

Minutes of the North Logan City
Planning Commission
Held on January 15, 2015
At the North Logan City Library, North Logan, Utah

The meeting was called to order by Chris Nelson at 6:30 p.m.

Commission members present were: Chris Nelson, Kevin Christensen, Nathan Hult, Brett Robinson, Brad Crookston and Geri Christensen.

Others present were: Matthew Wood, Nick Larsen, Ryan Larsen, Bruce Larsen, Jack Nixon, Brian Lyon, Russell Goodwin and Cordell Batt.

The Pledge of Allegiance was done.
An invocation was given.

Adoption of Agenda

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

Follow-up

Cordell Batt mentioned that the Commission had finished their revisions and review of the Land Use Element of the General Plan. He said they are at the point where they should discuss at the end of tonight's meeting how they want to move forward with this, including how to work with the council, and consider future public hearings.

Chris Nelson discussed the notice of the Planning Commission member's terms, and when they expire.

New Business

Consideration of a conditional use permit for a dog kennel (3 dogs) in the RE-1 zone located at 1255 East 2700 North, North Logan. (Deolinda Marshall)

Cordell Batt said the Planning Commission would be discussing this, even though the applicant was not in attendance, which he further explained; including that he and Brett Robinson spoke to the applicant previously and asked her a lot of questions, as they knew she would not be able to attend this meeting.

Cordell explained the situation with this request. He said this request is for three dogs, and is in the RE-1 zone, which he said is the only zone in North Logan City that allows kennel permits. He further explained the situation, including the size of the applicant's property and the types and number of dogs she owns.

Cordell said after reviewing all of the information given to staff by the applicant, it is staff's recommendation that the Planning Commission approve this conditional use permit for this kennel permit, with the conditions listed in the staff report, which he read aloud.

Nathan Hult mentioned that he lives across the street from this applicant, and said he has hardly noticed these dogs, which he explained further; and said the owner takes very good care of her dogs, and would recommend that the Planning Commission grant this conditional use permit.

Brett Robinson said he agreed, and also said there have been two other permits the Commission has granted in this area recently.

Nathan Hult made a motion to approve this conditional use permit with the conditions outlined in the staff report. Brett Robinson seconded the motion. A vote was called and the motion passed unanimously.

Consideration of a development plan and preliminary plat for a 4 lot subdivision located at approximately 1900 North and 1600 East (northwest corner) in the R-1-12 Zone. (Chapman)

Cordell Batt presented the situation for this subdivision, and said this is a fairly simple one. He further detailed the site, including the existing home adjacent to the property, and said this subdivision will be developed on the property which surrounds that home, and it will consist of four lots. He reminded the Planning Commission that they approved the concept plan on this previously; with the recommendation that as they construct this subdivision, the sidewalk on 1600 East and around the corner down 1900 North, be installed as part of this subdivision. Cordell further detailed some of staff's requirements and conditions in the staff report; and also said that

62 there will be a note on the plat stating that the owners have secondary water rights, and will also
63 note how those water rights will be distributed among the lots, as typical. Cordell said they are
64 still waiting to hear from the developers regarding how the drainage will be worked out on these
65 lots, and where they need to be, and explained further.

66 Chris Nelson asked about retention on subdivisions, which Cordell explained.

67 Cordell addressed other various, minor questions from the Commission. He also explained how
68 the sidewalk and planting strip will be done, after having further discussions with Public Works.

69 Cordell said it is staff's recommendation for the Planning Commission to make a positive
70 recommendation to the City Council on this Development Plan and Preliminary Plat.

71 Nathan Hult asked about a note in the City Council minutes in which Jeff Jorgensen asked about
72 getting a quit claim deed for the area, because he said this was a modification of a previous
73 subdivision. Cordell said he would find out from Jeff what that was about, and if it is necessary,
74 they will make that part of the discussion when this is taken to City Council. Cordell said it might
75 have been a situation with the right-of-way, which Cordell explained, and said that it has been
76 verified that the City does have that right-of-way.

77 Cordell continued to address minor questions from the Commission.

78

79 *Brett Robinson made a motion to make a positive recommendation to the City Council on this*
80 *Development Plan and Preliminary Plat, including staff's recommendation in the staff report,*
81 *including the Grading and Drainage Plans, as discussed. Kevin Christensen seconded the*
82 *motion. A vote was called and the motion passed unanimously.*

83

84 Consideration of a Concept Mixed-use Plan for a Continuing Care Retirement Community
85 (Assisted Living/Rehabilitation & Skilled Nursing & Memory Care) with a commercial component
86 located at approximately 2200 North and 400 East (southwest corner) in the (CCA) City Center
87 Adjacent and (DT) Downtown Zones. Also, consideration of a code change to the 'Permitted Use
88 Table' in the code to allow Nursing Care Facility as a permitted use. (Maple Springs, LLC – Nick
89 Larsen)

90 Cordell Batt explained that this is in our City Center; it's on the corner of 400 East and 2200
91 North; and, it incorporates two zones in our City Center Zoning, which are the CCA (City Center
92 Adjacent) and our DT (Downtown). He further oriented those in attendance to the site via an
93 overhead, projected map of the area, and explained the developer's intentions for the site. He
94 explained that the City owns a portion of this piece, and also discussed some of the land swaps
95 that have taken place. He also discussed how the developers have tied their development in to
96 the City's Master Plan, which Cordell further explained. Cordell said the two uses that the
97 Developers are proposing are nursing rehabilitation, and assisted-living. He said assisted-living
98 is a permitted, allowed use in the CCA zone, but the nursing rehabilitation use is in the matrix, but
99 is not checked off as a permitted or conditional use, which Cordell felt was likely an oversight. He
100 said [including this] will require a code change, as well as a public hearing.

101 Developer Nick Larsen from Maple Springs LLC, explained his development, and said they did
102 their first project like this in Brigham City. He said they are trying to have a facility for the clients
103 to be able to go from assisted living through skilled nursing. He said they will have assisted
104 living, memory care, skilled nursing and rehabilitation, all in the same building, without the
105 residents having to move away in order to get the services they need; and said they will have 162
106 beds and roughly 110 units. He explained further. He also mentioned that this current plan is a
107 very 'rough draft' at this point, and that they have several months ahead of them in designing it.
108 He said North Logan City owns a strip of land on this site, and Maple Springs own the top five
109 acres, and said there are roughly six total acres there. He further explained their intentions for
110 their site, and the benefits of their facility. He also briefly discussed their hopes for the retail part
111 of their development.

112 Mr. Larsen addressed various questions from the council, and explained the difference between
113 assisted living and skilled nursing care.

114 Cordell commented on this and said staff is happy with the proposal; and further explained that
115 this project "fits" with what is happening in the area, and will be a good fit with our City Center.

116 Cordell and Mr. Larsen further addressed various questions from the Commission, and continued
117 to discuss the uses for this site and the kind of care they will offer. Mr. Larsen said this facility
118 takes people from when they first start needing care, to end-of-life hospice care, and everything in
119 between. He said they can also care for patients who need short-term rehabilitation care before
120 they can go home again.

121 Mr. Larsen continued to answer the Commission's questions.

122 Cordell commented on this and said while this is a different type of project than staff thought
123 might go in there, staff is very happy with the proposal. He continued to answer various
124 questions from the Commission, as did Mr. Larsen, as well as further describing various details of
125 the development. The associated roads were also discussed.

126 Chris Nelson discussed the benefits of having open, "green" space, and vegetation. He said that
127 was part of the initial plan for the City Center area, which Cordell addressed, and they discussed
128 further.

129 The Commission continued to discuss various items.

130 Kevin Christensen expressed his feelings about this new development going in across from
131 where he lives, including losing the view and the openness of not having anything built on that
132 spot. He also said, however, that he is excited to see a City Center coming. He expressed his
133 questions regarding the potential impact on the area and the lifestyle changes for the community,
134 and asked Mr. Larsen further about his intentions for different sections of his site, which Mr.
135 Larsen explained.

136 Cordell reminded the Commission that a lot of the specific details for this development will get
137 worked out in the Development Plan and commented further.

138 Mr. Larsen expressed their intent to have their development look and feel residential, and that
139 they do not want it to look like a facility or a "nursing home".

140 Kevin mentioned the potential traffic problems, particularly with the off-set driveway in relation to
141 Towne Center Villas, and commented further. He also described the parking problems with this
142 developer's facility in Layton. He said he really wants this developer to review the potential traffic
143 and parking issues that could occur with this facility. Mr. Larsen agreed with Kevin's statements
144 regarding the parking situation at their Layton facility, and addressed this further.

145 Brett Robinson said that an alternative kind of development could go into this site and it could be
146 much more of a problem, which the Commission agreed with.

147 Kevin said he likes the facility; but said the indicated parking at this point, is not sufficient.

148 Mr. Larsen explained some of the limitations they had to work with in Layton, which led to
149 insufficient parking.

150 The conversation continued.

151 Kevin commented on how care facilities built in the past can be depressing [in terms of the
152 décor]; and that he is excited about these new facilities which are much nicer to be in, and
153 commented further.

154 The Commission discussed how to proceed. Cordell discussed that the "assisted living" use
155 included in the matrix is very similar to this use of "nursing care", which is why staff is
156 recommending that this be changed. He said that it will need to be done with a public hearing.
157 He further discussed with the Commission how to proceed.

158

159 *Nathan Hult made a motion to make a positive recommendation to the City Council that the*
160 *matrix be changed to add a permitted use for nursing care facilities, and that this project be*
161 *approved, subject to holding a public hearing on this item, including all recommendations made*
162 *by staff for this project. Kevin Christensen seconded the motion. A vote was called and the*
163 *motion passed unanimously.*

164

165 Continued discussion/receiving comments from Planning Commission on a new section of City
166 Code dealing with Commercial/Industrial and Institutional-Residential and Non-Residential
167 Subdivision General Provisions in preparation of upcoming Public Hearing. (Staff)

168 Cordell Batt discussed the current status of this document, and said he has been awaiting
169 comments from the Planning Commission, and has received some, which have been
170 incorporated. He also mentioned that the letter with comments they all received from the City
171 Attorney have also been incorporated into the draft. He said if the Commission has no further
172 comments, there should be a public hearing held at the next meeting for this. He commented
173 further.

174 The Commission discussed various related items. Chris Nelson explained his feeling about the
175 need for this [change in the code], as did Cordell.

176 The discussion continued.

177

178 *Kevin Christensen made a motion to hold a public hearing on this. Brett Robinson seconded the*
179 *motion. A vote was called and the motion passed unanimously.*

180

181 Review and discussion of proposed update/revisions to North Logan City Code Chapter 12A-500.
182 Notice Requirements. This brings our City Code better in-line with the required noticing in the
183 Utah State Code. (Staff)

184 Cordell Batt said all of the comments the Planning Commission has given to him, he has
185 incorporated into the document. He further discussed with the Commission how to proceed.

186 Cordell Batt explained that the City is just updating our ordinance concerning public hearings, to
187 be in compliance with state code. He said an issue came about that showed that our code
188 indicated that we still needed to have public hearings with subdivisions, which the City has not
189 done for years. He said this is a correction to that and is conforming to state code.

190 Brett Robinson suggested "beefing up" the publicizing of our notices, which was further
191 discussed. There was discussion about the City using social media. Chris suggested including
192 something in the document regarding the City using Social Media, and running that by the City
193 Attorney, and explained further. Kevin Christensen said staff would have to be informed before
194 putting this in the ordinance. Cordell said he would review this with the City Attorney. Brett
195 suggested reviewing what other cities do. Cordell said the City can use social media to more fully
196 notice meetings, etc.; but that once it is in the ordinance, it *obligates* the City which could bring
197 about problems.

198 Nathan Hult suggested ways to voluntarily publicize the notices, rather than to include it as a
199 requirement within the ordinance.

200 The Commission discussed this further, at length. Chris Nelson discussed the need for the notice
201 to be published more than ten days [before the related meeting], which Cordell addressed; and
202 said ten days has been determined to be the most fair amount of time, to both sides.

203 The discussion continued, including trying to find a better way to notice the Citizens.

204

205 *Kevin Christensen made a motion to adopt the update/revisions to North Logan City Code*
206 *Chapter 12A-500 Notice Requirements, with the changes as presented, and proposed to hold a*
207 *public hearing. Brett Robinson seconded the motion.*

208

209 Nathan Hult said he would like to see a provision to allow people to have the option of receiving
210 the notices by email from the City, if they so choose.

211 Brad Crookston agreed.

212 Cordell Batt suggested waiting until the public hearing, and after having the public hearing, we
213 might be able to include that.

214

215 *Chris Nelson asked Kevin Christensen if he would agree to a friendly amendment to his motion to*
216 *add language to the ordinance that states the Planning Commission asks if the public notices can*
217 *include electronic communication and be added to the possible forms of communication, if City*
218 *staff says that they can make it happen.*

219

220 *Kevin Christensen said he would accept that friendly amendment to his motion, which Brett*
221 *Robinson seconded. A vote was called and the motion passed unanimously.*

222

223 Set Next Agenda and/or Discussion

224 Chris Nelson suggested to Cordell that he include as an agenda item at the next Planning
225 Commission meeting something with respect to the Land-use Maps, and then have a discussion
226 as to how to move forward. Cordell said he would.

227

228 *Nathan Hult made a motion to adjourn the meeting. Brad Crookston seconded the motion. A*
229 *vote was called and the motion passed unanimously.*

230

231 The meeting adjourned at: 8:37 p.m.

232

233 Approved by Planning Commission: April 9, 2015

234

235 Transcribed by Marie Wilhelm

236

237 Recorded by

238



Scott Bennett/City Recorder