

**Minutes of the North Logan City  
Planning Commission  
Held on July 21, 2016  
At the North Logan City Library, North Logan, Utah**

The meeting was called to order by Brett Robinson at 6:30 p.m.

Commission members present were: Bruce Lee, Robert Burt and Brett Robinson. (Nathan Hult and Brad Crookston were excused).

Others present were: Craig Winder, Doug Tingey, Keith & Gwen Grover, (sic?), Charlene Orahood, Doug Orahood, Pam Ingram, Holly Hoover, Jann Pugmire, Deanna E. Fry, Colene Hamblin, Clark Puffer, Ellen L. Camp, Tacy Sjostrom, Jill Daug, McKenzie Tingey, Brennan Klinkowski, Ward Taylor, Debra Murray, Neil Murray, Robert Stevens, Jody Lenkersdorfer, Joseph Hauptman, Glenn Young, Don Schroeder, Blake Parker, Bracken Atkinson, Steve Funk, Mike Petersen, Russell Goodwin, Curtis L. Jacobs, Debbie Lee, Laurel & Linda Hayes, Chris Daines, Russ & Austa Miller, Matthew Wood, Tom Worthen, S. K. Bartlet (sic?), Nancy Potter, Kathy Holloway, Robert Holloway, Dan L. Pope, Craig & Marjore (sic?) Andrews, Kirk Larsen, Lydia Embry, Damon Cann, Cordell Batt and Marie Wilhelm.

The Pledge of Allegiance was led by Robert Burt.

An invocation was given by Brett Robinson.

**Adoption of Agenda**

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

**Approval and Follow-up of Minutes for June 2, 2016 and June 16, 2016 Planning**

**Commission Meetings**

*Robert Burt made a motion to adopt both sets of minutes as presented. Bruce Lee seconded the motion. A vote was called and the motion passed unanimously.*

**New Business**

**6:35 p.m. Public Hearing** to receive input on a **PARCEL REZONE AND CHANGE TO THE ZONING MAP**. The real property (LOTS 1-5 AND 7 OF THE NORTH LOGAN RETIREMENT RESIDENCE SUBDIVISION, PLAT #04-162 (4.3 ac)) located in North Logan, Utah which is currently zoned Residential Single Family (R-1-12) with the tax identification numbers of 04-162-0001 thru 0005 and 0007 is hereby proposed to be rezoned to Mixed Residential 8 (MR8) Zone in accordance with the attached map (area to be rezoned shown cross-hatched; and a **ZONING MATRIX CHANGE** The matrix in TITLE 12C, Chapter 12C-1001 - Permitted and Conditional Uses in Zones, in the zoning matrix is changed to include general sales and services (building less than or equal to 50,000 square feet) with the matrix changed to read as a permitted use.

Cordell Batt introduced the item and explained the situation and the location, and used a projected plat of the site to further explain. He said the current zone on this is R-1-12 and was done as a conditional use permit to allow the assisted living to come into a residential zone; and was done in 1999, with the plat being done in 2000. He said the applicant's proposal is to rezone this. He said the original proposal was to rezone this to mixed-use, which would allow a mixture of uses; and that the original proposal included a commercial component, with residential single-family along 2400 North and some multi-family twin home types of units on lot seven along a future 300 East. He said after the comments made by the citizens at the public hearing during the City Council meeting, the applicant submitted a different proposal which changes this to an MR8 zone, which is adjacent to the City Center, which he further explained, including the other zoning around this potential project. He said with this proposed zone, they have to use two different types of residential housing types; one has to be single-family, with a potential of having eight units per acre, which he further explained. He said they also have to have a type of residential multi-family, which could be twin-homes, duplexes, townhomes, etc.

Developer Craig Winder from Ironwood Development explained who he represents, and described their development as originally presented and what they worked out now based on the feedback they received when they presented this before the City Council, in that they now want to

remove the commercial part of the project they originally proposed, and explained their intentions for this site further.

*Brett Robinson opened the public hearing on 6:48 p.m.*

Doug Tingey said that the Holiday Retirement Management Group built the facility [Pioneer Valley Lodge] in 2001, which is when it opened, and did so by a conditional use permit. He said part of that conditional use was for them to improve the lots along 2400 North. He said those five lots that face his home, on 357 East 2400 North, are improved; and that they have water, electricity and gas to the lots. He said that was part of the conditional use placed on Pioneer Valley Lodge, in addition to installing curb, gutter and sidewalk, and to finish their half of the road. He said according to a meeting held May 5<sup>th</sup>, there was question raised from the commission about the current size of those lots and whether they would roughly match the lot size that is across the street. He said that Cordell Batt said that the lots were single-family homes and would be approximately 6600 square feet. Mr. Tingey said the size of the lot then is .15 acres. He said the lots across the street are .39 acres, and said those lots are then 38% the size of his lot. He mentioned that he bought his house from "Bruce"; and that prior to buying it he did a lot of research, found out where the church, library, hospital, school's were, etc. He said part of that research was to find out what was going to happen across the street, which he did in part by looking at the plats for the area. He said further discussion with Bruce and other neighbors and going to see that the water meters were already there, told him that that was what was going in across the street, which he said would be a bigger lot, a bigger home, and the value of his home would not drop. He said the developer has "not told you this" but he wants to divide it into ten and put 22 units back in the corner; "so instead of going from five to seven houses, we're going to 32". He said the other issue is the "half road" issue; and said the developer is going be "on the hook" to put in half of a road into this development, and that the developer of the west portion that is already MR8 will be responsible for the other half. He said, however, that there are state and City ordinances that require secondary egress from high density areas for emergency purposes; and said this means the road must go to and from the development somewhere towards 200 East, because you can't go up any other way right now. He said in order for that to happen, the City would have to take eminent domain and push the road through the farmer's field for the secondary egress. He said Ray Wilhelm owns that field and he spent time with him, and said Mr. Wilhelm is upset because the City "forced the MR8 on top of his property and did not ask him". He said he has an affidavit from Mr. Wilhelm stating that he is opposed to this development, which he gave to the City to submit for the record. Mr. Tingey said he went around and spoke to a lot of neighbors, and said he has 105 signatures [of people who are opposed to this] that he said he would submit a copy of (which he did). He said it would appear that there are only a few people who are for this, the developer and his partner, and Cordell; he said therefore his petition is 105 to 3. He said his desire is that each of the Planning Commission members vote not to recommend a rezone to the City Council, and that if they do, he'll be back next week with the same argument.

Debra Murray asked Cordell to display a photograph of the Cache County aerial view. She read the following statement: "I am against the rezoning of the Logan Retirement resident subdivision. Time after time the North Logan Planning and Zoning and the North Logan City Council have ignored and violated the City's General Plan and City's ordinances. I hope you have a copy of those documents available to you now to use as reference as you make important decisions for this City. In the North Logan General Plan it states, section 2, Land Use element Guiding Principle #2, Objective #17 Community Participation, encourage meaningful citizen involvement in the planning process by providing timely information and opportunities for participation in planning decisions. We on the west side do not have representation on the City Council or the Planning and Zoning committee, so we appreciate the opportunity to let our voices be heard in regards to our neighborhood. Policy 17.4 of that same objective states, neighborhood planning, encourage citizen participation in the creation and development of district development plans; appoint committees of residents and business people to participate with staff in developing these plans. We are still waiting for this to come to pass. Rezoning this area to an MR8 would allow single-family homes, two-family homes, multi-family homes which would be apartments, and maybe even a bed and breakfast. We don't mind this area being developed; we just do not want the high density and the traffic problems this rezone would create. We are protected against this rezone according to the North Logan City General Plan. The north strip has been planned for five homes and has utilities stubbed for those homes. That keeps with the integrity of the

neighborhood. There is no need to rezone this area. To build a dense subdivision on the west piece of property would violate North Logan design standards and the International Fire Code since there could only be one access to the multiple housing units no matter what the layout of those units. North Logan City Design Standards Technical Manual states Design standard 815, egress and ingress, a minimum of two points of ingress and egress shall be provided in all subdivisions to allow an escape route in case of fire or other catastrophe or hazard. Exceptions may be approved by the City Council if it can be shown that in a reasonable time, subsequent phases of the subdivision, other planned roads or access points will provide the required minimum two points of ingress and egress. The way this piece of property was abandoned by Planning and Zoning, two points of ingress and egress will be difficult to attain. When Pioneer Valley Lodge and the Town Villas properties were approved, Planning and Zoning did not look at the layout of the land in general to see that they were isolating the retirement residence property. As of now, the only access to the corner of the property would put a burden on the neighborhoods on 300 East and 2400 North, especially if you allow multi-housing, and in this case up towards 24 homes which could be an average of an extra maybe 45 cars coming and going daily. To build a road on the southwest side, the City would need to come up with tax payer money to purchase the land from the farmer, who has his land in greenbelt; and still, it would not provide a second egress to the property. We, the citizens of North Logan would be paying for this developer to capitalize on this piece of property on our backs. Again, note the only access to the west Logan retirement resident subdivision, is on the northwest corner. The southwest corner is not on the North Logan Transportation Master Plan. To continue, in regards to the North Logan City Master Plan, Guiding Principle #1, Objective #1, Community Character, Policy 1.3, Pedestrian Connectivity: require pedestrian connectivity between subdivisions, and make allowances for such access to future development. The subdivisions in this area will not flow. They can only connect to the City through one road at the northwest corner. Policy 1.4, Automobile Development Connectivity: require automobile connectivity between subdivisions and make allowances for such access to future development. Which again, was not considered when Planning and Zoning allowed the Town Villas to build on 300 East, which was the City's property. You can see that it disrupts 300 East on the Cache County parcel viewer, and which cut off access to the retirement residence property. The Pioneer Valley Lodge did not allow for access to their own property. She said as she heard, that was probably because they thought they were going to expand; so they did not plan on turning it into townhomes, or a subdivision. Objective 6 of the Master Plan, density disbursement: plan for localized higher density development as well as mixed-use density development disbursed throughout the City. You can see by density maps that the west side, 2200 North to 2800 North, from 200 East to 400 East is carrying the burden of the population and automobile traffic of North Logan City. And if you check the crime rates, it carries the burden of the crime too. According to Nancy Potter in yesterday's City Council, the majority of police calls are between Main Street and 400 East. This is due to the density of the area. We don't need future developments to be multi-housing and add to that density. Land Use Element Overview: the City further recognizes that higher density development must undergo extensive scrutiny and recognizes that focusing higher density development in fewer areas of the City is detrimental to the overall vitality and needs of the City, and contrary to the City's guiding principles. As a reminder, when this planning and zoning allowed Town Villas, Cinnamon Ridge Trailer Park, Pioneer Valley Lodge, the Gables, 2700 North apartments and townhomes, the PUD by the church and it's bordered by The Cove, Maple Springs and Four Seasons, not to mention the dense housing planned in the City Center; the flow of this area, starting from 2700 North going south, and it should be apartments, townhomes, going up to pre-fab homes and then slightly larger homes, and then hopefully homes on a decent piece of property, and then the retirement living, just like the flow of life. In conclusion, North Logan City states that adding more density to an already over-built area is detrimental and contrary to the City's guiding principles. Placing a multi-family subdivision on the property behind Pioneer Valley is contrary to the City's design standards and International Fire Code. Changing the zoning on the north property would be against good faith to the citizens in that neighborhood who were assured there would be only five homes, since there were only utility stubs installed for those five homes. And finally, the North Logan General Plan states that North Logan citizens, and I understand that to mean those who are most affected by local decisions, have a voice in what happens in the Planning and Zoning meetings. And I think the petition that you have or will receive, asking the properties to remain zoned as is, speaks for itself".

Neil Murray commented that as they have attended City meetings and watched developments get approved, they have become more and more aware of subdivisions throughout the City that, for

one reason or another, don't have two points of ingress and egress. He gave the example of Legacy Apartments; and said his daughter lived there and it's very difficult for people to get in and out of there, particularly during rush hour. He said the new subdivision on 1200 East is another example. He said in looking at the maps, Pioneer Valley Lodge itself only has one point of ingress and egress. He said in the ordinance, it says that one of the exceptions states that reasonable time should be given for a second point of access to come in; but said he's never heard reasonable time defined by this committee or the City Council, except maybe by Damon Cann. He said he urges this Commission and the City Council going forward to define reasonable time and to hold people accountable for these subdivisions, and what the consequences are if reasonable time isn't met in defining the second points; because if there's ever a fire or a catastrophe, and access is denied because there is only one access and it is blocked, and there is death or mayhem that takes place, is it the City that is responsible because there was not a second point? He said they might want to think about things like that. He said he opposes this based on this and several other reasons and he thanked the Commission for their time.

Clark Puffer said he has been a resident for North Logan City for about 29 years. He said he agrees with all that has been said, and said he has had some experience on Planning Commissions and City Councils in various cities over the years, which he further explained. He said a builder maybe brings information to the Planning Commission about something he wants to do economically to build in the area. He said the City Council or Planning Commission can put themselves in a position of wanting to help the potential developer, and commented further. He said to just look at things and keep modifying them because various plans may not work, and to continue in that process, is not in the best interest of the citizens of North Logan. He said if the Commission were to look at the population density of North Logan, he said he can't help but think they would come to the conclusion that to have any kind of zoning that is being proposed, to increase that density, wouldn't be ill-advised. He said he would encourage the Planning Commission to take a larger point of view in relationship to the City and the density therein, and what problems that can cause, especially in this area. He said he opposes this planning and said he thinks all his neighbors around him and others also oppose this planning; and said he would hope that the Planning Commission would look at this in relation to the total plan of the City rather than automatically thinking that something must be developed just because someone brings in a project. He said he thinks that is very ill-advised and doesn't think it's in the best interest of the City or the citizens of the City.

Boyd Pugmire said he lives in this area. He thanked the Planning Commission and City Council for what they do, and said he has served on a Planning Commission, City Council and as Mayor previously, and said he therefore knows what they are going through. He said that in terms of density, and the egress issues, as well as the crime issues; he said that the crime issues are a big thing. He said the Developer will develop the land and then move on; and then the City will have to deal with those problems for years afterwards. He said high density will look good in the beginning; but then those high density areas become a City's high crime area in a community. He said he is therefore opposed to this because of the issues that are involved with the high density; because of the egress issues; but most of all because of what is going to happen in the future, ten to twenty years down the road, that the City, and the people who live in that area are going to have to deal with. He said when they moved here seven years ago, they originally did not want to live in North Logan because of some of the things he heard about. He said but then when they met the people of the neighborhood when they were first looking at their home, they felt like the area and the people "felt right". He said he really doesn't want to see the neighborhood change from how it is laid out right now and said he thinks if it does change, we're going to be looking for more problems ten to twenty years down the road in the future; and that's what we really should be looking at as a Planning Commission and as a City Council: what the City is going to look like ten to twenty years down the road and what kinds of problems are we creating by the decisions we make today.

Mark Hancey said he agrees with the "positions that have been taken". He said our General Plan talks extensively about harmonizing, transitions and zoning densities, and said the first objective of the General Plan talks about that. He said that one thing that has not been discussed is his concern about what he sees as bit of a "bait and switch" on this application. He said this has been proposed as an MR8 with single-family component, with a mixed-use that is consistent with MR8. He said his concern is, that the third item on this meeting's agenda is an ordinance that

abolishes MR8. He said, we therefore have an application for a rezone to a zone that is going to be abolished in another 20 minutes; and the replacement zone goes from eight to ten, and does away with the single-family requirement and gives a double-bonus density. He said that is why this is not the right time to discuss any type of a rezone to an MR8, because we don't even know what the MR8 zone is going to look like in 15 minutes.

Chris Daines said he lives on 2440 North, which he said is the street just north of the street that would be built out under the proposed plan. He said his specific concern is regarding 300 East as it goes north from where this subdivision is going to go. He said the corner of 300 East and 2400 North is where every interior structure that would be built there would have to "dump out". He said if you go north on 300 North to 2500 North, we'll see all of the traffic that already "dumps in" to 300 East. He said we will add significantly to the traffic and turn that stretch of 300 East into a collector road, which it is not designed to be. He said he does not think that road will support the traffic that will have to be coming from this subdivision as it is proposed. He described a bit of his background, and said in his ideal world, there would be no Planning Commissions or Boards of Adjustment, etc. He said that is not realistic however, and said we have a zoning code. He said all of the "social contract" that exists between the existing citizens and property owners; and the developers and the people who would like to develop their property, are sort of invested in the zoning code and system. He said his general feeling is that this breaks faith with the reasonable expectations of the people who are there now.

Mike Peterson said he has lived in North Logan for 25 years and has loved it. He said it is pretty clear that this rezone really can't or shouldn't happen. He said there is no benefit to those of us who live here, by doing this. He said change isn't always good; and that we should make change because it is going to help. He asked the Planning Commission to not do the rezone.

Lydia Embry discussed her comments, which she submitted. She said this part of the City is under Euclidian zoning and said there are nineteen zones in this area and commented further.

Kathy Holloway said she lives just off 2500 North. She said she wanted to voice her opposition in general. She said she wanted to propose, that what would make sense is to build the other side of 2400 North to match the north side.

Jody Lenkersdorfer said he lives on 2400 North, right in the middle of where they're going to develop. He said when Pioneer Valley Lodge was put in, the agreement was made for five lots, and said it should remain that way and true to the agreements, or else this whole group [the Planning Commission] doesn't need to be involved in anything. He said the owners have those lots up for sale, and they should remain that way and not be redeveloped into some higher density.

Matt Wood said he can testify to the results of high density going in across the street from you. He said The Cove subdivision went in across the street from them four years ago, and in those four years, he has not seen a drop of commercial added to the City Center that was originally supposed to be, and said now they are putting their home up for sale. He said most homes in this valley are selling within three weeks and said theirs has taken over two months; and said most of the comments they have received are that people love the home and the yard, but that the people are very against the density and construction going in across the street from them. He said they have been unable to sell their home at the value the Cache County Assessor has it listed for. He said if you add more housing to these people's area; he said he "begs you not to for their sake". He said please mind the contract that you have made with them in the existing planning that is there.

Joe Hauptman said he lives on 2475 North. He said approximately two years ago, they moved from 300 East and 2666 North. He said there were twin-homes all in that neighborhood, where he said he purchased his home and lived there about five years, when they sold it and moved a couple of blocks away. He said those few blocks have made a significant difference in the way that their children interact with their neighbors. He said when they lived on 300 East in the higher density area, his home was vandalized by teenagers when they walked along and spray-painted. He said he is not sure if it's fair to equate higher density with more crime, except for statistically. He said they had a 50% move rate with the neighbors in the five years that they lived there, and said half of all the people were moving in and moving out. He said he owned his home, as did

most of the people in his neighborhood; and said the sudden change is going to be drastic if this is allowed and said he is opposed to it.

Robert Stevens said he lives in Town Center Villas. He said he has been to one City Council and one Planning Commission meeting on this, and each time the developer has come in with a different plan and a different zone. He said the first time the developer came in with the plan, it was just sketched on a piece of paper without really knowing what he wanted. He said we still don't know what he really wants, but he changes each time he makes a presentation. He said there is no way for us as citizens to even understand what it is that we are buying into without seeing a plan. He said it's almost like the developer wants to get some sort of a change in the zoning so that he can develop something that would fit within that zoning that would make him the most money. He said he is definitely opposed to the plan that is being proposed now and said he does not think it should be changed.

Doug Orahood said he lives in Town Center villas and said this is a really stupid plan. He said this only benefits the contractor and does not benefit the people in the area one iota. He said in going back to the original plan where they were going to have single-family homes; even that land-locks the rest of the property. He reiterated his comments.

*As there were no further public comments, Brett Robinson closed the public hearing at 7:26 p.m.*

Developer Craig Winder said we're not trying to hide anything. He said this is a rezone hearing and there is a process for land development, and if a rezone is needed, this is what starts it. He said for the MR8 zone, the City has broad discretion as to what ultimately goes in to this piece of property, and said there will be a public hearing about that. He said we have shown some drawings to the Planning Commission and the City Council; and the reason there is not that much detail is because they do not even know if we have the zoning designation yet. He explained that as a developer, it costs an awful lot of money to get that kind of detail, only to not even get the rezone. He said he is a North Logan citizen and is their neighbor, and some of the comments have gotten a bit personal and vindictive and are uncalled for. He used an overhead projected aerial photograph of the site to explain their proposal further. He said there has been discussion about matching their lots with the size of the properties across the street, and said they are open to that. He said it isn't because they don't want to discuss it yet; it is because they do not yet have approval for the zoning. He referred to the various zones around his site and said the use they are proposing is not radical and is not that different than anything around it. He said multi-family in Utah has fundamentally changed and that they are now selling luxury town-homes in the Ogden area for \$350K to \$370K, primarily to retirees and commented further. He said he would like to get contact information from the people who shared their concerns so that he could have further discussions with them. He said in terms of the "bait and switch" comment, they did not even know that the MR8 zone was going to be discussed at this meeting, and further discussed the original proposal. He said they're not trying to intentionally confuse people; that they're just trying to come up with something that will benefit them and that the public can accept, and commented further. He said they are just going by the ordinance and explained further. He also mentioned that the Planning Commission recommended approval on the Mixed-Use General zone to the City Council on this. He said he appreciates that we have a community of people who care enough to raise their voices and commented further.

**6:45 p.m. Public Hearing to receive input on a proposed LOT REZONE AND CHANGE TO THE ZONING MAP. The real property (LOT 1 OF THE LEGACY VILLAGE PHASE 2 SUBDIVISION, PLAT #04-85-0029 (1.49 AC)) located at approximately 1630 N 400 E in North Logan, Utah which is currently zoned Community Commercial (CC) is hereby proposed to be rezoned as Residential Multi Family (RM) Zone. (Gaylen Worthen working with Blake Parker)**

Cordell Batt introduced the item and explained this proposal for a rezone and used a map to explain the location, and some of the history of the property and its development. He said the property owner is asking to have this rezoned to what the surrounding properties are, the RM (Residential Multi Family) zone.

Developer Blake Parker explained the site and said this is a parcel that is surrounded on three sides by three story-apartment buildings, and further explained the area, which includes an LDS Church and the USU Research Park across the street. He said they are trying to make sense of

what is already there and complete what was started by the projects in years prior with the Legacy Apartments. He said they are asking for the zone that exists on all three sides.

*Brett Robinson opened the public hearing at 7:39 p.m.*

Jack Draxler said he wants to echo gratitude to the Planning Commission for being willing to serve the community and commented further. He expressed his respect for the people advocating the zoning change, but he is opposing it for the reason of not continuing the policy of having high density on one concentrated area, and discussed the issues that Logan City has to deal with in the myriad of challenges that occur because of this kind of policy. He said the impact on the schools is very severe. He said that is not to say we don't need affordable housing, and said we need to "sprinkle" affordable housing in smaller units throughout our community and explained areas where this was done in past years in areas of the City, as well as the City of Logan. He said you get a sense of community with this approach and commented further. He said his Ward services one of those large complexes and said in a way, doing it this way is segregation, and said it is a serious mistake to do this. He reiterated some of his comments and said he feels that this trend that has been started in this corner needs to stop now; and said he would urge the Planning Commission, City Council and City staff to please, please listen to their citizens.

Debra Murray said her daughter lived in the Legacy Apartments. She said they visited her there and there was a fire truck blocking the entrance, and no one could get in or out, because there is only one egress and ingress. She said if the City decides to develop this area, she asked the City to *please* combine the properties and put in another ingress/egress. She asked the City to please follow the City code that is in the ordinances. She said there are so many cars there, there isn't even room for all of the cars to park there, and that they have to park in the church parking lot across the street, and commented further.

Mark Hancey referred to this zone being Community Commercial, and said there has been discussion that community commercial businesses would not be profitable or work in this area, surrounded by the highest density that there is in the City. He said the concept behind the City Center, as he worked on it, is that if you build "bedrooms", people will be able to support the City Center; and that if you can't support a couple of acres of commercial right in the middle of the highest density, that challenges that very premise. He said what needs to be looked at is bringing people in that have discretionary income to support a City Center. He said this is an example of why you don't build high density in support of the City Center. He said he would also like to "echo" Jack Draxler's comments that the City is not served, and the people who live there are not well served, in high concentrations of lower-income housing. He said those people are often times in a hard part of life and rely upon their neighbors to help them. He said the citizens want to help, and do help. He said this community does not have the typical civic support groups; that there is primarily the LDS church. He said as the numbers of people needing this support rise, it is not a sustainable situation, and commented further. He continued that when you "overload" areas, you do not allow them to be supported the way they need to be supported. He asked the Planning Commission to consider that, and to look at the health, safety and welfare of our citizens; and not the developers, and commented further.

Kevin Duke said he lives behind the LDS church on 400 East. He said his wife is the PTA secretary for Greenville Elementary School and said the concept of all of this high-density housing around the City Center is really putting a burden on the school system. He said he has never seen anything in the City Center planning to accommodate all of this high-density housing for another school. He said the majority of the classrooms at Greenville Elementary School are at class sizes of 35 students and above, with some that have 39, and are *trying* not to break the "40" mark. He said that is a huge amount of student load on one teacher and commented further. He said none of this high-density housing is brought forward on how it is going to affect the actual infrastructure of it; the only thing being discussed is supporting commercialism. He said he understands development and wants to support it to be a viable community; but said this is not Park City, and we cannot have a City Center like Park City and do things like them, as this is a bedroom, suburban community. He said we don't have people coming for certain attractions here like they do in a place like Park City. He said he is a physician, and spends a lot of his free time serving those other people in the community, and spends an inordinate amount of time in all of the apartment complexes because of their need. He said he is happy to do it; but that it can be

overwhelming when there are only so many people who can do that, and it creates a burden because of the high density. He reiterated that this is creating a huge burden on the school; and no thought or planning has been done to accommodate that.

Russell Goodwin said he tries to attend the meetings as often as possible, and really appreciates the comments that have been made. He said there has been a lot of interest expressed from the City Council about the canal system, and potential trails and recreational uses, as they have been reworked and piped. He said there is a portion of the Twin Ditches on this property. He said Mr. Parker has for some reason developed all of the properties along 400 East going south to 1400 North and has for some unknown reason found it necessary to pipe the Twin Ditches canal through all of those developed properties. Russell said he would ask that the Planning Commission consider in terms of this project, to review and consider the beautiful landscaping at the Instacare facility at 400 North and 200 East. He said it is a tremendous amenity to that property and as these properties are developed, he said he would hope that the Planning Commission would consider that aspect; that we could keep the canal open, landscape it more and potentially incorporate it into the trail network.

Nancy Potter said one of the issues she has is that when we have mixed-use that goes with the commercial; all of the apartments get built first and the commercial doesn't happen until later. She said this happens often; and that now we're having an area that was designed as mixed-use and is being rezoned to residential. She said she wishes that we could put a time-frame in our ordinances that when the residential portion of a development is done, the commercial portion is built in a certain amount of time, and commented further. She also said she is very concerned about the high density. She said she talks about this all the time in City Council, and said she thinks there is way too much high density, and that it is a problem that she does not like seeing all the time.

Tom Worthen said he represents the person who is selling this property. He said this is a unique property, and that the decision about what was going to happen to it occurred when the decision was made to go high density around it, and commented further. He said the impact of the property is lessened because there is not really a big complex going in that is equal to the high-density zoning that is allowed. He said for commercial to go in there, "frontage and presence" is important and commented further. He reiterated that it will not have a huge impact, because there will not be a lot of people living there. He said in terms of serving the needs of the people and whether these apartments are filling up; that there are obviously people in North Logan who have the income and *want* to live in apartments. He said he agrees with previous comments, like Jack Draxler's, and referred to the Willow Park area in Logan where there are apartments everywhere; but said the addition of one building here will not have that much of an impact.

*As there were no further public comments, Brett Robinson closed the public hearing at 7:58 p.m.*

**6:55 p.m. Public Hearing to receive input on a proposed:**

ORDINANCE MODIFYING MISCELLANEOUS REGULATIONS WITHIN THE CITY CENTER  
ORDINANCE RELATIVE TO COMMERCIAL DEVELOPMENT IN CERTAIN CITY CENTER  
ZONES. (Making changes to sections within 12C-1061 through 12C-1066 of the City Center  
Ordinance considering commercial development.)

And a proposed;

ORDINANCE MODIFYING MISCELLANEOUS REGULATIONS WITHIN THE CITY CENTER  
ORDINANCE RELATIVE TO MIXED RESIDENTIAL DEVELOPMENT IN CERTAIN CITY  
CENTER ZONES. (Making changes to sections within 12C-1062 through 12C-1066 of the City  
Center Ordinance considering mixed residential development.)

Cordell Batt introduced the item(s) and explained in detail the process and that was undertaken and the reasoning behind creating an ordinance for the City Center area, and further discussed that this item is to discuss and consider modifications made to that original ordinance, to refine it and make it more effective and work better as a whole. Cordell reminded the attendees that if not for the Mixed-Use General zone, Leisure Villas would never have been built. He said these kinds of projects are a result of rezoning these areas and having these kinds of things happen. He explained further, including that the City hired a consultant, Jake Young, to work on this, who he introduced to give his presentation. Cordell also reminded the attendees that they discussed the fact that there would be changes and minor modifications made as projects came in, to see what needed to be changed to accommodate what would best service the community, as is done with

any ordinance. He said as people come in and try to work with what the City has put together, there are often changes that need to be made as it becomes clear that some things work, and some things do not.

Jake Young gave a presentation on the proposed recommended changes to the City Center ordinance. Cordell explained that they broke it out into two ordinances, one dealing with the commercial part of the City Center which he further explained, which they will discuss first; and one which deals more with the residential, which they will discuss second, which is what was done. Jake discussed the inevitable changes that must take place when the population grows in a city.

The Planning Commission agreed to discuss both aspects of the ordinance at once (commercial as well as residential), including to entertain public comments on both.

*Brett Robinson opened the public hearing at 8:21 p.m.*

Boyd Pugmire said he supports the City Center Plan. He said he served on the Cache Valley Regional Council that was looking at development throughout the county, and said he therefore understands the growth that is coming. He said he has written and passed ordinances, and that they're good to have, but they also need to be readdressed at times. He also said we need a commercial zone, and that we *have* to have the tax base brought in. He said property tax from homes is not where a city gets its money; that it has to be from a tax base brought in from the commercial part of the community. He said having a commercial zone and City Center set up, *does* need to be looked at and developed; and for the pressure to be taken off each of the citizens that are going to be paying for this. He said if the citizens' property taxes keep going up, and we have citizens in a place like the Town Center Villas who are on fixed income, he asked what this does to them. He said when these zoning changes are done, the City needs to take a close look at how this affects the people who live in those areas, and not just how it looks for the City as a whole.

Mark Hancey referred to the map of the commercial changes and discussed the one block where the zone is being changed from CCC to CCA. He said it was discussed that the number one factor in a City Center is jobs, and said as he was part of creating this City Center, the CCC zone was designed to build those jobs, where we would have commercial at the bottom and perhaps some residential on top; but that the idea was to create commercial and to create jobs, where people could work. He said but now, we now have eliminated about 40% of CCC with this change; 40% of the area that was designated as a place to make jobs, and will now be residential again. He said this defeats the overall purpose of the City Center, if we want one. He also said that we are now going from a twelve to a twenty density, which he said is significant. He said his recollection is that when the Four Seasons was built, it increased the number of households in North Logan City by 9%. He said the Salt Lake City residential was *not* increased by 9% when their City Center was built and said we *have* to look at the scale of what is being proposed with what is here. He said these changes are not consistent with the General Plan and commented further. He said in terms of residential; the MR7 to MR8 was designed to create the transition from four to a *maximum* of seven; and now we're going from four to ten to twenty, which is not an incremental change; it is a significant change, and is inconsistent with the fundamental principles laid out. He reiterated that the proposed changes of abolishing the transition of going from seven and a max to ten is not transition; that we would be increasing density in the neighboring property by 225%. He said this is *not* harmonizing, is not transition, and is not what the General Plan requires, nor is consistent with the provisions in the General Plan.

Lydia Embry reviewed her comments she submitted to the Planning Commission. She said the downtown area is half of what it used to be on the prior plan. She said if the proposed parking structure is private, it will be the first commercial use in downtown. She said in relation to the housing, the buffer zone in the MR zone is still there, but said it is only there and requested that buffer zones don't run along canals, only *this* canal. She discussed the potential change of ownership when residential subdivisions are done in phases, and also discussed the need to finish the subdivision in a timely manner. She asked how wide 2200 North is planned to be. She asked if 100 East, and 2100 North between 100 East and 200 East, are going to be public or private.

Russell Goodwin said he was one of the citizen participants in the early discussions regarding the City Center, and said he felt it became clear to him that it was agenda driven. He said that the Mayor at the time made the statement that Main Street was a lost cause, and commented further on what he thought the Mayor wanted to build. He further commented on the "nonsensical" nature of the City Center and discussed what he thought was the commercial viability of Main Street, although he said it is "deplorable, ugly and hideous" and commented further. He asked the Planning Commission to forget about the "Disneyland, nonsensical concept" of the City Center and focus on Main Street.

Jill Daus said she bought a home in Town Center Villas and said she is concerned about what is coming because it sounds terrible. She said she agrees with what has been said about high density, and said the quality of life is so important to people and commented further. She said she has lived in big cities and it is not fun. She said Logan is a beautiful area and it should remain as it is.

Bracken Atkinson said he is with Wasatch Development group. He said he understands the comments from the citizens and their hatred towards the things that have happened and towards development and growth. He said he grew up in a small town and understands small town life and loves North Logan. He said he understands that as a developer and also as a landowner and understands why he is the target as a developer, and why developers may seem greedy. He said he appreciates the comments however; and said many developers come to these meetings and listen to the words of the community, and listening and asking what the concerns of the citizens are and what the neighbors care about and what they are going to want. He said he knows there are some developers who don't do that, but that there are many that do. He said there should be community input where the developers are pushed to make things beautiful and make them work. He also referred to "apartment living". He explained that there was a time where he ended up in a situation where he had to live in an apartment, and that there can be a different side to apartment living, and that it is not always low income or "trashy"; and said it was there for him when he needed it. He also discussed the Four Season being a "gem" in North Logan City and that there are people who choose to live in apartments as opposed to a house for the convenience of it. He said we need the citizen input on projects; and said Four Seasons is as nice as it is because of citizen input. He said if the citizens had stopped Four Seasons at the point of doing a rezone, North Logan would not have this nice complex there and it would not look like it does, and there would be no future potential in that area, and commented further. He also discussed the growth and success that is occurring on the south end of Logan with Riverwoods, The Marriot and Conservice. He said this is more than just "developers wanting to build apartments" and discussed the two years of study and other things that have gone into consideration for this project. He asked the citizens to continue coming to the meetings to tell the developers what they want; but also asked them to believe in well thought out growth and development; and well-established companies that are capable of doing things that haven't been seen before, and commented further. He also explained that companies like Target, Walgreens etc, have very specific rooftop requirement numbers before they will come in to a city. He commented further.

Nancy Potter said she has seen the plan for what they want to bring in and do, and it is amazing. She said the City has some real plans, and the park planned for the City Center area will become a very vibrant area of the community and commented further. She said the parking structure would be great to have there because it will hold the parking needed for the Pumpkin Walk if it is moved down there, as there is no parking for the Pumpkin Walk and a lot of the other activities currently held at Elk Ridge Park. She said she is 100% supportive of this and said once the citizens see the plan and understand what it is, she feels they will be very supportive, as well.

Mark Hancey said there are some other significant changes in the code for the residential area that have not been addressed with the public. He referred to the red-line ordinance and said we are striking language that emphasizes the importance of the buffer from the single-family lots, which is not consistent with the General Plan. He also mentioned bonus density of two, which he said in essence turns eight into ten. He discussed the problem of trying to enforce owner occupancy, and said if a developer wants an HOA to enforce owner occupancy, then we're telling the neighbors to sue each other to make a home vacant, and that is just not a practical approach, and commented further. He also discussed form-based code; and said one of the characteristics of seven vs. eight, is the split of use and the two types of housing, and said this change alters the

50/50 in place to 70/30 with the larger number leaning towards more town-homes and the multi-unit type of housing. He said this has the practical effect of not having any single-family homes in the MR zone, and commented further. He also said that in regards to Four Seasons; that he works a lot with residents there and said while it is a good project which he further described; but said the issue is that it is still transitory. He asked the Planning Commission to look at ways to create development that invests people in our community and get them involved in civic functions, run for office, get involved in schools, etc., and commented further.

Curtis Jacobs said as a developer he has no problem with MR7, as it would allow him up to seven per acre, which should be 56 lots for a eight-acre piece. He said when you require only single-family homes at a 50/50 ratio, it might as well be an MR4, because he can only get 32 homes, and explained further. He further detailed his proposal for his project and what he wants to do.

Matt Wood asked the Planning Commission to put some "bite" into the ordinance that takes the cars, trucks and ATV's off the street that are parked along The Cove subdivision; and do something so that the Police Department can enforce the laws. He said we also need something in the ordinance that ensures that the design standards are followed, which he further described.

*As there were no further public comments, Brett Robinson closed the public hearing at 9:11 p.m.*

Robert Burt said this meeting has been very enlightening and appreciated each and every person's comments and information; and said he has listened intently to the comments, and said he would do his best to incorporate their desires into the ordinances that they pass on to the City Council.

Bruce Lee concurred with Robert Burt, and commented that most of us live here and want the City to move forward in a way that considers the future, as well as the rights of all of the citizens, and commented further. He thanked the citizens in attendance for their input.

*Robert Burt made a motion to table the items until the next meeting, based on the late hour. Bruce Lee seconded the motion. A vote was called and the motion passed unanimously.*

Brett Robinson addressed the attendees and generally explained that development is going to happen, and that the Planning Commission is trying to stay on top of it and that they do need the input of the citizens.

Consideration and possible recommendation for a proposed plat amendment for the Second East Commercial Park Subdivision Plat. They are adjusting one lot line and eliminating Lot 3 and leaving Lot 1 and 2 so the lots are bigger and better able to develop as commercial lots. The Second East Commercial Park Subdivision is located at approximately 1725 N 200 E in North Logan. (Dan Pope)

Cordell Batt introduced this item for a proposed plat amendment creating two lots out of three; and oriented the commission to the location via an overhead, projected drawing of the site. He said the applicants have had issues developing this and are hoping that by making the lots a little larger and longer, it will allow them to put a commercial project there and therefore make this more viable, and explained various details further.

Applicant Dan Pope explained that they want to increase the size of the lots to be able to sell them and for them to be able to be built on; by making two lots out of three. Brett Robinson asked if there are any other plans for the back. Dan said his partner may have something in the works, but does know the specifics of it at this point.

*Bruce Lee made a motion to approve this plat amendment. Robert Burt seconded the motion. A vote was called and the motion passed unanimously.*

#### **Set Next Agenda and/or Discussion**

Cordell Batt mentioned the upcoming Utah League of Cities and Towns convention and said that Thursday, September 15 of that week is typically slated for planning commissioners, and explained various details further, including discussing registration. Cordell said he would send the Planning Commission an email when he receives the information.

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

The meeting adjourned at: 9:26 p.m.

Approved by Planning Commission:

August 18, 2016

Transcribed by Marie Wilhelm

Recorded by

  
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Scott Bennett/City Recorder