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**Minutes of the North Logan City  
Planning Commission  
Held on November 7, 2013  
At the North Logan City Library, North Logan, Utah**

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

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

Others present were: Russell Goodwin, Erick Nickle, Dean Quayle, Tania Stewart, Mark Stewart, Lydia Embry, Cordell Batt and Marie Wilhelm.

The Pledge of Allegiance was led by Geri Christensen.  
An invocation was given by Joan Findlay.

**Adoption of Agenda**

Chris Nelson said we have an item to add to the agenda regarding roads, and suggested discussing it between items number three and four on the agenda.

*Kevin Christensen made a motion to approve the agenda as amended. Brad Crookston seconded the motion. A vote was called and the motion passed unanimously.*

**Approval and Follow-up of Minutes for September 19, 2013 and October 3, 2013 Planning Commission Meetings**

Both sets of minutes were approved as presented.

**Follow-up**

Chris discussed the Action Items List that Cordell provided to the commission.

Kevin Christensen said he would like to publicly thank Chris Nelson, Brad Crookston and Russell Goodwin for running in the election, and making it possible to have an actual election.

**New Business**

**Public Hearing to receive input on the proposed initial zoning for the properties moved into North Logan City from Logan City due to the recent boundary changes west of Main Street. After Public Hearing, the Planning Commission may consider a recommendation to City Council. (Staff)**

**The following parcels: 04-062-0029, 04-062-0030, 04-062-0031, 04-062-0032, 04-062-0034, 04-062-0036, 04-062-0055, 04-062-0081, 04-062-0082, 04-080-0007, 04-080-0009, 04-080-0010, 04-080-0015, and 04-163-0001, 0002, 0003, 0004 (all east of the future 200 West road) are being proposed as General Commercial (CG) zoning and the following parcels: 04-062-0019, 04-062-0027, 04-062-0052, 04-062-0057, 04-062-0089, 04-062-0092, 04-080-0001, 04-080-0002, 04-080-0003, 04-079-0011, and 04-079-0013 (all west of the future 200 West road) are being proposed as Manufacturing, Heavy Commercial (MC) zoning.**

Cordell Batt introduced the item and explained the situation, and that these areas have been placed in North Logan City from Logan City due to the boundary adjustment between the two cities; and said that this had been brought before the commission before, and further explained.

Chris Nelson read aloud the rules for speaking at a public hearing.

*Chris Nelson opened the public hearing at 7:10 p.m.*

Dean Quayle said he is the property owner of several of the parcels, which he named. He asked if this could be delayed and said he did not see any reason for this to be zoned as suggested at this point, as he said it is very dependable, agricultural land and he would prefer that it stay that way. He said in the future, when the time is right, and we get the resources available, we intend to put item 31 into a conservation easement. He said it is a beautiful, natural meadow and they

59 want it to stay that way. He said he spoke to Stan Checketts who he said has some different  
60 ideas about his property on the north side. He reiterated that he would like it left as agricultural  
61 land for the time being and said he would suggest that that could be reconsidered when 2200  
62 North is put through to 600 West, which he said is in the Airport Master plan to have happen; and  
63 another time to make that right would be when 200 West goes north of 2200 North; but said he  
64 does not see either of those happening in his lifetime. He summarized by restating his request.  
65

66 Lydia Embry said the map that was attached to her letter was not a parcel map. She asked if it  
67 wouldn't have been more convenient if we had a map that had the same parcel numbers on the  
68 picture as the City has in the description. She said it is really hard to tell the parcels apart. She  
69 suggested that before it is adopted, the City create an actual parcel map.  
70

71 Cordell said landowner Ray Wilhelm called him about this and wanted Cordell to relay his  
72 concerns to the Planning Commission. Cordell said that Mr. Wilhelm, who owns a piece that  
73 Cordell described, definitely does not want it to change [from agricultural]. He said Mr. Wilhelm  
74 also spoke to Logan City; and Cordell said he also spoke to the planners at Logan City. Cordell  
75 said that Logan has similar zoning to what is portrayed on the map of North Logan City with the  
76 proposed zoning changes. Cordell said Mr. Wilhelm's piece, as well as a piece that Mr. Quayle  
77 owns along 2200 North, is being suggested in tonight's proposal as being in the MC Zone.  
78 Cordell said Mr. Wilhelm would like that piece to remain the way that Logan zoned it, which is  
79 agricultural. Cordell explained that actually Logan City does not have an "agricultural" zone  
80 specifically; that they call it Resource Conservation, which is similar to North Logan City's  
81 agricultural zone.  
82

83 Dean Quayle said there is currently no access to any of that property without the advent of 2200  
84 North going west. He said it is a private road from 200 West to the west, and without 2200 North  
85 in there, there is really no access.  
86

87 *As there were no further public comments, Chris Nelson closed the public hearing at 7:16 p.m.*  
88

89 Geri Christensen asked Mr. Quayle where his pieces are, which Cordell explained. She  
90 discussed that as long as the properties remain in greenbelt, it does not matter how it is zoned.

91 Per a question from Brett Robinson, Cordell briefly discussed the plans for 200 West.

92 Brett Robinson said he did not see a problem with leaving it as agricultural. Brad Crookston  
93 agreed.

94 The commission and Cordell discussed various related items in regards to changing the zone.  
95 Cordell confirmed that because this land is coming into North Logan City, we are required to have  
96 a zone for it.

97 Cordell reiterated that Logan City left these pieces of land as Resource Conservation, specifically  
98 at the request of the property owners.

99 Cordell discussed the situation further with the commission and addressed minor questions from  
100 Chris Nelson.

101 Chris said his recommendation to the City Council would be to make a modification and have the  
102 land owned by Mr. Quayle and Ray Wilhelm remain as agricultural, and move the other parts to  
103 what we've specified.

104 Brett Robinson suggested having all of that land be agricultural and not having any MC  
105 (Manufacturing-Heavy Commercial) there.

106 This was discussed further.

107 Geri Christensen said she doesn't agree with anything west of 200 West becoming agricultural,  
108 as suggested, because she said we want businesses to come into North Logan; and if someone  
109 wants to come in [to build a business there] they would then have to do a rezone.

110 Cordell agreed that that could affect someone wanting to do a business there and reviewing what  
111 they would have to go through to have a business in North Logan.

112 The discussion continued.

113 Mr. Quayle said he would like all of his land to be agricultural.

114 The conversation continued and Cordell addressed various questions from the commission. The

115 commission further discussed how to potentially divide the zones and how to proceed.  
116 Brad suggested making the "line" go down between 21 and 24 displayed on the map, and calling  
117 everything on the North MC, and everything on the south Agricultural.  
118 The discussion continued.  
119  
120 *Kevin Christensen made a motion that we stay with what is currently aligned for east of 200 West,*  
121 *which is General Commercial; and west of 200 West, we take everything south of, from lines 21*  
122 *through 24, and put it in MC.*  
123  
124 Cordell asked if that meant that the Quayle's, Gnehm's and Wilhelm's property would all be in  
125 agricultural, and Kevin said that was correct.  
126  
127 *Joan Findlay seconded the motion. A vote was called and the motion passed with Kevin*  
128 *Christensen, Chris Nelson, Geri Christensen, Joan Findlay and Brad Crookston voting in favor and Brett*  
129 *Robinson voting against the motion.*  
130  
131 Consideration and recommendation for the development plan and preliminary plat for the Ridge  
132 View Estates, a six (6) lot subdivision being proposed in the RE-1 zone just south of Canyon  
133 Ridge, located at approximately 2050 East and 2700 North, North Logan. (Mark Stewart)  
134 Cordell introduced the item and explained the situation, and said that the commission reviewed  
135 the concept plan on this previously. He said this is south of the Canyon Ridge Estates  
136 subdivision and is an extension of an existing road and adds six lots. He said that the east  
137 portion of three lots, on the east side of the road, are under the power line easements. He said  
138 the developer's plan is to extend the road and build it to City standards. He said they have  
139 received permission to have a temporary turn-around for emergency vehicles, at the end, on the  
140 Clissold's property. He explained that he also included comments from Public Works who have a  
141 concern regarding the fact that the developers are still working with an injection well rather than  
142 retention. He said staff has discussed with the developers the fact that that is not going to work,  
143 and that they need to show retention on the lots themselves, on the construction documents that  
144 are part of the development plan. He commented further and said that injection wells are really  
145 hard to get approved and the City does not allow them anymore. He said the only concern of  
146 staff at this point is that staff asked the developers to contact Rocky Mountain Power to go over  
147 this plan with them, and get any requirements from them stated in a letter that Rocky Mountain  
148 Power will require to be on the plat; which the developers have not yet acquired and explained  
149 further. He said that they also worked out notes regarding the restrictions and requirements for  
150 the easements for those eastern lots, which are at the top of the plat. He said the only additional  
151 statement that staff wants them to put on the plat is to clarify that there is no fencing allowed in  
152 that area. He said that North Logan City has a water easement, in addition to the easement  
153 Rocky Mountain Power has; and to not have any fences blocking those easements whatsoever,  
154 and that these items need to be listed on the plat. He said other than those two items, staff is  
155 recommending approval of the development plan, and commented further on all the requirements  
156 that the developers have submitted and have been approved.  
157 Cordell addressed other various questions from the commission and the commission continued  
158 their discussion.  
159 Chris discussed with Cordell his concern with the easement potentially causing the owners [on  
160 those three lots] to actually end up with smaller lots. Cordell said it would be the legal/non-  
161 conforming definition and would still be the appropriate lot size for this zone. Per a question from  
162 Chris, Cordell said this is noted on the plat for these specific lots.  
163 Brett Robinson discussed his concern about the potential for buyers to actually read this kind of  
164 information and being aware of the restrictions. This was discussed further.  
165 Brad Crookston discussed possibly having a note clarifying this; and Brett said it really is already  
166 stated on there, and is typical, and is something that is usually understood.  
167 The commission continued their discussion.  
168  
169 Developer Mark Stewart mentioned that there are steel posts with barbed wire on some of those  
170 lots within the power easement and said Rocky Mountain Power said they had no problem with  
171 the existence of the fences when Mr. Stewart walked the area with a Rocky Mountain Power

172 representative. He said to put a requirement on there that no fences be allowed when there are  
173 already fences there seems onerous and would severely limit the use of that property. He  
174 commented further. He continued that he did not think that it will be a problem for the City to  
175 access this area if they need to. He also asked about the gravel sump, and said his engineer met  
176 with Ross Lapray to discuss what the best situation would be for this spot, anticipating the future  
177 road. He said his engineer and Ross came up with the idea of the gravel sump. He said  
178 understanding that that is what the City wanted; they paid for engineering and to have all the  
179 various tests done (which he explained) and said are now being told that is not going to work. He  
180 said it seems less honorable for the City to come back at this state and say this is not going to  
181 work, and commented further.

182  
183 Cordell explained that Ross is not the only one who reviews these plans and said Ross is actually  
184 phasing out. He said that the new Public Works Director has attended training that Ross has not  
185 been to, that discussed the new requirements; and that Ross said he was unaware of the fact that  
186 injection wells are no longer being allowed by North Logan City, as the City has to go through  
187 intense scrutiny by the state [on those]. Cordell said he spoke to the Developer's engineer and  
188 that he had designed this with retention; but then Ross talked to him which made them decide to  
189 do the gravel sump. Cordell said, however, when he spoke to the City's Public Works director,  
190 this is the direction he received; that injection wells will no longer be allowed.

191 Chris and Cordell further discussed the problems with injections wells, and why they do not work.  
192 Per a question from Geri Christensen about where the developers will put the retention, Cordell  
193 said the developers can go back to their original plan for retention.

194 Brett Robinson commented that the easement is already in place, and has been put there by the  
195 utility company, *not* North Logan City; and that it is not North Logan City that restricts fences or  
196 structures or anything like that; that it is the power company doing that. He commented further.  
197 He said a past owner had been compensated for that easement [many years ago].

198 Cordell read aloud Rocky Mountain Power's note outlining their requirements and restrictions,  
199 which is required to be put on the plat.

200 Cordell further discussed restrictions by utility companies.

201

202 *Brett Robinson made a motion to make a positive recommendation to the City Council on this*  
203 *development plan and preliminary plat, with staff's recommendations as discussed and outlined.*  
204 *Brad Crookston seconded the motion. A vote was called and the motion passed unanimously.*

205

206 Consideration and recommendation for the development plan for the Black Box Engineering  
207 Office and Light Manufacturing Building, being proposed in the City Center Commercial (CCC)  
208 zone just west of proposed Green Canyon Square Development, located at approximately 150  
209 East and 2500 North, North Logan. This is a permitted use in this zone. (Zac Humes)

210 Cordell Batt explained the project and situation, and that it is being done in the City Center  
211 Commercial Zone (CCC). He said there is a development process for plans for this area. He  
212 said this is not a development plan, however; it is a permitted, single-use for this area, so the  
213 typical development plan process would not be done. He said that because this is in the CCC  
214 zone, however, and there is such a concern from the public for this area, staff decided to do a  
215 public hearing, and put it through a similar process as a development plan. He explained the  
216 typical process for a development plan. He said with this, they held a public hearing with the City  
217 Council at their meeting the previous evening, but the City Council felt that they would rather  
218 follow the typical development plan process and have the Planning Commission review this first  
219 and *then* have the public hearing with the City Council. He said he wanted the Planning  
220 Commission to understand that this is not a development or subdivision plan, and that that more  
221 is being done than necessary due to the area; and that in the future, they will follow the standard  
222 development process and bring these projects to the Planning Commission first.

223 Chris Nelson said from everything he is looking at, there doesn't seem to be anything for the  
224 Planning Commission to be dealing with tonight and was unable to decipher what to do.

225 Cordell discussed this with the commission. He said staff had difficulty moving forward with this  
226 project because it is adjacent to a road that does not yet exist, and explained further. He said  
227 staff explained this to the owner; however, and he wanted to move forward with construction of  
228 his building. Cordell said the owner hired and worked with Jake Young from Civil Solutions, who

229 is very familiar with the code, and also worked with UDOT's engineers; and further explained how  
230 they all worked together to determine the best location for this development.

231 Chris asked how the owner then is going to access his property, and Cordell used the map to  
232 show where the owner is going to put in temporary access, and explained further. He said the  
233 owner is aware that at some point, that may have to change.

234 The commission discussed this further and Cordell said as long as there is access, this is not  
235 going to be an issue for the City.

236 The commission discussed various minor items at length and Cordell addressed their various  
237 questions.

238

239 *Brett Robinson made a motion to make a positive recommendation to the City Council on this*  
240 *project, as presented. Joan Findlay seconded the motion. A vote was called and the motion*  
241 *passed unanimously.*

242

#### 243 Discussion regarding roads in North Logan City.

244 Cordell explained the situation, including certain properties being added in North Logan City due  
245 to the boundary agreement with Logan City; and discussed the potential changes to the  
246 Transportation Master Plan. He continued to explain further, including the potential of taking off  
247 the extension of 1200 East, which has been on the Master Plan for many years.

248 Cordell addressed various questions from the commission and continued to explain the other  
249 potential road changes.

250 Brett Robinson asked if Cordell could give them an overlay for them to potentially see how these  
251 changes would look, and email a PDF to the commission.

252 The commission continued their discussion. Cordell said the City Council has scheduled a public  
253 hearing for this at their next meeting.

254 Russell Goodwin asked what problems the developers are having in trying to develop if 1200  
255 East goes through; and Cordell explained the situation with the lot size, and said there are other  
256 issues as well.

257

#### 258 Review recommended changes to the city's sign ordinance. (Staff)

259 Cordell Batt explained the situation and discussed what brought this issue up. He explained all  
260 recommended changes to the ordinance, including signs not being allowed in site-distance  
261 triangles. He said there were other points on the matrix that needed to change, such as the fact  
262 that there was a height maximum listed, but no width maximum, which he explained further. He  
263 said that the ordinance that has been put together actually covers signs that have been approved  
264 up to this point, including the new church on 800 East.

265 Cordell addressed a few minor questions from the commission.

266 Chris Nelson suggested revisiting the site-triangle distance issue and finding a different way to  
267 define it, which he commented on further, and used an example of an intersection on 800 East  
268 and 2500 East to explain. Joan Findlay also mentioned a similar problem with the intersection by  
269 the City offices on 1200 East at Ridgeline Motors.

270 Cordell said that could be put on the agenda for future discussion, which Chris said we should do.  
271 Cordell said the City has increased the site distance in the years he has worked here, and also  
272 explained the potential issues with making the site distance too wide in then creating non-  
273 conforming use situations.

274

275 *Brett Robinson made a motion to make a positive recommendation to the City Council on the sign*  
276 *ordinance with the recommended changes as written and discussed. Brad Crookston seconded*  
277 *the motion. A vote was called and the motion passed unanimously.*

278

#### 279 Continued discussion on the General Plan's Land Use Element's Update/Revisions. Begin 280 review of PC's review comments of land use element. (Planning Commission)

281 The commission agreed to put this on a future agenda, after they have further reviewed the  
282 materials. They discussed briefly how to proceed.

283

#### 284 Set Next Agenda and/or Discussion

285 The commission agreed to discuss the Land Use Element at the next meeting.  
286

287 Brett Robinson said he and Nathan Hult met once regarding the east/west corridor situation, as  
288 planned previously; and said they would like to meet again. He said they would like some  
289 direction from the City Council. Cordell discussed the benefit of having a City Council member  
290 there, likely Damon Cann.  
291

292 Cordell mentioned that there will be two public hearings at the next meeting; one on the  
293 Transportation Map with the proposed changes; and one will be for the sign ordinance changes.  
294 Brett asked Cordell about the Elk Ridge Park [Soccer/La Crosse field] development and said he  
295 had not received any word that big changes were being made there. He said he lives right there,  
296 and is typically aware of most things, and was not aware of this at all. He asked what was sent  
297 out or what was made public.

298 Cordell said only whatever one reads in the City Council minutes, which Brett said he read.

299 Chris Nelson said there was not a lot of notice about some very specific property that was being  
300 transferred, moved, changed or otherwise; that it was generally a very generalist statement about  
301 the public property being there. He said that is all he is familiar with.

302 Cordell said that it was the same for him, and that he has not been in a lot of the discussions with  
303 parks. He said the only thing the Planning Commission would be involved in typically would be a  
304 courtesy review of the Parks and Recreation Plan when they get it ready to re-do; and said they  
305 would probably bring it to the Planning Commission to show what they are doing.

306 Brad Crookston asked about roads through Elk Ridge Park, which Cordell explained and said  
307 there is nothing firm at this point, but is being discussed.  
308

309 Kevin Christensen suggested doing workshops on the Land Use Element and dedicating time to  
310 just work on that, which Cordell said is certainly an option.

311 The Planning Commission further discussed how to proceed with working on the Land Use  
312 Element. They discussed starting out by working on the first ten pages, and putting it early on the  
313 agenda.  
314

315

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317

317 *Brett Robinson made a motion to adjourn the meeting. Kevin Christensen seconded the motion.*  
318 *A vote was called and the motion passed unanimously.*  
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The meeting adjourned at:

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Approved by Planning Commission:

December 19, 2013

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Transcribed by Marie Wilhelm

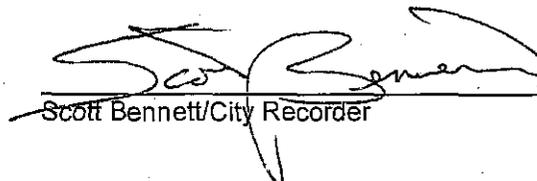
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Scott Bennett/City Recorder