

1 **Minutes of the North Logan City**  
2 **Planning Commission**  
3 **Held on July 16, 2009**  
4 **At the North Logan City Library, North Logan, Utah**

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

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

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11 Others present were: Layne Smith, Jammie Godfrey, Kevin Murray, Gae Murray, Sam Cardon,  
12 Blake Parker, Russell Goodwin, Lydia Embry, Cordell Batt and Marie Wilhelm.

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14 The Pledge of Allegiance was led by Glen Hansen.  
15 An invocation was given by Bruce Henderson.

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17 **Adoption of Agenda**

18 *Glen Hansen made a motion to adopt the agenda as presented. Frank Prince seconded the*  
19 *motion. A vote was called and the motion passed unanimously.*

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21 **Approval and Follow-up of Minutes for June 18, 2009 Planning Commission Meeting**

22 *Glen Hansen made a motion to approve the minutes as presented. Bob Balling seconded the*  
23 *motion. A vote was called and the motion passed unanimously.*

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25 **Follow-up**

26 Cordell Batt mentioned that the city planners within Cache Valley meet regularly; and have  
27 recently discussed getting some training sessions started, perhaps in the fall, and then continuing  
28 them each year. These trainings will be held especially for City Council and Planning  
29 Commission members. He also mentioned that Craig Call, the former ombudsman, has met with  
30 the planners and other representatives around the valley, and is also going to provide some  
31 training, which will include speakers. Cordell said these trainings will likely incur a cost of  
32 approximately \$500 for a four-day period (such as a one day a week session, for four weeks);  
33 and said that the Planning Commission will want to attend. He also said that the dates are not  
34 available yet, but will give the Planning Commission more information as he gets it. He said  
35 these sessions were held in the Provo area; and are very intensive and very good. He also  
36 mentioned that the new budget has been put in place, and it includes monies for travel and  
37 training costs for the Planning Commission members. He also mentioned a Planner's  
38 Association conference taking place in New Orleans in the spring [of 2010] that the Planning  
39 Commission might consider sending one of its members to.

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41 **New Business**

42 **Consideration and recommendation of a plat amendment for the Green Acres Estates**  
43 **Subdivision, 6.38 acres (lot line adjustment, same number of lots) located at 870 East and 2650**  
44 **North, North Logan (Samuel F. Cardon)**

45 Cordell Batt described the location and the plans for the site. He explained the plat amendment  
46 that the developers were requesting. He said the state requires that a plat amendment be  
47 reviewed by the Planning Commission, and then passed on to the City Council; and that noticing  
48 is required for lots within 300 feet adjacent to the site. He said if there are no objections, the City  
49 Council can approve the amendment without a public hearing; and that if there are objections, a  
50 public hearing will be held. Cordell said, as there seem to be no objections at this point, staff  
51 recommends approving the plat amendment and passing it on to City Council with a positive  
52 recommendation.

53 Mark Hancey asked if there are any encumbrances, which was briefly discussed with the  
54 developer, and it was determined that there were no issues.

55 *Mark Hancey made a motion to make a positive recommendation to the City Council on this plat*  
56 *amendment. Bob Balling seconded the motion. A vote was called and the motion passed*  
57 *unanimously.*

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Consideration and recommendation of a plat amendment for the Eagle Creek Business Park Subdivision, 40.33 acres (larger and fewer lots) located at 2850 to 3100 North and 200 West to 400 West, North Logan (Faulkner Development Group)

Cordell Batt explained the situation and described the site, and mentioned this was formerly known as 'Heritage Park'. He said the developers are going from one-acre lots, to larger lots, and are planning 15 lots rather than the original 32.

Layne Smith, with Skyline Development, briefly explained the history of the development and said that the proposed changes to the current plan will make this development much more marketable.

The Planning Commission discussed various minor issues with Mr. Smith. They discussed trails and pedestrian connectivity planned throughout the site and how that will be managed, and also discussed the ownership of the creek area within the site.

*Mark Hancey made a motion to make a positive recommendation on the plat amendment, subject to addressing ownership of the creek area – and understanding that it is not to be a dedication unless the City Council wants it and is listed on the plat. Glen Hansen seconded the motion. A vote was called and the motion passed unanimously.*

Consideration and recommendation for the Clair Murray Subdivision #2 Development Plan and Preliminary Plat, 5.53 acres (5 lots) located at 1250 East 2700 North, North Logan (Clair and Irene Murray)

Cordell briefly explained the history of the approval for this. He said a development plan was required by the City Council, which the Murray's have done, which was also reviewed by staff. He said this is fairly straight forward, and is being done utilizing the flag lot ordinance. He said an existing home on lot five is part of the subdivision, and further explained access. Cordell explained how the flag lot ordinance was worked out for this site and what the requirements were, and that they have all been fulfilled. The Planning Commission discussed other various issues, included in the staff report.

*Glen Hansen made a motion to pass this on to the City Council with a positive recommendation, subject to the recommendations and findings made by staff in the report. Bob Balling seconded the motion. A vote was called and the motion passed unanimously.*

Discuss possible modifications to the concept for the North Cache Properties Mixed-Use Project for 5.39 acres located at 100 East and 2150 North, North Logan (North Cache Properties, Blake Parker, Manager)

Mark Hancey disclosed his association with a tenant (an accounting firm, and *not* an owner) who is adjacent to this site.

Cordell Batt explained the situation and how it has changed since it was last brought before the Planning Commission and City Council for conceptual approval, which he said was originally proposed as a business subdivision. He further explained that some of the revisions were made due to the changes in regards to the CDA area, as well as utilizing the mixed-use ordinance and rezoning this piece to mixed-use. He further described the area around the site. He said what the developers would like this evening, is simply the Planning Commission's thoughts on how they feel about the project, and said they presented it to the City Council the prior evening for their opinion, as well.

Developer, Blake Parker, described the situation and what their intentions are for the site currently, including that the majority of the site is now planned to be developed as residential, rather than commercial/office space, as previously planned, due mainly to the economy. He further discussed the developers' motivations behind moving the project in this direction and planning it the way they are. He discussed access issues and the potential of working that out with Mr. Allred, an adjacent lot owner.

Mark Hancey expressed his thoughts about the residential included within this, and said it will need to be considered with the residential that may be included in the City Center; and the potential for this then becoming too much of a high density area. Blake discussed the fact that residential is what drives the retail.

Larry Korcherhans, associated developer, described his experience with the current need of

115 residential rather than commercial in other developments he has recently worked on, including in  
116 Bountiful, Utah. He further described some of the proposed amenities planned for this  
117 development, which he said would ensure that it is developed as a nice facility.

118 Mark Hancey asked what the developers thought the timing of the build-out would be, and Mr.  
119 Korcherhans said once development began, it would be done within twelve months.

120 Cordell Batt said the developers are trying to get a read as to whether the Planning Commission  
121 feels this is a project they feel they should move forward on. Based on a question from Mark  
122 Hancey, Cordell said he felt the City Council's opinion on this project was positive.

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124 Russell Goodwin asked if the adjacent buildings which hold Abby Carpet, etc., and the storage  
125 units will be removed, and Mr. Parker confirmed that they would be; and Mr. Goodwin further  
126 gave his comments regarding traffic access to this site.

127  
128 Cordell and the Planning Commission discussed the access points for the site. Cordell said 100  
129 East will connect with 2200 North eventually, and the developers said they will develop their half  
130 of 100 East. The Planning Commission discussed further various issues, including access.  
131 Bruce Henderson said it is important to consider how this project will fit in with the city's needs for  
132 the future; not to develop the project simply based on the current economy. Cordell explained  
133 how this was reviewed and considered as parts of the project came in for review, and further  
134 discussed the inclusion of more residential within this site and how that will affect the area, as  
135 well as retail, and that it seems to be a good fit with the proposed City Center plans. He also  
136 discussed the importance of having different housing types. He additionally discussed the benefit  
137 of residential housing being situated within walking distance of the City Center.

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139 North Logan resident Gae Murray, who lives on 2200 North, east of this location, asked if the type  
140 of residential planned for this site will be owned units, or rentals; and also asked what kind of  
141 upkeep they are planning, as this kind of situation can go "down-hill very quickly", particularly with  
142 so many people living in such a small area. Mark Hancey said that these units will be sold as  
143 single-family condominiums; and Mr. Parker explained that there will be on-site management to  
144 ensure that the development is kept up well, and that the owners will pay Homeowner's  
145 Association fees.

146  
147 Russell Goodwin expressed his concerns about connectivity, and that is done based on city  
148 ordinances; and Mr. Parker explained that Lewiston State Bank is *very* against having  
149 connectivity between their property and this site.

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151 Work Session (Planning Commission)

- 152 • Continued Work Session on the General Plan's Transportation Use Element, working on  
153 Implementation Strategies

154 The Planning Commission agreed to discuss the General Plan's Transportation Use Element and  
155 Implementation Strategies, and how to proceed with the development of the document.

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157 Set Next Agenda and/or Discussion

158 Cordell said there will be two public hearings at the next meeting (one for an accessory dwelling,  
159 and one for a concept plan for a subdivision). Mark Hancey said he will not be in attendance at  
160 the next meeting (on August 6th).

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

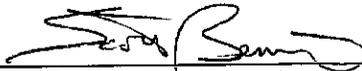
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165 The meeting adjourned at: 9:02pm

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167 Approved by Planning Commission: August 6, 2009

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169 Transcribed by Marie Wilhelm

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171 Recorded by

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Scott Bennett/City Recorder

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

**July 16, 2009**

The North Logan City Planning Commission will hold a regular meeting on Thursday, **July 16, 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:**

- 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. Consideration and recommendation of a plat amendment for the Green Acres Estates Subdivision, 6.38 acres (lot line adjustment, same number of lots) located at 870 East and 2650 North, North Logan (Samuel F. Cardon)
2. Consideration and recommendation of a plat amendment for the Eagle Creek Business Park Subdivision, 40.33 acres (larger and fewer lots) located at 2850 to 3100 North and 200 West to 400 West, North Logan (Faulkner Development Group)
3. Consideration and recommendation for the Clair Murray Subdivision #2 Development Plan and Preliminary Plat, 5.53 acres (5 lots) located at 1250 East 2700 North, North Logan (Clair and Irene Murray)
4. Discuss possible modifications to the concept for the North Cache Properties Mixed-Use Project for 5.39 acres located at 100 East and 2150 North, North Logan ( North Cache Properties, Blake Parker, Manager)
5. Work Session (Planning Commission)
  - Continued Work Session on the General Plan's Transportation Use Element, working 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: July 16, 2009

**PLEASE** print clearly:

1. LAYNE SMITH
2. Jimmie Gattrey
3. Joe Wray
4. Joe Wray
5. Sam Cardon
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7. RUSS GOODWIN
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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.