

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on May 5, 2016**
4 **At the North Logan City Library, North Logan, Utah**
5
6

7 The meeting was called to order by Brett Robinson at 6:30 p.m.

8
9 Commission members present were: Brett Robinson, Bruce Lee, Nathan Hult, Geri Christensen
10 and Brad Crookston. (Robert Burt was excused).
11

12 Others present were: Peter Goble, Cody Davis, Craig Winder, Linda Hayes, Lydia Embry,
13 Cordell Batt and Marie Wilhelm.
14

15 The Pledge of Allegiance was led by Nathan Hult.

16 An invocation was given by Brett Robinson.
17

18 **Adoption of Agenda**

19 Cordell Batt said the people who were going to do the two-lot subdivision on 400 West have
20 decided not to go ahead with that, and have decided to purchase the whole piece and not divide it
21 at this time. He said they are still going to build the building, but are not going ahead with the
22 subdivision, and explained further. He said therefore, that item [#4] will be removed from the
23 agenda. He said item #6 [regarding the Land Use Code] will be discussed at a future meeting.
24

25 *Bruce Lee made a motion to adopt the agenda as amended. Nathan Hult seconded the motion.*
26 *A vote was called and the motion passed unanimously.*
27

28 **Approval and Follow-up of Minutes for April 21, 2016 Planning Commission Meeting**

29 *Nathan Hult made a motion to approve the minutes as presented. Bruce Lee seconded the*
30 *motion. A vote was called and the motion passed unanimously.*
31

32 **Follow-up**

33 Cordell Batt reminded the Planning Commission about the training "webinar" taking place on May
34 10th and explained further. The commission asked Cordell to send them the email about this
35 again.
36

37 Nathan Hult referred to the Mayor asking the Planning Commission to suggest potential names
38 for people for the District committees and suggested putting it on an agenda so that the Planning
39 Commission could discuss this; which the Planning Commission agreed with and Cordell said he
40 would do. Cordell said they also need to discuss how to get the word out that the City is looking
41 for people; and Nathan recommended possibly putting something in the City newsletter to see
42 who might be interested, before they start to discuss potential names, which the commission
43 agreed with. Brett Robinson suggested putting something in the June newsletter, and Cordell
44 said he would look into it. Brett also suggested putting something on the City website [about
45 looking for people who might be interested] which Cordell said could be done.
46

47 **New Business**

48 **6:35 p.m. Public Hearing** to receive input on revisions to the Land Use Code, Section 12C-600
49 Signs, Regulations on Permanent Signs on Buildings, Painted Signs (Supergraphics, Painted
50 Lettering, or Wall Art) and Section 12C-604 Permanent Signs 7.1 removing 'maximum area of
51 two hundred square feet or' and 'whichever is less' from both sections. This change helps
52 establish a simplified and clearer intent of the requirements for these sections of the sign code.
53 Cordell Batt introduced the item and discussed the situation that took place at the last meeting
54 for a sign proposal; and the discrepancy with the ordinance versus how it was being interpreted,
55 which made the sign not qualify under the current ordinance. He further discussed the changes
56 that were made to the ordinance, primarily that a "supergraphic" shall be limited to 20% of the
57 wall façade; for which a public hearing is now being held. He said that is how he has always
58 interpreted it and explained further. He also explained areas in the revised document that he
59 highlighted to reflect the changes and the definitions, and also described some of the definitions.

60

61 *Brett Robinson opened the public hearing at 6:47 p.m. and read aloud the guidelines for*
62 *speaking at the public hearing.*

63 *As there were no public comments Brett Robinson closed the public hearing at 6:47 p.m.*

64

65 The commission discussed the definition of a "supergraphic" with Cordell, and he addressed
66 their questions. Cordell said the Planning Commission should make a recommendation on the
67 changes on this to the City Council, and then he will put the changes into an ordinance form and
68 take it to the City Council for approval.

69

70 *Nathan Hult made a motion to make a positive recommendation to the City Council to approve*
71 *this amendment to the ordinance dealing with 12C-600 and the related sections that follows; with*
72 *the changes that Cordell Batt has made, except that in the definitions in item #42 of the*
73 *document, instead of the words "painted directly", it will instead state "directly applied". Brad*
74 *Crookston seconded the motion. A vote was called and the motion passed unanimously.*

75

76 Brett Robinson asked Cordell to tell Cody that we appreciate his business being in North Logan.

77

78 Consideration and possible recommendation for a rezone of 4.3 acres of land from R-1-12
79 Residential zoning to MXG Mixed-use General zoning. The property surrounds the existing
80 Pioneer Valley Lodge which is part of the North Logan Retirement Residence Subdivision
81 located at approximately 400 East and 2400 North. (Jeff Jackson- Ironwood)

82

83 Cordell Batt introduced the item and explained the applicant's request for a rezone, and
84 explained the process for moving this through. Cordell displayed an aerial photograph of the site
85 to further explain the situation, and adjacent locations and the zoning in the area. He said with
86 this rezone request, the developers are asking to change this to mixed-use, which he said is the
87 same zone to the south of this. He explained the intentions of the developers for this site, which
88 he said includes having a commercial or office space on the corner; single family lots that would
89 be across the street from the existing residential single family lots; and, the rest of the property
90 would have twin-homes, similar to Town Center Villas to the south. He said they would have to
91 put in a street that does not currently exist, as well as the roads that would access the twin-
92 homes. He explained further and addressed various questions from the commission. He said
93 the lots for the single family homes would be approximately 6600 square feet. He said they
94 realized that in the mixed-use zone in the matrix, they did not allow for a commercial use; that it
95 has to be office and not retail. This was discussed further. He suggested that the Planning
96 Commission recommend making a change to the matrix to include small retail when they do the
97 change to this zone. They discussed this further and Cordell addressed questions from the
98 commission.

98

99 Brett Robinson said he doesn't know how feasible retail would be on 400 East; but that an office,
100 professional or medical, might work. The developer said their intent is to make that an office
101 space, medical or professional, and asked about the zone. Cordell said the mixed-use zone
102 would allow for this.

102

103 Cordell discussed the process for this, including a public hearing being held with the City
104 Council.

104

105 Cordell addressed further questions from the commission, including regarding road development
106 and access. Cordell said that the City will require that the developers put in half of the road,
107 then when the development comes in on the other side, those developers will install *their* half of
108 the road. He said that since the road does not go through, the City will require that the
109 developers install a way for cars to turn around at the end of the road. Nathan asked if it will
110 eventually go through to 200 East, and Cordell said it depends on the next development and
111 explained further.

111

112 The conversation continued. There was discussion about the need to have the single-family
113 units roughly match what is across the street. Cordell said the developers have indicated that is
114 what they want to do. Brett said the way this is currently platted, the lots are actually a lot larger
115 than what is across the street. Cordell briefly explained further how this subdivision is laid out;
116 and the developer said that this is going to require a plat amendment and development plan,
117 which he said means the City will be much more "hands on" with the developers, and explained
118 further. The commission discussed the fact that the density is below 8 units per acre, and that is

118 only on the twin-home section. Brett also mentioned that we risked getting something else in
119 this location, but that this is a good project for this location. Per a question from Brad Crookston,
120 Cordell said the density for the Towne Center Villas is 6.6 units per acre, including the
121 commercial. He also said that The Cove is 10.5 units per acre, and Four Seasons is 16.9 units
122 per acre.

123 The conversation continued. Brett said his only concern is that 300 East does not go through.
124 The comments continued. Geri said she feels that this is a good project, especially because the
125 lots are larger.

126
127 *Nathan Hult made a motion to make a positive recommendation to the City Council to change*
128 *this R-1-12 Residential zoning to MXG Mixed-use General zoning, as discussed. Geri*
129 *Christensen seconded the motion. A vote was called and the motion passed unanimously.*
130

131 Consideration and possible recommendation for a plat amendment to the Green Canyon Estates
132 Phase 2 plat. They are proposing some lot line adjustments to increase the size of several lots
133 using property from a remaining parcel. No proposed density change. (Peter Goble)
134 Cordell Batt introduced the item and explained the process and timing for consideration,
135 including sending out notices. He said if there are no objections in ten days, the City Council is
136 not required to hold a public hearing; and further described what takes place if there are
137 objections. Cordell said we have begun the process and mailed the notices, and will wait the
138 required ten days to see if there will be any objections to this plat amendment.

139 The applicant, Peter Goble from Green Canyon Estates, said there are only four property
140 owners within the subdivision; but there are none that are impacted by this expansion, as he
141 owns all the other lots. He said the proposal is to extend the eastern boundary, to give
142 additional property to the eastern lots.

143 Cordell further explained the situation, via a projected map of the site. Per a question from Brett
144 Robinson, Cordell said that the developers are extending their property into where Logan City
145 has their easement for the power line. Brett recommended that we adjust the paperwork,
146 because the developer does *not* have to ask permission from Logan City to do this; that it is
147 spelled out in whatever easement contract there is for that property. He said as long as they are
148 in compliance on that easement, they do not have to ask permission from Logan City. Cordell
149 said that is true, but North Logan City still requires the developer to contact Logan City and
150 make sure they work with them on what they can and cannot do under that easement. Brett still
151 recommended modifying the language to state that the use of the property within the power line
152 easement is restricted. This was discussed further.

153 Nathan Hult suggested that instead of stating "requires approval by Logan City", it states "must
154 be consistent with the terms of the easement". The Planning Commission agreed with this.

155 Mr. Goble said that part of the reason for doing this is because Logan City is planning on
156 consolidating two power lines into one, and explained further. He said when they got the
157 request for additional acreage, he said clearing up the view for the [property owners] would be
158 nice, and would also give them a bit of a buffer.

159 Brett said he has dealt with a lot of power line issues, and recommended to Mr. Goble that he
160 make it very clear to the buyers of these lots that there will be some changes made.

161 Per a question from Nathan about the trails; Cordell said that the trail easement is already there
162 and is not changing.

163
164 *Brad Crookston made a motion to make a positive recommendation to the City Council on this*
165 *plat change to the Green Canyon Estates Phase II, with the change in note four as Nathan Hult*
166 *stated (instead of stating "requires approval by Logan City", it shall state "must be consistent*
167 *with the terms of the easement"). Nathan Hult seconded the motion. A vote was called and the*
168 *motion passed unanimously.*
169

170 Review and discussion of proposed changes to the Land Use Code, Development Sections,
171 dealing with trails in development and a trails master plan proposed by the County Trails
172 Planner. (Staff)

173 Cordell Batt said the Planning Commission can review these changes and he will bring it back in
174 ordinance form for their consideration.

175 Cordell said in addition to this, along with Dayton Crites from Cache County working on this, he
176 is proposing that we approve a trails master plan at the same time that we approve our parks
177 master plan.

178 Nathan Hult explained what he learned at a conference he went to that explained other cities'
179 trails situations, including using eminent domain, particularly as it relates to gaps in trails and how
180 they're handled, which was further discussed at length.

181 The Planning Commission continued to review and discuss the proposed changes, and what to
182 include into the document.

183 Cordell and the Planning Commission reviewed and discussed the proposed changes to the Land
184 use Code relating to trails, as proposed by Dayton Crites,

185 Nathan said he likes the idea of putting paths and trails on equal importance with roads.

186 Brett Robinson said he would like to see just a section getting done, to start things going.

187 Cordell further discussed with the Planning Commission how to proceed with this.

188

189 **Set Next Agenda and/or Discussion**

190 Cordell Batt mentioned that he will not be in town for the next Planning Commission meeting
191 (May 19th) and proposed that a meeting not be held. Nathan Hult said he would also not be in
192 town for the next meeting. The Planning Commission agreed to cancel the next Planning
193 Commission meeting.

194

195

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

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199 The meeting adjourned at: 8:18 p.m.

200

201 Approved by Planning Commission:

June 15, 2016

202


203 Transcribed by Marie Wilhelm

204

205 Recorded by

206

207



Scott Bennett/City Recorder