

1 **Minutes of the North Logan City**  
2 **Planning Commission**  
3 **Held on June 25, 2015**  
4 **At the North Logan City Library, North Logan, Utah**  
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7 The meeting was called to order by Brad Crookston at 6:30 p.m.  
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9 Commission members present were: Chris Nelson, Geri Christensen, Nathan Hult, Brad  
10 Crookston and Brett Robinson. (Kevin Christensen was excused).  
11

12 Others present were: Michael Taylor (Civil Solutions Group,), Alan Luce, Greg Larsen, Nick  
13 Larsen, Lydia Embry, Jessie Embry, Cordell Batt and Marie Wilhelm.  
14

15 The Pledge of Allegiance was led by Chris Nelson.

16 An invocation was given by Nathan Hult.  
17

18 **Adoption of Agenda**

19 *Chris Nelson made a motion to adopt the agenda as presented. Geri Christensen seconded the*  
20 *motion. A vote was called and the motion passed unanimously.*  
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22 **Follow-up**

23 Cordell Batt reported on the traffic study that was done by UDOT on Main Street, including their  
24 study of accident rates. He said two points stood out clearly in terms of accidents, specifically on  
25 Main between 1400 North and 1600 North. He discussed the study at length and said UDOT  
26 determined that there is a need for a signal on Main Street at 1600 North, which he explained  
27 further; including that they are likely going to install that in the next year. He discussed the study  
28 further, and said UDOT is planning on installing a median on Main Street between 1400 North  
29 and 1600 North. He also discussed the upcoming public meetings regarding these items to be  
30 held with the encompassing cities, and the potentially affected businesses along this route.

31 Chris Nelson asked about water rights remaining within North Logan City, which Cordell  
32 addressed and explained. The conversation continued and Chris asked if acquiring water rights  
33 as they become available is something that should be discussing with the City Council.

34 Nathan Hult mentioned the previous discussion started about North Logan City having "a voice"  
35 on the canal committee, particularly with regards to trails, prescriptive easements, etc. He said  
36 we need to discuss that issue and how to potentially have that take place. Cordell said he  
37 intends to discuss this with the City Attorney, and commented further. The discussion continued.  
38

39 **New Business**

40 Consideration and recommendation of Development Plan for the Maple Springs Assisted Living  
41 Center located at 400 East 2200 North. This is located in the City Center area and the zoning is  
42 CCA (City Center Adjacent). (Nick Larsen)

43 Cordell Batt explained the item and explained the intentions of the developers; and also said this  
44 is for Phase I. He utilized an overhead projected drawing of the site to explain further. He  
45 discussed the various documentation and what studies and various requirements the City is  
46 asking of the developers. He said that the development agreement is still being worked on, and  
47 explained this further. He also discussed the various reviews this plan has had, including by staff  
48 and the Design Review Board, who had only minor changes and was very complimentary of the  
49 project. He said staff is recommending a positive recommendation to the City Council for this.

50 Cordell addressed various questions from the commission. He also mentioned that Jake Young  
51 from Civil Solutions worked on this design. Cordell continued to address various questions.

52 Michael Taylor from Civil Solutions Group addressed additional questions from the commission.

53 Various details were discussed, including roads and the round-about.

54 Michael Taylor continued to address the commission's various questions.

55 Per a question from Nathan, Michael explained their inability to connect to secondary water,  
56 which was further discussed.

57 Developer Nick Larson continued to address various question from the commission, including  
58 regarding Phase II, the development of 300 East, and various design elements.  
59 Nathan mentioned the statement in the documentation that this project is setting the tone for the  
60 whole City Center, which the developer discussed.  
61 Cordell commented that he appreciates having had the Design Review Board evaluate this, as  
62 they were really concerned about this being the first City Center project, and reviewed this very  
63 critically; and said they have made a big difference in the projects that have been coming into  
64 North Logan City.  
65 Chris Nelson discussed his concern with traffic and referred to the traffic study done, and  
66 discussed the issue of the intersection at 2200 North and 400 East, the round-about, and the  
67 issue of secondary water, and the timing of these items being done, and commented further.  
68 Brad Crookston asked about whether the entrance to this development lines up with Towne  
69 Center Villas; which Cordell addressed, and said that Kevin Christensen mentioned it to him; and  
70 said the entrances are approximately 150 feet from each other, and commented further.  
71 This was discussed further. Cordell said this will be reviewed very carefully when the commercial  
72 side happens.

73  
74 *Chris Nelson made a motion to make a positive recommendation to City Council with staff's*  
75 *recommendations. Nathan Hult seconded the motion.*

76  
77 Nathan Hult said he is excited about this project and thinks it's a great start to our City Center.  
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79 *A vote was called and the motion passed unanimously.*

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81 Cordell Batt mentioned the weeds on this property that have become a nuisance, and has  
82 become an issue for traffic safety, and asked the developers to cut them down.

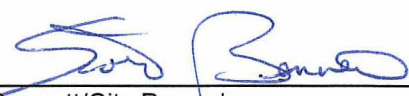
83  
84 The commission discussed the access issue with the Dan Cox subdivision and Brad Crookston  
85 said he will write a letter about it. This was further discussed.

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89 *Chris Nelson made a motion to adjourn the meeting. Geri Christensen seconded the motion. A*  
90 *vote was called and the motion passed unanimously.*

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93 The meeting adjourned at: 8:28 p.m.

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95 Approved by Planning Commission: November 19, 2015

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97 Transcribed by Marie Wilhelm

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99 Recorded by   
100 \_\_\_\_\_  
101 Scott Bennett/City Recorder