



60 questions. Cordell said that Jeff Jorgensen said that the original ten acres should be combined;  
61 and further explained some of the history of how pieces of the property were split over time. He  
62 discussed the meeting held with Blake and the Alders and discussed having a development  
63 agreement that included *all* of the associated property owners, so that everyone was clear on  
64 what would happen. Cordell also explained that the Alders want to develop the property in  
65 phases, beginning with building their own home; and then potentially in the future, creating two  
66 lots to the south. He said they also discussed at that meeting, the road and when it should be  
67 done.

68 Cordell then explained the develop plan, which includes an explanation of how the phasing will be  
69 done; how the right-of-way will be managed; and, how the lots might potentially be split in the  
70 future. He said it also explains how the grading and drainage plan will work. He said the  
71 documentation also includes paperwork from the Bear River Health Department regarding the  
72 sewer/septic tank situation. He further described some of the paperwork, which he reiterated  
73 includes a development agreement, and commented further. He said the City Council approved  
74 the concept plan that Cordell displayed to the Planning Commission. He further explained the  
75 planned layout of the site and the intentions of the developers. He said staff had some  
76 comments, and there will be some minor changes made to the documentation before it goes to  
77 the City Council. He said staff recommends the Planning Commission making a positive  
78 recommendation to the City Council.

79 Cordell discussed some other minor issues with the commission.

80 Kevin Christensen asked about the traffic study, which Cordell explained, and said it was waived  
81 in this case.

82 Kevin asked about the location for the drive access for lot one, which Cordell explained via the  
83 projected map of the site.

84 Per a question from Kevin Christensen about the water line, Blake Dursteler explained the water  
85 line in relation to an existing fire hydrant, and utility meter, and the plans for that line; as well as  
86 how it will work out with the access with the road.

87 The commission discussed various related items further with the developer, as well as with  
88 Cordell.

89 Nathan Hult asked about the location of the property in relation to 1200 East, which Mr. Dursteler  
90 explained.

91 The maintenance of the thoroughfare of 3200 North was also discussed.

92 The layout of the lots was further discussed by the commission and Mr. Dursteler, as well as the  
93 ownership of the various lots, and how it will be listed in the documentation.

94 Nathan asked about the division of the water shares, which Mr. Dursteler explained, which  
95 Cordell said will be noted on the plat.

96 Chris Nelson asked if there was any attempt made to "resolve" the Hyde Park cemetery District  
97 with North Logan, to which Cordell said there was not.

98  
99 *Chris Nelson made a motion to recommend a positive recommendation to the City Council on the*  
100 *development plan and preliminary plat for this subdivision, including staff's recommendations*  
101 *made in the staff report; the comments made at this meeting; the comments from Public Works;*  
102 *and, Jeff Jorgensen's comments. Kevin Christensen seconded the motion. A vote was called*  
103 *and the motion passed unanimously.*  
104

105 *Chris Nelson made a motion to adjourn the meeting. Kevin Christensen seconded the motion. A*  
106 *vote was called and the motion passed unanimously.*  
107

108 The meeting adjourned at: 7:10 p.m.

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110 Approved by Planning Commission: June 11, 2015

111  
112 Transcribed by Marie Wilhelm

113  
114 Recorded by

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Scott Bennett/City Recorder