

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on May 5, 2011**
4 **At the North Logan City Library, North Logan, Utah**
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9 The meeting was called to order by Mark Hancey at 7:00 p.m.

10 Commission members present were: Mark Hancey, Glen Hansen, Geri Christensen, Frank
11 Prince and Bob Balling. (Mike McGrath was excused).
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13 Others present were: Stuart Miller, Jason Killinen, Laura Lind, Allen Kartchner, Russell Goodwin,
14 Lydia Embry, Dell Loy Hansen and Marie Wilhelm
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16 The Pledge of Allegiance was led by Bob Balling.

17 An invocation was given by Glen Hansen.
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20 **Adoption of Agenda**

21 *Glen Hansen made a motion to adopt the agenda as presented. Bob Balling seconded the*
22 *motion. A vote was called and the motion passed unanimously.*
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24 **Approval and Follow-up of Minutes for April 21, 2011 Planning Commission Meeting**

25 Not available for review.
26

27 **Follow-up**

28 Nothing at this time.
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30 **New Business**

31 Consideration of the Concept Plan for a Mixed-Use Multi-family Complex including a
32 Reception/Clubhouse/Business Office Center in the Mixed-Use General zone located at
33 approximately 2200 North between 100 East and 200 East, North Logan. (Adjacent to the
34 proposed City Center for North Logan City).

35 Dell Loy Hansen presented the project. He explained that he purchased the two acre piece of
36 property six to eight years ago, with the thought that he would develop it eventually as a multi-
37 housing project. He explained that Blake Parker approached him approximately four months ago
38 and discussed developing the area together and joining Dell Loy's property with some of Blake
39 Parker's, and described this further. He said the office building on Blake's property is not part of
40 the project. He further discussed their intentions of the site and how the financing would be
41 accomplished. He discussed the hydrology of the area, the problems with the clay soil there and
42 how that might be dealt with. He said their plan is to not use any city water for irrigation. He also
43 said each unit of their development will be metered and billed individually; and explained that they
44 have found that there is a 40% savings when people are individually responsible for their own
45 water. Per a question from Bob Balling, Dell Loy explained the planned water and drainage
46 system he had discussed with Ross Lapray and Jake Young. He explained this further with the
47 commission; particularly as it relates to the ordinance requiring the retention of stormwater, per a
48 question from Mark Hancey. He said they have hired Jake Young to work on this with them.

49 Dell Loy further described his project and mentioned three other, similar projects he has done in
50 the Salt Lake City area (West Jordan, South Jordan and Sandy), which he took Cordell Batt to, to
51 review. He also mentioned another projected called Talavera in Midvale which is currently under
52 construction; as well as two other adjacent projects which have already been built: San Moritz
53 and Florentine Villas. He also mentioned another 238-unit development he built called San
54 Tropez, located in "The District" near the Daybreak development. He described this further.

55 Mark Hancey discussed the percentage of residential versus retail; particularly how this might
56 relate to the potential number of residential in the City Center. Dell Loy said there is a
57 commercial component. He said retail is driven by residential, however, and that residential has
58 to be there first.

59 Mark Hancey said his question is really for Cordell Batt, in how many residential they want to see
60 in the City Center, and whether they want to allocate a percentage to this from the City Center.
61 This was discussed further, and Dell Loy explained his conversations with City staff in how this
62 may come together, and mesh with the City Center.

63 Dell Loy discussed access and traffic, and said the primary access is on 2200 North, and that a
64 very good right in and right out on what would be approximately 2100 North. Mark asked why
65 they would be pushing traffic out onto a main artery (2200 North). Dell Loy said mainly because
66 there is a light, and discussed this further.

67 Geri Christensen asked what would be fronting this project, and Dell Loy said he is working with
68 Jake Young as well as the City Council on this. Geri also asked about the round-about, and Dell
69 Loy said he hopes that will become part of the development and will work with the City on that,
70 which will be worked out in the development agreement.

71 Mark Hancey asked about the demographics of the site. Dell Loy said they have a very specific
72 target audience for his facility. He said they are going for a market that is "renter by choice", not
73 renters who do so because they don't have money and cannot afford to purchase. He explained
74 this further. He said three-year leases will be required.

75 Glen Hansen said that he spoke to Cordell the previous day, and that Cordell said he toured the
76 projects and said they were very nice, and felt like this project is even better than what he saw.
77 Glen asked Dell Loy to explain a couple of things that Cordell referred to, such as the proposed
78 mixed-use situation, as well as a park that he said would be open to the City.

79 Dell Loy discussed the intention of the general lay out of the facility. He discussed a planned
80 "office" situation, which would allow people to have use of an office and conference room on site.
81 He also described other intended features such as a clubhouse, pool, park, athletic club and
82 massage facility. He mentioned that they keep stock on hand to allow for quick repairs as
83 needed. He said the office situation would be like a "virtual business" with phone staff actually
84 being located in Salt Lake City, but performing like it is on site. He further discussed the benefits
85 of having a large room on the compound to hold various events.

86 Mark Hancey asked Dell Loy again to explain the demographics of the project. He described the
87 number of apartments and how many bedrooms the varying levels will have, which he said is
88 geared toward smaller occupancy. He further described the different levels of occupants this is
89 designed for, from entry level, to higher end. He detailed various design component, amenities
90 and conveniences of the project, including parking design.

91 Mark Hancey said the rent is approximately \$1200 per month for the town homes, and asked Dell
92 Loy about the other pricing. Dell Loy said that high-speed internet is included in the rent; and
93 said their intention is that when people move in, things are simple, in that everything they need is
94 already in place. He described this further. He said the three bedrooms are \$1100, and further
95 discussed the pricing for the various levels.

96 A citizen referred to Dell Loy's comments about getting students and young marrieds to live there,
97 but said the pricing is much too steep to allow for those groups to live there. Dell Loy said the
98 concept is that not *everyone* can afford it, and discussed this further.

99 Geri Christensen said the valley has primarily catered to students and that there are already
100 several units out there for students; and that the valley needs something else.

101 Dell Loy continued to discuss the benefits of the site, as well as other projects he is working on.
102 He also said their target would be employees at Qwest and discussed that everything people
103 need would be on site: food, shopping, entertainment, etc.

104 Dell Loy continued to discuss various details of the project with the commission.

105 Glen Hansen asked if the North Logan Fire Department has reviewed this and noted that North
106 Logan City Fire Marshal, Jason Killinen was at the meeting. Jason said they had reviewed this a
107 number of times and things are well done, and briefly discussed this further.

108 Mark Hancey said he would like to speak to Cordell about this, as well as review some of Dell
109 Loy's other projects. He discussed his concerns about the high density of housing and referred to
110 Dell Loy's comment that this would be 9% of the current housing. He commented that the City
111 Center is going to have a significant amount of residential, and does not know whether this will
112 work with that, and that it concerns him to allocate that much of the housing "stock" to that one
113 corner. He discussed this further. He said one of the Master Plan issues previously discussed in
114 relation to the Transportation Element is *not* having egress and ingress on arteries, which 2200
115 North is.

116 The Planning Commission continued their discussion.

117 Bob Balling asked Dell Loy what his time frame for this would be, and Dell Loy said it would all be
118 functional by September 2012. He said the theory is to tie this in with the City Center.

119 Per a question from Bob Balling about whether the City Council has reviewed this yet, Allen
120 Kartchner said they have not.

121 Mark Hancey said that a decision cannot yet be made. He said this is a great vision, but that the
122 Planning Commission needs to have more conversations with staff.

123

124 **Set Next Agenda and/or Discussion**

125 Mark Hancey said this should be on the next agenda. He said it would be beneficial to have Jake
126 Young at the next Planning Commission meeting to discuss this. Mark asked Dell Loy to get the
127 specifics of some of his other projects to Cordell, and then to the Planning Commission members
128 to review.

129 The commission asked Dell Loy about other design details, which Dell Loy explained.

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132 *Glen Hansen made a motion to adjourn the meeting. Geri Christensen seconded the motion. A*
133 *vote was called and the motion passed unanimously.*

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136 The meeting adjourned at: 8:22 p.m.

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139 Approved by Planning Commission:

May 19, 2011

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141 Transcribed by Marie Wilhelm

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143 Recorded by

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Scott Bennett/City Recorder