

1 **Minutes of the North Logan City**
 2 **Planning Commission**
 3 **Held on February 1, 2012**
 4 **At the North Logan City Library, North Logan, Utah**
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7 *Frank Prince made a motion to appoint Geri Christensen as Chairman Pro Tem in Mark Hancey's*
 8 *absence. Brad Crookston seconded the motion. A vote was called and the motion passed*
 9 *unanimously.*

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 11 The meeting was called to order by Geri Christensen at 7:05 p.m.

12
 13 Commission members present were: Frank Prince, Geri Christensen and Brad Crookston. (Brett
 14 Robinson, Chris Nelson and Mark Hancey were excused).

15
 16 Others present were: Travis Taylor, Stan Rowland, Cordell Batt and Marie Wilhelm.

17
 18 The Pledge of Allegiance was led by Brad Crookston.
 19 An invocation was given by Frank Prince.

20
 21 **Adoption of Agenda**

22 *Frank Prince made a motion to adopt the agenda as presented. Brad Crookston seconded the*
 23 *motion. A vote was called and the motion passed unanimously.*

24
 25 **Approval and Follow-up of Minutes for January 18, 2012 Planning Commission Meeting**

26 The Planning Commission agreed to approve these minutes at the next meeting when there is a
 27 full quorum is present.

28
 29 **Follow-up**

30 Nothing at this time.

31
 32 **New Business**

33 **Review Planning Commission's Policies and Procedures.**

34 Cordell Batt briefly introduced the item. The Planning Commission agreed to wait until the next
 35 meeting, when a full Planning Commission is present, for approval. Cordell said they also need
 36 to vote in a chairman and vice-chairman, but will now also do that at the first meeting in March,
 37 when a full quorum is present. He reminded the commission to bring their copy of the policies
 38 and procedures that he had given them back to the next Planning Commission meeting.

39
 40 **Review and consideration of a concept plan for a townhome project (The Cove at North Logan) in**
 41 **the Mixed-use General Zone (MXG) located at the southeast corner of 2200 North 400 East.**
 42 **(North Logan Townhomes, LLC, Stan Rowlan and Travis Taylor)**

43 Cordell Batt introduced the item. He explained that it is approximately five and a half acres in the
 44 mixed-use general zone, at the corner of 2200 North and 400 East, and is across from the
 45 proposed City Center site. He further described the location and the surrounding area. He said
 46 the developers worked with Jake Young, as well as staff, on the conceptual layout they will be
 47 proposing tonight. He said this is a townhome project with 64 units.

48 Developer Travis Taylor explained their intentions for the site, including describing some of the
 49 design features and the kinds of materials they will be using for the project. He said each unit will
 50 have a two car garage and a separate parking space. He discussed the City's requirements for
 51 setbacks, and said they have a 20 foot setback along the road, which he further discussed. He
 52 referred to a corner of the site where a right of way exists for the placement of a future
 53 roundabout; and explained that certain things will be adjusted on their site to accommodate this.
 54 Mr. Taylor continued to discuss various design features and to address questions from the
 55 commission regarding such. Cordell mentioned that it is required of the developers to have 20%
 56 of their project area be land that can be landscaped. Per a question about what reports will be
 57 done, Cordell explained that there are certain items that will be required in the staff report and will
 58 be conditional for approval, which the developers have agreed to do.

59 Per a question from Geri Christensen about what kind of soil problems might exist there, Cordell
60 said the real issue might be groundwater.

61 Cordell explained that staff has reviewed the site plan, and that one of the most important things
62 is the City's desire to have the whole area around the City Center connect between each project,
63 particularly pedestrian-wise, which he said they have discussed with the applicant. He said,
64 therefore, staff is also suggesting that they include additional sidewalks to their plan. Cordell
65 further discussed with the developers an area on the plan that does not seem to have sufficient
66 sidewalks. He said there is an area within the site where a sidewalk needs to be continuous, and
67 that an additional sidewalk needs to be included along the south boundary line. The developers
68 questioned the need for this and commented on the cost of having to include this. Cordell
69 discussed this further with the commission, and with the developers. Cordell said there needs to
70 be continuity with future projects for this area, and mentioned that this is the first townhome
71 project in this area. Cordell continued to discuss the sidewalk issue with the developers, and also
72 discussed the distance required between the canal and their sidewalk.

73 The Planning Commission further discussed the sidewalk issue with Cordell and the developers
74 and the importance of the pedestrians to be able to travel to and from the City Center easily.

75 The commission discussed the potential costs of developing the sidewalk with the developers.
76 Frank Prince mentioned potentially reducing the impact fees to help the developers finance the
77 sidewalk. Cordell further discussed the issues he felt existed with the sidewalk within the
78 complex not continuing all the way through, and the pedestrians having to leave the sidewalk
79 when traveling, as it ends in the middle, and having to then go into the road to continue travel;
80 also potentially there being a conflict with pedestrians and people trying to park.

81 Cordell Batt said staff is generally happy with this concept, and recommends approval, *with* staff's
82 recommendations in the staff report, and including a sidewalk being developed along the south
83 end. Cordell Batt reviewed staff's recommendations in the staff report for the commission.

84 Cordell said that it might be possible to waive the traffic report, which might save the developers
85 some money, and could be used to fund the developers' construction of the sidewalk.

86 Cordell discussed market studies with developers.

87 The commission and the developers discussed the inclusion of a sidewalk on the south edge of
88 the property, at length. Cordell said this sidewalk will become part of the City's trail system.

89

90 *Frank Prince made a positive recommendation for approval to the City Council with staff's*
91 *recommendations in the report, including recommending that the developers install a sidewalk*
92 *along the south edge of the property; and also recommended waiving the traffic study. Brad*
93 *Crookston seconded the motion. A vote was called and the motion passed unanimously.*

94

95 Cordell said the trail might not even have to be concrete, that it could possibly be made of
96 asphalt, which he discussed briefly.

97

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

99 Cordell said unless something comes up, there will likely not be a meeting in two weeks
100 [therefore, not until Thursday, March 8th].

101

102

103 *Brad Crookston made a motion to adjourn the meeting. Frank Prince seconded the motion. A*
104 *vote was called and the motion passed unanimously.*

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107 The meeting adjourned at: 8:10 p.m.

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110 Approved by Planning Commission:

March 8, 2012

111

112 Transcribed by Marie Wilhelm

113

114 Recorded by

115



Scott Bennett/City Recorder