

60 and done" and have "absorbed" the disappointment of this; but said he wanted to discuss another
61 piece of their property to the north of this, that the City has split into zones that creates very odd
62 shaped pieces that make it impossible to do anything with, for both property owners. He said
63 when these decisions are made, the rights of the property owners and the people who are
64 affected by these changes need to be considered. He said he would like the lines of these pieces
65 squared up so that they are more developable.

66
67 Bret Wursten from Central Valley Machine referred to a projected map of their property, and said
68 they have no plans to do anything towards development with their piece of land on the corner
69 piece that is by the round-about, and said they would almost rather see that zoned to CCC (City
70 Center Commercial), rather than General Commercial. He also mentioned a one-acre parcel that
71 is on the north side of their existing building; and said they purchased the two acres directly to the
72 east of that and squared up that piece. He said if they expand like they would like to, they will do
73 so on those three acres, and "run it" adjacent to their existing facility. He reiterated that they
74 would like to see that land General Commercial rather than City Center Commercial, if possible.

75
76 Per a question from the commission, Cordell explained the difference between CCC and General
77 Commercial. He said if the zoning is changed to General Commercial, the City has a matrix that
78 essentially says commercial entities and some light manufacturing are already approved for that
79 zone. He said then applicants would only have to come in for a building permit, which he said he
80 thinks would be much more advantageous. He explained the more complicated City Center
81 Commercial zone and what the process is for allowing uses in that zone. Per a question from Mr.
82 Wursten, Cordell said their business would likely fall under light manufacturing.

83
84 Lydia Embry asked about Valley Motors and it being mixed-use and how that works. She asked
85 how many times they are going to meet about this. She referred to 2200 North, east of Leisure
86 Villas [Towne Center Villas], she said there are ten acres that did not make it into the City Center
87 in 2007 and is not in there now. She discussed the path of the City Center boundary lines and
88 asked how the various parcels were chosen.

89
90 *As there were no further public comments, Chris Nelson closed the public hearing at 7:38 p.m.*

91
92 Per a question from Chris Nelson, Cordell explained the process for moving forward with this.
93 Kevin Christensen asked Cordell to explain what Central Valley Machine would have to go
94 through to do their expansion, if their land is zoned City Center Commercial rather than General
95 Commercial. Cordell explained the zoning, and how it came to be the way it is. He said it was
96 determined that the best zone for this property was City Center Commercial, but it was extended,
97 which he further explained; including a piece of property that was erroneously left out of the CCC
98 zoning. He said it remained mixed-use, with the rest of the property being re-zoned to CCC. He
99 explained that after review, staff determined that it would be better to have that acre be zoned
100 similar to the land surrounding it (CCC), which he explained further.

101 The Planning Commission discussed whether to make a recommendation tonight, or review it
102 further and make a recommendation at another meeting. Brett said he would like to table it for
103 now.

104 Brad Crookston recused himself regarding any discussion relating to Central Valley Machine, as
105 he said it would be a conflict of interest for him.

106 Chris suggested making a recommendation on all items except "a" and "e".

107 Cordell said he thought it would be better to approve them all together; or to leave those two
108 parcels mixed-use for now.

109 The commission continued their discussion, including how to proceed.

110
111 *Kevin Christensen made a motion to make a positive recommendation to the City Council on this*
112 *revised, proposed ordinance. Brett Robinson seconded the motion. A vote was called and the*
113 *motion passed unanimously.*

114
115 Chris Nelson recommended discussing the Nyman parcel at a future meeting. Per his comment
116 regarding how UDOT determines the direction and layout of the road, Cordell explained.

117

118 Consideration of the second phase (a second group home) for the existing conditional use permit,
119 Caring Hearts Group Care Facility, located at 455 East 2500 North, North Logan, Utah (Caring
120 Heart of Cache Valley, LLC).

121 Cordell explained the history of the situation, and the application approval process this project
122 has undergone since the time the developers initially came in for application. He explained the
123 access issues, which design staff and the developers originally thought would work well, which
124 ended up not being the case; and explained further how they worked out those issues. He
125 explained that when they got approval for the conditional use permit for the first building; the City
126 understood that they would also do the second building at some point in the future. He explained
127 that the first building was built and is occupied, and the developers are now ready to build their
128 second building; and are here to ask for approval for that under a conditional use permit for this
129 second phase. He explained that the second building will be a "mirror" of the first building and is
130 at the other end of the parking area. He said staff is recommending approval, but that there are
131 some outstanding issues that need to be addressed by the developers related to construction,
132 which are: damage to some trees; and the lawn along the library west of the property line, done
133 when the utilities were installed, that needs to be repaired; the approach to the library was
134 damaged by a large truck, and needs to be repaired; and, the new approach to Caring Hearts
135 was built incorrectly, not allowing it to be a proper ditch/drainage way, which needs to be
136 corrected. He also explained that the landscaping still needs to be done; but that he arranged
137 with the developers to get that done as soon as weather permits. He said aside from the issues
138 outlined above, staff feels this is an acceptable and allowed use in this zone, but if there are
139 concerns or issues, those can be included as conditions.

140 Per a comment from Chris Nelson, Cordell agreed that Caring Hearts needs to relinquish their
141 right of way to the library access that was originally done. He said that will be one of the
142 conditions set forth for this permit, and will be done with some kind of "quick deed".

143 Reed Elder, the General Contractor for the new building, responded to all of the items and
144 explained all that they will do, and that they have no problems with any of it and will comply,
145 including relinquishing the right-of-way. He said they have no issues with anything the City is
146 requiring to finish the building.

147 Cordell explained and addressed issues of parking and traffic with Mr. Elder and a Caring Hearts
148 representative in attendance; and it was made clear that these items will not create any issues.

149
150 *Brett Robinson made a motion to approve the second phase of the Caring Hearts building, per*
151 *the conditions set forth in the staff report and as discussed. Brad Crookston seconded the*
152 *motion. A vote was called and the motion passed unanimously.*

153
154 Continued discussion on Community Element rewrite.

155 The Planning Commission reviewed and discussed the latest draft/rewrite of the Community
156 Element of the General Plan. Cordell explained the update of the new format, and some of the
157 included numbers, as well keeping the annexation policy as part of the document, in addition to
158 the related annexation map. He commented further and addressed various questions from the
159 commission. There was discussion regarding format. Cordell also discussed the various
160 elements and creating a matching format for each of the elements. He further discussed how the
161 elements will continued to be revised and how the recommendation and approval process will
162 move forward. He also said he would ultimately like them all bound into one document.

163
164
165 *Brett Robinson made a motion to adjourn the meeting. Kevin Christensen seconded the motion.*
166 *A vote was called and the motion passed unanimously.*

167
168 The meeting adjourned at: 8:36 p.m.

169
170 Approved by Planning Commission: March 7, 2013

171
172 Transcribed by Marie Wilhelm

173
174 Recorded by

175



Scott Bennett/City Recorder