordell said that setbacks in this zone are more lenient, and staff can ensure that they comply
97 with what is required. Cordell also said that staff is recommending that when the developers
98 bring it back for review, they also have the draft of their development agreement ready as well as
99 the CC&Rs, and explained further; including what studies staff is requiring of the developers. He
100 said the development agreement will also have to be more detailed. He said with the MR-7
101 zoning and this being part of the City Center zoning; it will require a public hearing when it goes to
102 the City Council and explained further.

103 Per a comment from Craig, Cordell confirmed that they have not heard anything from Pioneer
104 Valley Lodge through this whole process.

105 Bruce Lee commented that this was a controversial item with the neighbors last year and said he
106 appreciated the developer’s comments and intent in trying to make this project work. He said the
107 residents of the neighborhood are expecting Senior Living, and said he is glad that there will be
108 an opportunity for public comment, because he thinks there will be some.

109 Per a question from Bruce, Cordell confirmed that the Planning Commission can in fact make a
110 recommendation to the City Council on the concept plan, but that it will not be approved until the
111 City Council does so, which will depend on what the commission, as well as the public have to
112 say.

113 Bruce commented further and mentioned some of the concerns including the volume of traffic,
114 impact on schools, the number of children in the area, etc., and said those are things that the
115 residents will once again be facing.

116 The discussion continued, including how the road might be laid out.

117 Brad Crookston commented on the road being a dead-end, unfinished road into Leisure Villas,
118 and does not think the City wants a road there that remains unfinished, which the commission
119 discussed further.

120 Brad said this needs to be resolved, which Cordell agreed with; and Nelson Boren said it is a
121 critical issue. The discussion continued.

122 Brad said this looks like a good project to him; but said he is concerned about the backlash from
123 the public and commented further. He suggested that the developer have a meeting with the
124 people in the area to explain the current situation, and to work with them and see what can be
125 done, which Craig agreed with.

126 Bruce asked the developer how he was going to do that, and expressed his concerns as well
127 about how the neighbors are going to react to this. He said he likes the project, but is concerned
128 that the neighbors will be upset in the change with the type of project.

129 They continued to discuss various points.

130 Casey Moriyama said he wanted to state for full-disclosure that Visionary Homes and Ironwood
131 and Sterling are clients that he works with, and said he'd be willing to abstain from voting if
132 necessary; which the commission said was up to him.

133 Brad said it appears that they have met the zoning, which is MR-7. He said ideally he would like
134 Craig to meet with the public prior to a recommendation; but said the commission has an
135 obligation to make a recommendation, as the developers have met the zoning requirements.

136 The discussion continued.
137

138 *Casey Moriyama made a motion to make a positive recommendation to the City Council on this*
139 *concept plan including staff recommendations; and also recommend holding a public hearing with*
140 *the surrounding neighbors. Larry Hepworth seconded the motion. A vote was called and the*
141 *motion passed unanimously.*
142

143 Nelson said he also wants to make sure that the staff also works on the cul-de-sac, and the other
144 items discussed.

145 Cordell suggested that the developers take all of the comments from the Planning Commission
146 and work those out in the concept plan before they take it to the City Council.
147

148 *Brad Crookston made an amendment to the motion to include that the developers review the road*
149 *and a better termination to the road is established for the end of 300 East.*
150

151 Craig Winder asked Cordell if it would be good to work out those details with City staff before they
152 go to City Council, which Cordell agreed he should do.
153

154 *Casey Moriyama and Larry Hepworth agreed to the amendment. A vote was called and the*
155 *motion passed unanimously.*
156

157 Continued discussion on a revised concept plan for the Gnehm property located in the City
158 Center at approximately 400 East and 2100 North. Zoning on this property is Downtown (DT)
159 and City Center Adjacent (CCA). (Matt Nielsen)

160 Cordell Batt introduced the item and explained the situation, as discussed previously. He said
161 that there is currently a moratorium on this land. He explained that there has been no application
162 made at this point, but there is a developer who is interested in this property who has presented
163 some previous conceptual plans; has listened to the comments from the City Council and the
164 Planning Commission; and, wanted to present revisions to those previous plans in order to get
165 feedback from the City to determine if they are going in the right direction. Cordell also said they
166 might consider that because of some of the potential changes in zoning this area, it is difficult to
167 know what kind of project might be best for this area without those in place.

168 Bruce Lee agreed and said we are somewhat in a "state of flux" currently, and said the
169 commission may not be in a position to answer what kind of direction they could give a developer
170 for this area at this point. He said the developer can present, but with that understanding.
171

172 Matt Nielsen said if they could get some "conceptual direction" from the commission about how to
173 get 80 units approved for this area, they would "gift" the DT area and town square to North Logan
174 City. He said that's over a million dollars worth of property that they are willing to sign over to the

175 City upon purchase of this property. He said they need to get 80 units on this area, and are not
176 proposing any apartment complexes; that it would all be a townhome center. He said the
177 proposed idea is that then the City could take its time to figure out what to do with the DT area,
178 and they [the developers] could move forward with developing the eastern part of this property.
179 He said when the City figures out what to do with the DT area, they plan on being the developer
180 on it and then the City can deed the property back to them. He said he is proposing this so that
181 they can move forward with putting 80 units in this area “and giving the City a million dollars worth
182 of property so that the City can figure out what to do with the DT area” and commented further,
183 essentially reiterating his points. He said they want to move forward with the townhomes on this
184 property as soon as possible, and don’t want to hold the sale up on this property, and don’t want
185 to wait six months for the City to figure out what to do. He said he wants to present this to the
186 City Council at their next meeting on May 31st and commented further. He said he didn’t know
187 how many other people would give the City a million dollars worth of property in order to proceed;
188 that that’s how serious they are in what they want to do.

189 Brad Crookston said them giving the land is something they would have to do with the City
190 Council; and that the Planning Commission’s only consideration is whether it meets the code.

191 Brad and Matt discussed the density and zoning for this area. Brad discussed what the City is
192 anticipating for this area; and that the intent is *not* to lay out back-to-back apartments like this,
193 and commented further.

194 Brad explained what is likely planned for that area, including having a mix of uses; and said from
195 his perspective; he doesn’t see this going anywhere and feels that the City Council will likely turn
196 it down.

197 Bruce told Matt that he appreciates that he is trying to come up with a solution that works and
198 understands that he is trying to move forward; but the City is in a difficult situation in that there are
199 too many questions and things up in the air at this point to be able to give him any clear guidance
200 and commented further.

201 The discussion continued.

202 Matt said if they don’t get 80 units on this, they’ll have to “walk away”.

203 Nelson Boren said he does not have an issue with the density, but rather how it is designed and
204 commented further.

205 The discussion continued and Matt and Cordell addressed various questions from the
206 commission. They also discussed how to proceed. Cordell suggested to Matt that he speak with
207 Jeff Jorgensen, and have him talk to the City Council, in addition to discussing giving that much
208 property to the City.

209 Cordell asked Matt if he would be willing to give the land to the City to do with whatever we like;
210 and Matt said yes, but that if the City is going to develop it, they want to “participate in that”. Per a
211 question from Cordell, Matt confirmed that they would want to be *the* developer on it, and that
212 would be part of the deal. Per a question from Brad, Matt confirmed that he does not want to put
213 any commercial in this project. Brad commented that he feels this will ultimately end up being
214 completely residential, which he said he feels is what they want to address with this moratorium,
215 and explained further.

216 Nelson said he disagreed with Brad and that said he knows that is what has happened in the
217 past, but does not mean it will happen in the future; said he can see this working.

218 The discussion continued, and Bruce reiterated to Matt that he should meet with City staff and the
219 council, which he said he would do.

220 Kyle Livingston, who said he works with Century 21, commented that not a lot of people pass
221 Main Street in this area in a typical day, and even less on 400 East. He said anyone who will be
222 considering developing commercial in this area will be looking at developing on Main Street well
223 before they’d consider doing so on 400 East. He said his opinion is that 400 East is much more
224 residential, and that the developers he’s spoken to feel the same way. He said the units at The
225 Cove started at approximately \$135-\$140K, and are now selling for about \$180K; and said while
226 there are some rentals, most of the people who live there own their units. He said those rental
227 rates are approximately \$1200 per month; therefore the people who live there are “steady and
228 solid” people in terms of income and related issues and commented further. He said he knows
229 that the commission commented that they don’t want to see the density; but asked how we were
230 then expected to fill those shops, etc. He said he also wanted to comment that when the City has

231 their discussions regarding zoning, he thinks it's very important to get the opinions of the
232 developers, as they are the ones putting their money into this, and explained further.
233 Larry Hepworth said that it is also important to have "visionary" people here; and have to look
234 past the "almighty dollar" of the developer. He said if you don't have a vision for the future, we
235 will not get a City Center that the citizens of North Logan will appreciate and understand, and
236 commented further. He said we have an opportunity, and a duty, to the citizens of North Logan to
237 make sure we do this correctly and in the right spot, and that they can be proud of, and
238 commented further.

239 Matt thanked the Planning Commission for working with him.

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243 *Brad Crookston made a motion to adjourn the meeting. Casey Moriyama seconded the motion.*
244 *A vote was called and the motion passed unanimously.*

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The meeting adjourned at: 8:02 p.m.

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249 Approved by Planning Commission: August 3, 2017

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Transcribed by Marie Wilhelm

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Recorded by

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Scott Bennett/City Recorder