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**Minutes of the North Logan City  
Planning Commission  
Held on November 21, 2013  
At the North Logan City Library, North Logan, Utah**

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

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

25 Others present were: Laurel Hayes, Linda Hayes, Debra Palmer, Lige Palmer, Lyman Stevens,  
26 Mont Robinson, A. Leo Krebs, Von Krebs, Sally Kal\_\_\_\_ (illegible), Russell Goodwin, James N.  
27 Long, Carolyn Krebs, Lynn Krebs, John Malechek, Trena Ellison, John E\_\_\_\_ (illegible), Chuck  
28 Long, DeSiree Stodart, Conley Krebs, Diane Krebs, Will Bagley, Lisa Boyce, Sh\_\_\_\_ (illegible)  
29 Boyce, Ron Bushman, Cory Wood, Rick Stevenson, Joanne Barnes, Michelle Day, Shane  
30 Falslev, Joe Astle, Ken White, Jeff Gilbert, Steven Moore, Winona Perry, James Allen, Brian  
31 Whorthen, Ron Marshall, Damon Cann, Mayor Berentzen, Kevin Bouck, Irene Murray, Joyce  
32 Knoblett, Chris Heck, Mike Beno, Jason Murray, Linda Burt, Marian Christensen, Lydia Embry,  
33 Cordell Batt and Marie Wilhelm.

34 The Pledge of Allegiance was led by Brett Robinson.

35 An invocation was given by Kevin Christensen.

36 **Adoption of Agenda**

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

39 **Follow-Up**

40 Cordell reported that the City Council approved two projects at their meeting the evening before,  
41 that the Planning Commission has previously sent to the City Council with a positive  
42 recommendation: the Black Box Engineering Project and the Ridgeview Estates subdivision.

43 **New Business**

44 **7:05 Public Hearing to receive input on the proposed changes to the city's General Plan,  
45 specifically the Transportation Element. Being proposed are changes to add streets within the  
46 newly annexed part of the city and to make other miscellaneous changes. After public hearing  
47 Planning Commission may consider a recommendation to City Council. (Staff)**

48 Cordell Batt introduced the item and explained the purpose of the Transportation Master Plan to  
49 the attendees, and explained in detail the changes that initiated the proposed changes at this  
50 time. He discussed the land that was part of Logan City that was annexed in to North Logan City  
51 with the boundary adjustment agreement between the two cities; and the changes that brought  
52 about in terms of roads as well as zoning. He also discussed the changes regarding 2900 North,  
53 as well as others, including areas on the bench. He explained the extension of 1200 East being  
54 on the master plan for many years and the difficulty of developers trying to propose developments  
55 for this area with the road intended to lay out the way it was shown on the master plan. He  
56 explained further. He said the possibility of taking the extension of 1200 East off of the Master  
57 Plan due mainly to potential development; but after further review, and discussion with residents  
58 who expressed their desire for the extension to remain, it was determined that it should remain on  
59 the Master Plan as originally planned (i.e., with the extension).

Chris Nelson opened the public hearing at 7:15 p.m. and read aloud the rules for speaking at the  
public hearing.

Mayor Lloyd Berentzen said that he met with a couple of the property owners and said, in relation  
to 1200 East, he wanted to state that after he had discussions with those residents, including Leo  
Krebs, they stated that they wanted the extension of 1200 East to remain on the master plan, and  
continue as it has been previously designed.

60 Joanne Barnes thanked the commission for sending the flyers out to the residents of the area so  
61 that they knew about the meeting. She said she lives on 1250 East and was there to oppose the  
62 proposed change to the master plan regarding 1200 East. She said she feels the change is  
63 unfair to existing property owners who had taken the 1200 East alignment, which she said has  
64 been in the plan for a very long time, into their respective plans for future of their properties. She  
65 further gave the example that she said she and her husband invested considerable time and  
66 money this summer improving their front porch and yard, which faces 1250 East, and did so  
67 based on the City's approval of the General Plan last August, and commented further. She said  
68 therefore, it is quite concerning to her that the road designation would change, and would widen,  
69 taking more property off of their front yard, and commented further. She said removing 1200 East  
70 is really poor traffic engineering which she further explained, including how it would affect current  
71 residents, and that it would aid in access to Elk Ridge Park. She also commented on the Land  
72 Use Element where it states information that private driveway access in new developments  
73 should be from local streets and not collectors.  
74

75 Lyman Stevens said he has lived in North Logan for 38 years and lives on 800 East. He said in  
76 that time, the community population has greatly increased and it has become very difficult for  
77 them to get in and out of their driveway safely. He discussed the changes made on 800 East last  
78 year, including lowering the speed limit on 800 East and how those changes have helped. He  
79 commented further. He said as long as they have lived here, they have had the understanding  
80 that 1200 East would eventually connect from 2300 North to 2800 North and have looked forward  
81 to that change, to help relieve the traffic pressure on 800 East. He said they have trusted that the  
82 City would maintain that right-of-way for 1200 East to be completed. He mentioned the home that  
83 the City purchased and removed from that area in anticipation of the need for extending the road.  
84 He commented further. He said we trusted that the City would follow through on this plan, and  
85 hope they will and honor the trust of the community. He commented further on the benefits of  
86 extending the road.  
87

88 Leo Krebs said he has lived in North Logan City most of his life and he is 93 years old. He said  
89 he appreciates all that the City and various town councils have done through the years to make  
90 the City more beautiful and have helped to develop North Logan. He discussed the potential  
91 future growth and the traffic it will bring, and said it would be foolish to do away with the extension  
92 of 1200 East as a corridor. He commented further and summarized that we need to keep it on  
93 the master Plan because some day we are going to need it.  
94

95 Ron Bushman said he has spent the last 22 years in the public transportation industry and was  
96 part of a board in 2000 that was developing a master plan for the whole valley; and said at that  
97 time 1200 East was an important corridor in terms of the north/south, east/west corridors and  
98 where they should align, because they knew all of the development on the northeast side of the  
99 valley would need a way to get to the university and downtown. He commented further. He  
100 referred to the issue of it not being cost-effective to develop in that corridor because of the cost of  
101 putting in that road; however he though he heard that there was funding for that road to be built  
102 but North Logan City turned that down, and said that might still be an option but that he did not  
103 know. He said a master plan is a city's guiding principle, and said he would not want to see North  
104 Logan City compromise its guiding principles just for one development.  
105

106 Jeff Gilbert, the Transportation Planner with CMPO (Cache Metropolitan Planning Organization),  
107 which organization he explained, said they maintain a regional transportation plan, and that it was  
108 correctly stated that 1200 East has always been considered a critical part of that plan. He  
109 commented further and explained what their intentions are for this road in being a major collector  
110 type of road, and explained further. He said they are in favor of keeping this part of the plan and  
111 explained further the benefits and needs in having it part of the plan. He said they have identified  
112 this as a high priority and discussed using the county sales tax to make improvements on this  
113 road in the next ten to fifteen years.  
114

115 Brent Black said some of the problems that have been discussed have related to problems with  
116 speed on 800 East. He said a lot of the traffic that has built up on that road has come because of  
117 development in the north east. He said on the master plan, there are major arteries going  
118 through on 3100 North and 2900 North that will take a lot of that pressure down to Main Street,

119 which is where the cars are primarily trying to get. He said putting 1200 East straight through will  
120 require police officers and other things to be in place to keep the speeds down to something  
121 reasonable. He said in the interest of full disclosure, one of the properties that it would go  
122 through is his.

123  
124 Winona Perry said she agrees with a lot of the comments on the benefits of extending 1200 East.  
125 She said as someone who lives on 2700 North, she and other neighbors would be happy to have  
126 some of the traffic funneled somewhere else. She said she has concerns, including the cost that  
127 the residents would have to bear for the development of all of 1200 East, not just half of it. She  
128 said there has been discussion about negotiating with the landowners so that park area might be  
129 picked up on that side of the street, and commented further. She further discussed the potential  
130 for lots being developed, and smaller than originally intended, and the problems with that and  
131 higher density. She said she would like the City to consider the character of the area and what  
132 can occur when the lot sizes are smaller. She said she really likes the idea of 1200 East going  
133 through. She said most of that area is going to be park, and said as the size of that road is  
134 considered, the City might consider putting a bike trail and sidewalk in the park instead of the  
135 road having to be so big right there, and commented further.

136  
137 Russell Goodwin read aloud his comments, public copies of which he has given to the  
138 commission.

139  
140 Lige Palmer expressed his opposition to the change regarding 1200 East. He said when you plan  
141 a street, the shortest distance between two points is a straight line and making jogs in the road  
142 would make it difficult. He said the pioneers' plan of a grid system works great. He said we all  
143 moved to the North Logan area with the understanding that 1200 East would eventually be put  
144 through connecting North Logan, Hyde Park and Smithfield, and agreed to it by moving here. He  
145 said let's be the hero that keeps the big mistake from ever happening.

146  
147 Lydia Embry said her family owns property on 1200 East, but it is on the south end of town and is  
148 not why she was there to comment. She said her comments have to do with the where, and the  
149 what, and the why and said she warned the commission that they will be getting written  
150 comments after this is over. She said she would be a lot more comfortable with City staff's work if  
151 someone would look at this revised plan before it gets to a public hearing. She said it is a little  
152 sloppy when the power line road numbers run to the left on the wrong side of the road in her  
153 opinion, and opposite Main Street and the far end. She continued to make similar comments.  
154 She said the legend for the revised Master Plan shows the new City limits, and the grid for  
155 today's City Center, but does not give the width of the City Center streets for commercial  
156 downtown and the two blocks of 2200 North. She asked that that information be put on there.  
157 She asked what the existing width is at 600 East. She commented further and asked additional  
158 questions. She asked the commission to consider that this came up quickly; and asked who and  
159 what is behind this change in the transportation plan.

160  
161 *As there were no further public comments, Chris Nelson closed the public hearing at 7:51 p.m.*

162  
163 **\*The commission agreed to discussed the next item on the agenda and open the public**  
164 **hearing for public comments, and then return to this item for discussion subsequent to**  
165 **that.**

166  
167  
168 400 West and 2200 North, between 2200 North and 2500 North  
169 Brad Crookston asked why we would not extend it to the end of North Logan, and commented  
170 further.

171 Cordell agreed and said that change should be made. Per a question from Nathan Hult, Cordell  
172 said this matches up with Logan City's plan.

173  
174 2200 North between Main Street and 600 West  
175 Per a question from the commission, Cordell explained that we are carrying this to the North  
176 Logan City border and commented further.

177 Nathan Hult discussed the question regarding the width of the arterial, which Cordell explained  
178 and said that they get larger as they get closer to Main Street in order to handle the traffic and to  
179 help carry traffic coming from both directions.

180

181 Removal of 1200 East between 2300 North and 2750 North

182 Nathan Hult said he wanted to disclose for the record that he lives on 1250 East but does want to  
183 participate in the opinion. He said he agrees with the thoughts and opinions that have been  
184 expressed by the public at the meeting tonight in opposing of taking this off the plan. He said this  
185 plan was in place when most people bought property in North Logan and said that it makes good  
186 sense to him to have a straight road there. He commented further and said he felt that we should  
187 not abandon this road.

188 Brad Crookston said he was curious about the developments that have been proposed for this  
189 area and said he didn't understand why it was said that there didn't seem to be enough room for  
190 two lots, when there actually seemed to be plenty of room.

191 Cordell said it was not really the size of the lots but rather how many lots they needed to get with  
192 the number of streets they have to contend with. Cordell said staff continues to look at this and  
193 said he thinks they can work with the streets and the existing zoning; and said that it is staff's  
194 recommendation at this time to leave 1200 East on the Master Plan.

195 Brett Robinson said while he does not live on 1250 East, he does have an interest in the area.  
196 He said one misconception out there that he wanted to clarify is that the idea of taking 1200 East  
197 off the Master Plan is not the Planning Commission's idea. He said he was hopeful that there  
198 would be something that would work out that would not require 1200 East to be there, but the  
199 more he reviews it, the more he realizes that there is no better alternative than to leave it on the  
200 master plan. He said he understands that there are challenges with developing there, but they  
201 are not insurmountable. He said his vote would be to keep this on the master plan.

202 Kevin Christensen mentioned that where 1200 East meets 2300 North, it creates an offset  
203 intersection, and commented further. He said staff should review this for a possible solution.

204 Nathan Hult said he thought it was important that Hyde Park, Smithfield and Logan cities know  
205 we are not abandoning the plan to put 1200 East through; therefore, if we do not approve that  
206 change here, we should inform those cities of that.

207 Joan Findlay asked about 400 West and whether it goes through to the airport, and Brett  
208 Robinson said it did not, that it is east of the airport.

209

210 2850/2900 North between the Eccles Ice Area road (400 East) and the potential high school

211 The fact that Hyde Park made it so that 2900 North cannot go through was discussed.

212 Brad Crookston said he is not completely sold on eliminating this road until the school proposes  
213 something different, and commented further.

214 Brett Robinson agreed and said we've already given Cache County School District a "blank  
215 check" and said we should not "exclude ourselves from the table" by taking this road off the  
216 master plan. He commented further.

217 Mayor Berentzen said 2900 North has been ruined in his opinion because Hyde Park allowed a  
218 subdivision on 2900 North, when North Logan City had completed road on both sides, and the  
219 subdivision obstructed our ability to go through there. He said he does not know of a solution for  
220 this and commented further.

221 The commission discussed this further. Cordell said the idea of taking it off was to allow it to be  
222 "blank" and allow us to create a plan for a new road alignment when the new school goes in  
223 there. He said he would not have any fear that we would not be part of that planning and  
224 explained further. He also said that we set a precedent if we keep this road on the plan, that they  
225 have to use that in their planning; and said that anyone that comes in and has a property, and  
226 these master plan roads go through it, it is expected that they build that road.

227 The conversation continued. Cordell said by leaving it in, it is telling the school that this is where  
228 they have to have the road and Brad Crookston said he did not have a problem with that.

229 Brett Robinson said he feels we should leave it in and see what happens.

230 Cordell said if it is on there, and we end up telling the school they don't need to worry about it;  
231 then we have developers come in to develop, they will want the same thing.

232 They continued their discussion.

233

234 The modifications to coincide with the approved plans for the Canyon Gates and Wildercrest  
235 subdivisions

236 Brett Robinson asked if there is a reason why the curve is there, and Cordell said it is an already  
237 approved plan; we are just making the plan to show how the road will actually be laid out.

238

239 1400 East between the Beutler North and Brownville Estates subdivisions (2800-2900 North  
240 connecting the existing roads)

241 Nathan Hult said it makes good sense.

242

243 Adding 2350 East between the Bonneville Trails Estates and the Wildercrest subdivisions

244 Cordell said this goes through property that has not been planned yet but has roads at both ends,  
245 so staff felt it was important that we connect the two roads so that when future development  
246 comes in, they will know it is an important road that needs to go in. He also mentioned that this is  
247 a road that would not be recommended to use impact fees.

248 Cordell addressed various questions of the council and the commission discussed this further.

249 He said 2300 North has always been considered one of the major roads of the plan to be utilized  
250 as a way to move traffic off of the bench.

251 Brad Crookston discussed with Cordell the actual number of developable lots in this area. This  
252 was discussed further.

253 Cordell said it is not being proposed because of the number of the lots, but to connect one area to  
254 another. He said the area is developable; it will just have to be reviewed carefully, and explained  
255 further.

256 Brett Robinson said he felt it was worth having on there, and explained further.

257 Brad said he would propose a future review of possibly extending that road to the north. Chris  
258 asked Cordell to put this on a list to discuss at a future meeting.

259

260 *Brad Crookston made a motion to do the following:*

- 261 - *Add 400 West and extend it to the south, to the North Logan City boundary;*
- 262 - *To leave 2200 North between Main Street and West, as proposed;*
- 263 - *To leave the extension 1200 East on the master plan, therefore to remove the proposed*  
264 *removal of this from the list;*
- 265 - *To take the removal of 2850/2900 North off of the proposed list; therefore to leave the*  
266 *connection there between 200 East and 400 East;*
- 267 - *Canyon Gates subdivision: to accept the change as approved and proposed;*
- 268 - *1400 East: to accept as proposed;*
- 269 - *2350 East: to leave it on the list as proposed for now, and review at a future meeting.*

270 *Nathan Hult seconded the motion. A vote was called and the motion passed unanimously.*

271

272 **7:15 Public Hearing** to receive input on the proposed changes to the city's sign ordinance.  
273 Being proposed are changes that will include sign regulations for community type facilities such  
274 as schools, churches and government facilities. After public hearing Planning Commission may  
275 consider a recommendation to City Council. (Staff)

276 Cordell Batt introduced the item and briefly explained the situation and what brought this about,  
277 including the fact that the City has a sign ordinance for commercial buildings, but not for  
278 churches, community facilities, etc. He said the changes are to include those, as well as some  
279 other minor changes that he explained.

280

281 *Chris Nelson opened the public hearing at 7:53 p.m.*

282

283 Lydia Embry asked if we were chasing our tails again and asked if we are changing this because  
284 someone has already built a sign, and commented further.

285

286 *Chris Nelson closed the public hearing at 7:55 p.m.*

287

288 **\*The commission agreed to discussed this item on the agenda and open the public**  
289 **hearing for public comments, and then return to the previous item for discussion after**  
290 **that.**

291  
292 Kevin Christensen said he does see anything wrong with the way this is set up and commented  
293 further.

294  
295 *Kevin Christensen made a motion to make a positive recommendation to the City Council on the*  
296 *proposed changes to the City's sign ordinance, as presented by staff. Brett Robinson seconded*  
297 *the motion. A vote was called and the motion passed unanimously.*

298  
299 Continued discussion on the General Plan's Land Use Element's Update/Revisions. Begin  
300 review of PC's review comments of land use element. (Planning Commission)

301 The Planning Commission continued to discuss and review the latest draft of the General Plan  
302 Land Use Element.

303  
304 **Set Next Agenda and/or Discussion**

305 The commission agreed to discuss the Land Use Element again at the next meeting; and Cordell  
306 said he would give them the next section.

307  
308  
309 *Brett Robinson made a motion to adjourn the meeting. Brad Crookston seconded the motion. A*  
310 *vote was called and the motion passed unanimously.*

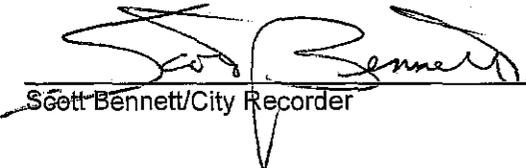
311  
312 The meeting adjourned at: 9:25 p.m.

313  
314 Approved by Planning Commission: December 19, 2013

315  
316 Transcribed by Marie Wilhelm

317  
318 Recorded by

319  
320



Scott Bennett/City Recorder