

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on August 5, 2010**
4 **At the North Logan City Library, North Logan, Utah**
5
6

7 The meeting was called to order by Glen Hansen at 7:11 p.m.
8

9 Commission members present were: Glen Hansen, Mike McGrath, Frank Prince and Geri
10 Christensen. (Mark Hancey and Bob Balling were excused).
11

12 Others present were: Steven C. Taylor, Justin C. Taylor, Susan Durham, Mayor Lloyd Berentzen,
13 Nancy Potter, Val Potter, Dean Bolton, Allen Kartchner, Lydia Embry, Cordell Batt and Marie
14 Wilhelm.
15

16 The Pledge of Allegiance was led by Mike McGrath.

17 An invocation was given by Frank Prince.
18

19 **Adoption of Agenda**

20 *Mike McGrath made a motion to adopt the agenda as presented. Geri Christensen seconded the*
21 *motion. A vote was called and the motion passed unanimously.*
22

23 **Approval and Follow-up of Minutes for June 17, 2010 Planning Commission Meeting**

24 *Frank Prince made a motion to approve the minutes as presented. Geri Christensen seconded*
25 *the motion. A vote was called and the motion passed unanimously.*
26

27 **Follow-up**

28 Cordell Batt said that the presentation Jake Young gave to the Planning Commission regarding
29 form-based codes, he also gave to the City Council at the previous evening's council meeting.
30 Cordell said the City Council agreed to move ahead with the project. He said he would continue
31 to give information regarding form-based codes to the Planning Commission as he found it.
32

33 Cordell mentioned the Utah League of Cities and Towns convention that is taking place in
34 September, and discussed the information he gave to the commission regarding the meetings
35 and registration. He also mentioned a speaker who will be there who is considered the "father of
36 form-based codes".
37

38 **New Business**

39 Consideration of a conditional use permit for an LDS Church on 4.3 acres in the Single-Family
40 Residential Estate (RE-1) zone located at 940 East 2500 North, North Logan. (The Church of
41 Jesus Christ of Latter-day Saints represented by Architectural Nexus – Dean Bolton)

42 Glen Hansen mentioned that the Planning Commission received an email that day regarding
43 some concerns regarding the land trade issues; but explained that the City Council will be
44 addressing that, and the only item the Planning Commission will be reviewing this evening is the
45 conditional use for this property.

46 Cordell Batt presented the situation and oriented those in attendance to the location of the site via
47 an aerial photograph of the area. He said staff is recommending that the Planning Commission
48 consider approving this, with the conditions made by staff in the staff report. He said the City will
49 continue to own and maintain the property adjacent to this four-acre site. He said it has always
50 been in the City's master plan as a possible park, and will continue to be; and said they are
51 working with the church to make sure those two uses are compatible and will work well together.
52 He discussed this further.
53

54 Dean Bolton with Architectural Nexus (working with the LDS church for this site) said this is going
55 to be a standard ward building, and not a stake building. He briefly discussed various details. He
56 said 48% of the site is going to be landscaped. Per a question from Glen Hansen regarding the

57 retention pond, Mr. Bolton said they are working with the City on that. Cordell also discussed the
58 widening of the road that the church is going to be required to do. Cordell and Mr. Bolton said the
59 time plan for building this has not been determined. Mr. Bolton explained that the LDS church is
60 trying out a new prototype of its standard church floor plan, which they may do with this site. Mr.
61 Bolton said if they do, it will require expanded parking, which is why there is more green space
62 shown on this site, as it may have to potentially be used for parking. Further minor details were
63 discussed with Mr. Bolton and Cordell.

64 Per a question from Geri Christensen, Cordell said this area was in the master plan as a possible
65 expansion of the park; and explained another piece of land south of the existing park that the City
66 would like to purchase in the future for expansion of the park. Geri asked if the owners were
67 interested in selling that piece, and Cordell said he was not sure what their current feelings are
68 about selling.

69
70 Glen Hansen said while this is not a public hearing, he invited those in attendance to comment if
71 they wanted to.

72
73 Nancy Potter asked which land is being swapped for this site. Cordell said that is being done in
74 closed sessions through the City Council.

75
76 Glen Hansen reminded the attendees that approval of the conditional use permit is all that is
77 being discussed at this meeting, and that the discussion should be limited to that.

78
79 Lydia Embry said some improvements were made on this portion of Elk Ridge Park to handle
80 stormwater; and asked how that will now be managed, if four acres previously designated for
81 stormwater will now be gone.

82 Cordell said the need for this area to be used for stormwater will probably no longer be required,
83 as the development of Canyon Gates proceeds.

84 The Planning Commission discussed this further. Geri Christensen mentioned her concern about
85 making sure there is enough room for the expansion of the park, if and when needed. Cordell
86 said the Parks department has been involved with this, and that he does not have concerns about
87 that.

88 Cordell reminded the Planning Commission that all of these kinds of developments are required
89 to go through the Design Review Board.

90
91 *Frank Prince made a motion to approve this conditional use with the staff's conditions as written.*
92 *Geri Christensen seconded the motion. A vote was called and the motion passed unanimously.*

93
94 Consideration of a conditional use permit for a portion of a Recreation Vehicle (Travel Trailer)
95 Overnight Park on 2.2 acres in the Forest Recreation (FR) zone (the access portion of a
96 permitted use project in the General Commercial (CG) zone) located at 75 East 2850 North,
97 North Logan. (Taylor REI, Inc.)

98 Cordell explained the situation with this request, including that part of it is owned by Cache
99 County. He further explained how the areas within the site are zoned, and how this situation
100 came to be. He said there are some legal issues with this, which he said City Council member
101 Allen Kartchner would address. He explained that this typically would not go before the City
102 Council, but because of some metering issues, it did; and that the council had some major
103 concerns about this request. He said staff recommends approval at this point; but with the fact
104 that the City Council has concerns about this, and that there are legal issues regarding the
105 land/lease issue, suggests approving it knowing that those issues exist and will affect the finished
106 project.

107 Allen Kartchner explained some of the concerns the City Council had with this project. He said
108 the reasons this even came before the City Council was because the developer is requesting a
109 four-inch diameter water line; and any water line over two inches in diameter require City Council
110 approval. The questions then came forth regarding impact fees for water, sewer, roads and
111 parks. He said the City Council had many concerns as this was discussed; some of which were
112 addressed with the developers at a meeting held earlier that day. He said this development was

113 explained to the City Council as being a "temporary" situation. He explained some of the
114 concerns the City Council had regarding the appearance of the site, how it will be managed, how
115 it will affect the community, etc. He said there was discussion regarding the City Council versus
116 the Planning Commission's role in approving this. He also discussed the zoning situation for the
117 site; as well as the letter from the County regarding the lease situation, and said there is some
118 question regarding who should actually have the right to lease the property. He said North Logan
119 City had been and still is under the impression that the land in question here is part of the
120 equestrian park, which was established in 1992; and is county property that was leased to the
121 equestrian park; an entity that involved North Logan City, Hyde Park, and Cache County. He
122 discussed the meeting held earlier that day with the proponents, and said the County
123 representative was still of the opinion that the land was still county property, and not part of the
124 equestrian park. He said city attorney, Bruce Jorgensen reviewed the lease agreement, and feels
125 that it *is* in the equestrian park and that therefore, North Logan City has the right to grant a lease,
126 as a sublease, and not Cache County. He said that issue is not yet resolved. He said that
127 regardless of who the developers are leasing the property from; the feeling is that the Planning
128 Commission regard only the item on the table, which is to consider whether or not to approve the
129 conditional use permit to the developers.

130 Mayor Lloyd Berentzen explained that the City Council did not have a full understanding of what
131 the project was, the quality of it, what the temporary nature of it was, what the developer's long-
132 term plans are, etc. He said the City Council had concerns about this becoming more than a
133 temporary RV park, particularly a mobile home park. He discussed the meeting held earlier that
134 day with the developer, which he said clarified some of those issues.

135 Glen Hansen asked what the sense was then, of the possible longevity of the project.

136 Cordell reviewed the requirements and conditions as set forth in the staff report. He also
137 mentioned the requirement in the report that the developers are to return the site to its original
138 state if and when the use does not become permanent.

139 Developer Justin Taylor addressed several points previously discussed. He said the Fire Marshal
140 has reviewed the property for hydrants, as well as access points for emergency vehicles, which
141 he explained. He also discussed their plans for landscaping and their intention to "block" the site
142 visually from the road, somewhat. He explained his understanding of the lease situation with
143 Cache County; and discussed their intentions and needs for this site. He said the Ruby Pipeline
144 is coming from Evanston, WY through to Northern California, and is coming through the south
145 end of Cache Valley. He said Ruby Pipeline has commissioned them as developers to locate a
146 city that would allow an RV park for the employees to live while the pipeline is developed. He
147 said the pipeline needs approximately nine months to house over 400 workers, who will rotate as
148 the pipeline is completed. He said the rate will be for nightly and weekly; and that they will not
149 publish a monthly rate. He explained that keeping it within a 30-day time frame helps them avoid
150 having to follow the landlord/tenant rules; and that if someone needs to be there for more than 30
151 days, they have to leave and come back into the park to rent a new space. He said if someone is
152 a disruption to the park or the community, they can cut off their services and ask them to leave.
153 He said the pipeline workers work approximately 10-12 hours a day, six days a week. He said
154 the [trailer resident] employees are not allowed to leave anything outside of their trailer while they
155 are at work; and will be cited if they do so. He said the improvements they are making are on
156 leased ground; and although they do not own any of the land currently, they have an option to
157 purchase, and hope to purchase some of the land in the future. He said there aren't going to be
158 any permanent fixtures, currently; but have proposed that if this *is* a viable business, that they will
159 then put in some pergolas, sitting areas, and possibly a splash pad/park, and a park/recreating
160 area. He detailed this further. He mentioned that they are under a short timeline in terms of
161 needing to get started. Frank Prince asked about the time-line for this, and Mr. Taylor explained
162 and repeated that they are under a tight schedule. Justin Taylor said Ruby Ridge is hoping to be
163 finished by March. He said the developers have a five-year lease on the property, and if it is
164 viable, will go beyond that. He said they have an escape clause in the lease that allows them out
165 of the deal in the second year, and then they will restore the land that is currently owned by Davis
166 Auto, to how it was originally, which he detailed. He said they would also leave the landscaping
167 they install along Main Street.

168 Justin Taylor discussed the attraction this site will have to retirees and travelers as an RV park.
169 Per a question from Geri Christensen, Justin Taylor said this is something they are definitely
170 interested in doing beyond this nine-month project. He said he has heard there is a great need
171 for an RV park in this area, especially as it is a "stopping point" on the way to Yellowstone.

172 Steven Taylor discussed the feasibility of the park after Ruby Ridge leaves the space, and said
173 they will only need to rent approximately 20-25% of the space on a daily/weekly basis in order to
174 garner the same revenue they will have had from the Ruby Ridge project tenants. He said they
175 have future plans to build a shower house, and possibly a clubhouse, if it is in fact viable to
176 continue it as an RV park. Per a comment from Geri Christensen, Justin Taylor said it will not
177 turn into a trailer park, which he further discussed.

178 The Planning Commission continued to discuss various items with the Taylors.

179 Geri Christensen asked if the residents along 200 East will be notified; and Justin Taylor said that
180 they could do that.

181 Nancy Potter said one of the concerns of the City Council was why they would place an RV park
182 in the City's economic development area. She said she did some research on daily, weekly and
183 monthly rates; and that monthly rates are not taxed. She said they would not want to use up that
184 much space to something that will not contribute tax revenue. Glen Hansen clarified with the
185 developers that they will not be charging a monthly rate. Mr. Taylor said if they go beyond the 30
186 day rental period, they will fall under a landlord/tenant situation with the state, which they want to
187 avoid.

188 Per a question from Lydia Embry, the developers explained that the spots will be leased per the
189 "each"; therefore if a space is available, it can be rented to anyone.

190 Frank Prince asked if conditional uses are [typically] renewed annually. Cordell said not unless
191 the conditions or use changes. Cordell said the Planning Commission could put a condition on
192 this, that it has to be reviewed after one year.

193 Mayor Berentzen said the City Council essentially does not have a role in this, because it is the
194 Planning Commission who has the right to approve conditional use permits. He said if the City
195 Council did not want this kind of use, perhaps they should have prohibited this kind of use in the
196 first place; but it is [currently] a permitted use. He said the Planning Commission could perhaps
197 put a time-line on the conditional use in terms of reviewing the use after a certain amount of time.
198 Cordell said that certainly could be done. Glen Hansen and Cordell mentioned that they have
199 other conditional uses in the City where that is done. Mayor Berentzen also mentioned that when
200 he stated that the City Council might be willing to work with the developers on the lane access if
201 the City becomes the lessor of that lane; he did not in any way want to suggest that that meant
202 that the City Council approves of the project; and that he could not speak for the City Council; that
203 each of them would have to vote independently.

204 Steven Taylor said they are looking at this situation to make some revenue and hopefully give
205 them money towards his retirement. He said they have made agreements to purchase what land
206 they can. He discussed some minor issues further.

207 Per a question from Glen Hansen, Steven Taylor confirmed that they can get out of the lease in
208 two years if need be, with the option to extend. He said they are putting in excess of over \$150K
209 of their own funds into this project to make it happen, by way of a loan from Cache Valley Bank.
210 He said they are invested in it, are going to maintain it, and that it is going to be a nice park. He
211 said they have promised Lynn Lemmon that it would fund the transient tax for the county.

212 The Planning Commission discussed how to proceed with the motion.

213

214 *Frank Prince made a motion to approve the conditional use permit with the conditions set forth in*
215 *the staff report; as well as the condition that in one year from today, North Logan City has the*
216 *authority to review the situation, and based on that review, approve or disapprove continuing the*
217 *conditional use permit. Geri Christensen seconded the motion. A vote was called and the motion*
218 *passed unanimously.*

219

220 Review the first draft in the rewrite of the North Logan General Plan Housing Element. (Staff)
221 Cordell Batt reviewed the draft of the Housing Element and what was included. He asked the
222 commission to review it and come back with their comments. He said he'd like to move forward

223 on this as expeditiously as possible. The Planning Commission discussed some of the points in
224 the draft with Cordell.

225
226 **Set Next Agenda and/or Discussion**

227 Cordell Batt said he will be looking for the Planning Commission's comments on the Housing
228 Elements. He explained the process to Allen Kartchner.

229
230 Mike McGrath asked if there were any dust control issues that could be done for the subdivision
231 along 1600 East (as well as others). Cordell said yes, and explained. He said residents need to
232 report it so it can be taken care of. He said there are measures that are in place to control that,
233 as well as other issues (water drainage, mud on the roads, etc.).

234
235
236 *Mike McGrath made a motion to adjourn the meeting. Geri Christensen seconded the motion. A*
237 *vote was called and the motion passed unanimously.*

238
239 The meeting adjourned at: 8:41 p.m.

240
241
242 Approved by Planning Commission: October 7, 2010

243
244
245 Transcribed by Marie Wilhelm

246
247 Recorded by

248
249



Scott Bennett/City Recorder

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

August 5, 2010

The North Logan City Planning Commission will hold a regular meeting on Thursday, **August 5, 2010** 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 (June 17, 2010)
- Follow-up on issues from previous Planning Commission meetings

Commission Business:

1. Consideration of a conditional use permit for an LDS Church on 4.3 acres in the Single-Family Residential Estate (RE-1) zone located at 940 East 2500 North, North Logan. (The Church of Jesus Christ of Latter-day Saints represented by Architectural Nexus – Dean Bolton)
2. Consideration of a conditional use permit for a portion of a Recreation Vehicle (Travel Trailer) Overnight Park on 2.2 acres in the Forest Recreation (FR) zone (the access portion of a permitted use project in the General Commercial (CG) zone) located at 55 East 2850 North, North Logan. (Taylor REI, Inc.)
3. Review the first draft in the rewrite of the North Logan General Plan Housing Element. (Staff)

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 attend 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: August 5, 2010

PLEASE print clearly:

1. Steven C Taylor
2. Justin S Taylor
3. Susan Durham
4. Lloyd Berentzen
5. Nancy Potter
6. Val Potter
7. DEAN BOLTON
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____
21. _____
22. _____
23. _____
24. _____
25. _____
26. _____
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.