

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on April 1, 2009**
4 **At the North Logan City Library, North Logan, Utah**

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7 The meeting was called to order by Bruce Henderson at 8:00 p.m.

8
9 Commission members present were: Bruce Henderson, Mark Hancey, Glen Hansen and Frank
10 Prince. (Keith Christensen and Bob Balling were excused).

11
12 Others present were: Lloyd Berentzen, Steve Soulier, Russell Goodwin, Ken Holman, Rick
13 Sparrow, Larry Soule, Jeff Jorgensen, Lydia Embry, Cordell Batt and Kim Weis.

14
15 **Adoption of Agenda**

16 Mark Hancey stated that he thought he should recuse himself for the second item on the agenda,
17 which may preclude that item from being voted on, as there would not be a full quorum unless
18 another Planning Commission member arrived at the meeting by the time it could be discussed.

19
20 *Mark Hancey made a motion to adopt the agenda as presented, with reservations, as discussed.*
21 *Frank Prince seconded the motion. A vote was called and the motion passed unanimously*

22
23 **New Business**

24 **Consider Development Plan for the Park Place Subdivision. Being considered is a twelve lot**
25 **residential subdivision of 7.05 acres located at 2500 N. 800 E.**

26 Cordell Batt presented the details of the development plan and preliminary plat for this
27 subdivision, and reviewed the items in the concept plan, as it had been some time since that plan
28 was submitted and approved by City Council. He said the developers submitted the development
29 plan including the soils report, which Cordell said is part of the packet that he gave to the
30 Planning Commission, as well as the preliminary plat. He also discussed the associated issue of
31 the widening of 2500 North and how it relates to this subdivision. He mentioned that the City is
32 requiring that the developers include the water share information on the final plat, to reflect which
33 shares will go with what particular lot. He said the developers are requesting eleven lots (even
34 though they could get seventeen or eighteen); and that this piece has been rezoned from RE-1 to
35 R-1-20. He said that they are using the City's Bonus Determinate option, which will allow them to
36 vary the sizes of the lots. He said Staff does not have any issues with this and recommends
37 approval with Staff's recommendations.

38
39 *Mark Hancey made a motion to give a positive recommendation on the development plan and*
40 *preliminary plat on the Park Place Subdivision to the City Council, as presented, with Staff's*
41 *recommendations. Frank Prince seconded the motion. A vote was called and the motion passed*
42 *unanimously.*

43
44 *Glen Hansen arrived at this time (8:10pm).*

45
46 **Consider the Concept Plan for a four lot commercial subdivision of about 12.5 acres located on**
47 **the southwest corner of 2500 N and Main to 200 E.**

48 Mark Hancey said he knows Mr. Swan and has discussed this particular piece of property with
49 him, so Mark will therefore recuse himself for this item of discussion. Mr. Ken Holman said that
50 the main part of the discussion will be based on the Sparrow property, and therefore felt that it
51 would likely not be an issue if Mark Hancey wanted to be included in the discussion. Mark said
52 he just wanted to make sure that there would not be any issues in the future if he were to be part
53 of the discussion.

54 Jeff Jorgensen explained that even if a direct conflict of interest exists, it is solely up to Mark
55 Hancey whether he wanted to participate or not; because there is nothing stating that he cannot

56 be part of the discussion, nor require him to recuse himself. Mark decided to remain as part of
57 the discussion, [and all agreed].

58 Cordell Batt outlined some of the details of the plan, including that it is located in the mixed use
59 zone. Jeff Jorgensen continued to explain in further detail various aspects of the plan and the
60 site, and the process for handling a subdivision in regards to single or multiple ownership. Jeff
61 and the Planning Commission also discussed access and potential road development; Jeff said
62 some of which will be based on what a traffic engineer determines. He said he would like to
63 move this forward with the understanding that there are some studies which are still to be
64 forthcoming regarding the traffic situation. He further described some of the potential plans for
65 access points for the site.

66 Glen Hansen asked how this affects Valley Motors and their plans; for which Jeff Jorgensen
67 explained that this is essentially an undevelopable lot and Valley Motors is being held up until this
68 subdivision goes through and gets approved.

69
70 Ken Holman explained that he and Rick Sparrow are joint-venturing the development of this
71 project. He described a bit of the history of the development and what their intentions are for the
72 development, including planning for the best and most efficient use of access points. He also
73 said they are likely moving towards developing a regular office building, rather than a medical
74 office building. He expressed his concern about this development taking eight years up to this
75 point, and that they certainly do not want it to take that much longer, and are hoping they can
76 proceed with development in a much more timely manner, particularly in terms of potentially
77 having to wait for the Federal Government to make a decision. Jeff said that the City's current
78 General Plan intends for the route for the corridor through there to run along the east edge of the
79 property, and is the City's stated position as the preferred route, but that it does not preclude the
80 Federal Government from changing that.

81
82 Mr. Larry Soule commented that he received a letter eight years ago that stated that a road was
83 going to go through this area; and that nothing happened. He said he wanted to state for the
84 record that it is unfair to blame the Federal Government for all of this, because they were in the
85 mitigation process for this road, and said they were "leaning" towards choice # 6B and needed to
86 do some mitigation to "clean it up". He said the Cache Council wanted them to do choice #5; and
87 that they then went to the Cache Council to get the mitigation "fixed"; but that Cache Council
88 wanted them to do choice #5, and said they were being influenced by Mayor Cary Watkins. Mr.
89 Soule said that in approximately July 2007, the North Logan City Council voted unanimously to
90 state that they were okay with either choice #5 or #6B. Mr. Soule said that it has been the local
91 entities that have been "throwing the wrenches into this". He said this has been going on for eight
92 years, and the Federal Government *does* need to make a choice, but that they should not be
93 taking all the blame for this, because he said it is the local politics that is hindering a decision
94 being made.

95 Jeff Jorgensen explained some of the reasons that this situation has been delayed, including the
96 development of Leisure Village, which changed the Environmental Impact Statement; rezoning;
97 moving the City Center, etc. He said whenever something changes, it has an effect on the timing
98 of the process. He further described some of the consequences of such a situation; and said
99 there are pros and cons of working with the Federal Government on something like this. He said
100 it will be important to mention within the concept plan that there may be potential changes,
101 particularly to the road and access point development.

102 Lloyd Berentzen said that if the Planning Commission at least moves this forward, including
103 stating the possibility of changes, it will at least move things a little bit closer to being
104 accomplished.

105 Russell Goodwin said he believes there is an ordinance on the City books that requires cross-
106 connections between properties in a commercial zone. Jeff Jorgensen said that was correct, and
107 Cordell further explained how that was being managed for this development.

108

109 *Frank Prince made a motion to make a positive recommendation to the City Council for this*
110 *concept plan, including the reports as requested by staff. Mark Hancey seconded the motion. A*

111 *vote was called and the motion passed unanimously.*

112

113 Consider a revised version of the concept plan for the Canyon Gates Subdivision, a 272 lot
114 subdivision of 146 acres.

115 Jeff Jorgensen explained the minor changes that have been made to this concept plan, and also
116 said that the development plan as well as an ancillary agreement are nearly completed; and said
117 that great progress has been made on this development and that it should keep moving forward.
118 He further explained the details of the concept plan and the recent changes, as well as some of
119 the various potential plans for the site. Mark Hancey and Jeff Jorgensen discussed some
120 changes that need to be made to the language of the plan regarding bonus density.

121 Mark Hancey asked the developer, Ty Thomas, what the timeline is for this. Mr. Thomas
122 explained that he was there representing the owners and developers, and briefly explained the
123 discussions held with the city on this recently. Mr. Thomas also mentioned, regarding the density
124 issue, that they originally committed to 1.9 units per acre, and that it still falls within that. He said
125 they have more lots now below the canal (and less lots above); and have enough irrigation water,
126 as well as an irrigation system planned, to cover that entire piece below the canal. He said they
127 would *like* to break ground within a month, if possible. He said it may end up not being possible
128 to for this development to even take place because of the current economy and market.

129 The Planning Commission discussed other minor details with Jeff Jorgensen.

130

131 *Mark Hancey made a motion to make a positive recommendation to the City Council, on this*
132 *concept plan revision of the density bonus subdivision for the Canyon Gates Subdivision; subject*
133 *to staff's recommendations; and subject to deleting the reference to mixed use on the map (as a*
134 *mixed use rezone is not occurring). Frank Prince seconded the motion. A vote was called and*
135 *the motion passed unanimously.*

136

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

138 Cordell Batt said there is a development plan for two lot, flag-lot, minor subdivision to be
139 discussed. The Planning Commission also mentioned that the parks and trails map may be
140 ready for discussion, as well as the rest of the Transportation Element. Cordell said he will make
141 all the changes to the Tree Ordinance as well, and have that ready for discussion.

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143 *Mark Hancey made a motion to adjourn the meeting. Frank Prince seconded the motion. A vote*
144 *was called and the motion passed unanimously.*

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147 The meeting adjourned at: 9:15pm.

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150 Approved by Planning Commission:

May 7, 2009

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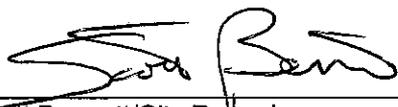
153 Transcribed by Marie Wilhelm

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155 Recorded by

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Scott Bennett/City Recorder

**NORTH LOGAN CITY COUNCIL
AND
PLANNING COMMISSION
MEETING NOTICE AND AGENDA
APRIL 1, 2009**

The North Logan City Council will hold a regular meeting on Wednesday April 1st, in the City Council Chambers (meeting room) at the North Logan Library, 475 East 2500 North, North Logan, Utah beginning at 6:00 p.m. **The North Logan City Planning Commission will be meeting with the Council for part of the meeting and will consider some of their own business at the end of the meeting.**

The City Council agenda is as follows:

1. 6:00 – 6:05 Opening Business including:
 - Roll Call, Welcome, and Opening Ceremony
 - Adoption of agenda
 - Approve minutes of previous City Council meeting.
 - Follow-up on issues from previous meetings
 - Review of Action Items List
2. No Open Public Input Forum scheduled for this meeting
3. 6:05 – 6:55 Receive presentations on next year's budget proposals from engineering, streets, utilities, parks and facilities, and misc. other departments. (10 minutes each department)
4. 6:55 – 7:00 Reports from city officers, boards, and committees
5. 7:00 – 8:00 Discuss with the Planning Commission the draft Transportation Element of the North Logan City General Plan.

Planning Commission Opening Business:

- Roll Call
- Adoption of agenda

Planning Commission Business:

1. 8:00 – 8:20 Consider Development Plan for the Park Place Subdivision. Being considered is a twelve lot residential subdivision of 7.05 acres located at 2500 N. 800 E.
2. 8:20 – 8:40 Consider the Concept Plan for a four lot commercial subdivision of about 12.5 acres located on the southwest corner of 2500 N and Main to 200 E.
3. 8:40 – 9:00 Consider a revised version of the concept plan for the Canyon Gates Subdivision, a 272 lot subdivision of 146 acres located between

The order in which items are discussed during this meeting is subject to change throughout the meeting. Persons interested in attending the meeting for specific items should plan to be in attendance at the beginning of the meeting. Any public hearings on the agenda will be no sooner than the time specified but may be later.