

1 **Minutes of the North Logan City**
 2 **Planning Commission**
 3 **Held on August 14, 2014**
 4 **At the North Logan City Library, North Logan, Utah**
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7 *Geri Christensen made a motion to appoint Brett Robinson as Chairman Pro Tem in Chris*
 8 *Nelson's absence. Brad Crookston seconded the motion. A vote was called and the motion*
 9 *passed unanimously.*

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 11 The meeting was called to order by Brett Robinson 6:33 p.m.

12
 13 Commission members present were: Brett Robinson, Brad Crookston and Geri Christensen.
 14 (Chris Nelson, Nathan Hult and Kevin Christensen were excused).

15
 16 Others present were: Gary N. Anderson, Brian Lyn, Russell Goodwin, Mitch Duffin, Roger
 17 Anderson, Lydia Embry, Cordell Batt and Marie Wilhelm.

18
 19 The Pledge of Allegiance was led by Geri Christensen.
 20 An invocation was given by Brad Crookston.

21
 22 **Adoption of Agenda**

23 *Brett Robinson made a motion to adopt the agenda as presented. Geri Christensen seconded*
 24 *the motion. A vote was called and the motion passed unanimously.*

25
 26 **Approval and Follow-up of Minutes for June 5, 2014 and June 19, 2014 Planning**
 27 **Commission Meetings**

28 **June 5, 2014 Planning Commission Meeting Minutes**

29 **June 19, 2014 Planning Commission Meeting Minutes**

30 *Brad Crookston made a motion to approve both sets of [the above-referenced] minutes as*
 31 *presented. Geri Christensen seconded the motion. A vote was called and the motion passed*
 32 *unanimously.*

33
 34 **Follow-up**

35 Nothing at this time.

36
 37 **New Business**

38 **Consideration and recommendation of the Concept Plan for a proposed four lot subdivision**
 39 **located at approximately 1900 North 1600 East (northwest quadrant of intersection) in the R-1-12**
 40 **zone. (Chapman)**

41 Cordell presented the item and explained the intentions of the developers for this minor
 42 subdivision. He explained the history of the site, particularly as it relates to the lay-out and the
 43 original subdivision on this land, and explained how the rules for subdividing property have
 44 changed since this was originally divided. He said this project will be done with metes and
 45 bounds as opposed to a plat, and explained the process further.

46 Cordell Batt further explained which plans and studies staff is requiring of the developers, and
 47 which ones they are waiving, per the staff report. He also said the City is requiring that curb
 48 gutter and sidewalk be installed on 1600 East all the way to the corner of 1900 North. He said an
 49 agreement will be put together to work out the continuation of the sidewalk on 1900 North. He
 50 also discussed putting together an agreement with the developers on this, and to have them put
 51 the funds for this into an escrow account for the City to utilize when they decide to put this
 52 infrastructure in.

53 Cordell addressed various questions from the commission. He said with these recommendations,
 54 staff is recommending approval for this subdivision

55 Cordell, and Gary Anderson representing the Chapmans, addressed various questions from the
 56 commission, including regarding the infrastructure improvements and the reasons for having to
 57 develop the site this way, per how the previous owner handled the subdivision. Mr. Anderson

58 explained the situation with the owners further. He discussed the potential issues with and the
59 concerns of the Chapmans making improvements on property that they don't own (i.e., the Mays,
60 who are adjacent to their property and are not interested in participating in improvements). Mr.
61 Anderson also said he recommended clarifying the property lines by having a survey done.

62 The conversation continued and Mr. Anderson said that if the Chapmans *have* to do the
63 improvements, and if it really makes the most sense, they would be likely to do it; but he further
64 commented on the Chapman's concerns, and said they are essentially not wanting to have to put
65 in a sidewalk.

66 Brett Robinson mentioned that the Chapmans [are saving money] by not being required to put a
67 road in on either side, which is the case with most developers.

68 Cordell discussed his conversation with Mr. Mays, who was not interested in participating in the
69 improvements, and further explained the situation. Cordell said he will contact Mr. Mays to make
70 sure he knows what is taking place, and commented further.

71 The conversation continued.

72 Brett Robinson said while this is a cost to the developer, it is minimal; and said cleaning this area
73 up makes this whole development more desirable.

74 Roger Anderson asked about what the potential cost to the Mays might be if the help pay for the
75 curb, gutter and sidewalk. Cordell said that has not yet been determined, but can be.

76 The conversation continued.

77 Mr. Anderson suggested having the Mays participate in this discussion.

78 Russell Goodwin mentioned that he is on a Historical Committee, and said they are interested in
79 old barns and granaries; and said as there is an old granary on this property, there would be
80 interest in saving it; and asked if it could be preserved. He commented further and said if *they*
81 are not interested in preserving it; he would look into seeing if the Historical Committee would
82 consider having it moved. Cordell said he would think the Chapmans would be interested in
83 looking into that.

84
85 *Geri Christensen made a motion to make a positive recommendation to the City Council on this*
86 *concept plan, with staff's recommendations; and for staff to have a discussion with the Mays*
87 *regarding participating in the improvements; and with the Planning Commission's*
88 *recommendation to have the curb, gutter and sidewalk go all the way around the corner, including*
89 *lots three and four. Brad Crookston seconded the motion. A vote was called and the motion*
90 *passed unanimously.*

91
92 Consideration and recommendation for the Duffin Minor Subdivision Development Plan for a two
93 lot minor subdivision located at 1800 North (Keller Lane) and approximately 1270 East in the R-1-
94 12 zone. (Mitch Duffin)

95 Cordell Batt introduced the item and said the Planning Commission and the City Council both
96 previously approved the concept plan. He explained the question the City Council had with the
97 power pole that exists on this private lane, and explained further. Cordell explained Jason
98 Killinen's recommendation from the Fire Department to ensure that the lane is 20 feet wide in its
99 entirety.

100 The potential need for moving the pole was discussed between developer Mitch Duffin and the
101 Planning Commission. Mitch explained his discussion with Rocky Mountain Power about moving
102 the pole; and he said Rocky Mountain Power said they would not move the pole unless he paid
103 for it. Mitch said he thought it might be beneficial to have the City Attorney speak to them.

104 Brett Robinson said something has to be done with that power pole, and that it cannot stay where
105 it is.

106 The conversation continued. Cordell said they would contact Rocky Mountain Power.

107 Cordell further discussed the development plan and said he would also like the developer to be
108 more specific on the plan about what shares go with which lots, and to have that listed.

109 Cordell discussed other items further. He mentioned the general agreement with the
110 homeowners regarding the maintenance of Keller Lane.

111

112 *Brad Crookston made a positive recommendation to the City Council on this development plan,*

113 *with staff's recommendations, and with the recommendation that staff and the developer work*
114 *with Rocky Mountain Power to get the power pole moved. Geri Christensen seconded the*
115 *motion. A vote was called and the motion passed unanimously.*

116
117

Staff Business:

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

119 Roll Call, Welcome, Opening Ceremony

120 Cordell mentioned that Nathan Hult wanted to discuss the process of the opening ceremony for
121 meetings; and since he was not at the meeting, would move it to a later meeting.

122

123 Land Use District Plan Rewrites/Map Revisions

124 Cordell said he is still working on the rewrite of the sections; and said they would be made
125 available to the Planning Commission for the next meeting.

126 Brad Crookston mentioned a conversation he had with Kevin Christensen; and said he and Kevin
127 both felt that the Land Use Element should be simple, and not too complicated, and commented
128 further.

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132 *Brad Crookston made a motion to adjourn the meeting. Geri Christensen seconded the motion.*
133 *A vote was called and the motion passed unanimously.*

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135 The meeting adjourned at: 7:33.

136

137 Approved by Planning Commission: October 9, 2014

138

139 Transcribed by Marie Wilhelm

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141 Recorded by

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Scott Bennett/City Recorder