

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

6 The meeting was called to order by Brett Robinson at 6:35 p.m.
7

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

11 Cordell Batt explained that Geri Christensen has resigned her position as alternate member of the
12 Planning Commission, effective immediately. Cordell said he sent a return email to her telling her know
13 that they appreciated all the work she had done and appreciated working with her over these many
14 years that she has served, and commented further. Brett Robinson said he would also call her and
15 thank her.
16

17 Others present were: Lantz D. Peterson, Linda Hayes, Lydia Embry, Cordell Batt and Marie Wilhelm.
18

19 The Pledge of Allegiance was led by Bruce Lee.

20 An invocation was given by Robert Burt.
21

22 **Adoption of Agenda**

23 *Brad Crookston made a motion to adopt the agenda as presented. Bruce Lee seconded the motion. A*
24 *vote was called and the motion passed unanimously.*
25

26 **Follow-up**

27 Cordell Batt mentioned some upcoming trainings which he had given information on to the Planning
28 Commission.
29

30 **New Business**

31 Consideration and possible recommendation for a plat amendment with a concept plan to the Marion
32 Anderson Subdivision plat located at 1029 East 2100 North. They are proposing to create an additional
33 flag-lot to the subdivision. This is a proposed density change. (Lantz Peterson for Russell Bee)

34 Cordell Batt introduced the item and explained the situation. He said the lots in this subdivision are
35 fairly large for this zone, and are approximately 1.25 acres. He said the Bees want to create a second
36 lot by splitting their current lot in this subdivision, utilizing the flag lot ordinance. He said they want to
37 build another home on this second lot, behind their existing home. He explained the process of a plat
38 amendment, which this situation will require. He said with a flag lot request, the City is required to send
39 notices out to the potentially-affected, adjacent homeowners. He said a public hearing is only *required*
40 if someone objects to the notice; but the City Council still has the option to hold one either way,
41 regardless of whether or not someone objects to the request. He further explained various, related
42 details, and what items are required with a flag lot situation. Cordell addressed questions from the
43 commission. He said staff has reviewed this and it has met all of the requirements; and staff is
44 therefore recommending a positive recommendation to the City Council.

45 Bruce Lee asked how long this had been zoned R-1-10, and Cordell said since 1984.

46 Cordell mentioned that [City Administrator] Jeff Jorgensen, who owns a home in this subdivision, said
47 he spoke to the person who originally subdivided this. He said the reason this was done with the large
48 lots, was because they did not want to go to the expense of putting in a road, as well as additional
49 water and sewer lines. This was discussed further.

50 Cordell mentioned that the City has already received one letter of objection; therefore a public hearing
51 will in fact be held at the City Council meeting when this is presented.

52 Brad Crookston asked if this subdivision was set up with a homeowner's association for them to be able
53 to stop this, and explained how this works in other developments, and discussed this further. Cordell
54 said there are no CC&Rs for this subdivision.

55 The commission continued to discuss how this situation could be handled, and that it would not require
56 approval of everyone in the subdivision. However, it does require the plat amendment process.

57 Per a question from the commission, Cordell said this zone was R-1-10 in 1984 and the subdivision
58 was built in 1992. He reiterated that the developer did not want to put in the improvements to do a road
59 and the sewer and water lines; but said there is an expectation when people buy into a subdivision, that
60 the density is going to remain as it is.

61 Brad Crookston, Brett Robinson and Robert Burt said that is their problem with this, and commented
62 further. Brett said that he agrees that there is an expectation; but said on the other hand, the City is
63 growing, and things change, and nothing is recorded in perpetuity.

64 They continued to discuss this at length. Cordell said the establishment of the flag lot ordinance
65 allowed for the ability to do this on any of these lots; and said the ordinance was created specifically for
66 this kind of large lot. He said while the City prefers not to do it, flag lots have been utilized in a lot of
67 places [around the City]; and is done when there is no other access to a lot, currently or in the future.

68 Brad Crookston said this situation seems to comply with the code and commented further; and said
69 there doesn't seem to be reason to deny it.

70 The discussion continued. Cordell Batt said as long as he has been working for North Logan City, they
71 have never done a flag lot in an existing subdivision.

72 Brett Robinson asked Cordell if he had spoken to City Attorney, Bruce Jorgensen about this.

73 Cordell said he would be glad to do that, although he said he does not think there will be an issue with
74 approving this. Brett asked him to speak to him, and also determine whether there are any existing
75 CC&Rs. Cordell mentioned that if there were CC&Rs, the homeowner's association would be able to
76 stop this. He said the other question though is whether it is functioning or not; and if not, then there is
77 nothing that they could do.

78 The discussion continued.

79

80 *Brad Crookston made a motion to make a positive recommendation on this plat amendment; with the*
81 *request to review this with the City Attorney to ensure there are no legal issues for the City, and to*
82 *make sure there are no CC&Rs. Bruce Lee seconded the motion. A vote was called and the motion*
83 *passed unanimously.*

84

85 Cordell said that the public hearing on this will be at the next City Council meeting [June 15].

86

87 Discussion of proposed changes to the Land Use Code dealing with the City Center Ordinance. (Staff
88 and Consultant Jake Young, Civil Solutions)

89 Cordell Batt mentioned the previous discussion about potential projects coming in to the City Center;
90 and the feedback the City has received from various developers regarding whether the City Center
91 code works or not. He said they are at the point where changes can be made according to what will
92 work. He said Jake Young from Civil Solutions was hired as a consultant to review the projects as well
93 as the City Center code, as he was the one who put it together originally. Cordell said the City has had
94 several meetings with landowners, which included a member of Planning Commission and members of
95 the City Council; and changes to the code were discussed. He said Jake looked at the projects and the
96 code, as well as the feedback received; and went through the City Center ordinance and recommended
97 various changes, which Cordell further explained to the commission.

98 Brett Robinson discussed that meeting and some of the suggested changes that were presented.

99 Cordell and the Planning Commission discussed this further. Cordell mentioned the potential
100 expansion of the Four Seasons development, which he further explained. Cordell said the City Council
101 will also be reviewing these changes an upcoming meeting; and that a public hearing will likely be held
102 in July.

103 The Planning Commission reviewed the document at length and made various recommendations for
104 changes.

105 The commission discussed how to proceed and the short amount of time they actually had to go
106 through this.

107

108 *Brad Crookston made a motion to adjourn the meeting. Robert Burt seconded the motion. A vote was*
109 *called and the motion passed unanimously.*

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111 The meeting adjourned at: 9:05 p.m.

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113 Approved by Planning Commission: July 7, 2016

114

115 Transcribed by Marie Wilhelm

116

117 Recorded by

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Scott Bennett/City Recorder