

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on March 12, 2015**
4 **At the North Logan City Library, North Logan, Utah**
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8 The meeting was called to order by Brad Crookston at 6:30 p.m.
9

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

13 Others present were: Alan Luce, Cordell Batt, Lydia Embry, Lance Anderson, and Marie Wilhelm.
14

15 The Pledge of Allegiance was led by Kevin Christensen.
16 An invocation was given by Chris Nelson.
17

18 **Adoption of Agenda**

19 *Chris Nelson made a motion to adopt the agenda as presented. Nathan Hult seconded the*
20 *motion. A vote was called and the motion passed unanimously.*
21

22 **Follow-up**

23 Cordell Batt mentioned that at the City Council meeting the previous evening, the council adopted
24 the two ordinances that the Planning Commission recommended for approval at the their last
25 meeting, which were on the public hearing noticing process, and commercial industrial
26 subdivisions.
27

28 **New Business**

29 Consideration and recommendation to City Council of the Development Plan and Preliminary Plat
30 for (Cache Recreational Complex Subdivision) a nine (9) lot subdivision in the FR (Forest
31 Recreation) zone located from approximately 2750 North to 3100 North along the new proposed
32 North Park Boulevard. (Cache Landmark for Cache County Schools)

33 Cordell introduced the item and discussed various items, and said this plan is really for eleven
34 lots, and not nine as listed in the agenda. Brad Crookston mentioned a typo in the overview that
35 Cordell said should simply state "eleven".

36 Lance Anderson from Landmark Engineering reviewed the development plan for this and
37 addressed various questions from the commission. He also discussed the map included in the
38 draft per an overhead projected map of the site.

39 Lance continued to address various questions from the commission.
40

41 *Chris Nelson made a motion to make a positive recommendation to the City Council on this*
42 *development plan and preliminary plat as presented and with staff's recommendations. Kevin*
43 *Christensen seconded the motion.*
44

45 Nathan Hult asked how the arrangement works for the [LDS] seminary building and the land on
46 which it is located. Lance said the land is owned by the school district right now, but things are
47 not final; and that the [LDS] church should eventually be the owner of that land, as well as the
48 building on that land, and will be responsible for maintaining it. Cordell said that it would be
49 managed with a conditional use permit, which Cordell further explained.

50 Brad Crookston referred to the maintenance agreement in terms of North Logan having to
51 maintain all of the fields; and asked what the benefit is to North Logan for doing so, which Lance
52 addressed, including that some of this area is already part of North Logan's Parks Master Plan,
53 and explained further, including the joint use and maintenance agreement that will be in place.

54 Brett Robinson asked what the plan is to get people across 200 East on foot. Lance said the
55 round-about will be the pedestrian crossing and explained further. He also discussed a potential
56 plan to have a ten-foot wide paved trail along the east side of 200 East. This was discussed
57 further.

58 Per a question from Kevin Christensen, Lance said secondary water will part of the agreement,

59 which Cordell agreed with and explained further, and said it will not be necessary to note it on the
60 plat.
61
62 *Kevin Christensen made a friendly amendment to include the secondary water item in the joint*
63 *use and maintenance agreement. Chris Nelson accepted this friendly amendment.*
64
65 Nathan Hult asked about wetland mitigation, which Lance explained.
66
67 *A vote was called and the motion passed unanimously.*
68
69 Preview and discussion on a proposed ordinance regulating the gifting or acceptance of real
70 property by the city. A Public Hearing will be held at the Planning Commission Meeting March
71 26th on this item. (Staff)
72 Alan Luce referred to the draft ordinance given to the Planning Commission on this, and
73 explained the changes made to the City's previous policy, which essentially gives the City the
74 chance to avoid land that someone wants to give to the City, either through the subdivision
75 process, or by some other donation; which then ends up being a financial and logistical burden to
76 the City, and really benefits no one. He further explained the intentions behind the need for this
77 ordinance.
78 Alan addressed various questions from the commission.
79 There was discussion about clarifying language that pertains to parts of lands that might
80 potentially be needed for the Parks and Trails Master Plan, i.e., primarily for trails, and if land
81 remains in the hands of the developer, that a public trail easement will need to be provided to the
82 City. The conversation on this continued, and there was discussion about clarifying the language
83 on this in the document. Chris Nelson commented further and said the acquisition of real
84 property should meet certain criteria, which he explained, and Alan addressed.
85 The conversation continued, including regarding the criteria for which the City could accept real
86 property; and Alan reiterated that some of the language in the agreement still has to be
87 determined.
88 *Brad Crookston left at this time, 7:27 p.m. and turned the meeting over to vice chair Brett*
89 *Robinson to replace Brad as chair for the remainder of the meeting.*
90 Nathan Hult mentioned a clerical error in the document that Alan took note of; and, this and other
91 various items were further discussed.
92 Alan discussed this document needing to be reviewed again [as there have been several who
93 have worked on it].
94 Chris said the document should be revisited again.
95 Lydia Embry said there "are a lot of "ifs" in this document".
96 Cordell said we are not at the point of having the public hearing. Alan said that he understands
97 that; but this was put before the Planning Commission a year ago, and it needs to move forward
98 as it can be done.
99 The commission continued to discuss the draft with Alan.
100
101 *Chris Nelson made a motion to hold this item and put it on the agenda for the next Planning*
102 *Commission meeting for further discussion.*
103
104 Cordell asked for direction from the Planning Commission about how they want to move forward
105 on this.
106 Alan asked the commission to email any changes, questions and suggestions to him, and
107 explained further.
108 Chris commented on this and said the document is not clear, and said it needs to be a more
109 cohesive document before they can read through it and send their comments or corrections to
110 Alan, and explained further.
111 The conversation between Alan and the commission continued. Chris reiterated his concerns
112 about various items, including the term "acquisition of real property", and the need for that to be
113 clarified.

114 Cordell and Alan explained again, that this is a *draft* that is being worked through and not
115 intended for approval at this meeting; and that the commission needs to get their potential
116 changes or suggestions to Alan and/or Cordell as soon as possible to move this forward and
117 avoid the City from having to receive more unwanted pieces of land.

118 The conversation continued.

119

120 *Chris Nelson reiterated his motion that this item be tabled until the next Planning Commission*
121 *meeting for further discussion, and that the Public Hearing for this not be held on March 26, 2015.*

122 *Nathan Hult seconded the motion.*

123 *Kevin Christensen made a friendly amendment that the Planning Commission get their*
124 *comments, and/or changes to Alan Luce as soon as possible. Chris Nelson and Nathan Hult*
125 *both accepted this friendly amendment. A vote was called and the motion passed unanimously.*

126

127 Per a question from Alan Luce, Cordell confirmed that this will be on the next Planning
128 Commission agenda for further discussion.

129

130 *Chris Nelson made a motion to adjourn the meeting. Nathan Hult seconded the motion. A vote*
131 *was called and the motion passed unanimously.*

132

133

134 The meeting adjourned at: 7:44 p.m.

135

136

137 Approved by Planning Commission:

July 22, 2015

138

139 Transcribed by Marie Wilhelm

140

141 Recorded by

142

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Scott Bennett/City Recorder