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**Minutes of the North Logan City
Planning Commission
Held on August 4, 2011
At the North Logan City Library, North Logan, Utah**

9 The meeting was called to order by Mark Hancey at 7:04 p.m.

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11 Commission members present were: Mark Hancey, Frank Prince, Glen Hansen, Geri
12 Christensen and Brett Robinson. (Bob Balling was excused)

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14 Others present were: Stuart Miller, Blake Parker, Jeff Jorgensen and Marie Wilhelm.

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16 The Pledge of Allegiance was led by Frank Prince.
17 An invocation was given by Glen Hansen.

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19 **Adoption of Agenda**

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

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23 **Approval and Follow-up of Minutes for July 21, 2011 Planning Commission Meeting**

24 As Mark Hancey had a question for Cordell Batt on an item on the minutes, the Planning
25 Commission agreed to await approval until the next Planning Commission meeting.

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27 **Follow-up**

28 Nothing at this time.

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30 **New Business**

31 Consideration and recommendation of the Development Agreement/Plan for the Mixed-use
32 Project - Four Seasons Apartments and Clubhouse/Conference Center located at 140 East 2200
33 North, North Logan (Wasatch Advantage Group).

34 Jeff said the Planning Commission has reviewed other aspects of this development, and this is
35 likely the last part that the Planning Commission will be reviewing. He further reviewed some of
36 the reports and studies the developers have had done. He said staff recommends approval; and
37 that he has two concerns to discuss. He said a plat should be done for this, as there are various
38 parcels involved, including one piece that is adjacent to the storage units that is going to be
39 dedicated, which would be best to have recorded on a dedication plat. He said it also needs to
40 show any and all details of the roads within the project. Per a question from Brett Robinson, Jeff
41 said the preliminary plat does need to be done before the City Council meeting.

42 Mark Hancey said there is a reference in the Park Space and Trails part of the staff report that
43 stated that there *is* gong to be a public park; but that in the Development Plan, it stated there *may*
44 be a public park. Developer, Blake Parker said that the park will be *available* to the public, but
45 will not be *dedeed* to the public. Mark said there may need to be some language on the plat
46 addressing that. Jeff and Mark discussed this and agreed that because it is a public easement, it
47 needs to be listed on the plat. Jeff said that needs to be changed in the agreement; and said
48 there is some language regarding the CDA money that needs to be changed in the agreement, as
49 well.

50 Jeff said the other issue is that in the Water Conservation Plan, it kind of implies that the
51 developers are going to use irrigation water, but does not state it specifically. It states that re-
52 circulated, underground water will be used; but if that is not sufficient, then we need to make sure
53 that it is stated on the plat that those water shares will stay with the property.

54 Geri Christensen asked who was going to maintain the landscaping on the property, which the
55 developers explained.

56 Mark Hancey mentioned a water rights situation with re-circulated water that took place in Salt
57 Lake County for irrigation, and asked how that would work in this situation, which Mr. Parker
58 explained.

59 Brett Robinson asked if there is another roundabout planned for part of this, which Jeff explained,
60 and said the developers will pay for installing it and then will ultimately get reimbursed from CDA
61 monies; and that the City will maintain the roundabout.

62 Mark Hancey mentioned the section in the agreement on page three, sub-paragraph d, that is
63 where the issue of the public easement to the park should be dealt with. He also mentioned page
64 four, paragraph 5g that deals with "if" the developer constructs the park, as discussed previously
65 [at this meeting]. He further mentioned a section on page six, paragraph 13 that is in regards to
66 work-stoppage orders and asked if there was an issue. He discussed this with Jeff. Mark
67 recommended staff reviewing this issue again before final approval, to which Jeff agreed. Mark
68 asked Jeff if there were any issues with this agreement terminating in twelve years, and Jeff said
69 there were not. Mark mentioned the letter from Stuart Miller in Tab #9, regarding circulating water
70 issues; and Jeff said the letter does not say that it will be secondary water. Mark said in fact, it
71 says culinary water. The developer said the culinary water would be used as a back up. Mark
72 discussed the fact that water shares staying with the property is not in the development
73 agreement; and Mark and Jeff agreed that a paragraph addressing that needs to be in the
74 agreement, as well as the issues regarding re-circulating water and culinary water being used as
75 back up.

76 Glen Hansen asked about access, and Jeff explained a road on the south side of the
77 development that is currently private; and further explained that it was built to spec so that it could
78 be turned over to the City in the future if necessary.

79 The Planning Commission discussed other various items with the developers. Geri Christensen
80 asked when the developers would like to get started, and they said September 1 [2011]. Brett
81 Robinson said he appreciated quality development coming in the City and said he feels this is a
82 great thing. Geri concurred and said she is excited about it coming in and feels it will be very
83 beneficial to the City.

84 Mark Hancey reiterated that the development agreement needs to include language addressing
85 water and landscaping issues; the water shares need to be listed on the plat; the public easement
86 to the park needs to be listed on the plat; and staff needs to address the language corrections
87 that need to be made to the agreement, as discussed here between Mark and Jeff.

88
89 *Brett Robinson made a motion to make a positive recommendation to the City Council for the*
90 *development agreement and plan, with the recommendations as discussed and listed by Mark*
91 *Hancey, above. Geri Christensen seconded the motion. A vote was called and the motion*
92 *passed with Frank Prince, Glen Hansen, Geri Christensen and Brett Robinson voting in favor,*
93 *and Mark Hancey voting against the motion.*

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95 Mark Hancey explained that he voted against the motion because of his concern that the City has
96 not spent enough time to determine how many households and number of residents they want in
97 the City Center. He said this is a fairly large development and feels the City is putting the "cart
98 before the horse" on this. He said Dell Loy Hansen said this will increase North Logan City's
99 population by 9%, and Mark said there are a lot of social issues that are affected by something
100 like this, including schools, churches, and [public] welfare. He said the Planning Commission has
101 previously discussed at length the problems they have seen in Logan City along 10th West where
102 there are apartments, which he said may end up being repeated here. He said he thinks the
103 developer will do a great job on the development itself; but that these issues need to be reviewed
104 further before developments like this are considered.

105 Geri Christensen said the City committee she is on is in the process of working on that with the
106 form-based development codes that are being considered. Jeff mentioned the housing element
107 (to the City Master Plan) as well.

108 Mark Hancey said form-based codes deal with just that, "forms"; but the social impact on *people*
109 is what needs to be considered

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Set Next Agenda and/or Discussion

Jeff mentioned the Utah League of Cities and Towns convention taking place in the middle of September. He said the Planning Commission members are invited to attend the Thursday session, and to let him or Cordell Batt know if they are interested in attending.

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

The meeting adjourned at: 7:38

Approved by Planning Commission: September 8, 2011

Transcribed by Marie Wilhelm

Recorded by



Scott Bennett/City Recorder