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**Minutes of the North Logan City
Planning Commission
Held on August 2, 2012**

At the North Logan City Library, North Logan, Utah

Chris Nelson made a motion to appoint Geri Christensen as Chairman Pro tem in Mark Hancey's absence. Kevin Christensen seconded the motion. A vote was called and the motion passed unanimously.

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

Commission members present were: Kevin Christensen, Geri Christensen, Chris Nelson and Brett Robinson. (Mark Hancey and Brad Crookston were excused).

Others present were: Mike Hay, Dustin Morrison, Ken Stuart, Matt Stuart, Casey Fisher, Jason Killinen, Damon Cann, Lydia Embry, Cordell Batt and Marie Wilhelm.

The Pledge of Allegiance was led by Kevin Christensen.

An invocation was given by Brett Robinson.

Adoption of Agenda

Chris Nelson made a motion to adopt the agenda as presented. Brett Robinson seconded the motion. A vote was called and the motion passed unanimously.

Approval and Follow-up of Minutes for June 13, 2012 and July 19, 2012 Planning Commission Meetings

June 13, 2012 Planning Commission Meeting Minutes

Kevin Christensen made a motion to approve this amended set of minutes as presented. Chris Nelson seconded the motion. A vote was called and the motion passed unanimously.

July 19, 2012 Planning Commission Meeting Minutes

Not available at this time.

Follow-up

Per a question from the commission about when form-based code is going to be discussed; Cordell explained that Jake Young will be giving presentations over the next months or so. Cordell also said that he sent the commission the map with the changes Jake made, as they had previously discussed; which Cordell said they will discuss at the next Planning Commission meeting.

New Business

Consideration and recommendation of the Concept Plan for a commercial subdivision located at approximately 2785 North 200 West, North Logan, Utah. This is a 3 Lot subdivision in the CG (General Commercial) Zone along 200 West. (Larry W. Miller represented by Tom Stuart Construction).

Cordell Batt presented the item and oriented those in attendance to the site. He said the developers are proposing a three-lot subdivision; and explained a brief history of the site which was originally one parcel. He said in order to sell part of it and build on it, they have to subdivide. He explained some of the reports the City is requiring of the developers, due to the fact that there is a building currently going in on the site. He explained that the City will be requiring the developers to do the reports for the next two lots as they develop them, rather than have them do the studies for the entire subdivision at once. He said Engineering has reviewed this, and there were no problems with the first building they have begun construction on.

He continued to explain various details.

58 Ken Stuart explained some of the details of their plans, including how they will work out the
59 utilities.

60 Cordell mentioned that any projects that go into the City's commercial/industrial area have to go
61 through the Design Review process. He said the building that is going up on this site will look
62 very similar to the buildings which already exist in the City's industrial park at Eagle Creek. He
63 said this project has gone through Design Review and received approval. He said the other two
64 projects, as they are developed, will have to go through the same process. He also explained the
65 sidewalk situation with the Eagle Creek project.

66 The commission discussed various, minor issues.

67 Brett Robinson asked about the maintenance of the grounds if the development of the lots takes
68 a while; and Cordell explained that the owner is responsible for that.

69 The commission continued to discuss various, minor items with Cordell and the developers.

70 Kevin Christensen asked about the report stating this being potentially approved via a plat.
71 Cordell explained the minor subdivision process, and said that is not typically done on a
72 commercial/industrial subdivision, and recommend going with a plat, which the developers had
73 already agreed they would do.

74 The developers explained further details of their location. He said part of their building will be
75 used by AI's Sporting Goods to warehouse some of their stock.

76 Chris Nelson asked about the potential of a path for people to use along the site; and Cordell said
77 while the road has not been striped yet, there is plenty of room on both sides to stripe a lane for
78 pedestrians and bicycles.

79

80 *Brett Robinson made a motion to recommend a positive recommendation to the City Council on
81 this concept plan, with the recommendation of approval being done by a plat, as discussed.*

82 *Chris Nelson recommending adding that all other staff recommendations be included, which Brett
83 Robinson agreed to.*

84 *Kevin Christensen seconded the motion with Chris Nelson's inclusion. A vote was called and the
85 motion passed unanimously.*

86

87 Reconsideration of an amended conditional use permit for the Caring Hearts of Cache Valley
88 building located at 435 East 2500 North, North Logan. The applicant is asking for an amended
89 site plan with access off of 2500 North instead of using the existing Library access. (Caring
90 Hearts of Cache Valley)

91 Cordell Batt explained that the reason for the developers not being in attendance at the meeting
92 where this went before the Planning Commission for review, was a miscommunication on his
93 part. He reminded the commission about their issues regarding whether or not staff had looked
94 at the safety issues regarding this new proposed access. He said this been reviewed again by
95 Engineering, who is still okay with it; as well as with the Fire Department.

96 Dustin Morrison with Caring Hearts, explained that they initially proposed the site as it was
97 approved in the conditional use permit, based on concerns regarding the access, and the
98 distance from the intersection. He explained that after further discussions with Ross Lapray, and
99 reviewing it further, this changed seems the right thing to do. He said the premise of the request
100 is that it is more sound, is aesthetically better, is more functional, is safer for ambulance and fire,
101 etc.

102 Cordell asked City Councilman Damon Cann to discuss what had occurred at the City Council
103 meeting on this issue.

104 Damon Cann expressed that one of the issues was that the applicant was not in attendance at
105 the meeting to discuss their project. He said there was also concern expressed by some
106 members of the council about a second building being placed there. He said the feeling was to
107 send the matter back to the Planning Commission for further consideration when the applicants
108 could be in attendance and present their case.

109 Cordell Batt mentioned the City Council's issue about having the business so close to the library
110 and, the concern about all of the traffic with the library, the additional building, and the school
111 children, particularly when school lets out. He also said that the police building will be coming in

112 to the east and there is concern about even more traffic. He said that when this was discussed,
113 staff felt like the traffic from the police building will be very minimal, and also that the police
114 building will eventually have access off of 600 East.

115 Brett Robinson said he doesn't see a safety issue with this use, as there is not a high level of
116 traffic coming from a use like this. He said his initial concern is still that, if this use were to
117 change; whether we would be locked into an access there as 2500 North continues to be a larger
118 and larger corridor street. He said it may not be a problem over the next fifteen to twenty years,
119 but may be later than that.

120 Cordell Batt doesn't see that use changing, but if it did they would be limited by the square
121 footage of those buildings, and commented further.

122 The developers addressed various questions about their plans for the facility and grounds.

123 Per a question from Chris Nelson about the possibility of the use changing in the future; Cordell
124 explained that if the use associated with the current, approved conditional use permit changes;
125 the applicant would have to submit a new conditional use permit for approval; and would have to
126 go through the approval process, for the new proposed use.

127 It was reiterated that this is not a medical facility.

128 Cordell Batt said there are several uses that are not allowed, and only a few options allowed in a
129 residential spot like this.

130 The commission further discussed various related issues.

131 Kevin Christensen mentioned the lack of traffic issues with the nearby Pioneer Valley Lodge,
132 even though there is a higher level of independence with that facility. He also discussed parking,
133 and raised the possibility of having a no parking zone between the driveway to this facility, all the
134 way to 400 East. Geri Christensen said she agreed with that idea, and Cordell said that request
135 could be part of the Planning Commission's motion.

136 Chris Nelson said his concern is how cars turn in and out. Cordell discussed this, and said the
137 alignment is better with this.

138 Jason Killinen mentioned the lack of traffic issues with a very similarly-size facility nearby in
139 Logan that he deals with regularly. He said the traffic going in and out of this facility would be
140 minimal.

141 Cordell Batt mentioned the fact that because this is in a residential zone, there could actually be
142 many more driveways than are being proposed for this development.

143 Jason Killinen also said he would endorse having a non-parking zone, as previously discussed;
144 as it would make it much easier for emergency personnel to have access to this location; and
145 he said he would *not* want to bring an engine into this facility's parking lot.

146 Geri Christensen said she likes the idea that this is in a residential area and would be good for
147 the people in the area to do community aid for the people in there. She said she was previously
148 worried about the traffic issues, but that some of those concerns have been waived. She asked
149 Dustin when they thought they would put the second building in, and he said likely in April [of
150 2013].

151 Per questions from Brett Robinson, Cordell said that the developers will have to come in to
152 request approval for a second building; and also that the maximum number of residents allowed
153 in the approved building is sixteen.

154 Brett Robinson said this seems like a good use for this site, which he said he did originally
155 believe.

156
157 *Chris Nelson made a motion to approve this amended conditional use permit, with the amended*
158 *site plan as presented; with the stipulation that there be a no parking zone from the library*
159 *access along 2500 North to the corner at 400 East, conditional upon the recommendation of the*
160 *Safety Committee. Brett Robinson seconded the motion.*
161

162 Cordell said the Safety Committee will review this, and said he recommends that they look at
163 continuing that no parking zone east of the driveway as well, for a certain distance. Kevin
164 Christensen discussed the possibility of having a channelization lane along 2500 North.

165 Cordell Batt said that will be reviewed, and agreed that the developers no longer need the library
166 access easement.

167 Per a question from Brett Robinson about whether the developers would agreed to that; Dustin
168 said he had no objections to vacating that easement; and also agreed with the proposed no
169 parking zone.

170
171 *Chris Nelson amended the motion to approve the developers vacating the easement, as*
172 *discussed. Brett Robinson seconds the amendment. A vote was called and the motion passed*
173 *unanimously.*

174
175 **Set Next Agenda and/or Discussion**

176 Nothing discussed.

177

178

179

180 *Chris Nelson made a motion to adjourn the meeting. Brett Robinson seconded the motion. A*
181 *vote was called and the motion passed unanimously.*

182

183

184 The meeting adjourned at: 8:08 p.m.

185

186

187 Approved by Planning Commission:

August 16, 2012

188

189 Transcribed by Marie Wilhelm

190

191 Recorded by

192

193



Scott Bennett/City Recorder