

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on April 7, 2016**
4 **At the North Logan City Library, North Logan, Utah**
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7 The meeting was called to order by Brett Robinson at 6:30 p.m.

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9 Commission members present were: Robert Burt, Brett Robinson, Bruce Lee, Nathan Hult, Geri
10 Christensen and Brad Crookston.

11
12 Others present were: Sid Bodrero, Maria Bodrero, Russell Goodwin, Lydia Embry, Jeff
13 Jorgensen and Marie Wilhelm.

14
15 The Pledge of Allegiance was led by Robert Burt.

16 An invocation was given by Nathan Hult.

17
18 **Adoption of Agenda**

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

22 **Approval and Follow-up of Minutes for March 17, 2016 Planning Commission Meeting**

23 *Brad Crookston made a motion to approve the minutes as presented, contingent upon Cordell*
24 *Batt reviewing them for any changes; and if there are none, they will move forward as presented.*
25 *Nathan Hult seconded the motion. A vote was called and the motion passed unanimously. [Note*
26 *for the record: Cordell Batt approved these minutes without changes on April 12, 2016-Marie*
27 *Wilhelm].*
28

29 **New Business**

30 **6:35 p.m. PUBLIC HEARING to receive public input on proposed changes to the Forest**
31 **Recreation (FR) Zone. Being proposed is to change the Forest Recreation zone to a**
32 **Recreation/School Zone (R/S) Zone. In addition to the land already zoned FR, the land recently**
33 **annexed into the city from a boundary change with Hyde Park, the land on which the new Green**
34 **Canyon high School is being built, and Meadow View Park are all being proposed to be zoned**
35 **with this new R/S zone designation. Some of the allowed uses and zone regulations within the**
36 **zone are being proposed to be changed as well. Following the public hearing, the commission**
37 **will consider making a recommendation to the City Council.**

38 Jeff Jorgensen introduced the item and explained the situation. He said all of the land being
39 proposed for this rezone is publicly owned, and is owned by Cache County; some by the Cache
40 County School District; Meadow View Park is being leased by North Logan City from Cache
41 County; and, the Bridgerland Ice Center is owned by Cache County, but is run by a non-profit
42 organization. He said the land on the north end of the location for the school going in, was
43 recently purchased from the Farleys. He said as that land was annexed into the City, the City
44 had not yet designated a zone for it. He noted another section of land on the displayed map,
45 which he said was purchased by the school district; and said when the boundary with Hyde Park
46 was changed for this piece, it also had not yet been zoned anything specific. Jeff further
47 explained the zoning for this area, using the displayed map to indicate the various zones in this
48 area, including a section zoned Forest Recreation (FR). He said there a few things in the FR
49 zone that really don't apply anymore, which he explained briefly; and said that they will instead
50 have schools, parks, recreation areas, etc. He said there were some regulations in this zone they
51 wanted to include that weren't included in the FR zone, such as regulations for setbacks, heights,
52 and other related items; and said they considered using something similar to what is in the
53 General Commercial (GC) zone for this area, which he further explained, and said this is also the
54 recommendation of staff to use GC set backs and height regulations for this area. He further
55 discussed the land west of the 200 East corridor and said they are not planning on rezoning it at
56 this point, but rather at some point in the future; because currently, this land is in the process of
57 being converted from Bureau of Outdoor Recreation land, and explained the various issues that
58 would arise from rezoning it now.

59 Jeff addressed various questions from the Planning Commission and further explained the
60 conversion process. Jeff explained that this land should have been developed by the county
61 years ago, and that at this point, the government is requiring that North Logan City complete this
62 area as a park, and explained further.

63
64 *Brett Robinson opened the public hearing at 6:49 p.m.*

65
66 Jeff Jorgensen mentioned that Lydia Embry gave him a number of suggested changes, which he
67 said are reflected in this draft, and commented further.

68
69 Lydia Embry presented her comments and concerns on this, based on the memo she provided to
70 the Planning Commission and Jeff Jorgensen. She asked if there were any existing uses in the
71 FR zone, and whether they would be grandfathered in if the zone was dissolved. She said that it
72 seems in the matrix that there are other zones that allow schools, public or private, and said there
73 are therefore many other places in which schools could be located or zones for which this land
74 could be zoned. She said she appreciates knowing where the land came from and what the
75 intentions are for it; but said she still wants to know how much money North Logan City is putting
76 into the Cache Recreation Complex. She also asked if the access to the RV Park will be owned
77 by the City, as it is now leased through the county. She also asked about how this relates to the
78 airport zone. She asked about any potential liquor licenses that might be pending for this area.
79 She questioned when the new zoning map would be available.

80
81 Russell Goodwin said he was surprised by Jeff Jorgensen's comments regarding the status of
82 this land, as he thought that this land was worked out some time ago, as well as all related
83 details. He said if the City has not yet made the transfers as required by the Bureau of Outdoor
84 Recreation and National Parks Service, he does not know why they have a high school almost
85 already built on that property. He commented that it seems from his experience that it is a
86 surprise discovery that the City seems to be doing a "kind of rush job, pull something together,
87 last minute effort" and said it is with those kinds of undertakings when we experience difficulties
88 later when someone finds a loophole or a means to do something that they didn't really intend.
89 He said his "hope would be that North Logan City might be able at some point in time to get
90 ahead of the curve". He said we have been looking at this for decades, and now this seems to be
91 a case of something being done at the last minute because we don't have the zoning.

92
93 Sid Bodrero said he agrees with Russell Goodwin's comments and asked how we could have the
94 high school almost complete and *now* we're rezoning for the school. He said this is his concern;
95 that it seems we're putting "the cart before the horse" and we're trying to catch up. He said the
96 City should have planned on this before we started breaking ground on the school.

97
98 Loetta Farley said she was there to represent Guy and Hannah Farley, and asked what is going
99 to happen with the properties that are left over on the north side of 3100 North, in terms of zoning,
100 and what the restrictions are going to be. She continued that she has eleven acres and reiterated
101 that she is concerned about her land, and asked how she can get information on this, which Brett
102 Robinson explained.

103 Geri Christensen explained to Ms. Farley, that the land she owns is actually in Hyde Park and not
104 North Logan City.

105 After Ms. Farley reiterated her comments; Brett Robinson recommended to her that she contact
106 the City of Hyde Park to discuss any issues relating to her land.

107
108 *Brett Robinson closed the public hearing at 7:00 p.m. as there were no further public comments.*

109
110 Nathan Hult explained that the City held a public hearing last year when the concept plan for this
111 was presented for the new high school and the athletic fields around it. He said the Planning
112 Commission saw the whole plan and the all the steps [for developing the project] were set out at
113 that time. He said he is not privy to all of the various, related agreements; but they *were* informed
114 that agreements existed that would put the plan in place that was presented to them at that time.
115 He said they studied and reviewed the plan at length at that time, and approved it. He said it took
116 some time to get all of the developmental details worked out, which is why it is being presented

117 tonight; but that it was always contemplated that there would be this zoning change as part of this
118 complex around the high school.

119 Brad Crookston said that regarding the comments of the City being "rushed"; the City does not
120 have a lot of control over this; that if the school district wants to put a school there, then that's
121 where it goes, and they can essentially do what they want.

122 Brett said this area has been zoned FR for many years; and that the purpose of the rezone is to
123 clarify this to better reflect what is going to go there, and commented further.

124 Nathan mentioned a series of bullets on page two, and that there is a single bullet that says
125 "school, private or public, college or university"; and said that this is unclear; which Jeff clarified,
126 and the commission agreed to correct this sentence.

127 Per a question from Geri Christensen regarding Lydia's question about whether anything was
128 "grandfathered" in the FR zone; Jeff said there is no use in that zone currently that will be
129 "grandfathered" in.

130 Jeff referred to Russell Goodwin's comments on the exchange in land; and said that everything
131 was set months and months ago on the exchange and that it required several cities to step up
132 and commit to purchasing some land to be traded. He explained that there were two cities that
133 backed out at the last minute and wouldn't do it, so the County had to go out and look for more
134 opportunities for land that could be traded. He said in having to do that, appraisals that were in
135 place were expiring, as they don't last indefinitely; environmental assessments had to be redone,
136 and more, which all led to a delay. He said this delay has held up the bidding-out of the road
137 projects, which could end up costing the City many thousands of dollars; and said it is really
138 unfortunate that those cities did that, as it caused many issues and hold ups. He said that in
139 terms of the feds and bureau of recreation lands, they are fully aware of all of this. Jeff said they
140 cannot officially approve this because it hasn't had all the time for the environmental evaluations
141 to run their course, etc; but they are aware of all of this; aware that the school is being built;
142 aware of the trades; and are looking forward to making this happen, because it will finally bring
143 this land under compliance. He said in terms of the access to the RV Park; the access is on
144 county land that was leased from the county, and that the applicant did not pay their bills and the
145 lease expired, and they were removed from that part of county property. He also explained per a
146 comment from Ms. Farley regarding notification; that the City was required to give notice to any
147 property owner whose land touches the area being proposed for the rezone, including giving
148 notice to the landowners within the rezone area. He also said that at least half of those noticed in
149 the perimeter are in Hyde Park, but that the rezone does not affect any land located within Hyde
150 Park whatsoever. He also said that the zoning for the land purchased from the Farleys did not
151 change, as it was recreation land before, and is now; and told Ms. Farley, that only the City of
152 Hyde Park can tell her what she can do with her property according to how Hyde Park has it
153 zoned.

154 *Nathan Hult left at this time 7:09 p.m.*

155 Robert Burt referred to this ordinance removing the FR zone and replacing it with a new definition
156 of a zone called the Recreation School Zone; and asked if we will see a need for a FR zone in the
157 City; which Brett Robinson addressed and said he did not see a need for this any longer, which
158 he further explained. He explained the county's "forest recreation 40" zone; and said North
159 Logan City's FR zone has not reflected anything in the City very well for quite a while. Per some
160 questions from Robert, Jeff said all the land adjacent to Green Canyon is zoned residential; and
161 said that in terms of Meadow View Park, there are deed restrictions on that land which limits what
162 the City can even do on it.

163 Robert also said that we have multiple other zones which would allow for the same kind of thing
164 [as we are putting in here], so it seems that a new zone isn't required.

165 Brett explained that a school is allowable in multiple zones; but that setbacks and other things
166 would be required.

167 Brad Crookston said everything that is part of this use would be permitted in the General
168 Commercial zone, but the GC zone would not restrict it specifically to this recreation use, and that
169 it needs to remain recreation property, as it has in the past. He said if it gets changed to a
170 residential zone, then homes could be built on it and the appraisals for this area would change, as
171 well as other issues that would arise.

172 Per a question from Geri Christensen, Brett Robinson and Jeff Jorgensen said schools are
173 allowed in several different zones within the City.

174 Robert asked about what could happen to the land that the City leases from the county for
175 Meadow View Park; and Jeff explained that it is Bureau of Recreation land, owned by the county
176 that North Logan City leases to put a park on. He said it always has to remain recreation land;
177 and said that as part of the overall deal here, the title will be transferred to North Logan City, and
178 will have the restrictions for outdoor recreation.

179 They continued to discuss various, minor items.

180 Jeff mentioned that per Lydia's question, a new zoning map will be generated as soon as one is
181 approved by the City Council.

182 The commission discussed what is allowed on various zones, per a question from Ms. Farley.
183 The discussion continued and Jeff addressed various questions from the commission.

184
185 *Brad Crookston made a motion to make a positive recommendation to the City Council on this*
186 *ordinance change to change the Forest Recreation (FR) Zone, as proposed, with the changes*
187 *recommended by Lydia Embry as discussed, as well as the recommendation by Nathan Hult to*
188 *change the punctuation on page two, as discussed, to clarify that the term "public and private" is*
189 *in relation to schools. Geri Christensen seconded the motion.*

190
191 Robert Burt said that from the public comments, there seems to be some issues that have to do
192 with City boundaries and the lack of planning; but that it does not apply to the ordinance, and that
193 he has not heard anything in relation to the ordinance itself that is negatively impacting anyone.

194
195 Brett Robinson said aside from the road, the only other thing that could affect the properties is the
196 zone that it is in; and said none of the properties of the people in attendance are being affected
197 by that. He said this is an opportunity for those landowners to discuss potential future changes in
198 the City of Hyde Park, and to state what they would like to see happen there.

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200 *A vote was called and the motion passed unanimously.*

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203 *Brad Crookston made a motion to adjourn the meeting. Bruce Lee seconded the motion. A vote*
204 *was called and the motion passed unanimously.*

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207 The meeting adjourned at: 7:30 P.M.

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209 Approved by Planning Commission: April 21, 2016

210
211 Transcribed by Marie Wilhelm

212
213 Recorded by 
214 Scott Bennett/City Recorder
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