



56 drainage plan, and conservation plan) should be an overall submittal for the whole subdivision;  
57 not on an individual basis. He said if the Planning Commission moves to recommend this plan;  
58 staff's suggestion is that they recommend it, with those reports being done between now and  
59 when it goes to City Council.

60 Mark Hancey asked how this can be done, such as the drainage plan for the lots east of 100  
61 East, for example, if the location for 200 East has not even been determined yet.

62 Cordell explained that there is existing infrastructure along 2500 North; and that staff feels it is  
63 very important to at least get a conceptual or a kind of master plan showing at least preliminary  
64 sizing of pipes and how it would work as each development comes in, etc. He said staff does  
65 have some idea of how things are going to be laid out, as, in addition to the car dealership, there  
66 are two more proposed office buildings, as well as a proposed housing project. He said rather  
67 than have the car dealership come in, then the subsequent developments; it would be better to  
68 have things planned out now, rather than have complications arise later because of improper pipe  
69 fittings, for example. He said it is important for them to know, as they move from east to west,  
70 that at least that has been reviewed.

71 Cordell further explained that they did not submit a geology report, but that staff is very familiar  
72 with this area and have already approved that report for Lot two, therefore staff feels that report  
73 can be waived. He also mentioned the water conservation report, and said that because this is a  
74 commercial subdivision, there will not be a lot of landscaping water requirements. Cordell  
75 mentioned that Jeff Jorgensen, City Engineer, wanted a report done for the "corner" of the  
76 development, but Cordell said Jeff may not have been aware that there is already a plan for how  
77 to handle that corner with the proposed Valley Motor Development Agreement. Mark asked if this  
78 will be part of the development plan, in terms of the potential ongoing and shared maintenance  
79 issue. Cordell said that it can be briefly explained in a couple of paragraphs; and also said that  
80 the water share information is still forthcoming from the developers, and will be required to be part  
81 of the final plat. After further questioning from Mark, Cordell said the water conversation plan has  
82 been done for lot one, and that the Planning Dept. feels it should be done for each lot as they  
83 come in; and that Engineering suggested that the developers give the City at least a brief  
84 explanation of what their overall conservation plan is for the whole site.

85 Cordell said that as part of this particular subdivision, staff required them to do a traffic study  
86 because they are proposing [new] accesses than what the City had originally planned for 2500  
87 North. He further explained the developers' plans for this, as well as what the City had originally  
88 planned, using the displayed map of the site. He said that the City Engineer (Jeff Jorgensen) is  
89 not recommending the new proposed accesses that the developers are proposing; but rather  
90 staying with the access points originally proposed by the city.

91 Cordell said that staff does *not recommend* this subdivision with the new access points the  
92 developers are proposing, due to the submitted information in the traffic report; however, staff  
93 *could* recommend approval of this subdivision if the applicant would use the existing access on  
94 2500 North, which would require internal access to the different lots; provide an overall grading  
95 and drainage plan; incorporate a water conservation statement in the development plan; and,  
96 show the proper planning for a North Logan/Hyde Park corridor (200 East), for which Cordell  
97 explained. Cordell and the Planning Commission discussed this further.

98 Devin Stevenson from Overland Development stated that he was there representing Overland, as  
99 well as the land owners (who were in attendance). He said the grading and drainage plan was  
100 already done for lot two, where the medical offices will be, as well as for lot one, and will remain  
101 the same for the medical offices space (lot two ), even though that lot will now be for general  
102 office space instead. He said they will work with the City regarding this, but said it is their  
103 intention to retain most of the water on site. He said they will consult with their engineer to  
104 discuss how much water they should let go to the stormwater system, vs. how much they can  
105 keep on site. He said some of the City Engineer's ideas in his report regarding the water  
106 conservation plan were quite detailed and beyond where the developers currently are in terms of  
107 the stage of development, but said they are very open to his ideas.

108 Cordell discussed development agreements having to be done for each lot since this is in a mixed  
109 use zone.

110 Mr. Stevenson referred to the traffic report and said he wanted to propose some modifications.  
111 He said the traffic report included a suggestion to cut into the adjacent median and put a left turn  
112 lane into lot one there; which he said they would like to see happen, and that the landowners are  
113 open to paying for the cost of that. He also referred to 200 East (the North Logan/Hyde Park  
114 corridor), and that Jeff Jorgensen said in his report that it is a 66 foot wide road, and needs to be  
115 99 feet wide; and Mr. Stevenson said that is okay, but that since the developers are dedicating  
116 some of the land to the City, he asked if perhaps the City could use as much as possible of the  
117 other side for the road. Mr. Stevenson discussed the fact that without knowing where the road is  
118 going to go, it puts a hardship on the property in terms of how and when they will be able to  
119 develop it. The Planning Commission concurred and this was discussed further, including the  
120 fact that part of the decision in what happens with 200 East is Federally driven. Cordell said this  
121 situation makes it very difficult for all of the area property owners, and has been going on for four  
122 years or so, and further detailed the two development options being considered for this road,  
123 which were determined after many meetings and discussions. He said that it has now been  
124 placed in the hands of the Feds and UDOT and North Logan City is awaiting their decision.

125 Wade Swan, who said he represented the developers when this came before the City Council,  
126 and said that Mayor Watkins was quite adamant that until there is a letter on record from the  
127 Federal Government as to what option they are going to choose, North Logan City cannot prevent  
128 landowners from developing their property the way they want to. Cordell explained that the City  
129 cannot tell a landowner they cannot develop there, nor what to develop; but that if a developer  
130 builds something, the Feds might have to go back to the beginning and consider the situation  
131 again, to include the new development and what was built, which was not there before. Cordell  
132 said that is okay; but that it just delays the process even further. Mark Hancey suggested to Mr.  
133 Swan that they at least take a look at one of the two options, which may in fact work just fine; as it  
134 seems at this point the developers are not even willing to consider either of them. Mr. Stevenson  
135 said they have in fact chosen one of them; but with some modifications. He also stated that the  
136 traffic study they had done gave them a level "E" service, with an overall grade of "D". He said  
137 UDOT says that "E" and "F" grades are considered failing, while they consider "D" to be  
138 acceptable; therefore they fall under the "acceptable" category. He discussed the potential traffic  
139 situations for lot one, and how they are actually going to be well managed, regardless of how it is  
140 stated in the report.

141 Glen Hansen and Cordell Batt discussed the discrepancy on how a decision can be made, and  
142 which information to utilize for making a final determination, particularly on lot four.

143 Traffic Engineer, Kordel Braley, from Hales Engineering, who was hired to do the traffic study for  
144 this development, stated that any potential safety issues for the offset roads mentioned in the  
145 report are resolved by the fact that there is a raised median, which he explained. He further  
146 discussed other items brought up in the report and explained why he does not feel there will be  
147 any issues. The Planning Commission and the developers continued to discuss various issues  
148 and possibilities regarding access points.

149 Cordell mentioned 2500 North and said that a lot of the City's foothill traffic will cause 2500 North  
150 to become a major road, and asked if their current, proposed access points could become an  
151 issue; and asked if they had considered this for the future. Mr. Braley discussed this and said it  
152 should not make a significant difference because of the way it is planned.

153 Glen Hansen and Mr. Braley discussed the potential issue of trees and site distance and how that  
154 should be managed. The developers and the Planning Commission further discussed access  
155 and safety.

156 Mr. Swan discussed the fact that it will be a hardship on his business if there are not several  
157 accesses allowed to his lot, and does not feel a property of this magnitude could survive without  
158 more access. He said he spoke to Iggy's, who were considering that location, but did not feel  
159 they could survive being on that corner, with the way the current access is proposed. Mr. Swan  
160 and the Planning Commission continued to discuss the access situation.

161 Frank Prince said he agrees with the developers regarding access, and said he does not see that  
162 they are asking for anything unreasonable, and that what they want is entirely acceptable.

163 Mark Hancey and Frank Prince discussed grading and drainage, and water conservation; and

164 discussed this further with the developers. Cordell Batt mentioned that 200 East will be  
165 considered a "limited access" road; and that the whole purpose of 200 East is to carry traffic off of  
166 Main Street.

167 Per a question from Glen Hansen, Mr. Braley said that he felt that the streets should be lined up  
168 at intersections where possible. Mr. Swan further discussed the access points for lot four, and  
169 that they would be willing to work with the City on that. Cordell and the Planning Commission  
170 continued to discuss this with the developers.

171 The Planning Commission discussed Jeff's comments regarding the traffic report.

172 *Glen Hansen made a positive recommendation with the following stipulations:*

- 173 1) *That the geological survey waived;*
- 174 2) *That the grading and drainage report be done, and let the developer work out something*  
175 *in conjunction with the City Engineer to determine whether the drainage plan and the*  
176 *water conservation plan should be for the whole development, on a lot-per-lot basis,*  
177 *based upon the developers' use and intent; and require that to the extent that there is*  
178 *going to be cross-usage amongst the lots and that that needs to be shown, initially;*
- 179 3) *That the access, as proposed by the developer, is acceptable, provided they recognize*  
180 *that they make the change to the median to make a left-turn lane; and that the second*  
181 *access point they have proposed would be right in/right out only;*
- 182 4) *That the developers line up the future 200 East with the EIS road that most closely*  
183 *correlates with the 200 East line; and*
- 184 5) *And that the developers do an open-space maintenance agreement.*

185

186 *Frank Prince seconded the motion. A vote was called and the motion passed unanimously.*

187

188 Work Session (Planning Commission)

- 189 • Continued work session on the General Plan's Transportation Use Element. Work on  
190 Implementation Strategies

191 The Planning Commission agreed to discuss this further at their next meeting, and discussed  
192 what to prepare for that meeting.

193

194 Set Next Agenda and/or Discussion

195 The Planning Commission discussed the need to continue work on the implementation strategies.  
196 Cordell also discussed the need to determine a definition of "rural roads"; and further discussed  
197 what items they needed to put together to include in the element.

198

199 *Glen Hansen made a motion to adjourn the meeting. Frank Prince seconded the motion. A vote*  
200 *was called and the motion passed unanimously.*

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204 The meeting adjourned at: 9:38pm.

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207 Approved by Planning Commission: June 18, 2009

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209

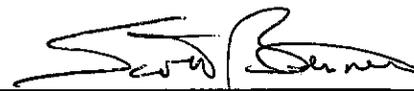
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Scott Bennett/City Recorder

# THE CITY OF NORTH LOGAN PLANNING COMMISSION NOTICE AND AGENDA

June 4, 2009

The North Logan City Planning Commission will hold a Open House and regular meeting on Thursday, **June 4, 2009** in the Meeting Room at the North Logan Library, 475 East 2500 North, North Logan, Utah. The Open House will begin at **7:00 p.m.** and the regular meeting at **8:00 p.m.**

## **OPEN HOUSE: 7:00 p.m. – 8:00 p.m.**

ALL NORTH LOGAN CITIZENS ARE INVITED TO AN OPEN HOUSE TO REVIEW AND GIVE COMMENT ON THE TRANSPORTATION MAPS. THE MAPS ARE PART OF THE REVISED TRANSPORTATION ELEMENT THAT THE NORTH LOGAN PLANNING COMMISSION IS CURRENTLY WORKING ON REWRITING. COME AND GIVE YOUR NEEDED INPUT ON ISSUES RELATED TO TRANSPORTATION IN NORTH LOGAN CITY.

## **Opening Business: 8:00 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. Review and consideration of the Development Plan and Preliminary Plat for the 2500 North-200 East Commercial Subdivision of 13.24 acres located between Main and 200 East on the south side of 2500 North, North Logan (Overland Development)
2. Work Session (Planning Commission)
  - Continued work session on the General Plan's Transportation Use Element, Work on Implementation Strategies

## **Staff Business:**

- 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: June 4, 2009

**PLEASE** print clearly:

1. Kevin Stevenson
2. Kordel Brabay
3. Don A. Huber
4. Winona Perry
5. Brent Nyman
6. RICK SPARROW
7. Clark Kunzler
8. LAMIA KUNZLER
9. Wade Swan
10. JON LANDEEN
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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.