

1 **Minutes of the North Logan City**  
2 **Planning Commission**  
3 **Held on June 16, 2016**  
4 **At the North Logan City Library, North Logan, Utah**  
5  
6  
7

8 The meeting was called to order by Brett Robinson at 6:30 p.m.  
9

10 Commission members present were: Bruce Lee, Robert Burt, Nathan Hult, Brad Crookston, and  
11 Brett Robinson.  
12

13 Others present were: Tom Worthen, Lance Parker, Steve Funk, Laurel & Linda Hayes, Tracy  
14 Walker, Lydia Embry, Cordell Batt and Marie Wilhelm.  
15

16 The Pledge of Allegiance was led by Nathan Hult.  
17 An invocation was given by Brad Crookston.  
18

19 **Adoption of Agenda**

20 Cordell Batt explained that the second item on the agenda needs to be removed and discussed at  
21 a future meeting. He explained that another attorney in City Attorney, Bruce Jorgensen's firm,  
22 Miles Jensen, will be taking over for Bruce while he is out.  
23

24 *Brad Crookston made a motion to adopt the agenda as amended. Nathan Hult seconded the*  
25 *motion. A vote was called and the motion passed unanimously.*  
26

27 **Approval and Follow-up of Minutes for May 5, 2016 Planning Commission Meeting**

28 *Bruce Lee made a motion to approve the minutes as amended. Robert Burt seconded the*  
29 *motion. A vote was called and the motion passed unanimously.*  
30

31 **Follow-up**

32 Cordell Batt discussed the status of the district plans and finding interested members, and the  
33 feedback he has received on it, thus far.  
34

35 **New Business**

36 Consideration and possible recommendation for a zoning map amendment (rezone) of 1.49 acres  
37 located at approximately 1630 N 400 E (west side) from Community Commercial (CC) to  
38 Residential Multi-Family. They are proposing to build multi-family housing, similar to Legacy and  
39 Bridger Apartments. (Gaylen Worthen working with Blake Parker)

40 Cordell Batt introduced the item and explained the situation, and used an overhead projected  
41 map of the site to further explain. He said this is two lots of an existing subdivision; and that the  
42 present owner of lot one is requesting that we consider changing the zone from the Community  
43 Commercial (CC) zone to the Residential Multi-Family zone. He discussed how this zoning  
44 relates to the other uses and locations adjacent to this site, and also said staff feels this is a very  
45 appropriate use for this area. He said the whole area around this has changed to Residential  
46 Multi-Family since he has been working with the City.

47 He said at this time, this is simply being presented to the Planning Commission, because a public  
48 hearing will need to be held, which will need to take place in two weeks, as public hearings are  
49 held in front of the Planning Commission for rezones.

50 The Planning Commission discussed various items and Cordell answered their questions.

51 Cordell further discussed the approval process for this, when and if the rezone request is  
52 approved, in terms of what elements they will need to get approved by the Planning Commission  
53 to move forward with the project, including the layout, architecture, plans and more, and will have  
54 to go through the Design Review Board.

55 The Planning Commission continued their discussion.

56 Lance Parker (developer with his brother Blake Parker) referred to the question about why this

57 might have been rezoned "piece by piece"; and said it has been his experience that the City is  
58 usually reluctant to rezone something unless there is a specific plan for it at the same time as the  
59 rezone request. He said he would think therefore, that the reason the City did not rezone it all at  
60 the same time, is because there was not a plan to develop that piece of it at that point, and  
61 commented further.

62 He also said he would be surprised if any developer would want to put a small office or other  
63 retail in that area as there is no other retail in that area to support it and help draw business in.

64 The discussion continued briefly.

65

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

67 Brett Robinson asked about the rezoning of the 4.3 acres adjacent to Pioneer Valley Lodge  
68 discussed at the last City Council meeting. Cordell said the City Council asked the proposed  
69 developers to put something together and speak to each of the City Council members individually  
70 about it. He said the council did not make a decision, as they wanted more information from the  
71 developers.

72 Brett said he would like to put on a future agenda for discussion, the extension of 2100 North  
73 from 600 East all the way to the City Center, and whether that needs to be added to the Master  
74 Plan at some point; and commented further that it is an important piece. Brad Crookston agreed  
75 that it is an important connection point and said if we cannot get that one, we should think about  
76 getting another one in that area and commented further. This was discussed further, including  
77 what the zoning might need to be considered for that area. Cordell agreed that this can be  
78 considered with the other proposed changes for the City Center. The discussion continued,  
79 including how to proceed.

80 Brett asked, in relation to this area, if we should also think about including something in the Trails  
81 Master Plan regarding adding a trail along the east side of the canal there starting at The Cove  
82 project, all the way down. He said there is a trail easement on the west side of the canal, but  
83 there is nothing on the east side; and said he would think that the people in the subdivisions there  
84 would appreciate having even a smaller trail along there, and commented further. Brett used a  
85 projected aerial photograph of the site to further explain. The commission continued to discuss  
86 this.

87 Cordell mentioned that he has taken the changes made by the Cache County Trails Planner that  
88 the Planning Commission reviewed, and is in the process of putting that into ordinance form. He  
89 said once that is done, the Planning Commission can review the revised document with all of the  
90 included changes and then hold a public hearing on it.

91 Brett discussed the issues regarding the intersection of 800 East and 2500 North, and said he  
92 wondered if a traffic light was going to end up getting installed there. He said he would really like  
93 to see that *not* happen, and asked whether it would be a good place for a round-about; and if so,  
94 whether it should be on the master plan. He asked if this was safer than having a traffic light  
95 there and commented further.

96 The Planning Commission discussed this, including the potential safety problems with the level of  
97 foot traffic in this location with all of the children that cross at this intersection, which does not  
98 work with a round-about.

99 The discussion continued. Cordell said a light would really be the best solution; but that he has  
100 heard that it is best for a community to avoid having one for as long as possible, as it puts a city  
101 in a whole different category in terms of responsibilities and other issues.

102 Brett asked Cordell if he could do some research on whether a round-about versus a light is  
103 safer.

104 The discussion continued.

105 Brad Crookston said we have bonus density in almost all of our subdivisions, and he is not in  
106 favor of it which he further explained. He said he is not saying to get rid of it; but that we should  
107 have some kind of incentive to have larger lots, which Cordell addressed. Cordell said he has  
108 read a lot of information that says large lots cost cities more money and commented further. He  
109 said "sprawl" is *not* what a city wants.

110 This was discussed further.

111 Brett Robinson discussed the incentives and benefits behind bonus density, which Cordell agreed  
112 with and further explained.

113 Brad reiterated that he's not suggesting removing bonus density entirely, but having some kind of  
114 incentives in place for people to develop one-acre plus lots and commented further.

115 This was discussed at length.

116

117 *Nathan Hult made a motion to adjourn the meeting. Bruce Lee seconded the motion. A vote was*  
118 *called and the motion passed unanimously.*

119

120 The meeting adjourned at: 7:52 p.m.

121

122 Approved by Planning Commission:

July 21, 2016

123


124 Transcribed by Marie Wilhelm

125

126 Recorded by

127

128

  
\_\_\_\_\_  
Scott Bennett/City Recorder