

1 **Minutes of the North Logan City**  
2 **Planning Commission**  
3 **Held on February 20, 2014**  
4 **At the North Logan City Library, North Logan, Utah**  
5  
6  
7

8 The meeting was called to order by Chris Nelson at 7:00 p.m.  
9

10 Commission members present were: Kevin Christensen, Joan Findlay, Brett Robinson, Geri  
11 Christensen, Nathan Hult, Brad Crookston and Chris Nelson.  
12

13 Others present were: L. Mont Poulsen, Gwyllum Blaser, Jessie Embry, Laurel Hayes, Linda  
14 Hayes, Chester Redd, Russell Goodwin, Lance Anderson, Brian Worthen, Dennis Simonson,  
15 John Stevenson, Lydia Embry, Cordell Batt and Marie Wilhelm.  
16

17 The Pledge of Allegiance was led by Brett Robinson.  
18 An invocation was given by Chris Nelson.  
19

20 **Adoption of Agenda**

21 Cordell Batt said the North Logan Youth Council was at the meeting to make a small presentation  
22 to the Planning Commission; and suggested doing that before the item with the Public Hearing.  
23

24 Nathan Hult asked if they should have a discussion regarding the upcoming workshop with the  
25 City Council; and Chris Nelson said they could do that later in the meeting.  
26

27 *Brad Crookston made a motion to adopt the agenda as amended. Brett Robinson seconded the*  
28 *motion. A vote was called and the motion passed unanimously.*  
29

30 **Follow-up**

31 Nothing at this time.  
32

33 **New Business**

34 The North Logan City Youth presented the Planning Commission with loaves of bread to thank  
35 them for the work they do for the community.  
36

37 **7:10 PUBLIC HEARING – to receive public input on proposed amendments to the North Logan**  
38 **Municipal Code and Streets and Public Ways Code, adding a regulation for the minimum**  
39 **standards for Publicly Maintained City Streets. (Staff)**

40 Cordell Batt explained the situation and how this issue came about, particularly with a recent  
41 subdivision proposal asking that the City maintain the alleyways within that subdivision. He said  
42 City staff reviewed the related ordinances and, through that process, decided that maintaining  
43 alleyways/roadways within a subdivision was not what the City wanted to do; and therefore  
44 proceeded to amend the City's ordinances to clarify that. He further explained that there were  
45 two places in the ordinances that needed to have an explanation of what the City would be willing  
46 to maintain, and what street widths would qualify. He said several meetings have been held with  
47 the City Council and Planning Commission, and proceeded to read the ordinance changes out  
48 loud to the commission. He said the changes should be made in the City Code in the City Center  
49 section where it discusses alleys; as well as the section in the code regarding streets.  
50

51 *Chris Nelson opened the Public Hearing at 7:11 p.m., and read aloud the rules for speaking at a*  
52 *Public Hearing.*

53 *As there were no public comments forthcoming, Chris Nelson closed the Public Hearing at 7:12*  
54 *p.m.*  
55

56 Nathan Hult discussed two typos that Lydia Embry noted in her comments that she had given to  
57 the City regarding this.

58 The commission further discussed potential changes and corrections.

59 The issue about whether the City would maintain "dedicated streets" was discussed; as well as  
60 whether someone could build a road within their property. Chris asked Cordell to get this clarified  
61 with City Attorney, Bruce Jorgensen, which he said he would do.

62  
63 *Nathan Hult made a motion to insert the word "public" before the word "street" in paragraph A of*  
64 *11-3-1, Chapter 11-300; and change the two capital letters on the word "alleys" in section A of*  
65 *12C-1064.05 (General Alley Standards); and that these proposed changes in these two*  
66 *ordinances that have been proposed by City staff be recommended to the City Council with a*  
67 *positive recommendation.*

68 *Chris Nelson asked to make a friendly amendment to include the potential change to the word*  
69 *"public", subject to Bruce City Attorney, Bruce Jorgensen's opinion. Nathan Hult agreed to the*  
70 *friendly amendment.*

71 *Brett Robinson seconded the motion. A vote was called and the motion passed unanimously.*

72

73 Consideration of a rezone request to rezone .85 acres (single-family residence) at 1760 North  
74 400 East from Single-Family Residential (R-1-12) zoning to Residential Multi-Family (RM) to allow  
75 a boarding house. (Mont Poulsen)

76 Cordell Batt explained the proposal and used a displayed City zoning map to explain the area and  
77 situation. He said the applicant wants to purchase the indicated home and make it a multi-family  
78 set-up. He said that is not allowed in this zone, therefore a rezone is being requested. He  
79 explained further. Chris Nelson additionally explained the area.

80

81 Applicant Mont Poulsen explained that he wants to purchase the home indicated and said he  
82 wants to make it two separate homes, which he said would be a duplex by legal definition. He  
83 said in order to do that, the zoning would have to change, which he discussed further. He said he  
84 had spoken to all of the neighbors about this; and that two are amiable to it, and one is not, who  
85 he said was at the meeting. He said at first he wanted to make it a boarding house, but realized  
86 that it was too expensive for him to do that which he explained further. He said after further  
87 discussion with City staff, he said he determined it would make more sense for him to do a duplex  
88 or "twin home".

89

90 Cordell said the City would typically consider this "spot zoning", which he said is not good  
91 planning. He said as they looked at this, and what was around it; staff felt that in order to make  
92 this better, they suggested taking all of the R-1-12 in this area and change the zone to  
93 Residential-Multi-family zoning (RM); therefore, staff is suggesting that all of that R-1-12 become  
94 RM. He said currently, because the mortuary is in this zone, it makes it a non-conforming use  
95 because mortuaries are not allowed in this residential zone. He said changing this zone to RM  
96 would bring the mortuary into compliance. He explained various points further. He said changing  
97 the zone would allow others to purchase the homes in this area and propose to make them multi-  
98 family. He further explained what is around these zones. He said it is staff's recommendation to  
99 consider rezoning all of the R-1-12, instead of just spot-zoning this one parcel.

100 He explained how this application would proceed, and discussed various issues with the  
101 commission and asked for their input.

102 Geri Christensen said her biggest concern is how the neighbors feel about this and asked why  
103 staff wouldn't recommend changing this zoning to mixed-use, which Cordell explained; including  
104 that that is typically done when someone is bringing in an application for an actual mixed-use  
105 situation, which is not the case here. He also said the City is trying to get away from mixed-use  
106 and explained further.

107 Mr. Poulsen addressed various questions from the commission about the situation and what his  
108 intentions are for the property, including the potential number of residents, the size of the  
109 property, parking management, snow removal, etc.

110 Per a question from Nathan Hult, Cordell said that Mr. Poulsen would not move forward with this  
111 without the rezone taking place.

112 Brett Robinson said this area is already "built up" and the parcels generally all include residences  
113 and it's a challenge to determine what to do with a property like this; but said we can't spot zone,  
114 and it doesn't make sense to change anything for the neighbors to the south, and said they do not  
115 want a rezone on their property.

116 The commission discussed this situation further at length, including with Mr. Poulsen.

117

118 Resident Gwyllum Blaser, who said he lives just south of the property in question, said that one of  
119 the residents who did sign off on this, signed with the belief that *all* of the residents signed off on  
120 this, which he said they hadn't. He said when they moved in, in 2005, the area was all  
121 residential, aside from the mortuary, and explained further. He explained the building that  
122 continued in their area, and said when the second business building was built across the street  
123 from them, parking became "a nightmare" for them. He said that the Cranny's had moved out of  
124 the home [being discussed] and the person who purchased the home filled it with eight to ten  
125 young men, and parking became a real problem. He further explained the parking permit  
126 situation that was done with the support of the City, which he said worked well. He also  
127 discussed the noise situation that occurred when the men were living in the home. He further  
128 discussed the issues with this home becoming multi-family, particularly in creating a worse  
129 parking situation. He commented further on wanting to maintain the residential feel, which he  
130 said is why they moved there, and said he would like it to stay that way.

131

132 John Stevenson said he works and manages Allen Mortuary. He said he was there representing  
133 the owners of the Mortuary, the Allens, on their behalf. He further explained his conversation with  
134 the Allens regarding what Jeff Allen heard about this proposal, including that Mr. Allen had heard  
135 that "all" of the neighbors had agreed to this. Mr. Stevenson said he has since learned that is not  
136 the case and commented further. He discussed the issues of the quantity of people in the home,  
137 and the problems with parking. He said he lives near the mortuary and said as a member of the  
138 community, this is not something he wants to see.

139

140 Brad Crookston said if we change the zoning, it will change for everyone who has a home there  
141 and wants it to be residential; and said he is therefore hesitant to change the zoning and do that  
142 to the residents.

143 Kevin Christensen said that someone mentioned that one of the nearby homes had been used as  
144 a rental and asked Cordell about the rental situation in this area, which Cordell explained.

145 The commission further discussed various items, including considering the future for the residents  
146 of this area.

147 Cordell said Mr. Poulsen is essentially trying to get what the Planning Commission's  
148 recommendation to the City Council might be; and also said they will hold a public hearing in two  
149 weeks at the Planning Commission meeting.

150 The commission discussed how to proceed.

151 Mr. Poulsen said his biggest concern at this point is his integrity and explained some of the points  
152 made; and clarified and defended when he had spoken to the neighbors about this. He  
153 commented further.

154 The Planning Commission continued their discussion including how to proceed.

155

156 *Kevin Christensen made a motion to make a recommendation to the City Council to deny the*  
157 *rezone and leave the zoning as is. Brad Crookston seconded the motion.*

158

159 *Kevin explained the reasons for his motion, and said a rezone of a built-up area that includes a*  
160 *church house, a mortuary and four residences does not make sense to him, and said he does not*  
161 *see the benefit there, and does not think a rezone fits. He also said he is inclined to think there is*  
162 *already a parking issue in this area, and said parking is always a concern whenever you go to*  
163 *multi-family housing. He also said he does not see this benefiting the area there in putting a*  
164 *multi-family unit in amongst a mortuary and four other single-family residences.*

165

166 Nathan Hult said he agreed with Kevin and expressed his concerns with the amount of people  
167 living there and the potential for parties, traffic, and the significant impact that has already been  
168 described occurring in this area.

169

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

171

172

173 Consideration of Concept Plan for a 10 lot subdivision (8.9 total acres) using the bonus density  
174 option. This proposed subdivision is located starting at approximately 2350 North along a new  
175 proposed 1200 East, North Logan in the RE-1 Zone. (Curtis Jacobs)  
176 Cordell Batt explained the situation and oriented the Planning Commission to the site via a  
177 projected map of the location. He said the proposal is to use the bonus density option; and  
178 explained that in order to get the greater number of lots, they can donate a developed park to the  
179 City, and explained further. He said part of this project is requiring the applicant to do a section of  
180 1200 East; and said that because it is part of the Transportation Master Plan, the City has  
181 discussed participating in helping to build that road. He said every lot needs to be on a public  
182 street, and there is piece that is not part of this proposal and the right-of-way would have to be  
183 worked out before certain lots could be developed. He said the City will be working with those  
184 property owners. He also said that because the City is putting in 1200 East; staff is suggesting  
185 that they reduce the 1250 East to a smaller right-of-way, which Cordell explained further.

186 Cordell addressed various questions from the commission.

187 Cordell reviewed additional details of the staff report, including which studies staff is requiring of  
188 the applicant, and which staff is waiving. Per a question from Nathan Hult, Cordell said there is  
189 secondary water attached to this. Cordell also mentioned that this project has been reviewed by  
190 staff extensively and has gone through several meetings with the City Council.

191 The commission continued to discuss various items at length.

192

193 *Nathan Hult made a motion to make a positive recommendation to the City Council on this*  
194 *concept plan as presented, with staff's recommendations in the staff report. Kevin Christensen*  
195 *seconded the motion. A vote was called and the motion passed unanimously.*

196

197 Discuss workshop with City Council regarding their meeting in two weeks to discuss the Land  
198 Use Element of the General Plan, including Districts

199 Cordell Batt discussed the related information that he sent to the commission.

200 Kevin Christensen explained what the City Council agreed to in regards to meeting with the  
201 Planning Commission; detailed what they will be discussing; and, discussed the process and  
202 timeline for working through the document.

203 Chris Nelson asked Kevin to email his notes on the topics of discussion to the Planning  
204 Commission to prepare for the meeting/workshop.

205 The Planning Commission continued their discussion.

206

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

208 Nathan Hult said he would like to add an item to the next meeting agenda (but not the meeting  
209 with the workshop) to discuss the opening ceremony of the meetings.

210

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

213

214 The meeting adjourned at: 8:39 p.m.

215

216 Approved by Planning Commission:

April 2, 2014

217


218 Transcribed by Marie Wilhelm

219

220 Recorded by

221

222

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