

1 **Minutes of the North Logan City**  
2 **Planning Commission**  
3 **Held on January 9, 2014**  
4 **At the North Logan City Library, North Logan, Utah**  
5  
6

7 The meeting was called to order by Chris Nelson at 7:02 p.m.  
8

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

12 Others present were: Brian Lyon, Barbara Middleton, Blake Parker, Peter Goble, Lydia Embry,  
13 Damon Cann, Cordell Batt and Marie Wilhelm.  
14

15 The Pledge of Allegiance was led by Kevin Christensen.

16 An invocation was given by Brett Robinson.  
17

18 **Adoption of Agenda**

19 *Brad Crookston made a motion to adopt the agenda as presented. Nathan Hult seconded the*  
20 *motion. A vote was called and the motion passed unanimously.*  
21

22 **Follow-up**

23 Brett Robinson mentioned that he wanted to get together again with Nathan Hult to continue their  
24 discussion regarding east/west corridors, as well as with Damon Cann.  
25

26 **New Business**

27 Consideration of Phase II Green Canyon Estates Development Plan and Preliminary Plat. This is  
28 the continuation of Phase I located at approx. 1900 North and 2000 East. The new phase is  
29 property east of Phase I, east to the property line which includes the power line easements.  
30 (Peter Goble)

31 Cordell Batt introduced the item and discussed the situation and used a displayed plat of the site  
32 showing the plans, including Phase I and Phase II. He explained that the rest of the property was  
33 purchased by Peter Goble, who has made application for Phase II. He said that this would  
34 typically not come before the Planning Commission; but that this one had enough changes on it  
35 from what was originally approved, including the number of lots proposed, that staff felt like this  
36 should come back to the Planning Commission.

37 Chris Nelson asked what the change of the total lots are in Phase II as compared to what it was;  
38 and Cordell said he did not know the previous numbers, just that they are now proposing eleven  
39 lots. He said the other thing the developers are proposing, which is atypical, is that they want to  
40 leave the remainder of the property, and call it a "remaining parcel". Cordell said this allows them  
41 to come in at some point in the future and propose future development, but not at this time. He  
42 said that parcel does not become open space and would be property owned by Mr. Goble; and  
43 that it would then be his responsibility to take care of the property. Cordell further explained the  
44 information he gave to the Planning Commission regarding what was planned previously  
45 compared to what is being proposed currently. He explained some of the other changes,  
46 including that the road will become a cul de sac, and that there are less lots along both sides. He  
47 said the only remaining issue is doing a test for water pressure which he further explained. He  
48 said the original test they did was on a fire hydrant at the mouth of the canyon; and said that the  
49 Public Works department would like that retested on a fire hydrant that is closer to the subdivision  
50 to ensure that there is enough water pressure. He explained that the plat now shows the  
51 easement on the upper part of the property for the Bonneville Shoreline trail that was not shown  
52 previously. He said aside from those two items, it is staff's recommendation that the Planning  
53 Commission give a positive recommendation to the City Council on Phase II of the Green Canyon  
54 Estates.

55 Chris Nelson asked what the intent is for 1900 North and whether it is going to continue east, or if  
56 it is going to end at the property line at the second phase. Cordell said it ends at the first phase  
57 and will be left open for the possibility that they develop the remaining parcel in the future, and  
58 explained further, including describing another area where that could occur.

59 Nathan Hult asked about the agenda item regarding the street ordinance concerning cul de sacs  
60 and wondered if anything in that relates to changes that apply to this subdivision. Cordell said  
61 right now, as far as the new proposed cul de sac, staff does not have any concern for this and  
62 that what they are proposing meets the criteria, and explained further. Cordell explained that that  
63 item is in regards to the City Center ordinance, and not this situation.

64 Access was further discussed.

65 The impact of wildlife was discussed.

66 Cordell addressed various questions from the commission.

67 Chris asked if there will be noting on the final plat regarding the geo-technical study. Cordell said  
68 it is not there now, but will make sure that happens.

69 Chris said a condition of approval is that the Bonneville Trail Easement needs to be shown on the  
70 final plat; and Cordell said that note also needs to go on the plat. After further questioning,

71 Cordell explained that most of the notes from Phase I will carry over onto the plat for Phase II.

72 Chris discussed the need to convey staff's desires for this subdivision in the possible event it  
73 goes through another ownership in the future, as it has now. Cordell said in that case, it will go  
74 through the same review process as it is going through now, and explained further. They  
75 specifically discussed the easement for 1900 North and whether the easement should be shown,  
76 which Cordell said it should, in the event of future development.

77 The developer discussed with the commission the challenge connecting the roadways with an  
78 area in the subdivision by the various easements. The commission discussed the fact that the  
79 slope will likely deter further development. Brett Robinson said he does not see how there *could*  
80 be a Phase III [due to the slope on the rest of the parcel]. Cordell addressed further questions  
81 from the commission regarding the easement for 1900 North.

82

83 *Brett Robinson made a motion to make a positive recommendation to the City Council for this*  
84 *development plan and preliminary plat, including staff's recommendations and conditions made in*  
85 *the staff report; including ensuring that the existing notes are listed on the plat, as discussed.*

86 *Brad Crookston seconded the motion.*

87

88 Nathan Hult asked if lot 37 could be subdivided in the future.

89 Cordell Batt said any lot can be subdivided if it meets the criteria, and the owner could propose it,  
90 but that it would be difficult to do, which he briefly explained.

91

92 *A vote was called and the motion passed with Brett Robinson, Kevin Christensen, and Brad*  
93 *Crookston voting in favor; and Nathan Hult and Chris Nelson voting against the motion.*

94

95 Continued discussion on the General Plan's Land Use Element's Update/Revisions. Continue  
96 review of PC's review comments of land use element. (Planning Commission)

97 Cordell said that he gave a copy of a study that he had previously mentioned to the commission,  
98 done by a class of graduate students at USU, regarding districts in North Logan City. He  
99 explained further. The commission discussed the study briefly.

100

101 Cordell and the Planning Commission continued to discuss and review the latest draft of the Land  
102 Use Element. Cordell made note of the agreed upon changes to include in the next draft. The  
103 commission discussed how to proceed.

104

105 Continued discussion on reference to streets/alleyways in the City Center Ordinance and possible  
106 revisions/additions. (Staff)

107 Cordell explained the ordinance and the proposed changes, and reviewed them with the  
108 commission. He addressed various questions from the commission.

109 Kevin Christensen asked about the idea of all private streets and alleyways having to be open to  
110 the public. Cordell said that is the way it has been and remains so in the ordinance. Kevin said  
111 he feels there should be a provision for the City Council to be able to allow people to have a  
112 private road or alley that is not open to the public.

113 This was discussed further and Cordell said he would look into whether there is anything in the  
114 City code that prohibits putting gates on residences.

115 Cordell said this ordinance will go before the City Council for their input, and then a public hearing

116 will be held with the Planning Commission at a future meeting.

117 Nathan Hult said the commission previously discussed defining the term "public use", particularly  
118 in relation to alleyways; and asked if that would be done in this document or a different one.  
119 Cordell said he reviewed that and that there was not a definition for "public use" in the code, but  
120 that it is essentially understood what "public use" means. He discussed this further with the  
121 commission. There was general consensus that they did not need to include a definition.

122  
123 *Nathan Hult made a motion to make a positive recommendation to the City Council on this*  
124 *proposed ordinance change, including the changes as discussed (removing the sentence from*  
125 *paragraph "A" of 11.301 as discussed; changing the word "whall" to "shall"; and, taking the capital*  
126 *off of "Alley" in D from Title 12C). Kevin Christensen seconded the motion. A vote was called*  
127 *and the motion passed unanimously.*

128

129 Continued discussion of suggested ordinance language regarding water shares (secondary  
130 water) as it relates to the subdivision process. (Staff)

131 Cordell Batt reviewed this with the commission including the review by City Attorney Bruce  
132 Jorgensen. Cordell said that Jeff Jorgensen has to review water impact fees. He said that Jeff is  
133 of the opinion that we do not want to go much further on this until he can go back and further  
134 review water impact fees. Cordell said once that is known, it will be brought back to the  
135 commission for further discussion. He discussed the situation further and how water rights have  
136 generally been handled. Per a question from the commission, he said this came up because of  
137 the fact that we have had two properties that did not have water rights, which was unusual; and  
138 that this occurred in a year when we had a water shortage. He explained further and said that  
139 Alan Luce mentioned that the City can consider potentially charging more impact fees to  
140 someone who does not have water rights.

141 Cordell suggested putting this on hold until staff reviews this further.

142

143 **Set Next Agenda and/or Discussion**

144 Cordell mentioned that he gave the commission a calendar with the year's meeting highlighted.  
145 He also said that at the next meeting he will give the commission a copy of the policies and  
146 procedures for the Planning Commission to review, which he said is done annually at this time of  
147 year, and will need to be approved. He said at the first meeting in February, the commission will  
148 choose a new chair and vice chair.

149

150

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

153

154

155 The meeting adjourned at: 8:59 p.m.

156

157

158 Approved by Planning Commission:

February 6, 2014

159

160 Transcribed by Marie Wilhelm

161

162 Recorded by

163

164

  
\_\_\_\_\_  
Scott Bennett/City Recorder