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**Minutes of the North Logan City
Planning Commission
Held on July 18, 2013
At the North Logan City Library, North Logan, Utah**

The meeting was called to order by Chris Nelson at 7:04 p.m.

Commission members present were: Chris Nelson, Kevin Christensen, Nathan Hult, Brett Robinson, Joan Findlay, Geri Christensen and Brad Crookston.

Others present were: Rick Stevens, Jeanne Barnes, Jay Stocking, Russell Goodwin, Mark Stewart, Tania C. Stewart, Gary & Debra Gibbons, Damon Cann, Lydia Embry, Cordell Batt and Marie Wilhelm.

The Pledge of Allegiance was led by Brad Crookston.
An invocation was given by Geri Christensen.

Adoption of Agenda

Cordell Batt said he had included items on the agenda that the Planning Commission could make recommendations on to the City Council; but that they had actually already done that, and did not need to do it again unless they had changes or further recommendations they wanted to make that may come up at this meeting.

Nathan Hult made a motion to adopt the agenda as presented. Kevin Christensen seconded the motion. A vote was called and the motion passed unanimously.

Approval and Follow-up of Minutes for June 6, 2013 Planning Commission Meeting

Brad Crookston made a motion to approve the minutes as presented. Brett Robinson seconded the motion. A vote was called and the motion passed unanimously.

Follow-up

Cordell Batt said he will be giving the Planning Commission information on some upcoming conferences, which he further explained.

Cordell mentioned the new building going up on 2500 North and said it is going to be a new office building; and that originally it was planned to be a medical/dental office building.

New Business

7:10 p.m. PUBLIC HEARING to receive public input on a proposed resolution amending the Layout of the North Logan City General Plan and possible recommendation. (Staff)

Chris Nelson briefly introduced the item and read aloud the rules for speaking at the public hearing.

Chris Nelson opened public hearing at 7:14 p.m.

Russell Goodwin read aloud his written comments, copies of which he had given to the commission.

Lydia Embry said she wanted to strongly suggest that the "approved date" of each of the elements be included. She also asked that if the City Council has already reviewed this, why a public hearing would be held on either form or content.

As there were no further public comments, Chris Nelson closed the public hearing at 7:23 p.m.

7:20 p.m. PUBLIC HEARING to receive public input on a proposed resolution amending the Community Element of the North Logan City General Plan and possible recommendation. (Staff)

Chris Nelson briefly introduced the item.

60 *Chris Nelson opened the public hearing at 7:23 p.m.*

61

62 Russell Goodwin said he wanted to have his previous comments that he read, included as part of
63 the public record for this item, as well.

64

65 Lydia Embry said she is not sure why we need a community element. She said in looking
66 through the one that is on the City's website, she only notes two minor changes and said she
67 feels there should be more. She further asked about some specific points, including regarding
68 the updated numbers from the new census, and some of the items being numbered rather than
69 paragraphs that stand on their own. She also said that the parks and recreation map is too old.
70 She briefly commented further.

71

72 *As there were no further public comments, Chris Nelson closed the public hearing at 7:29 p.m.*

73

74 Nathan Hult commented on his understanding of what he thought a general plan is supposed to
75 be.

76 Kevin Christensen commented briefly on the changes made and said he did not see much
77 content change.

78 Brett Robinson said it might be a good idea to include the dates of the elements, as was
79 suggested, which Chris Nelson agreed with. Cordell and the commission discussed this further.

80 Nathan asked about whether the maps in the element were current, as someone suggested; and
81 asked if the maps could be included as they are updated.

82 Cordell said the maps were updated when the elements were updated, and would be done when
83 they are updated again. He said it was not the purpose at this time to change the dates, only to
84 decide whether to approve the new format.

85 Nathan asked again about including the dates of the various elements.

86 Cordell said to do it correctly, the whole element would have to be amended; and explained the
87 required process. He explained further. This was further discussed.

88

89 *Brad Crookston made a motion to approve the resolution amending the Community Element of*
90 *the North Logan City General Plan, with the inclusion of the approval dates of each of the*
91 *elements of the General Plan. Kevin Christensen seconded the motion.*

92

93 The commission further discussed including the dates of each element; and Chris also suggested
94 including the date of the maps as well. Cordell addresses this and this was discussed briefly by
95 the commission.

96

97 *Brad Crookston amended his original motion to include putting dates on each map, as well as*
98 *each element. Kevin Christensen seconded the amendment. A vote was called and the motion*
99 *passed unanimously.*

100

101 Consideration of the Development Plan and Preliminary Plat for the Old Farm Subdivision (Jean
102 B. Nyman property) located at 1600 North 1200 East. They are proposing 15 lots on 5.64 acres in
103 this R-1-12 zone. They previously received concept approval. (Sierra Homes)

104 Cordell Batt presented the project and explained the intentions of the developers. He reminded
105 the commission that they and the City Council had previously approved the concept plan and that
106 at that time, they decided which studies and information they wanted the applicant to produce,
107 which Cordell further explained. He discussed some of the concerns and requests that came up,
108 including wanting a soils report (which he said had been completed); a geology report; a grading
109 and drainage plan, which he further explained. Cordell said staff has met with the applicant's
110 engineer, and there are still some issues that need to be worked out, and explained how the
111 applicant intends to do that. He explained that the water rights had been previously sold,
112 therefore there are no secondary water rights associated with this property. He said when a
113 property does not have water rights, staff typically requires a water conservation plan, which he
114 said the applicants have subsequently submitted. He further explained the various reports that
115 staff is requiring, and also waiving; and also said the adjacent property owner names needs to be
116 included on the plat.

117 He said it is staff's recommendation that they accept the development plan, including the

118 explained changes to still be worked out, as discussed, and are recommending approval.
119 Cordell addressed various questions of the commission, including regarding an easement for the
120 sewer line and how to manage access for that; and also discussed stormwater issues relating to
121 retention. Cordell further explained that the City has made some improvements on the property
122 to the south and has installed some new storm water drains that will help carry the water off of the
123 street better. The water from this subdivision should not go onto 1200 East.
124 The commission continued to discuss the placement of the sewer line, and access to the line at
125 length, which developer Jay Stocking addressed; including discussing what kind of fencing could
126 be installed, while still allowing access.
127 The commission continued to discuss other various items, which Cordell addressed.
128 Cordell mentioned that there is a secondary water easement for a separate secondary water
129 system in the area that needs to be shown on the plat.
130 The commission continued to discuss access to the easement area, and maintenance of the
131 manholes on the lots that have them.
132
133 *Brad Crookston made a motion to approve the development plan with the condition that the City*
134 *does not require the residents to keep their fences back twenty feet; that we do allow them to*
135 *have their fences up, and work with the City's public works department to determine a gate*
136 *system to allow access to the manholes for maintenance; to ensure that the secondary water*
137 *easement is included on the plat; and, to include the adjacent property owner names on the plat,*
138 *as discussed and recommenced by staff; as well as all other recommendations made by staff in*
139 *the staff report. Brett Robinson seconded the motion. A vote was called and the motion passed*
140 *unanimously.*
141
142 Chris Nelson discussed needing to make note of the potential of having to reroute the secondary
143 water line, which Jay Stocking explained.
144
145 *A vote was called and the motion passed unanimously.*
146
147 Consideration of the Concept Plan for Ridge View Estates, a new proposed subdivision located at
148 approximately 2600 North 2050 E. (Ridge View Drive). They are proposing 6 lots on 5.55 acres
149 in the RE-1 zone. (Mark Stewart)
150 Cordell Batt explained the situation and oriented the attendees to the site via an overhead,
151 projected map. He explained the intention of the applicants in developing this site. He also
152 discussed the future development of 2600 North and 1800/2000 East.
153 Cordell further discussed the power line easement situation with this; and also outlined which
154 studies the City is requiring of the developers.
155 Per a question from Chris Nelson about the road development, developer Mark Stewart and
156 Cordell explained the situation regarding layout, particularly in relation to the road and the power
157 line easement. Mark Stewart asked if they could potentially build a narrower road, which Cordell
158 explained to him and how that would not work, including the fact that it is going to eventually tie in
159 to 2600 North.
160 Cordell continued to address various, minor questions from the commission.
161 Brett Robinson discussed the issue of needing better east/west access from the subdivisions up
162 on the hill. He raised the question of, at what point do we halt more development on the bench
163 without having more east/west roads. Cordell explained that this has been discussed at great
164 length previously, and it is something the City is trying to work out, and explained further. He also
165 explained that as the market suffered financial difficulties, the development that was planned for
166 the bench, including the planned development of the roads, stopped; and further explained,
167 briefly, some of the future plans.
168 Kevin Christensen asked about whether there has been a traffic flow study for 3100 North,
169 compared to other streets in the City, and commented further. He suggested waiting to approve
170 this subdivision if that is an issue, and waiting until the traffic issue can be determined. He
171 commented further, including whether we should approve any more subdivisions if the City does
172 not have the infrastructure to handle more development.
173 There was more discussion about this, including the fact that we must move forward with this

174 particular subdivision, and that the City needs to seriously consider this issue. There was also
175 discussion about potentially putting a moratorium on building up there until how to manage this
176 issue can be determined.

177

178 *Brett Robinson made a motion to approve the concept plan, including staff recommendations.*

179 *Brad Crookston seconded the motion.*

180

181 Kevin Christensen reiterated his feeling that we need to look at making some kind of moratorium
182 on future development until the City can better handle things.

183

184 *A vote was called and the motion passed unanimously.*

185

186 Chris Nelson asked to include in the minutes that we ensure that the traffic and potential
187 infrastructure issues are on the agenda for future discussion and to possibly make a
188 recommendation to the City Council.

189

190 Review and discussion of changes to Revised Ordinances of the City of North Logan concerning:
191 first - modifying the requirements for subdivision improvements to include street lightning; second
192 - adding a regulated land-use of adult-only product or service business; and third - minor
193 modifications to the accessory dwelling ordinance. (Staff)

194 Street lighting ordinance

195 The commission discussed two minor typos to Cordell; one word to remove and one to add.

196 Per a question from Chris Nelson, Cordell explained the types of lights to be installed.

197

198 *Kevin Christensen made a motion to recommend a positive recommendation to the City Council*
199 *with the typos corrected, as discussed. Nathan Hult seconded the motion. A vote was called and*
200 *the motion passed unanimously.*

201

202 Adult-only product or service business

203 The Planning Commission highlighted some minor typographical corrections that needed to be
204 made (last paragraph on the last page needs to state "more than" instead of "more that"). Chris
205 mentioned a second place with the same error. Nathan also mentioned a punctuation issue.

206

207 *Nathan Hult made a motion to make a positive recommendation to the City Council with the*
208 *typographical corrections, as discussed. Kevin Christensen seconded the motion. A vote was*
209 *called and the motion passed unanimously.*

210

211 Accessory dwelling ordinance

212 Cordell Batt briefly discussed the changes were made that the Planning Commission had
213 reviewed previously, and were now included in the document.

214 Chris Nelson referred to noticing, and suggested putting up a sign in the area where a change is
215 occurring to let the area residents know that a change might be taking place.

216 Cordell discussed this further with the commission, including the City's policy on noticing based
217 on state code and the City attorney's recommendation.

218 Chris said he would like to recommend including something in the ordinance regarding noticing
219 the residents around a potential project, potentially for 300 feet around the resident/project in
220 question. This was discussed further, including the best ways to manage noticing.

221 Cordell continued to address various questions of the commission and took their suggestions and
222 recommendations for minor changes, including noticing adjacent neighbors to a project for 300
223 feet around the project; and including language that states that the accessory dwelling is to be
224 subordinate in size to the main residence.

225

226 *Brett Robinson made a motion to recommend this to the City Council with a positive*
227 *recommendation, including the changes and corrections as discussed. Brad Crookston*
228 *seconded the motion.*

229

230 Kevin Christensen asked about whether a public hearing needs to be held on this. Cordell said
231 he would check on whether that is needed for this kind of change.

232

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A vote was called and the motion passed unanimously.

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Brett Robinson made a motion to adjourn the meeting. Brad Crookston seconded the motion. A vote was called and the motion passed unanimously.

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The meeting adjourned at: 9:24 p.m.

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241

Approved by Planning Commission:

September 5, 2013

242

243

Transcribed by Marie Wilhelm

244

245

Recorded by

246

247



Scott Bennett/City Recorder