

57 there could be a better project for this particular site. He further described all the particulars of
58 this site which he feels makes it very positive. He said it is still his recommendation that the
59 commission give this project a positive recommendation to the City Council, and asked the
60 commission to share any questions or concerns they have with him.

61 Glen Hansen went through Mark Hancey's email and reviewed some of Marks' concerns,
62 including that this project would make up 9% of North Logan's population; and said Mark asked
63 how many people we are trying to put into this area. Cordell said it depends on what kind of
64 commercial or office space can be attracted to this area. He said based on what has been
65 discussed over the years, he put a rough estimate together of having approximately 40% housing
66 for the City Center area, plus this project. He said this equates to approximately 700 to 900 units
67 around the City Center. He said this was understood, when planning the City Center; and the
68 thought was that they would rather have the density happen in the City Center, rather than having
69 higher density spread throughout the City in various places.

70 Per further discussion, Cordell said this project would bring in about a quarter of the proposed
71 residents in the City Center area.

72 Per another question about demographics and the potential burden placed on local schools;
73 Cordell explained that this project will primarily consist of younger couples, senior couples, etc;
74 likely not couples or students who would have children in school.

75 The Planning Commission continued to discuss various issues. Cordell explained that the
76 infrastructure has been set up to handle the development that will take place in the City Center.
77 He briefly discussed the drainage system being set up specifically for this area.

78 Geri Christensen said we definitely need more commercial area in North Logan, and this would
79 bring in more tax monies for the City to work with.

80 Cordell and the commission continued their discussion. They continued to discuss commercial
81 vs. retail being in place; and Cordell reiterated that he felt that having residential in place was
82 essential in having commercial even consider being there.

83 Jake Young said this project is essentially going to be one block from "downtown". He said
84 having high density residential there is going to create activity. He discussed this further and said
85 it will increase safety, create nighttime activity and interest in a thriving economy. He said this
86 project is really a catalyst for making other things happen in the City Center.

87 Cordell said that one concern he has heard is whether these kinds of projects are all we are going
88 to see for this area; and that they will "use up" all the land for commercial. He described the kinds
89 of planning occurring for this area to address that issue. He also mentioned that he expects
90 another project coming in to this area in a short time.

91 Glen Hansen said that when the Planning Commission was working on the Land Use Element of
92 the General Plan and considering the City Center, one of the concerns was how to make sure
93 that someone doesn't come in and develop a large mass of houses or condos in one spot that will
94 take up the whole City Center area, and that down the road, there ends up being no commercial.
95 He said he thought, as a Planning Commission, they envision what Cordell and Jake described;
96 but that putting this many units in one area, as well as a few others around; the City will not get
97 what it wants, which is people living downtown. He said this will create "dead" spots, which he
98 discussed further. He discussed why it was important to ensure that kind of blend occurs.

99 Cordell explained why this would not occur, particularly with this project, and said that vision is
100 still in place.

101 The Planning Commission discussed this further with Cordell. Geri Christensen said Cordell
102 spoke to all of the current landowners who are in agreement with this, and Cordell said that is
103 correct, and also said that they know what the City has planned for this area.

104 Geri said she thinks that this project is the key project to getting the City Center area going; and
105 that if the City does not do something, like this, it is unknown what could come in to this area in
106 the future.

107 Glen mentioned concerns regarding the fact that there are apartment complexes already in place
108 near 1800 North and they have not brought in the commercial, which is being suggested for this
109 project; and mentioned that those apartments were also supposed to be "high end" and have
110 degenerated, in large part due to the economy. Cordell said this project has a much different

111 dynamic that those apartments, and also said they were never intended to be "high end", which
112 he further explained.

113 Per a question from Glen, Cordell said the developers have met all of the requirements. He also
114 said he feels really good about this project from a staff's point of view, and feels it will start the
115 process and help to get the City Center going.

116 The commission continued their discussion, including receiving comments from Jake Young, and
117 developing partner Blake Parker who described their intentions for the site, and why he thinks it
118 will work so well. The layout of the project, as well as access and other issues were also
119 discussed. Per a question from Brett Robinson about the quality of this project compared to the
120 new project behind the Marriot on 200 East, Blake said this is the same developer, and said this
121 project is a step above that one, which he went on to describe. He also mentioned that those
122 apartments [behind the Marriot] are being leased out at full rate, as fast as they can be
123 completed.

124 Cordell said Cache Valley Transit has been working with the City and is planning a bus stop
125 adjacent to this project.

126 Russell Goodwin expressed his comments and concerns, including his concerns about the safety
127 of the underground retention planned for the site, as well as maintaining a corridor and a bike
128 path through there.

129
130 *Geri Christensen made a motion to make a positive recommendation to the City Council for this*
131 *project, including recommendations made by staff. Frank Prince seconded the motion. A vote*
132 *was called and the motion passed unanimously.*

133

134 Consideration and recommendation of a rezone request for property (2.19 acres) located at 1601
135 North 400 East rezoned from Community Commercial (CC) to Multi-family Residential (RM). The
136 back portion (3.69 acres) to be rezoned to accommodate the construction of additional
137 apartments (the same as Legacy Apartments immediately to the north). The frontage portion (1.5
138 acres) to remain Community Commercial (CC) where the existing church is located.

139 Cordell Batt presented the situation and oriented those in attendance to the site. He explained
140 that this would require, as they proceed with the project, that they come in as a conditional use.
141 Per a question from Glen Hansen, Cordell explained that the developers are purchasing the back
142 portion of the property, with the church still owning the front portion.

143 Per questions from the Geri Christensen, Cordell explained the access, and also described that
144 that there is an interior playground area for children planned, between the two buildings.

145 Per questions from Geri, developer James Wakefield explained that after doing a market study,
146 they are planning on having a combination of one and two bedroom units, split between the two
147 buildings. He said they initially planned on having 12 single units, and 48 two-bedroom units, but
148 they may end up increasing the number of one-bedroom units. He said the rents will range from
149 \$675 to \$775, which he discussed further. He also explained his clubhouse and said it will be on
150 par or better than anything else in town.

151 Cordell said staff recommends a positive recommendation on this, based on what the City has
152 done in the past in the area; as well as the adjacent land uses in the area, which are compatible
153 to what the developers are asking.

154

155 *Frank Prince made a motion to make a positive recommendation to the City Council for this*
156 *rezone. Brett Robinson seconded the motion. A vote was called and the motion passed*
157 *unanimously.*

158

159 Consideration of a conditional use permit to allow a temporary portable batch plant for ready-mix
160 concrete associated with the UDOT construction project of 10th West and 2500 North located at
161 250 West 2500 North, North Logan. (Staker & Parson Companies)

162 Glen mentioned that Mark Hancey had a question about whether this is an allowable use, and
163 Cordell explained that this is allowable as a conditional use.

164 Geri Christensen asked how long will this be "temporary", and representative Kyle Wood said
165 their contract with UDOT goes through the end of the year, but that it may extend through next
166 year because they are still waiting for a final railroad contract.

167 Cordell Batt explained the project and discussed the previous sites the applicant was considering.
168 He said staff likes this site much better than the previous ones considered. He said staff is
169 recommending approval on this, including staff's recommendations outlined in the report, except
170 for #1, which deals with wetland requirements, which have since been worked out and staff is
171 now not requiring. He further outlined the items in the report.

172
173 *Brett Robinson made a motion to approve with the stipulations that requirement #1 be removed,*
174 *as discussed, and including the other conditions set forth in the staff report. Geri Christensen*
175 *seconded the motion. A vote was called and the motion passed unanimously.*
176

177 Consideration of a lot line adjustment in the Champlin Commercial Park Subdivision located at
178 approximately 1675 North Main. (Craig Champlin)

179 Cordell Batt oriented the attendees to the location and explained the request. He said the owner
180 wants to sell a piece of the site for a new restaurant to go in and therefore would like his lot lines
181 adjusted. Cordell said that as Mark Hancey pointed out, the state has a process to do this, and
182 said application has been made for this, and the fees have been paid. He briefly discussed
183 various items further. Cordell said staff recommends approval for this.

184 Per a question from the commission about what is going in, the developer said it will be a
185 Kneaders Bakery and Cafe.

186
187 *Frank Prince made a motion to approve the lot line adjustment. Brett Robinson seconded the*
188 *motion. A vote was called and the motion passed unanimously.*
189

190 Planning Commission Training Session by Jay Baker (County-wide Planner)

191 Jay Baker presented his training on Land Use and Subdivision Regulations.

192

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

194 Cordell mentioned the RV park ordinance in the Planning Commission member's packet; which
195 he explained is being returned to them after passing it on to the City Council, after the
196 commission reviewed it. He said the City Council wants the Planning Commission to review it
197 again, and asked Allen Kartchner to explain the position of the council.

198 Allen explained the situation and said the City Council has to decide whether to allow rv parks in
199 the City, either as a permitted or conditional use. He said if the City Council decides that the
200 answer is "no", then everything else falls aside; if the council decides "yes", then they must decide
201 whether to allow them as a permitted use or a conditional use. He said there is a strong feeling
202 from the council that they do not want rv parks along Main Street, but if they were allowed, they
203 might allow them west of 200 West, in a more industrial area. He said the commission has
204 already done a lot of work, which has been helpful to the council; but at this point the council is
205 asking the Planning Commission to explain to the council whether they see rv parks as a use that
206 should be permitted in our City. He said if the Planning Commission does want it in the City,
207 which he said was expressed by the commission at one point, then the council wants the
208 commission to explain why. He explained further, and also said it would not be allowed without
209 certain conditions placed on it. He said the council would like to make a decision on this in the
210 next month, and hopefully have it be a meeting agenda item by June 15th.

211 Per a question from Frank Prince about whether neighboring cities had rv parks, Allen said the
212 developer said we were the only City in the county that would allow them to do this.

213 The Planning Commission continued their discussion.

214 Cordell said this will be on the next Planning Commission meeting agenda, and asked the
215 Planning Commission to review this to be able to discuss it at the next meeting.

216

217

218

219 *Gerri Christensen made a motion to adjourn the meeting. Brett Robinson seconded the motion. A*
220 *vote was called and the motion passed unanimously.*

221
222 The meeting adjourned at: 9:31 p.m.
223

224
225 Approved by Planning Commission: June 16, 2011
226

227
228 Transcribed by Marie Wilhelm
229

230 Recorded by
231
232



Scott Bennett/City Recorder