

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on November 8, 2012**
4 **At the North Logan City Library, North Logan, Utah**
5
6

7 The meeting was called to order by Mark Hancey at 7:05 p.m.

8
9 Commission members present were: Brett Robinson, Chris Nelson, Mark Hancey, Kevin
10 Christensen, Brad Crookston and Geri Christensen.

11
12 Others present were: Alan Luce, Brandon Blanchard, Burdette Stocking, Jessica Sonderegger,
13 Lydia Embry, Damon Cann, Cordell Batt and Marie Wilhelm.

14
15 The Pledge of Allegiance was led by Chris Nelson.

16 An invocation was given by Brett Robinson.

17
18 **Adoption of Agenda**

19 *Kevin Christensen made a motion to adopt the agenda as presented. Brad Crookston seconded*
20 *the motion. A vote was called and the motion passed unanimously.*

21
22 **Approval and Follow-up of Minutes for October 10, 2012 City Council & Planning**
23 **Commission Combined Meeting/Workshop Minutes**

24 *Chris Nelson made a motion to approve the minutes as presented. Kevin Christensen seconded*
25 *the motion. A vote was called and the motion passed unanimously.*

26
27 **Follow-up**

28 The commission discussed the upcoming meeting schedule; and that the meetings will potentially
29 be held on November 29th, December 6th and December 20th.

30
31 **New Business**

32 **7:10 P.M. PUBLIC HEARING - To receive public input on the proposed conditional use permit to**
33 **allow an accessory dwelling unit at 754 East 2660 North, Lot #4 in the Northern Meadows**
34 **Subdivision, North Logan and after public hearing, a consideration of approval. (Craig and**
35 **Annette Smith)**

36 Cordell Batt introduced the item and oriented the attendees to the site via an overhead, projected
37 map. He explained that the owners want to go through the building permit process at the same
38 time as the accessory dwelling/conditional use permit process, in order to allow them to be able
39 to have an additional family live in their home, as long as they meet the conditional use permit
40 conditions. He further explained the requirements, and explained the applicants' status regarding
41 those requirements. He said staff is confident that the applicants are meeting all of the criteria,
42 and said the commission could proceed with the public hearing.

43
44 Chris Nelson asked if it is required to notify the neighbors of this request. Cordell said it is not,
45 and per a question from Chris, Cordell said no one has called in to express concern about this.
46 Per another question, Cordell said the only noticing required to be done was to have this noticed
47 in the in the paper, which it was.

48
49 *Mark Hancey opened the public hearing at 7:16 p.m. and then closed it, as there was no*
50 *forthcoming public comment.*

51
52 Cordell explained his conversation with the owners regarding the fact that they are out of town,
53 and said the builder, Burdette Stocking, was in attendance at the meeting to represent the
54 owners, and commented briefly, per Mark Hancey's request.

55 Cordell addressed various minor questions from the Planning Commission. He also explained
56 that the developer of this subdivision built with the idea that he would have all of the lots likely
57 apply for accessory dwellings. This was discussed further. Accessory dwellings in relation to
58 density was briefly discussed, and Mark said this issue should be reviewed when the other

59 elements of the General Plan were also discussed.

60 Per a question from Kevin Christensen, Cordell explained that the main residents can leave the
61 dwelling, to St. George for the winter, for example; as long as they inform the City of what they
62 are going to do.

63

64 *Brad Crookston made a motion to approve the conditional use permit, contingent upon the*
65 *conditions listed in the staff report. Brett Robinson seconded the motion. A vote was called and*
66 *the motion passed unanimously.*

67

68 Consideration of a conditional use permit for the existing batch plant located at approximately 250
69 West 2500 North. Ralph L Wadsworth Construction has been awarded the 2nd phase of the 1000
70 West Road Project and is requesting that they be allowed to continue using this site with the
71 same use, as the prior construction company. (Ralph L Wadsworth Construction).

72 Cordell Batt introduced the item and explained briefly. Per a question about whether they would
73 have to come in again and ask for an extension if they needed to go beyond the currently
74 requested dates; Cordell said they would. Per a question from Kevin Christensen, Cordell said
75 there have been no complaints about the existence of this plant. Kevin also asked if this had
76 been looked at from a traffic standpoint, due to the fact that the road has increased from being a
77 two-land road, to a four-lane road, and also because there will be a left-turn lane out of that lot.

78 Brandon Blanchard, representing Wadsworth Construction, said he is the Construction Manager
79 of this project on SR252. He explained the ingress and egress spots for their trucks; and also
80 explained that the section of 1000 West from 1700 North to 2500 North, will be closed entirely for
81 roughly four months while the paving is done; and said this will take place from approximately
82 mid-April/early May, for about a 160 day duration. He said they intend to try to do as much of that
83 work at night, as they can.

84 Kevin said it would be beneficial to ask police Chief Kim Hawkes about whether there have been
85 accidents in this location because of the existence of this construction work. Kevin also asked
86 about the EAP/SWPP application in the packet, as well as a dust control plan, which were left
87 entirely blank; and asked if these had been filed. Mr. Blanchard explained that those had both
88 been filed, and that he had copies of that documentation.

89 Cordell explained that Ross Lapray typically reviews those.

90 Kevin asked about the site plan regarding a reference to a new building, and Mr. Blanchard said
91 they have nothing to do with that.

92 Mark Hancey asked if a condition could be put on this that would allow our Police Department to
93 be able to put restrictions on traffic flow.

94 Kevin reiterated his concerns regarding the increase in lanes, and the potential for increased
95 traffic issues or accidents; and made a recommendation that the Police Department review this
96 for those potential issues.

97 Mr. Blanchard said that they would also be willing to put out additional signage reflecting the truck
98 crossing and usage in that area so that regular drivers would be more aware of the situation.

99 Cordell said a condition could be put on the Police Department's Traffic Safety Committee
100 agenda to have them review this. Cordell said he had this done before with the Caring Hearts
101 project.

102 Chris Nelson said he wants to make sure this goes on that agenda, in addition to a discussion
103 regarding the fact that 1000 West is possibly going to be restricted in the flow of traffic, which will
104 primarily affect the traffic from Smithfield.

105 Mr. Blanchard said the center median will also increase the safety of that road.

106 Traffic issues were further briefly discussed.

107 Mr. Blanchard said they adhere to a very strict safety policy and program; and also explained that
108 this is a UDOT project and are under their mandate because UDOT provides the insurance on
109 this project, and said therefore, there is additional oversight. He also further explained the
110 various ways the construction work of this project is communicated to the public, including the
111 placement of message boards along Main Street, and other means of notification.

112

113 *Kevin Christensen made a motion to approve the conditional use permit, including the*
114 *recommendations made by staff in the staff report; as well as the condition that the construction*

115 *company provide warning signs in that area to warn the public of slow moving vehicles crossing*
116 *the roadway; and the condition that the North Park Police Department's Traffic and Safety*
117 *Committee review this for any potential concerns or issues; and, that the construction company*
118 *list the length of the duration of the project on their signs. Geri Christensen seconded the motion.*
119 *A vote was called and the motion passed unanimously.*
120

121 Begin discussion on proposed changes to the required level of development of the park space
122 found in the Development Code, Title 12D-202.3. Method 3: Density-Bonus Subdivisions being
123 proposed by Parks and Recreation as requested by City Council. (Parks and Recreation and
124 Staff)

125 Cordell Batt briefly introduced the item, and said the changes have been proposed by Parks and
126 Recreation as a way to handle the concerns that the City Council and Alan Luce have had on
127 open space. He explained further.

128 Kevin Christensen asked about not accepting land that is unbuildable, which Mark Hancey
129 explained.

130 Alan Luce gave some background on how this came about and explained some of the issues,
131 including that some of these retention ponds, stormwater basins and similar areas, have become
132 weed patches; and ones in which the City has often become required to invest a lot of resources
133 in to build, improve and maintain. He said what those areas provide in return for those resources
134 is minimal. Alan said he is recommending that the City not accept these pieces of land, which he
135 explained further. He also discussed the "service areas" of parks; which refers to the people who
136 are most likely to use those parks. He discussed mini-parks, which have a much smaller service
137 area than that of a larger park such as Elk Ridge Park; and when mini-parks are left in the hands
138 of a developer, they are typically maintained into something better and are likely managed by
139 some kind of HOA, or the individual homeowners themselves.

140 Cordell mentioned that North Logan City is changing in that there are not a lot of large
141 landowners left that would take advantage of the open space/bonus density option; so this is not
142 something to likely frequently occur in the future.

143 Alan explained that the document includes "talking points" that have been previously discussed in
144 Parks Committee meetings, and encouraged the Planning Commission to review and edit them
145 as they see fit, and what would best benefit the community for future development. He discussed
146 this further.

147 Cordell explained the options developers had with these types of pieces of land, prior to the
148 ordinance being adopted as it is; and that the City realized the issues that came with these
149 options. He said that the new ordinance requires the land to be a developed park, which he
150 explained further.

151 Alan discussed where this could go in the City code, and said the ordinance is going to need
152 some "teeth" in order for the City to have the ability to explain why they may not be able or want
153 to accept certain pieces of land.

154 The Planning Commission continued their discussion and reviewed various ways to manage this
155 for different situations.

156 Chris Nelson recommended perhaps creating a new, separate City ordinance that deals with
157 lands that are donated, and stating that they need to be in "usable" condition, and that this should
158 be in a separate section; and create it in a way that precludes the City from having to receive
159 something that would essentially be unwanted.

160 The conversation continued.

161 Brad Crookston asked about a term in the document where it states accepting a park in "close
162 proximity" of the parks, and asked what "close proximity" meant.

163 Mark suggested changing the wording in the technical edit of the document to state something
164 like "consistent with the Parks and Trails Map".

165 Per a question from Brad, Alan explained that the City really will only develop a park with a piece
166 of land that is two or more acres in size.

167 Mark asked if something other than the term "park" should be used in these instances, particularly
168 in situations where there might be alcohol use, such as for a restaurant.

169 Brad Crookston reiterated that this should be consistent with the parks and trails plan; and also

170 said he feels that parks should be spread throughout the City:

171

172 *Brad Crookston made a motion to make a positive recommendation to the City Council on the*
173 *proposed changes as discussed, including stating that the proximity language in the ordinance*
174 *must be consistent with the Parks and Trails Map. Brett Robinson seconded the motion. A vote*
175 *was called and the motion passed unanimously.*

176

177 Possible continued work on the proposed City Center Code (form-based) draft recommended to
178 City Council if further input is requested by City Council.

179 Cordell Batt introduced the item. The commission agreed to list any changes they had to this and
180 send them to Cordell for distribution to the City Council, or directly to the council. Whorton Allen's
181 property was discussed, and how an odd-shaped property like that might be managed using the
182 City Center guidelines.

183 Brett Robinson discussed the two density risks; one, of having it too low, and the other of having
184 it too high. He said there is a risk here of there being too low of a density. He said it is a risk that
185 retail, as the City envisions it, may not be feasible with too low of a density. He discussed this
186 further. He said the other risk is having the density too high, and never getting the retail. He said
187 he wants to see this be successful, otherwise we have failed miserably; with the worst case
188 scenario is of this whole area being residential.

189 Cordell and the Planning Commission continued to discuss the draft, including issues of high
190 density, as well as too low of a density; that Mayor Lloyd Berentzen and Nancy Potter discussed
191 at the previous evening's City Council meeting having this be a "destination location"; the issue of
192 what might be a draw in a "destination location"; and, potential parking issues.

193 Cordell mentioned the fact that some of the "destination locations" previously discussed, are
194 locations that are in much more of an urban area, which "feed" into these locations; which is not
195 the case for Cache Valley.

196 The conversation continued, including regarding the maximum and minimum density issue; the
197 hospital zone; and, a discussion regarding coach houses continued at length. After further
198 discussion regarding coach houses, the commission discussed removing it from the MR-7 zone.

199 Brett Robinson referred to a discussion he had with Cordell when he was first put on the Planning
200 Commission; and said he wanted to reiterate that we have a real opportunity in the City Center
201 area, to "get things right", as development proceeds in North Logan. He said he feels that very
202 few people will be affected negatively by this; and does not feel that *anyone* will be negatively
203 affected by this economically. He said when looking at the whole area, North Logan is where the
204 development will be happening. He said it is important to realize that North Logan is in the path
205 of development, and *is* going to change over the next twenty to thirty years; more than it has over
206 the last twenty or thirty years. He commented further and reiterated his comments.

207 Brad Crookston referred to the coach house issue again and said he would like to see something
208 in the ordinance that allows people to build something above their garage, even if it's not a
209 dwelling unit. He said this is a useful space and can be used for an office, for example.

210 This was discussed further.

211

212

213 *Chris Nelson made a motion to adjourn the meeting. Geri Christensen seconded the motion. A*
214 *vote was called and the motion passed unanimously.*

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216

217 The meeting adjourned at: 8:56 p.m.

218

219 Approved by Planning Commission: February 7, 2013

220

221 Transcribed by Marie Wilhelm

222

223 Recorded by

224

225


Scott Bennett/City Recorder