

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on March 21, 2013**
4 **At the North Logan City Library, North Logan, Utah**
5
6

7 The meeting was called to order by Chris Nelson at 7:00 p.m.
8

9 Commission members present were: Chris Nelson, Kevin Christensen, Joan Findlay, Geri
10 Christensen, Brett Robinson and Brad Crookston. (Nathan Hult was excused).
11

12 Others present were: Scott Poulsen, Ed Fisher, Damon Cann, Lydia Embry, Cordell Batt and
13 Marie Wilhelm.
14

15 The Pledge of Allegiance was led by Geri Christensen.

16 An invocation was given by Joan Findlay.
17

18 **Adoption of Agenda**

19 *Kevin Christensen made a motion to adopt the agenda as presented. Brett Robinson seconded*
20 *the motion. A vote was called and the motion passed unanimously.*
21

22 **Approval and Follow-up of Minutes for March 7, 2013 Planning Commission Meeting**

23 *Brett Robinson made a motion to approve the minutes as amended. Joan Findlay seconded the*
24 *motion. A vote was called and the motion passed unanimously.*
25

26 **Follow-up**

27 Chris Nelson said he gave Cordell Batt a couple of minor changes to the Community Element,
28 which he briefly explained.
29

30 Per a question from Kevin Christensen about an upcoming training, Cordell and the commission
31 discussed training briefly.
32

33 **New Business**

34 **7:10 p.m. PUBLIC HEARING** to receive public input on a modification to the Permitted and
35 **Conditional Uses in the Zones Matrix.** It is proposed to make the Accessory Storage for Multiple
36 **Family Residences** a permitted or conditional use in the City Commercial Zone (CCC). If it is
37 **decided not to make this change, then the request would be to rezone .2 acres located at**
38 **approximately 100 East 2100 North, south of the existing Four Seasons Development from City**
39 **Center Commercial (CCC) to City Center Adjacent (CCA).** This is being proposed as additional
40 **changes/modifications to the revised proposed ordinance modifying mixed-use regulations within**
41 **the land-use ordinance and rezoning certain areas adjacent to the City Center zones.** (Staff)
42 Chris Nelson read aloud the rules for speaking at a public hearing.
43

44 *Chris Nelson opened the public hearing at 7:14 p.m.*
45

46 Lydia Embry presented her questions and comments regarding this. She said she felt this
47 proposal is the very definition of spot zoning.
48

49 *As there were no further public comments forthcoming, Chris Nelson closed the public hearing at*
50 *7:19 p.m.*
51

52 **Online training session "Elected Official Webinars: Land Use and Property Rights"**

53 The Planning Commission listened to an on-line training presentation.
54

55 **Consideration of a Concept Plan for a new 2-lot (4 acres) Commercial Subdivision located at the**
56 **southwest corner of Main and 2200 North, North Logan.** (Ed Fisher)

57 Cordell presented the item. He oriented those in attendance to the site via an overhead projected
58 map, and explained that they want to create a commercial subdivision. He discussed this further.
59 He also explained the typical studies that are required for a residential subdivision; and how that

60 will be done differently with a commercial subdivision. He said the studies will be done as
61 developers come into to develop on this parcel, which he explained further. He said it is staff's
62 recommendation to make a positive recommendation to the City Council on this concept plan. He
63 addressed various questions from the Planning Commission.

64 Ed Fisher explained the intentions of the developers for this site. Per a question from Chris
65 Nelson, Mr. Fisher said that he is selling lot two and is keeping all of the property around that lot.
66 Per another question from the commission, Mr. Fisher said he does not want to sell the land
67 between lots one and two; and that eventually, he will likely develop it.

68 Brett Robinson asked about access; and Cordell explained that the new owner of lot two will be
69 responsible for dealing with access.

70 The commission further discussed various details. There was additional discussion about the
71 timing of the studies, which was clarified.

72

73 *Brett Robinson made a motion to make a positive recommendation on this concept plan to the*
74 *City Council, including the recommendations made by staff in the report. Brad Crookston*
75 *seconded the motion. A vote was called and the motion passed unanimously.*

76

77 Discussion/consideration and possible recommendation of Agenda Item #1 (Items considered at
78 Public Hearing) (previously item #2 until the agenda items had to be adjusted). (Staff)

79 Per the request of the commission, Cordell Batt displayed some maps of this area.

80 Chris Nelson said he did not see any reason to change the zoning for this; but that he is okay with
81 putting in accessory storage units as a conditional use for multi-family residents. He said he is
82 concerned with the number of units that could be allowed for a complex as large as Four
83 Seasons, which he explained further. He also discussed the possibility of being able to regulate
84 the number of storage units with language in the conditional use permit.

85 Cordell commented on this and said that every single apartment building that is in North Logan
86 has some type of accessory storage unit with it, and are not typically large. He said it is simply a
87 service the complex provides for residents who want it, and they charge for that space. He
88 explained further. He said the City has seen what Dell Loy Hansen is proposing for his complex;
89 and is a building that will look similar to what he has already built. He said it will be part of a
90 "garden" area, and will be used for gardening tools, etc; and also said that Dell Loy is providing
91 some land for a garden, as well. He agreed with Chris that there are not regulations on how
92 many units are allowed; but that they have to be associated with the apartments. He also agreed
93 that as a conditional use, conditions *can* be put on it.

94 The commission continued their discussion. Cordell agreed with Chris' comments that the
95 decision to allow this use in this zone needs to be made, irrespective of the situation with Four
96 Seasons.

97 The conversation continued.

98 Kevin Christensen discussed the language in the code that allows this, and said before he would
99 be willing to approve this, he would prefer to have language put into the ordinance that gives
100 guidance on what these buildings would look like, how big they should be, etc; and therefore have
101 something that says what the City is willing to accept.

102 Cordell explained that the City actually has quite a bit of control, including that these projects
103 have to go through the typical development agreement process. He also reiterated we can put
104 any conditions that we want to on the conditional use.

105 The commission further discussed how to deal with this and the issue of design control.

106 The commission discussed at length various issues changing the definition for accessory storage
107 units as it relates to a multi-family residence including how they correlate to the CCC and CCA
108 zones; how it relates to density; whether or not to rezone this specific strip where the garden shed
109 is proposed to be located; and more. They discussed rezoning, and Brett Robinson said he does
110 not see a compelling reason to rezone this. Chris also mentioned his conflict with rezoning this in
111 relation to the road there [2100 North].

112

113 *Kevin Christensen made a motion to make a negative recommendation to the City Council on this*
114 *proposal to add "p" and "c" to the matrix.*

115

116 Kevin Christensen said he's not opposed to having accessory storage in either the CCC or CCA
117 zones; but that he just wants to make sure that there is guidance in place that will ensure that it
118 will be something the City wants it to look like.

119 The commission continued to discuss with Cordell how this could be done, including possibly
120 having staff write additional language that would tie this with the density of the two zones [CCC
121 and CCA].

122 Cordell reiterated that the City has strict requirements for that zone that we spent a lot of time
123 putting together, which oversees any type of development for that whole area. He explained this
124 further. He also explained again that these storage units are tied to this specific development.

125 The conversation continued at length. Chris said he does not think that the accessory dwelling is
126 physically part of this property, as there is a street [2100 North] separating it, and reiterated that
127 we need to put language in the agreement that specifically ties this to the development; and
128 discussed this further.

129 Cordell said if that is the issue, we could require the developer to re-plat his property to include
130 that .2 acre strip. Brett Robinson asked how he could do this with the road being there. Cordell
131 said it is simply an adjustment to the plat and would not affect the road at all. He explained this
132 further. The commission further discussed having to rezone this piece; and Cordell explained
133 that is why they are proposing to allow this use in the CCC zone, which is currently not allowed.

134 Chris said the question remains whether we want to allow storage units in the CCC zone, even if
135 there are residents on second and third floors.

136 The conversation continued.

137 The commission discussed 2100 North, and Cordell explained that that road is the developer's
138 private road, and that he owns the property to the south, and it is planned to remain this way. He
139 explained further. He also explained the developer's future intentions to build office, warehouse,
140 and high-tech businesses with their included jobs and discussed how the developer has planned
141 to develop 2100 North for this purpose.

142 Chris said the commission needs information regarding the street; the actual details of what the
143 developer (Dell Loy Hansen) intends to do with this area; and, what it would look like if it was
144 added to the CCC zone. He said he is not certain he likes the idea of storage units in a CCC
145 area which he explained further.

146 Cordell said he does not want to hold up the modifying ordinance any longer, and suggested that
147 the commission make a negative recommendation to the City Council, and state that the Planning
148 Commission wants to have more discussion on this; but to have the City Council move ahead
149 with the modifying regulation without this change.

150

151 *Kevin Christensen made a motion to make a negative recommendation to the City Council, in*
152 *order for the Planning Commission to have more time to discuss the change regarding accessory*
153 *storage units. Brett Robinson seconded the motion. A vote was called and the motion passed*
154 *unanimously.*

155

156 Damon Cann asked if this only affects this issue and does not change the previous positive
157 recommendation by the Planning Commission to the City Council; which Cordell said was correct,
158 and that it will be clarified when it is brought before the City Council.

159

160 *Brett Robinson made a motion to adjourn. Kevin Christensen seconded the motion. A vote was*
161 *called and the motion passed unanimously.*

162

163 The meeting adjourned at: 9:12 p.m.

164

165 Approved by Planning Commission:

May 2, 2013

166

167 Transcribed by Marie Wilhelm

168

169 Recorded by

170

171



Scott Bennett/City Recorder