

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on April 21, 2011**
4 **At the North Logan City Library, North Logan, Utah**
5
6

7 The meeting was called to order by Mark Hancey at 7:10 p.m.

8
9 Commission members present were: Glen Hansen, Mark Hancey Mike McGrath, Frank Prince
10 and Bob Balling. (Geri Christensen was excused)

11
12 Others present were: Jason Killinen, Jay Baker, David Kocherhans, Brent Hilton, Allen
13 Kartchner, Cordell Batt and Marie Wilhelm.

14
15 The Pledge of Allegiance was led by Mike McGrath.
16 An invocation was given by Bob Balling.

17
18 **Adoption of Agenda**

19 *Glen Hansen made a motion to adopt the agenda as presented. Bob Balling seconded the*
20 *motion. A vote was called and the motion passed unanimously.*

21
22 **Approval and Follow-up of Minutes for March 3, 2011 and March 17, 2011 Planning**
23 **Commission Meetings**

24 **March 3, 2011 Planning Commission Meeting Minutes**

25 *Mike McGrath made a motion to approve the minutes as amended. Glen Hansen seconded the*
26 *motion. A vote was called and the motion passed unanimously.*

27
28 **March 17, 2011 Planning Commission Meeting Minutes**

29 *Bob Balling made a motion to approve the minutes as amended. Mike McGrath seconded the*
30 *motion. A vote was called and the motion passed unanimously.*

31
32 **Follow-up**

33 Mark Hancey mentioned the boundary line adjustment issue previously discussed, and Cordell
34 Batt said he would check into that and inform the applicant.

35
36 **New Business**

37 **Consideration of the Concept Plan for a Mixed-Use Senior Living Apartment Complex and**
38 **Commercial Property (Wasatch Pointe Senior Apartments) in the newly zoned Mixed-Use**
39 **General zone located at approximately 1600 North 200 East, North Logan. (North Logan City).**

40 Cordell Batt presented the item. He reminded the Planning Commission that the applicant
41 previously brought this project before the Planning Commission to get their feedback on the
42 project when the property was rezoned. He said the project has not really changed since that
43 time, and has therefore, essentially already been reviewed by the Planning Commission. He
44 explained the packet that he gave to the Planning Commission and mentioned that it included
45 comments by the City Administrator as well as the Fire Chief, and Ross Lapray. He told the
46 Planning Commission that this packet is more detailed than what is typically included in a concept
47 plan packet. Cordell mentioned that the developers brought materials on one of their typical
48 developments in Bountiful, Utah, to show to the Planning Commission.

49 Mark Hancey mentioned that it indicated that the application fees might not yet be paid, and that
50 there was previous discussion that applications would be complete before they came to the
51 Planning Commission. Cordell said he thought that was already done and confirmed that it is still
52 the standard. Cordell said that Jeff Jorgensen asked that the developers' plans reflect more of
53 the retail intentions on the plans.

54 Developer Brent Hilton, Architect, described the applicant's intentions for the site, including that
55 there is office space planned in front at this point, rather than retail, which will likely be medical
56 office space. He said that typically, commercial developers want to see that there is enough
57 residential planned for the project, before they will commit to the project. He said they've done

58 several projects just like this and said they are very nice projects, and went on to describe
59 previous locations they have developed, and what they intend for this one. The commission
60 discussed various development details with the developers. Mr. Hilton said the development is
61 for citizens ages 55 and over, but they are allowed to have up to 20% under that age if there is
62 some kind of handicap. Per a question from Mark Hancey regarding parking, Mr. Hilton said they
63 learned from a previous development in Logan that it is necessary to provide enough parking,
64 and do *not* want this site to be "parking poor" as it was in that development. He said they intend
65 to have a carport for everyone, with garages in addition. He discussed the height of the building,
66 as well as the interior ceilings, which Mr. Hilton said would be higher on the top floor; and that he
67 would like the Planning Commission to consider allowing that, as he feels that residents like that
68 and is much nicer, aesthetically. The developers continued to discuss their plans for the site.
69 The Planning Commission went over Jeff Jorgensen's comments with the developer, as well as
70 other various issues.

71 Hazel Stroud asked if the developers had studied the vacancy rate for existing, similar projects in
72 the area, which they said they had. Ms. Stroud referred to a local senior citizen facility and said
73 sometimes there are as many as fourteen rooms vacant in that location. The developers and the
74 commission explained that this is a different kind of facility than that one is.

75 Allen Kartchner asked about their plans for stormwater management, which the developers
76 explained.

77 Cordell Batt said staff is recommending a positive recommendation to the City Council for
78 approval. He mentioned that one of the recommendations from staff is for the developers to
79 create a Fire Management Plan. He said one of the concerns brought up regarding Pioneer
80 Village is knowing where the people that are not mobile are located in the building in order to best
81 evacuate them in the event of an emergency.

82 The Planning Commission continued their discussion. Per a question from Glen Hansen, Cordell
83 said the plat adjustment can take place later in the approval process.

84
85 *Bob Balling made a motion to make positive recommendation to City Council including staff's*
86 *recommendations made in the staff report. Glen Hansen seconded the motion. A vote was*
87 *called and the motion passed unanimously.*

88
89 *Mike McGrath left at this time, 8:04 p.m.*

90
91 Planning Commission Training Session by Jay Baker (Cache County-wide Planner).
92 Jay Baker presented his training session on Land Use and Decision Makers. He said there is
93 one remaining training session in his series.

94
95 **Set Next Agenda and/or Discussion**

96 Cordell Batt said there is a project coming in for review that is a large mixed use project adjacent
97 to the City Center, that will be on the next Planning Commission meeting for May 5th. Per a
98 question from Cordell, Jay said he would not be available to come to that meeting to do his last
99 training; but could come to the meeting following that. Cordell said if there isn't anything else but
100 the training for that agenda, we'll move the training to a meeting where there is something else on
101 the agenda.

102
103
104 *Bob Balling made a motion to adjourn the meeting. Glen Hansen seconded the motion. A vote*
105 *was called and the motion passed unanimously.*

106
107 The meeting adjourned at: 8:51 p.m.

108
109 Approved by Planning Commission: May 5, 2011

110
111 Transcribed by Marie Wilhelm

112
113 Recorded by

114



Scott Bennett/City Recorder