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**Minutes of the North Logan City  
Planning Commission  
Held on May 1, 2014  
At the North Logan City Offices, North Logan, Utah**

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

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

36 Others present were: Curtis Jacobs, Linda Hayes, Alan Warnick, Lydia Embry, Russell Goodwin,  
37 Cordell Batt and Marie Wilhelm.

38 The Pledge of Allegiance was led by Brett Robinson.

39 An invocation was given by Brad Crookston.

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**Adoption of Agenda**

Chris Nelson mentioned that he had to leave the meeting at 8:00 p.m.; and asked that Kevin Christensen take over for him if the meeting is still going at that time.

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

**Approval and Follow-up of Minutes for April 3, 2014 Planning Commission Meeting**

*Brett Robinson made a motion to approve the minutes as presented. Brad Crookston seconded the motion. A vote was called and the motion passed unanimously.*

**Follow-up**

Nothing at this time.

**New Business**

Consider the Development Plan for the Elk Ridge East Subdivision, a 10-lot subdivision (8.9 total acres) using the bonus density subdivision option. This proposed subdivision is located east of Elk Ridge Park starting at approximately 2350 North and west of 1250 East and along a new proposed 1200 East. The land is in the RE-1 Zone.

Cordell Batt explained the situation and various details of the development plan and preliminary plat. He further explained the layout and how the roads will tie into each other. He referred to the comments from Public Works and said there were some remaining questions, and they will be worked out during the next phase. He briefly explained the studies and agreement that were reviewed by staff, who he said recommends approval for this.

Developer Curtis Jacobs mentioned that Linda Hayes was in attendance at the meeting and commented on the situation with the agreement with the Hayes regarding their adjacent property.

There was discussion regarding the turn-around on 1200 East and Cordell explained how it has been done with other subdivisions.

Curtis explained the turn-around further and the agreement with the Hayeses, and the benefit to Curtis, the Hayeses and the City, as well as the future potential development.

Chris asked about the road construction which Cordell and Curtis explained, and was further discussed.

Kevin Christensen asked about the additional expenses tied to this subdivision, particularly in relation to the road development; and asked if we as a City are financially able to take this on. Cordell said in terms of the meetings he has attended, that has not been an issue, and explained further, as did Curtis. Per a comment from Curtis, Cordell discussed the possibility of COG (Council of Governments) money being used on this project per discussions with Jeff Gilbert.

Kevin Christensen also asked about obtaining right of ways, etc., which Cordell and Brett Robinson explained.

57 The speed limit for 1200 East was also discussed.

58

59 *Kevin Christensen made a motion to make a positive recommendation to City Council on this*  
60 *development plan as presented, including the recommendations made by staff. Geri Christensen*  
61 *seconded the motion. A vote was called and the motion passed unanimously.*

62

63 Consider the Development Plan for the proposed Center Field Subdivision, a 3-lot subdivision  
64 (3.94 acres) and plat amendment for the Marion Anderson Subdivision. This proposed  
65 subdivision is located approximately at the west end of the 2180 North cul-de-sac at about 1100  
66 East between 2200 North and 2100 North in the R-1-10 Zone.

67 Cordell explained the situation and said on the current draft, he had the engineer differentiate  
68 between lots and parcels. Cordell further outlined the lots via an overhead projected map of the  
69 City. He said there will be monies put aside for the eventual improvements along 2200 North. He  
70 said this development does have irrigation which will be worked out and noted on the plat as to  
71 how the shares will be divided. He also briefly mentioned the associated development  
72 agreement.

73 Cordell clarified that this is a *four* lot subdivision (rather than a three lot, which he stated  
74 previously); which includes the lot that Alan Warnick owns and resides on, and these three  
75 additional lots to be developed.

76 Cordell addressed minor questions from the commission.

77 It was explained that if someone wanted to do a flag lot in the future, they would have to go  
78 through quite a complicated and lengthy process.

79

80 *Brett Robinson made a motion to make a positive recommendation to the City Council on this*  
81 *development plan and plat amendment including staff's recommendations outlined in the staff*  
82 *report. Kevin Christensen seconded the motion. A vote was called and the motion passed*  
83 *unanimously.*

84

85 Discuss proposed changes to the city General Plan Land Use Element. Specifically to be  
86 discussed are "district plans". Decide what needs to be discussed at combined workshop with  
87 City Council.

88 The Planning Commission discussed the latest draft of the district map and further discussed  
89 zones and the potential districting process.

90 Cordell explained how Logan City delineated their district maps, which was primarily based on  
91 their school district boundaries, as it was their best known way to disseminate information to the  
92 citizenry. Cordell said because that was not based on land use or zoning, they typically had  
93 several types of uses in these districts; which was not always very beneficial. He said they stated  
94 if they did that again, they would look much more carefully about doing it based on land use,  
95 especially in the residential areas.

96 The conversation continued, particularly with how zones relate to the districts, and how best to  
97 put the districts together.

98 Per a question from the commission, Cordell explained the meeting with the City Council at the  
99 joint meeting to be held in one week's time, which will include discussing the land use element  
100 and districts.

101 The commission discussed how to proceed with the City Council on this; and how to work through  
102 this with them.

103 They also discussed who would be in charge of this program. They discussed the Planning  
104 Commission *and* City Council being part of the district representation and working with them,  
105 together. There was also some discussion about how to best to find district representatives; and  
106 how the districts and their representatives would work with the City. District names were briefly  
107 discussed.

108 *Chris Nelson had to leave the meeting at this time, 8:04 p.m.*

109 The commission discussed the awareness of the landowners and the citizenry. They also  
110 discussed Chris and or Cordell presenting this to the City Council. Cordell said he will have a  
111 zoning map with a districts overlay put together for that meeting.

112

113 Russell Goodwin commented on this process.

114

115 Cordell mentioned an issue that has arisen regarding having a lighting plan included in a  
116 subdivision plan from now on. He explained it further and said the Planning Commission will  
117 need to discuss this and determine how the City wants lighting done. He said an ordinance will  
118 need to be put together. The commission discussed this further.

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121 *Brett Robinson made a motion to adjourn the meeting. Geri Christensen seconded the motion. A*  
122 *vote was called and the motion passed unanimously.*

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125 The meeting adjourned at: 8:28 p.m.

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128 Approved by Planning Commission: July 10, 2014

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130 Transcribed by Marie Wilhelm

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132 Recorded by

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Scott Bennett/City Recorder