

54 secondary water. Mr. Thomas explained that the developers have twenty shares in place, which
55 he said will be adequate to irrigate. MarDell Parish explained that the shares will be held by a
56 private company, and explained further; including the possibility of eventually being able to
57 furnish the entire subdivision with secondary water from other sources. Per a question from Mark
58 Hancey, Mr. Parrish explained that he would own and manage all of the shares; and would be
59 putting in all of the infrastructure; and briefly explained how he will utilize pumps. He said they
60 are anticipating a \$1000 "buy-in" fee on the lower portion of the subdivision for the infrastructure,
61 and the rates will be half of what the city is charging, to begin with. Per a question from Mark
62 Hancey on how well this is explained in the development agreement; Mr. Thomas said currently,
63 it states that all properties west of (i.e., below) the canal will have secondary water. Bob Balling
64 asked if that will also service the park areas; and Mr. Parrish said that he has been in discussion
65 with Jeff Jorgensen regarding this, and that Mr. Parrish is hoping the city's shares associated with
66 the cemetery will be utilized. Cordell said that hasn't really been finalized, and is something that
67 would still need to be worked out.

68 Mark Hancey said typically, the water shares are deeded to each individual lot; and because this
69 is a different kind of a situation, the City Council will likely want to discuss this.

70 Cordell mentioned other details about the plan; such as the fact that they are one of the few
71 developments who have worked with a landscape architect/planner to lay out the site and
72 landscape plans; and one of the first developments to have a streetscape plan included with it.

73 Mr. Thomas discussed Mayor Watkins's concern about the truck traffic coming out of the gravel
74 pit, and wanted to have some alternatives for traffic rotation, etc. Mr. Thomas said as part of the
75 most recent addition to the development plan, is "section eleven" ("Earth and Products Removal
76 Plan"), which dictates strong parameters regarding removing gravel, and what times of the day
77 and week that is allowed to occur. He said initially, there will be two sites where the trucks will
78 leave the area; but eventually there will be at third site, and those sites can be rotated so the
79 traffic won't be concentrated to one particular location at a time. Per a question from Mark
80 Hancey, Mr. Thomas said the number of loads being removed daily, varies greatly. This was
81 further discussed. Matt Nielson explained that a lot of the gravel will be for "self development"
82 and will be used within the development itself.

83
84 *Glen Hansen made a motion to send this development plan to City Council with a positive*
85 *recommendation, including all of the staff's stipulations. Bob Balling seconded the motion.*

86
87 Mark Hancey suggested that the City Council review the irrigation issue specifically, and consider
88 whether they would like more information on that, or if they think is fine the way it is; since it is a
89 unique situation.

90
91 *A vote was called and the motion passed unanimously.*

92
93 Work Session (Planning Commission)

94 - Continued work session on the General Plan's Transportation Use Element,
95 Implementation Strategies

96 - Discuss Workshop/Open House Details on May 21, 2009

97 The Planning Commission continued to discuss various items related to the Transportation Use
98 Element. Mark Hancey mentioned City Council's wish to have public comment before going
99 further with this, and to receive feedback on the maps, in particular. Cordell mentioned the
100 previous discussion about putting the maps on the City website, as well as possibly posting them
101 at the North Logan Library, and at the city offices, as soon as they're ready, in order for the maps
102 to be available for people to review; and to then have an open house, which the Planning
103 Commission discussed further. They also discussed putting notification for the open house in the
104 city newsletter, as well as information about the availability of the maps. They further discussed
105 the need at some point, for the development of an 80-foot arterial at 2500 North going through
106 from approximately 800 East to 1600 East to handle the traffic from all of the development

107 occurring above 1600 East; and reflecting that on the maps at this point.
108 The Planning Commission briefly discussed implementation strategies.

109
110 **Set Next Agenda and/or Discussion**

111 The Planning Commission said at the next meeting, they will review the maps, as well as the
112 implementation strategies. The Planning Commission agreed to get their comments on the
113 implementation strategies to Cordell by May 22, in order for him to have them all compiled for the
114 next meeting for review. They further discussed updating any Parks and Trails plans and maps
115 to have available for review at the open house.

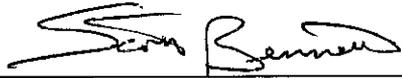
116
117 Bruce Henderson called for a motion, via telephone pro tem, to adjourn the meeting.

118
119 *Mark Hancey made a motion to adjourn the meeting. Bob Balling seconded the motion. A vote*
120 *was called and the motion passed unanimously.*

121
122
123 The meeting adjourned at: 8:17pm

124
125
126
127 Approved by Planning Commission: June 18, 2009

128
129
130 Transcribed by Marie Wilhelm

131
132 Recorded by 
133 Scott Bennett/City Recorder

134

**THE CITY OF NORTH LOGAN
PLANNING COMMISSION NOTICE AND AGENDA**

AMENDED

May 7, 2009

The North Logan City Planning Commission will hold a regular meeting on Thursday, **May 7, 2009** in the Meeting Room at the **North Logan Library, 475 East 2500 North**, North Logan, Utah. The regular meeting will begin at **7:00 p.m.**

Opening Business: 7:00 p.m.

- Roll Call, Welcome, Opening Ceremony
- Adoption of agenda
- Approve minutes of previous Planning Commission Meetings
- Follow-up on issues from previous Planning Commission meetings

Commission Business:

1. 7:15 – 7:45 pm Review and consideration of the Development Plan for the Canyon Gates Subdivision of 146 acres located between 1600 East and 2100 East and from about 2000 North to 2400 North (previously approved were the concept plan and ancillary development agreement for the subdivision).
2. 7:45 – 9:20 pm Work Session (Planning Commission)
 - Continued work session on the General Plan's Transportation Use Element, Implementation Strategies
 - Discuss Workshop/Open House Details on May 21, 2009

Staff Business: 9:20-9:30

- Set Next Agenda and/or Discussion
- Adjourn

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.

NORTH LOGAN CITY PLANNING COMMISSION MEETING

Date: *May 7* 2009

PLEASE print clearly:

1. *Ty Thomas*
2. *Max Nelson*
3. *Markell C. Parish*
4. *Brian Lyon*
5. _____
6. _____
7. _____
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27. _____

In order to keep accurate records of attendance and names of speakers, we would appreciate it if you would clearly PRINT YOUR NAME.

IF YOU WISH TO SPEAK DURING THE MEETING:

1. PLEASE WAIT TO BE RECOGNIZED BY THE CHAIR.
2. DO NOT SPEAK FROM THE AUDIENCE.
3. STEP TO THE PODIUM AND **GIVE YOUR NAME** BEFORE PRESENTING YOUR REMARKS.
4. **PLEASE NOTE:** REMARKS NOT MADE AT THE MICROPHONE MAY NOT BECOME PART OF THE OFFICIAL RECORD, NOR BE AVAILABLE FOR COMMISSION MEMBERS TO REVIEW.