

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on January 23, 2014**
4 **At the North Logan City Library, North Logan, Utah**
5
6

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

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

12 Others present were: Alan Warnick, Clay Carter, Russell Bodine, Jason Duren, Don A. Huber,
13 Russell Goodwin, Lydia Embry, Jody Porter, Cardon Porter, Garrett Porter, Cordell Batt and
14 Marie Wilhelm.
15

16 The Pledge of Allegiance was led by Brett Robinson.
17 An invocation was given by Joan Findlay.
18

19 **Adoption of Agenda**

20 *Kevin Christensen made a motion to adopt the agenda as presented. Brad Crookston seconded*
21 *the motion. A vote was called and the motion passed unanimously.*
22

23 **Approval and Follow-up of Minutes for December 19, 2013 Planning Commission Meeting**

24 *Nathan Hult made a motion to approve the minutes as presented. Kevin Christensen seconded*
25 *the motion. A vote was called and the motion passed unanimously.*
26

27 **Follow-up**

28 Brad Crookston asked if the east/west corridor issue is still being addressed; and Brett Robinson
29 said that he wants to continue that discussion, and to meet with those individuals chosen to
30 discuss it.
31

32 Cordell referred to Kevin Christensen's previous question about whether gated communities are
33 allowed within North Logan; and Cordell said the only place they are *not* allowed is within the City
34 Center and that they should be allowed everywhere else.
35

36 **New Business**

37 Consideration of Concept Plan for the proposed Centerfield Subdivision, a 3 lot subdivision
38 (interior block) and possible plat amendment (2 lots). This proposed subdivision is located
39 approx. at the end of 2180 North cal-de-sac between 2200 North and 2100 North, North Logan in
40 the R-1-10 Zone. (Alan Warnick)

41 Cordell Batt presented the item and explained the location and the situation. He explained the
42 intent of the developers for the site, including combining some existing parcels and creating three
43 new, buildable lots. He also explained the access situation. Clay Carter explained that he would
44 be purchasing the lot behind Jeff Jorgensen's property, and further explained the layout. Per Mr.
45 Carter's comments, Cordell said it seemed there was not a necessity for a flag lot at this point,
46 which was discussed further.

47 Chris Nelson asked for clarification of the layout, particularly in respect to the 20 foot right-of-way
48 that is along the east side of Jeff Jorgensen's property. Mr. Carter explained that Jeff Jorgensen
49 would like the consideration for that easement to remain in the event of a flag lot being done; but
50 that if this proposal is approved, Mr. Carter would be purchasing that lot behind Jeff's property
51 and combining it with this his property; which would then necessitate the easement for the flag lot
52 being released. Cordell further addressed access and layout questions from the commission,
53 and explained how this would be managed, including doing a plat amendment.

54 Chris said it seemed to make sense to him to abandon the 20 foot right-of-way back into
55 "lot/section four"; because the landowner has indicated that he will not be developing that lot into
56 a 'legal lot'. He said that would free up that piece and the City would not have to worry about a
57 flag lot going in. He commented further.

58 The commission discussed this further.

59 Cordell further discussed the suggested reports that staff is recommending be done, and which
60 ones are recommend to be waived, as the City is familiar with this area. Cordell also mentioned
61 that if the property has water shares, there will be a note put on the plat detailing how those
62 shares will be divided between the lots.

63 Per a question from the commission, curb, gutter and sidewalk was explained by Cordell.

64 Geri Christensen asked about the response of the neighbors; which Alan Warnick said has been
65 positive and explained further.

66 Neighbor Don Huber said they are supportive of the project and what they are doing there. He
67 said he had a question about the sewer; and further explained that the sewer at the end of the cul
68 de sac is not as low as it should be. He said at one time, Wayne Watkins was going to build a
69 home at the end of that cul de sac; but that when he found out that he could not connect on to the
70 sewer, he built his home where the Warnicks now live. Mr. Huber said the developers need to be
71 aware that there is a problem with connecting to the sewer at that point.

72 Mr. Carter said that Jeff Jorgensen had someone from the City roads department review that
73 sewer line; and Mr. Carter said there is a manhole at the bottom of that cul de sac that has the
74 pipe down seven feet, and it moves from there out to 2200 North; and that it is significantly lower
75 at 2200 North. Mr. Carter said it is low enough that homes can be built on lots two and three [on
76 the paperwork presented to the commission], but that the basements cannot be full-depth; that
77 they would have to be raised up somewhat.

78 Geri asked if that would be made part of the agreement; and Cordell confirmed that the
79 developers will have to show how that will work and that it will have to be part of the development
80 plan and permitting process.

81 Joan Findlay asked about the curb and gutter at the end of 2180 North and asked what the plans
82 are for that. Cordell said that how that will be finished off will be determined by their engineer.
83 This was further discussed briefly.

84 Kevin Christensen asked Mr. Warnick if he had spoken to any of the other owners in the area to
85 see if there is any interest in doing a larger subdivision and possibly bringing in a road, and
86 explained further.

87 Mr. Warnick said he believes the property that Kevin is referring to is "tied up" and that the
88 owners do not want a road going through there, and commented further. He said when they
89 [Centerfield Subdivision] looked at the cost of bringing in a road, they abandoned the idea. He
90 explained further, and said the other thing is that they live there and prefer larger lots for that
91 area. He said there are three buildable lots, where three nice homes can be built, instead of eight
92 or ten homes on smaller lots.

93 Geri asked Cordell what the zoning is for this area. Cordell said it is R-1-10, and that they could
94 actually get quite a few more lots in there if they wanted to.

95 Kevin said he asked because of the possibility of future development, and the lots being broken
96 up, and commented further.

97 Mr. Warnick said that having had meetings and discussions with those neighbors in the past; they
98 have absolutely no interest in developing that property into homes.

99 Kevin commented further.

100 Mr. Warnick said they are not interested in developing smaller lots; they would rather keep a
101 "large lot feel" than to have it be small lots with small homes back there.

102

103 *Nathan Hult made a motion to approve this concept plan with staff's recommendations (including*
104 *the comments from Alan Luce and the Public Works department); including combining parcel*
105 *"five" with parcel "3"; understanding that parcel "four" will become part of parcel "0033"; and that*
106 *there will be three building lots. Brett Robinson seconded the motion. A vote was called and the*
107 *motion passed unanimously.*

108

109 Consideration of a Kennel Permit located at 1434 E 2700 N, North Logan. (Brett and Jody
110 Porter)

111 Cordell explained the situation, and that the applicant has three dogs, which is the reason they
112 are required to apply for a Kennel Permit. He further explained the packet that he gave to the
113 commission. He said staff's only remaining question was where the kennel was actually located
114 on the property, which applicant Jody Porter explained to Cordell and the commission's

115 satisfaction. Cordell said it is staff's recommendation that this application be approved.

116

117 *Brad Crookston made a motion to approve the conditional use permit as proposed with staff's*
118 *recommendations. Kevin Christensen seconded the motion. A vote was called and the motion*
119 *passed unanimously.*

120

121 Cordell told Ms. Porter that he would be sending her an approval letter within a few days.

122

123 Consideration of Concept Plan for a 3 lot subdivision with flag lots (1.5 acres). This proposed
124 subdivision is located at approximately 1537 E 2100 N, North Logan in the R-1-12 Zone. (Matt &
125 Carolyn Larson)

126 Cordell Batt said the Planning Commission could discuss this, but that they would typically not
127 make a motion without the applicants in attendance; and therefore Cordell said he would put it on
128 the next agenda.

129 Chris Nelson presented some of his questions including asking if there will be enough room for a
130 fire engine to access the flag lots if necessary. Cordell explained that it would be required, and
131 that Jason Killinen of the North Logan Fire Department reviews these situations, and explained
132 further.

133 Cordell addressed various questions from the commission, including regarding site setbacks;
134 maintenance of the flag lot road; and, how the neighbors on either side feel about the flag lot
135 being there. Chris said he agrees with waiting to make a recommendation until the owners can
136 be here, and the Planning Commission can have some of these questions addressed.

137 Brett Robinson mentioned that he knows Matt Larson and said there is nothing legally that would
138 prevent the Larsons from doing this; but that his only question is about the driveway and the
139 shared maintenance and commented further. Cordell referred to the flag lot ordinance that he
140 included a copy of in the packet to the commission; and explained some of the ordinance's
141 regulations that the Larsons will be required to comply with.

142 Nathan Hult said according to the picture of the site, it appears there is a large shrub at the street
143 that may be a visual obstruction. Joan Findlay mentioned that since that picture was taken, the
144 site has been landscaped, and said she believes that shrub is no longer there.

145 Cordell said they will discuss these items with the owners at the next meeting.

146 Brad Crookston mentioned that even if the neighbors might be opposed to this, because it meets
147 the code, it may be approved. Cordell said when someone makes an application, staff suggests
148 that they discuss with their neighbors what they are planning to do, in order to be up front with
149 them.

150 Kevin Christensen asked about having a public hearing, and Cordell explained that subdivisions
151 do not require public hearings. Kevin asked if there were lighting requirements and Cordell said
152 there were not on minor subdivisions.

153 The commission agreed that this would be moved to the next agenda.

154

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

157 The Planning Commission continued to review and discuss the latest draft of the Land Use
158 Element of the General Plan. They discussed "districts" at length, including ensuring adequate
159 and appropriate representation of those districts. Cordell made note of the recommended
160 changes. They also discussed how to proceed, including having a workshop with the City
161 Council.

162

163 *Kevin Christensen made a motion to invite the City Council to a workshop to discuss the Land*
164 *Use Element; and that topics of the discussion could be rearranging the districts; concerns the*
165 *City Council may have in other areas; and, identifying representatives and the process for*
166 *selection, and what that would look like and a timeline. Brett Robinson seconded the motion.*

167

168 Brett Robinson said we need to have some ideas about what the districts are before we have the
169 workshop, and commented further. Cordell referred to the City Center, and said that was the first
170 'district' they worked on. The commission discussed this further, including the Planning
171 Commission holding a workshop before they meet with the City Council

172

173 Kevin commented on the definition of the land use plan and the problems with potentially being
174 too restrictive.

175 The commission continued to discuss the meeting process.

176

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

178

179 **Staff Business:**

180 - Set Next Agenda and/or Discussion

181 - Nomination and vote for new Planning Commission Chair and Vice-Chair

182 - Review of Planning Commission's Policies and Procedures

183 - Discuss districts

184 Chris mentioned that they would be nominating a new Chair and Vice-Chair and going over the
185 Planning Commission's policies and procedures.

186 Cordell said he would send the commission the latest copy of those Policies and Procedures to
187 the commission to review before the meeting.

188

189

190

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

193

194

195 The meeting adjourned at: 8:27 p.m.

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197 Approved by Planning Commission: February 6, 2014

198


199 Transcribed by Marie Wilhelm

200

201 Recorded by

202

203



Scott Bennett/City Recorder