

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on November 13, 2014**
4 **At the Meeting Room of the North Park Police Building, North Logan, Utah**
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7 The meeting was called to order by Chris Nelson at 6:30 p.m.

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

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12 Others present were: Alan Luce, Lydia Embry, Lance Anderson, Cordell Batt and Marie Wilhelm.

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14 The Pledge of Allegiance was led by Alan Luce.

15 An invocation was given by Kevin Christensen.

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17 **Adoption of Agenda**

18 Chris Nelson said we need to move item #3 up to be #1. Cordell Batt mentioned an address
19 correction on the Alder concept plan agenda item; and that the address should be stated as 3250
20 North 1400 **East** (not 1400 North).

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22 *Brett Robinson made a motion to adopt the agenda as amended. Kevin Christensen seconded*
23 *the motion. A vote was called and the motion passed unanimously.*

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25 **Approval and Follow-up of Minutes for September 25, 2014 Planning Commission Meeting**

26 *Kevin Christensen made a motion to approve the minutes as presented. Brett Robinson*
27 *seconded the motion. A vote was called and the motion passed unanimously.*

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29 **Follow-up**

30 Nothing at this time.

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32 **New Business**

33 **Discussion on updates/revisions to the Parks and Recreation Master Plan and Map.**

34 Alan Luce presented updates and revisions to the Parks and Recreation Master Plan and Map.
35 He said there are *some* elements that they want to keep in the plan, but said they essentially
36 want to rewrite most of it. He discussed the plan further and said they want to include public input
37 in this. He said the previous plan was lacking a capital improvement plan which he further
38 explained the importance of. He said it will be a lengthy process to go through this. He said he
39 would like the Planning Commission to go through this current, "very rough" draft outline and
40 redline it for him to review.

41 Chris Nelson discussed how he would like to see the Planning Commission go through the
42 document; and commented further on the current outline and said that he would like the Planning
43 Commission to then go through it again at a further step in the process. He commented further
44 on what he would like to see done in the future version.

45 The Planning Commission discussed the various elements and what they might like to see in the
46 draft.

47 Brad Crookston said the community overview tends to change a lot; and said he wondered if that
48 would fit better in the City's General Plan document, rather than this one.

49 Brett Robinson agreed that funding is a huge part of it, and feels like trails should be prioritized
50 higher on the list.

51 Kevin Christensen asked about community resources and if that will remain in the new version,
52 which Alan explained is included in other sections.

53 Alan and the commission discussed how best to proceed.

54 Cordell Batt asked how the Parks and Recreation Committee will be involved with this, which
55 Alan explained.

56 The commission continued to discuss various, related items with Alan.

57

58 Consideration and recommendation for a Concept Plan for a three (3) lot subdivision with a
59 remaining parcel in the RE-1 zone on 7.10 acres located at approximately 3250 North and 1400
60 East. (Kent and Donna Alder)

61 Cordell Batt presented the plan and oriented those in attendance to the site via an overhead,
62 projected map of the site. He explained the layout of the parcels, and further explained why this
63 is being done, because it was not previously developed under the required subdivision process.
64 He further explained division of the lots, and lot accessibility.

65 He discussed the phasing of this, and answered various questions from the commission,
66 particularly on how the parcels will be developed and how lots will be laid out in phases. Cordell
67 also explained how this will be platted.

68 The history of the parcel and the layout was discussed.

69 Cordell discussed which reports staff recommended be done, and also said the developers are
70 asking not to be attached to a sewer because of the distance to the existing sewer lines in this
71 area. He discussed this further. He also said Public Works wants to make sure that the
72 developers are responsible for the cost of putting in the sewer, if and when the developers sell
73 lots two or three. Cordell said something not listed in the staff report that he recommends
74 including is a drawing from the developers showing the future tie-in locations for where the septic
75 system will be, and where the pipes will be, so that they can be readily detected if and when that
76 becomes necessary. Cordell said aside from those issues, staff is recommending approval on
77 this concept plan.

78 The zone where this site is located was briefly discussed.

79

80 *Brad Crookston made a motion for a positive recommendation to the City Council on this concept*
81 *plan with staff's recommendations, including the condition that the future sewer connectivities are*
82 *shown on a drawing and included in the plans; and, that Phase 2 shows the extension of the road*
83 *to the remainder parcel, as discussed. Brett Robinson seconded the motion. A vote was called*
84 *and the motion passed unanimously.*

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86 Consideration and recommendation for a Concept Plan (Cache Recreational Complex
87 Subdivision) an eight (8) lot subdivision in the FR (Forest Recreation) zone located from
88 approximately 2750 North to 3100 North along the new proposed North Park Boulevard. (North
89 Logan City)

90 Cordell Batt explained this item and said it is located on the future school property and this is the
91 concept plan for the subdivision being proposed for that site.

92 Lance Anderson from Landmark Engineering further explained the development, including
93 detailing the lots, boundaries and the dedication of the roads.

94 He said that the LDS Seminary building is being proposed for lot 2, per a question from Chris
95 Nelson; and Lance further discussed what is being proposed for the other lots, and also
96 addressed various questions of the commission.

97 Lance said lot 3 will be owned by North Logan City, and co-maintained by North Logan City and
98 the school, and said it will mainly be used as playing fields.

99 Cordell said in terms of the typical reports that we do with subdivisions, the engineering firm will
100 do that for North Logan City. Lance discussed some of the reports, including the irrigation
101 situation, and further explained the partial use of secondary water.

102 Kevin Christensen said he had questions regarding the water rights, which Lance explained.

103 Chris Nelson asked if the water right-of-way will be on the plat. Lance said an easement will
104 likely need to be down 2850 North; and said the way 2850 North is, he would probably do a public
105 utility easement along the sidewalk, and explained further.

106 Lance addressed further questions from Chris.

107 Lance briefly discussed funding, and also presented what they gave to the county, mapping out
108 the various entities' responsibilities.

109 Chris discussed the potential need for a fence on the north baseball field, which Lance said he
110 would check into.

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112 *Kevin Christensen made a motion to make a positive recommendation to the City Council on this*
113 *concept plan, including staff's recommendations.*

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Chris Nelson said he would like a make a friendly amendment to include the requirement to have Lance Anderson get all of the right-of-ways worked out for the utility easements on 2850 North. Kevin Christensen agreed to the friendly amendment. Brad Crookston seconded the motion. A vote was called and the motion passed unanimously.

Discussion on a new section of City Code dealing with Commercial/Industrial and Institutional-Residential and Non-Residential Subdivision General Provisions.

Cordell explained how this came about due to several commercial/industrial subdivisions that have come into the City; particularly where the City has had to use the residential subdivision "rules" and apply them to commercial/industrial subdivisions, and further explained some of the issues with doing that.

He explained the proposed commercial subdivision code that deals with commercial properties. He also detailed the documents he gave to the commission on this for their review. He reviewed some of the revisions and additions made to the documentation that does exist, as well as the new section he drafted.

He said he proposed that the Planning Commission review this thoroughly by the next meeting so that they can discuss any comments. He said he had the City Attorney, Bruce Jorgensen review this, and said Bruce recommended some minor changes, but said that Bruce essentially liked the document. He said Jeff Jorgensen also reviewed the document and added his comments to this draft, as well. Cordell said he would like to go over their comments at the next meeting, and try to have the public hearings for this in February [2015].

Continued discussion and finalization of changes to the North Logan City Existing Land Use Map.

The commission discussed their changes and recommendations to the Land Use map, including whether it should be included in the Land Use Element.

The commission agreed to make the small changes as discussed, including adding the gravel pit from Canyon Gates, and leave it in the document.

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

The meeting adjourned at: 8:31 p.m.

Approved by Planning Commission: February 12, 2015

Transcribed by Marie Wilhelm

Recorded by



Scott Bennett/City Recorder