

1 **Minutes of the North Logan City**  
2 **Planning Commission**  
3 **Held on July 21, 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: Bruce Lee, Robert Burt and Brett Robinson. (Nathan Hult  
10 and Brad Crookston were excused).

11  
12 Others present were: Craig Winder, Doug Tingey, Keith & Gwen Grover, (sic?), Charlene  
13 Orahood, Doug Orahood, Pam Ingram, Holly Hoover, Jann Pugmire, Deanna E. Fry, Colene  
14 Hamblin, Clark Puffer, Ellen L. Camp, Tacy Sjostrom, Jill Daus, McKenzie Tingey, Brennan  
15 Klinkowski, Ward Taylor, Debra Murray, Neil Murray, Robert Stevens, Jody Lenkersdorfer,  
16 Joseph Hauptman, Glenn Young, Don Schroeder, Blake Parker, Bracken Atkinson, Steve Funk,  
17 Mike Petersen, Russell Goodwin, Curtis L. Jacobs, Debbie Lee, Laurel & Linda Hayes, Chris  
18 Daines, Russ & Austa Miller, Matthew Wood, Tom Worthen, S. K. Bartlet (sic?), Nancy Potter,  
19 Kathy Holloway, Robert Holloway, Dan L. Pope, Craig & Marjore (sic?) Andrews, Kirk Larsen,  
20 Lydia Embry, Damon Cann, Cordell Batt and Marie Wilhelm.

21  
22 The Pledge of Allegiance was led by Robert Burt.

23 An invocation was given by Brett Robinson.

24  
25 **Adoption of Agenda**

26 *Bruce Lee made a motion to adopt the agenda as presented. Robert Burt seconded the motion.*  
27 *A vote was called and the motion passed unanimously.*  
28

29 **Approval and Follow-up of Minutes for June 2, 2016 and June 16, 2016 Planning**

30 **Commission Meetings**

31 *Robert Burt made a motion to adopt both sets of minutes as presented. Bruce Lee seconded the*  
32 *motion. A vote was called and the motion passed unanimously.*  
33

34 **New Business**

35 **6:35 p.m. Public Hearing** to receive input on a **PARCEL REZONE AND CHANGE TO THE**  
36 **ZONING MAP. The real property (LOTS 1-5 AND 7 OF THE NORTH LOGAN RETIREMENT**  
37 **RESIDENCE SUBDIVISION, PLAT #04-162 (4.3 ac))** located in North Logan, Utah which is  
38 **currently zoned Residential Single Family (R-1-12) with the tax identification numbers of 04-162-**  
39 **0001 thru 0005 and 0007 is hereby proposed to be rezoned to Mixed Residential 8 (MR8) Zone in**  
40 **accordance with the attached map (area to be rezoned shown cross-hatched; and a ZONING**  
41 **MATRIX CHANGE The matrix in TITLE 12C, Chapter 12C-1001 - Permitted and Conditional**  
42 **Uses in Zones, in the zoning matrix is changed to include general sales and services (building**  
43 **less than or equal to 50,000 square feet) with the matrix changed to read as a permitted use.**

44 Cordell Batt introduced the item and explained the situation and the location, and used a  
45 projected plat of the site to further explain. He said the current zone on this is R-1-12 and was  
46 done as a conditional use permit to allow the assisted living to come into a residential zone; and  
47 was done in 1999, with the plat being done in 2000. He said the applicant's proposal is to rezone  
48 this. He said the original proposal was to rezone this to mixed-use, which would allow a mixture  
49 of uses; and that the original proposal included a commercial component, with residential single-  
50 family along 2400 North and some multi-family twin home types of units on lot seven along a  
51 future 300 East. He said after the comments made by the citizens at the public hearing during  
52 the City Council meeting, the applicant submitted a different proposal which changes this to an  
53 MR8 zone, which is adjacent to the City Center, which he further explained, including the other  
54 zoning around this potential project. He said with this proposed zone, they have to use two  
55 different types of residential housing types; one has to be single-family, with a potential of having  
56 eight units per acre, which he further explained. He said they also have to have a type of  
57 residential multi-family, which could be twin-homes, duplexes, townhomes, etc.

58  
59 Developer Craig Winder from Ironwood Development explained who he represents, and  
60 described their development as originally presented and what they worked out now based on the  
61 feedback they received when they presented this before the City Council, in that they now want to

62 remove the commercial part of the project they originally proposed, and explained their intentions  
63 for this site further.

64  
65 *Brett Robinson opened the public hearing on 6:48 p.m.*

66  
67 Doug Tingey said that the Holiday Retirement Management Group built the facility [Pioneer Valley  
68 Lodge] in 2001, which is when it opened, and did so by a conditional use permit. He said part of  
69 that conditional use was for them to improve the lots along 2400 North. He said those five lots  
70 that face his home, on 357 East 2400 North, are improved; and that they have water, electricity  
71 and gas to the lots. He said that was part of the conditional use placed on Pioneer Valley Lodge,  
72 in addition to installing curb, gutter and sidewalk, and to finish their half of the road. He said  
73 according to a meeting held May 5<sup>th</sup>, there was question raised from the commission about the  
74 current size of those lots and whether they would roughly match the lot size that is across the  
75 street. He said that Cordell Batt said that the lots were single-family homes and would be  
76 approximately 6600 square feet. Mr. Tingey said the size of the lot then is .15 acres. He said the  
77 lots across the street are .39 acres, and said those lots are then 38% the size of his lot. He  
78 mentioned that he bought his house from "Bruce"; and that prior to buying it he did a lot of  
79 research, found out where the church, library, hospital, school's were, etc. He said part of that  
80 research was to find out what was going to happen across the street, which he did in part by  
81 looking at the plats for the area. He said further discussion with Bruce and other neighbors and  
82 going to see that the water meters were already there, told him that that was what was going in  
83 across the street, which he said would be a bigger lot, a bigger home, and the value of his home  
84 would not drop. He said the developer has "not told you this" but he wants to divide it into ten and  
85 put 22 units back in the corner; "so instead of going from five to seven houses, we're going to 32".  
86 He said the other issue is the "half road" issue; and said the developer is going be "on the hook"  
87 to put in half of a road into this development, and that the developer of the west portion that is  
88 already MR8 will be responsible for the other half. He said, however, that there are state and City  
89 ordinances that require secondary egress from high density areas for emergency purposes; and  
90 said this means the road must go to and from the development somewhere towards 200 East,  
91 because you can't go up any other way right now. He said in order for that to happen, the City  
92 would have to take eminent domain and push the road through the farmer's field for the  
93 secondary egress. He said Ray Wilhelm owns that field and he spent time with him, and said Mr.  
94 Wilhelm is upset because the City "forced the MR8 on top of his property and did not ask him".  
95 He said he has an affidavit from Mr. Wilhelm stating that he is opposed to this development,  
96 which he gave to the City to submit for the record. Mr. Tingey said he went around and spoke to  
97 a lot of neighbors, and said he has 105 signatures [of people who are opposed to this] that he  
98 said he would submit a copy of (which he did). He said it would appear that there are only a few  
99 people who are for this, the developer and his partner, and Cordell; he said therefore his petition  
100 is 105 to 3. He said his desire is that each of the Planning Commission members vote not to  
101 recommend a rezone to the City Council, and that if they do, he'll be back next week with the  
102 same argument.

103  
104 Debra Murray asked Cordell to display a photograph of the Cache County aerial view. She read  
105 the following statement: "I am against the rezoning of the Logan Retirement resident subdivision.  
106 Time after time the North Logan Planning and Zoning and the North Logan City Council have  
107 ignored and violated the City's General Plan and City's ordinances. I hope you have a copy of  
108 those documents available to you now to use as reference as you make important decisions for  
109 this City. In the North Logan General Plan it states, section 2, Land Use element Guiding  
110 Principle #2, Objective #17 Community Participation, encourage meaningful citizen involvement  
111 in the planning process by providing timely information and opportunities for participation in  
112 planning decisions. We on the west side do not have representation on the City Council or the  
113 Planning and Zoning committee, so we appreciate the opportunity to let our voices be heard in  
114 regards to our neighborhood. Policy 17.4 of that same objective states, neighborhood planning,  
115 encourage citizen participation in the creation and development of district development plans;  
116 appoint committees of residents and business people to participate with staff in developing these  
117 plans. We are still waiting for this to come to pass. Rezoning this area to an MR8 would allow  
118 single-family homes, two-family homes, multi-family homes which would be apartments, and  
119 maybe even a bed and breakfast. We don't mind this area being developed; we just do not want  
120 the high density and the traffic problems this rezone would create. We are protected against this  
121 rezone according to the North Logan City General Plan. The north strip has been planned for five  
122 homes and has utilities stubbed for those homes. That keeps with the integrity of the

123 neighborhood. There is no need to rezone this area. To build a dense subdivision on the west  
124 piece of property would violate North Logan design standards and the International Fire Code  
125 since there could only be one access to the multiple housing units no matter what the layout of  
126 those units. North Logan City Design Standards Technical Manual states Design standard 815,  
127 egress and ingress, a minimum of two points of ingress and egress shall be provided in all  
128 subdivisions to allow an escape route in case of fire or other catastrophe or hazard. Exceptions  
129 may be approved by the City Council if it can be shown that in a reasonable time, subsequent  
130 phases of the subdivision, other planned roads or access points will provide the required  
131 minimum two points of ingress and egress. The way this piece of property was abandoned by  
132 Planning and Zoning, two points of ingress and egress will be difficult to attain. When Pioneer  
133 Valley Lodge and the Town Villas properties were approved, Planning and Zoning did not look at  
134 the layout of the land in general to see that they were isolating the retirement residence property.  
135 As of now, the only access to the corner of the property would put a burden on the neighborhoods  
136 on 300 East and 2400 North, especially if you allow multi-housing, and in this case up towards 24  
137 homes which could be an average of an extra maybe 45 cars coming and going daily. To build a  
138 road on the southwest side, the City would need to come up with tax payer money to purchase  
139 the land from the farmer, who has his land in greenbelt; and still, it would not provide a second  
140 egress to the property. We, the citizens of North Logan would be paying for this developer to  
141 capitalize on this piece of property on our backs. Again, note the only access to the west Logan  
142 retirement resident subdivision, is on the northwest corner. The southwest corner is not on the  
143 North Logan Transportation Master Plan. To continue, in regards to the North Logan City Master  
144 Plan, Guiding Principle #1, Objective #1, Community Character, Policy 1.3, Pedestrian  
145 Connectivity: require pedestrian connectivity between subdivisions, and make allowances for  
146 such access to future development. The subdivisions in this area will not flow. They can only  
147 connect to the City through one road at the northwest corner. Policy 1.4, Automobile  
148 Development Connectivity: require automobile connectivity between subdivisions and make  
149 allowances for such access to future development. Which again, was not considered when  
150 Planning and Zoning allowed the Town Villas to build on 300 East, which was the City's property.  
151 You can see that it disrupts 300 East on the Cache County parcel viewer, and which cut off  
152 access to the retirement residence property. The Pioneer Valley Lodge did not allow for access  
153 to their own property. She said as she heard, that was probably because they thought they were  
154 going to expand; so they did not plan on turning it into townhomes, or a subdivision. Objective 6  
155 of the Master Plan, density disbursement: plan for localized higher density development as well  
156 as mixed-use density development disbursed throughout the City. You can see by density maps  
157 that the west side, 2200 North to 2800 North, from 200 East to 400 East is carrying the burden of  
158 the population and automobile traffic of North Logan City. And if you check the crime rates, it  
159 carries the burden of the crime too. According to Nancy Potter in yesterday's City Council, the  
160 majority of police calls are between Main Street and 400 East. This is due to the density of the  
161 area. We don't need future developments to be multi-housing and add to that density. Land Use  
162 Element Overview: the City further recognizes that higher density development must undergo  
163 extensive scrutiny and recognizes that focusing higher density development in fewer areas of the  
164 City is detrimental to the overall vitality and needs of the City, and contrary to the City's guiding  
165 principles. As a reminder, when this planning and zoning allowed Town Villas, Cinnamon Ridge  
166 Trailer Park, Pioneer Valley Lodge, the Gables, 2700 North apartments and townhomes, the PUD  
167 by the church and it's bordered by The Cove, Maple Springs and Four Seasons, not to mention  
168 the dense housing planned in the City Center; the flow of this area, starting from 2700 North  
169 going south, and it should be apartments, townhomes, going up to pre-fab homes and then  
170 slightly larger homes, and then hopefully homes on a decent piece of property, and then the  
171 retirement living, just like the flow of life. In conclusion, North Logan City states that adding more  
172 density to an already over-built area is detrimental and contrary to the City's guiding principles.  
173 Placing a multi-family subdivision on the property behind Pioneer Valley is contrary to the City's  
174 design standards and International Fire Code. Changing the zoning on the north property would  
175 be against good faith to the citizens in that neighborhood who were assured there would be only  
176 five homes, since there were only utility stubs installed for those five homes. And finally, the  
177 North Logan General Plan states that North Logan citizens, and I understand that to mean those  
178 who are most affected by local decisions, have a voice in what happens in the Planning and  
179 Zoning meetings. And I think the petition that you have or will receive, asking the properties to  
180 remain zoned as is, speaks for itself".

181  
182 Neil Murray commented that as they have attended City meetings and watched developments get  
183 approved, they have become more and more aware of subdivisions throughout the City that, for

184 one reason or another, don't have two points of ingress and egress. He gave the example of  
185 Legacy Apartments; and said his daughter lived there and it's very difficult for people to get in and  
186 out of there, particularly during rush hour. He said the new subdivision on 1200 East is another  
187 example. He said in looking at the maps, Pioneer Valley Lodge itself only has one point of  
188 ingress and egress. He said in the ordinance, it says that one of the exceptions states that  
189 reasonable time should be given for a second point of access to come in; but said he's never  
190 heard reasonable time defined by this committee or the City Council, except maybe by Damon  
191 Cann. He said he urges this Commission and the City Council going forward to define  
192 reasonable time and to hold people accountable for these subdivisions, and what the  
193 consequences are if reasonable time isn't met in defining the second points; because if there's  
194 ever a fire or a catastrophe, and access is denied because there is only one access and it is  
195 blocked, and there is death or mayhem that takes place, is it the City that is responsible because  
196 there was not a second point? He said they might want to think about things like that. He said he  
197 opposes this based on this and several other reasons and he thanked the Commission for their  
198 time.

199  
200 Clark Puffer said he has been a resident for North Logan City for about 29 years. He said he  
201 agrees with all that has been said, and said he has had some experience on Planning  
202 Commissions and City Councils in various cities over the years, which he further explained. He  
203 said a builder maybe brings information to the Planning Commission about something he wants  
204 to do economically to build in the area. He said the City Council or Planning Commission can put  
205 themselves in a position of wanting to help the potential developer, and commented further. He  
206 said to just look at things and keep modifying them because various plans may not work, and to  
207 continue in that process, is not in the best interest of the citizens of North Logan. He said if the  
208 Commission were to look at the population density of North Logan, he said he can't help but think  
209 they would come to the conclusion that to have any kind of zoning that is being proposed, to  
210 increase that density, wouldn't be ill-advised. He said he would encourage the Planning  
211 Commission to take a larger point of view in relationship to the City and the density therein, and  
212 what problems that can cause, especially in this area. He said he opposes this planning and said  
213 he thinks all his neighbors around him and others also oppose this planning; and said he would  
214 hope that the Planning Commission would look at this in relation to the total plan of the City rather  
215 than automatically thinking that something must be developed just because someone brings in a  
216 project. He said he thinks that is very ill-advised and doesn't think it's in the best interest of the  
217 City or the citizens of the City.

218  
219 Boyd Pugmire said he lives in this area. He thanked the Planning Commission and City Council  
220 for what they do, and said he has served on a Planning Commission, City Council and as Mayor  
221 previously, and said he therefore knows what they are going through. He said that in terms of  
222 density, and the egress issues, as well as the crime issues; he said that the crime issues are a  
223 big thing. He said the Developer will develop the land and then move on; and then the City will  
224 have to deal with those problems for years afterwards. He said high density will look good in the  
225 beginning; but then those high density areas become a City's high crime area in a community.  
226 He said he is therefore opposed to this because of the issues that are involved with the high  
227 density; because of the egress issues; but most of all because of what is going to happen in the  
228 future, ten to twenty years down the road, that the City, and the people who live in that area are  
229 going to have to deal with. He said when they moved here seven years ago, they originally did  
230 not want to live in North Logan because of some of the things he heard about. He said but then  
231 when they met the people of the neighborhood when they were first looking at their home, they  
232 felt like the area and the people "felt right". He said he really doesn't want to see the  
233 neighborhood change from how it is laid out right now and said he thinks if it does change, we're  
234 going to be looking for more problems ten to twenty years down the road in the future; and that's  
235 what we really should be looking at as a Planning Commission and as a City Council: what the  
236 City is going to look like ten to twenty years down the road and what kinds of problems are we  
237 creating by the decisions we make today.

238  
239 Mark Hancey said he agrees with the "positions that have been taken". He said our General Plan  
240 talks extensively about harmonizing, transitions and zoning densities, and said the first objective  
241 of the General Plan talks about that. He said that one thing that has not been discussed is his  
242 concern about what he sees as bit of a "bait and switch" on this application. He said this has  
243 been proposed as an MR8 with single-family component, with a mixed-use that is consistent with  
244 MR8. He said his concern is, that the third item on this meeting's agenda is an ordinance that

245 abolishes MR8. He said, we therefore have an application for a rezone to a zone that is going to  
246 be abolished in another 20 minutes; and the replacement zone goes from eight to ten, and does  
247 away with the single-family requirement and gives a double-bonus density. He said that is why  
248 this is not the right time to discuss any type of a rezone to an MR8, because we don't even know  
249 what the MR8 zone is going to look like in 15 minutes.

250  
251 Chris Daines said he lives on 2440 North, which he said is the street just north of the street that  
252 would be built out under the proposed plan. He said his specific concern is regarding 300 East as  
253 it goes north from where this subdivision is going to go. He said the corner of 300 East and 2400  
254 North is where every interior structure that would be built there would have to "dump out". He  
255 said if you go north on 300 North to 2500 North, we'll see all of the traffic that already "dumps in"  
256 to 300 East. He said we will add significantly to the traffic and turn that stretch of 300 East into a  
257 collector road, which it is not designed to be. He said he does not think that road will support the  
258 traffic that will have to be coming from this subdivision as it is proposed. He described a bit of his  
259 background, and said in his ideal world, there would be no Planning Commissions or Boards of  
260 Adjustment, etc. He said that is not realistic however, and said we have a zoning code. He said  
261 all of the "social contract" that exists between the existing citizens and property owners; and the  
262 developers and the people who would like to develop their property, are sort of invested in the  
263 zoning code and system. He said his general feeling is that this breaks faith with the reasonable  
264 expectations of the people who are there now.

265  
266 Mike Peterson said he has lived in North Logan for 25 years and has loved it. He said it is pretty  
267 clear that this rezone really can't or shouldn't happen. He said there is no benefit to those of us  
268 who live here, by doing this. He said change isn't always good; and that we should make change  
269 because it is going to help. He asked the Planning Commission to not do the rezone.

270  
271 Lydia Embry discussed her comments, which she submitted. She said this part of the City is  
272 under Euclidian zoning and said there are nineteen zones in this area and commented further.

273  
274 Kathy Holloway said she lives just off 2500 North. She said she wanted to voice her opposition in  
275 general. She said she wanted to propose, that what would make sense is to build the other side  
276 of 2400 North to match the north side.

277  
278 Jody Lenkersdorfer said he lives on 2400 North, right in the middle of where they're going to  
279 develop. He said when Pioneer Valley Lodge was put in, the agreement was made for five lots,  
280 and said it should remain that way and true to the agreements, or else this whole group [the  
281 Planning Commission] doesn't need to be involved in anything. He said the owners have those  
282 lots up for sale, and they should remain that way and not be redeveloped into some higher  
283 density.

284  
285 Matt Wood said he can testify to the results of high density going in across the street from you.  
286 He said The Cove subdivision went in across the street from them four years ago, and in those  
287 four years, he has not seen a drop of commercial added to the City Center that was originally  
288 supposed to be, and said now they are putting their home up for sale. He said most homes in  
289 this valley are selling within three weeks and said theirs has taken over two months; and said  
290 most of the comments they have received are that people love the home and the yard, but that  
291 the people are very against the density and construction going in across the street from them. He  
292 said they have been unable to sell their home at the value the Cache County Assessor has it  
293 listed for. He said if you add more housing to these people's area; he said he "begs you not to for  
294 their sake". He said please mind the contract that you have made with them in the existing  
295 planning that is there.

296  
297 Joe Hauptman said he lives on 2475 North. He said approximately two years ago, they moved  
298 from 300 East and 2666 North. He said there were twin-homes all in that neighborhood, where  
299 he said he purchased his home and lived there about five years, when they sold it and moved a  
300 couple of blocks away. He said those few blocks have made a significant difference in the way  
301 that their children interact with their neighbors. He said when they lived on 300 East in the higher  
302 density area, his home was vandalized by teenagers when they walked along and spray-painted.  
303 He said he is not sure if it's fair to equate higher density with more crime, except for statistically.  
304 He said they had a 50% move rate with the neighbors in the five years that they lived there, and  
305 said half of all the people were moving in and moving out. He said he owned his home, as did

306 most of the people in his neighborhood; and said the sudden change is going to be drastic if this  
307 is allowed and said he is opposed to it.

308  
309 Robert Stevens said he lives in Town Center Villas. He said he has been to one City Council and  
310 one Planning Commission meeting on this, and each time the developer has come in with a  
311 different plan and a different zone. He said the first time the developer came in with the plan, it  
312 was just sketched on a piece of paper without really knowing what he wanted. He said we still  
313 don't know what he really wants, but he changes each time he makes a presentation. He said  
314 there is no way for us as citizens to even understand what it is that we are buying into without  
315 seeing a plan. He said it's almost like the developer wants to get some sort of a change in the  
316 zoning so that he can develop something that would fit within that zoning that would make him the  
317 most money. He said he is definitely opposed to the plan that is being proposed now and said he  
318 does not think it should be changed.

319  
320 Doug Orahood said he lives in Town Center villas and said this is a really stupid plan. He said  
321 this only benefits the contractor and does not benefit the people in the area one iota. He said in  
322 going back to the original plan where they were going to have single-family homes; even that  
323 land-locks the rest of the property. He reiterated his comments.

324  
325 *As there were no further public comments, Brett Robinson closed the public hearing at 7:26 p.m.*

326  
327 Developer Craig Winder said we're not trying to hide anything. He said this is a rezone hearing  
328 and there is a process for land development, and if a rezone is needed, this is what starts it. He  
329 said for the MR8 zone, the City has broad discretion as to what ultimately goes in to this piece of  
330 property, and said there will be a public hearing about that. He said we have shown some  
331 drawings to the Planning Commission and the City Council; and the reason there is not that much  
332 detail is because they do not even know if we have the zoning designation yet. He explained that  
333 as a developer, it costs an awful lot of money to get that kind of detail, only to not even get the  
334 rezone. He said he is a North Logan citizen and is their neighbor, and some of the comments  
335 have gotten a bit personal and vindictive and are uncalled for. He used an overhead projected  
336 aerial photograph of the site to explain their proposal further. He said there has been discussion  
337 about matching their lots with the size of the properties across the street, and said they are open  
338 to that. He said it isn't because they don't want to discuss it yet; it is because they do not yet  
339 have approval for the zoning. He referred to the various zones around his site and said the use  
340 they are proposing is not radical and is not that different than anything around it. He said multi-  
341 family in Utah has fundamentally changed and that they are now selling luxury town-homes in the  
342 Ogden area for \$350K to \$370K, primarily to retirees and commented further. He said he would  
343 like to get contact information from the people who shared their concerns so that he could have  
344 further discussions with them. He said in terms of the "bait and switch" comment, they did not  
345 even know that the MR8 zone was going to be discussed at this meeting, and further discussed  
346 the original proposal. He said they're not trying to intentionally confuse people; that they're just  
347 trying to come up with something that will benefit them and that the public can accept, and  
348 commented further. He said they are just going by the ordinance and explained further. He also  
349 mentioned that the Planning Commission recommended approval on the Mixed-Use General  
350 zone to the City Council on this. He said he appreciates that we have a community of people  
351 who care enough to raise their voices and commented further.

352  
353 **6:45 p.m. Public Hearing to receive input on a proposed LOT REZONE AND CHANGE TO THE**  
354 **ZONING MAP. The real property (LOT 1 OF THE LEGACY VILLAGE PHASE 2 SUBDIVISION,**  
355 **PLAT #04-85-0029 (1.49 AC)) located at approximately 1630 N 400 E in North Logan, Utah which**  
356 **is currently zoned Community Commercial (CC) is hereby proposed to be rezoned as Residential**  
357 **Multi Family (RM) Zone. (Gaylen Worthen working with Blake Parker)**

358 Cordell Batt introduced the item and explained this proposal for a rezone and used a map to  
359 explain the location, and some of the history of the property and its development. He said the  
360 property owner is asking to have this rezoned to what the surrounding properties are, the RM  
361 (Residential Multi Family) zone.

362  
363 Developer Blake Parker explained the site and said this is a parcel that is surrounded on three  
364 sides by three story-apartment buildings, and further explained the area, which includes an LDS  
365 Church and the USU Research Park across the street. He said they are trying to make sense of

366 what is already there and complete what was started by the projects in years prior with the  
367 Legacy Apartments. He said they are asking for the zone that exists on all three sides.

368  
369 *Brett Robinson opened the public hearing at 7:39 p.m.*

370  
371 Jack Draxler said he wants to echo gratitude to the Planning Commission for being willing to  
372 serve the community and commented further. He expressed his respect for the people  
373 advocating the zoning change, but he is opposing it for the reason of not continuing the policy of  
374 having high density on one concentrated area, and discussed the issues that Logan City has to  
375 deal with in the myriad of challenges that occur because of this kind of policy. He said the impact  
376 on the schools is very severe. He said that is not to say we don't need affordable housing, and  
377 said we need to "sprinkle" affordable housing in smaller units throughout our community and  
378 explained areas where this was done in past years in areas of the City, as well as the City of  
379 Logan. He said you get a sense of community with this approach and commented further. He  
380 said his Ward services one of those large complexes and said in a way, doing it this way is  
381 segregation, and said it is a serious mistake to do this. He reiterated some of his comments and  
382 said he feels that this trend that has been started in this corner needs to stop now; and said he  
383 would urge the Planning Commission, City Council and City staff to please, please listen to their  
384 citizens.

385  
386 Debra Murray said her daughter lived in the Legacy Apartments. She said they visited her there  
387 and there was a fire truck blocking the entrance, and no one could get in or out, because there is  
388 only one egress and ingress. She said if the City decides to develop this area, she asked the City  
389 to *please* combine the properties and put in another ingress/egress. She asked the City to please  
390 follow the City code that is in the ordinances. She said there are so many cars there, there isn't  
391 even room for all of the cars to park there, and that they have to park in the church parking lot  
392 across the street, and commented further.

393  
394 Mark Hancey referred to this zone being Community Commercial, and said there has been  
395 discussion that community commercial businesses would not be profitable or work in this area,  
396 surrounded by the highest density that there is in the City. He said the concept behind the City  
397 Center, as he worked on it, is that if you build "bedrooms", people will be able to support the City  
398 Center; and that if you can't support a couple of acres of commercial right in the middle of the  
399 highest density, that challenges that very premise. He said what needs to be looked at is bringing  
400 people in that have discretionary income to support a City Center. He said this is an example of  
401 why you don't build high density in support of the City Center. He said he would also like to  
402 "echo" Jack Draxler's comments that the City is not served, and the people who live there are not  
403 well served, in high concentrations of lower-income housing. He said those people are often  
404 times in a hard part of life and rely upon their neighbors to help them. He said the citizens want  
405 to help, and do help. He said this community does not have the typical civic support groups; that  
406 there is primarily the LDS church. He said as the numbers of people needing this support rise, it  
407 is not a sustainable situation, and commented further. He continued that when you "overload"  
408 areas, you do not allow them to be supported the way they need to be supported. He asked the  
409 Planning Commission to consider that, and to look at the health, safety and welfare of our  
410 citizens; and not the developers, and commented further.

411  
412 Kevin Duke said he lives behind the LDS church on 400 East. He said his wife is the PTA  
413 secretary for Greenville Elementary School and said the concept of all of this high-density  
414 housing around the City Center is really putting a burden on the school system. He said he has  
415 never seen anything in the City Center planning to accommodate all of this high-density housing  
416 for another school. He said the majority of the classrooms at Greenville Elementary School are at  
417 class sizes of 35 students and above, with some that have 39, and are *trying* not to break the "40"  
418 mark. He said that is a huge amount of student load on one teacher and commented further. He  
419 said none of this high-density housing is brought forward on how it is going to affect the actual  
420 infrastructure of it; the only thing being discussed is supporting commercialism. He said he  
421 understands development and wants to support it to be a viable community; but said this is not  
422 Park City, and we cannot have a City Center like Park City and do things like them, as this is a  
423 bedroom, suburban community. He said we don't have people coming for certain attractions here  
424 like they do in a place like Park City. He said he is a physician, and spends a lot of his free time  
425 serving those other people in the community, and spends an inordinate amount of time in all of  
426 the apartment complexes because of their need. He said he is happy to do it; but that it can be

427 overwhelming when there are only so many people who can do that, and it creates a burden  
428 because of the high density. He reiterated that this is creating a huge burden on the school; and  
429 no thought or planning has been done to accommodate that.

430

431 Russell Goodwin said he tries to attend the meetings as often as possible, and really appreciates  
432 the comments that have been made. He said there has been a lot of interest expressed from the  
433 City Council about the canal system, and potential trails and recreational uses, as they have been  
434 reworked and piped. He said there is a portion of the Twin Ditches on this property. He said Mr.  
435 Parker has for some reason developed all of the properties along 400 East going south to 1400  
436 North and has for some unknown reason found it necessary to pipe the Twin Ditches canal  
437 through all of those developed properties. Russell said he would ask that the Planning  
438 Commission consider in terms of this project, to review and consider the beautiful landscaping at  
439 the Instacare facility at 400 North and 200 East. He said it is a tremendous amenity to that  
440 property and as these properties are developed, he said he would hope that the Planning  
441 Commission would consider that aspect; that we could keep the canal open, landscape it more  
442 and potentially incorporate it into the trail network.

443

444 Nancy Potter said one of the issues she has is that when we have mixed-use that goes with the  
445 commercial; all of the apartments get built first and the commercial doesn't happen until later.  
446 She said this happens often; and that now we're having an area that was designed as mixed-use  
447 and is being rezoned to residential. She said she wishes that we could put a time-frame in our  
448 ordinances that when the residential portion of a development is done, the commercial portion is  
449 built in a certain amount of time, and commented further. She also said she is very concerned  
450 about the high density. She said she talks about this all the time in City Council, and said she  
451 thinks there is way too much high density, and that it is a problem that she does not like seeing all  
452 the time.

453

454 Tom Worthen said he represents the person who is selling this property. He said this is a unique  
455 property, and that the decision about what was going to happen to it occurred when the decision  
456 was made to go high density around it, and commented further. He said the impact of the  
457 property is lessened because there is not really a big complex going in that is equal to the high-  
458 density zoning that is allowed. He said for commercial to go in there, "frontage and presence" is  
459 important and commented further. He reiterated that it will not have a huge impact, because  
460 there will not be a lot of people living there. He said in terms of serving the needs of the people  
461 and whether these apartments are filling up; that there are obviously people in North Logan who  
462 have the income and *want* to live in apartments. He said he agrees with previous comments, like  
463 Jack Draxler's, and referred to the Willow Park area in Logan where there are apartments  
464 everywhere; but said the addition of one building here will not have that much of an impact.

465

466 *As there were no further public comments, Brett Robinson closed the public hearing at 7:58 p.m.*

467

468 **6:55 p.m. Public Hearing to receive input on a proposed:**

469 ORDINANCE MODIFYING MISCELLANEOUS REGULATIONS WITHIN THE CITY CENTER

470 ORDINANCE RELATIVE TO COMMERCIAL DEVELOPMENT IN CERTAIN CITY CENTER

471 ZONES. (Making changes to sections within 12C-1061 through 12C-1066 of the City Center

472 Ordinance considering commercial development.)

473

And a proposed;

474

ORDINANCE MODIFYING MISCELLANEOUS REGULATIONS WITHIN THE CITY CENTER

475

ORDINANCE RELATIVE TO MIXED RESIDENTIAL DEVELOPMENT IN CERTAIN CITY

476

CENTER ZONES. (Making changes to sections within 12C-1062 through 12C-1066 of the City

477

Center Ordinance considering mixed residential development.)

478

478 Cordell Batt introduced the item(s) and explained in detail the process and that was undertaken  
479 and the reasoning behind creating an ordinance for the City Center area, and further discussed  
480 that this item is to discuss and consider modifications made to that original ordinance, to refine it  
481 and make it more effective and work better as a whole. Cordell reminded the attendees that if not  
482 for the Mixed-Use General zone, Leisure Villas would never have been built. He said these kinds  
483 of projects are a result of rezoning these areas and having these kinds of things happen. He  
484 explained further, including that the City hired a consultant, Jake Young, to work on this, who he  
485 introduced to give his presentation. Cordell also reminded the attendees that they discussed the  
486 fact that there would be changes and minor modifications made as projects came in, to see what  
487 needed to be changed to accommodate what would best service the community, as is done with

488 any ordinance. He said as people come in and try to work with what the City has put together,  
489 there are often changes that need to be made as it becomes clear that some things work, and  
490 some things do not.

491

492 Jake Young gave a presentation on the proposed recommended changes to the City Center  
493 ordinance. Cordell explained that they broke it out into two ordinances, one dealing with the  
494 commercial part of the City Center which he further explained, which they will discuss first; and  
495 one which deals more with the residential, which they will discuss second, which is what was  
496 done. Jake discussed the inevitable changes that must take place when the population grows in  
497 a city.

498

499 The Planning Commission agreed to discuss both aspects of the ordinance at once (commercial  
500 as well as residential), including to entertain public comments on both.

501

502 *Brett Robinson opened the public hearing at 8:21 p.m.*

503

504 Boyd Pugmire said he supports the City Center Plan. He said he served on the Cache Valley  
505 Regional Council that was looking at development throughout the county, and said he therefore  
506 understands the growth that is coming. He said he has written and passed ordinances, and that  
507 they're good to have, but they also need to be readdressed at times. He also said we need a  
508 commercial zone, and that we *have* to have the tax base brought in. He said property tax from  
509 homes is not where a city gets its money; that it has to be from a tax base brought in from the  
510 commercial part of the community. He said having a commercial zone and City Center set up,  
511 *does* need to be looked at and developed; and for the pressure to be taken off each of the  
512 citizens that are going to be paying for this. He said if the citizens' property taxes keep going up,  
513 and we have citizens in a place like the Town Center Villas who are on fixed income, he asked  
514 what this does to them. He said when these zoning changes are done, the City needs to take a  
515 close look at how this affects the people who live in those areas, and not just how it looks for the  
516 City as a whole.

517

518 Mark Hancey referred to the map of the commercial changes and discussed the one block where  
519 the zone is being changed from CCC to CCA. He said it was discussed that the number one  
520 factor in a City Center is jobs, and said as he was part of creating this City Center, the CCC zone  
521 was designed to build those jobs, where we would have commercial at the bottom and perhaps  
522 some residential on top; but that the idea was to create commercial and to create jobs, where  
523 people could work. He said but now, we now have eliminated about 40% of CCC with this  
524 change; 40% of the area that was designated as a place to make jobs, and will now be residential  
525 again. He said this defeats the overall purpose of the City Center, if we want one. He also said  
526 that we are now going from a twelve to a twenty density, which he said is significant. He said his  
527 recollection is that when the Four Seasons was built, it increased the number of households in  
528 North Logan City by 9%. He said the Salt Lake City residential was *not* increased by 9% when  
529 their City Center was built and said we *have* to look at the scale of what is being proposed with  
530 what is here. He said these changes are not consistent with the General Plan and commented  
531 further. He said in terms of residential; the MR7 to MR8 was designed to create the transition  
532 from four to a *maximum* of seven; and now we're going from four to ten to twenty, which is not an  
533 incremental change; it is a significant change, and is inconsistent with the fundamental principles  
534 laid out. He reiterated that the proposed changes of abolishing the transition of going from seven  
535 and a max to ten is not transition; that we would be increasing density in the neighboring property  
536 by 225%. He said this is *not* harmonizing, is not transition, and is not what the General Plan  
537 requires, nor is consistent with the provisions in the General Plan.

538

539 Lydia Embry reviewed her comments she submitted to the Planning Commission. She said the  
540 downtown area is half of what it used to be on the prior plan. She said if the proposed parking  
541 structure is private, it will be the first commercial use in downtown. She said in relation to the  
542 housing, the buffer zone in the MR zone is still there, but said it is only there and requested that  
543 buffer zones don't run along canals, only *this* canal. She discussed the potential change of  
544 ownership when residential subdivisions are done in phases, and also discussed the need to  
545 finish the subdivision in a timely manner. She asked how wide 2200 North is planned to be. She  
546 asked if 100 East, and 2100 North between 100 East and 200 East, are going to be public or  
547 private.

548

549 Russell Goodwin said he was one of the citizen participants in the early discussions regarding the  
550 City Center, and said he felt it became clear to him that it was agenda driven. He said that the  
551 Mayor at the time made the statement that Main Street was a lost cause, and commented further  
552 on what he thought the Mayor wanted to build. He further commented on the "nonsensical"  
553 nature of the City Center and discussed what he thought was the commercial viability of Main  
554 Street, although he said it is "deplorable, ugly and hideous" and commented further. He asked  
555 the Planning Commission to forget about the "Disneyland, nonsensical concept" of the City  
556 Center and focus on Main Street.  
557

558 Jill Daugs said she bought a home in Town Center Villas and said she is concerned about what is  
559 coming because it sounds terrible. She said she agrees with what has been said about high  
560 density, and said the quality of life is so important to people and commented further. She said  
561 she has lived in big cities and it is not fun. She said Logan is a beautiful area and it should  
562 remain as it is.  
563

564 Bracken Atkinson said he is with Wasatch Development group. He said he understands the  
565 comments from the citizens and their hatred towards the things that have happened and towards  
566 development and growth. He said he grew up in a small town and understands small town life  
567 and loves North Logan. He said he understands that as a developer and also as a landowner  
568 and understands why he is the target as a developer, and why developers may seem greedy. He  
569 said he appreciates the comments however; and said many developers come to these meetings  
570 and listen to the words of the community, and listening and asking what the concerns of the  
571 citizens are and what the neighbors care about and what they are going to want. He said he  
572 knows there are some developers who don't do that, but that there are many that do. He said  
573 there should be community input where the developers are pushed to make things beautiful and  
574 make them work. He also referred to "apartment living". He explained that there was a time  
575 where he ended up in a situation where he had to live in an apartment, and that there can be a  
576 different side to apartment living, and that it is not always low income or "trashy"; and said it was  
577 there for him when he needed it. He also discussed the Four Season being a "gem" in North  
578 Logan City and that there are people who choose to live in apartments as opposed to a house for  
579 the convenience of it. He said we need the citizen input on projects; and said Four Seasons is as  
580 nice as it is because of citizen input. He said if the citizens had stopped Four Seasons at the  
581 point of doing a rezone, North Logan would not have this nice complex there and it would not look  
582 like it does, and there would be no future potential in that area, and commented further. He also  
583 discussed the growth and success that is occurring on the south end of Logan with Riverwoods,  
584 The Marriot and Conservice. He said this is more than just "developers wanting to build  
585 apartments" and discussed the two years of study and other things that have gone into  
586 consideration for this project. He asked the citizens to continue coming to the meetings to tell the  
587 developers what they want; but also asked them to believe in well thought out growth and  
588 development; and well-established companies that are capable of doing things that haven't been  
589 seen before, and commented further. He also explained that companies like Target, Walgreens  
590 etc, have very specific rooftop requirement numbers before they will come in to a city. He  
591 commented further.  
592

593 Nancy Potter said she has seen the plan for what they want to bring in and do, and it is amazing.  
594 She said the City has some real plans, and the park planned for the City Center area will become  
595 a very vibrant area of the community and commented further. She said the parking structure  
596 would be great to have there because it will hold the parking needed for the Pumpkin Walk if it is  
597 moved down there, as there is no parking for the Pumpkin Walk and a lot of the other activities  
598 currently held at Elk Ridge Park. She said she is 100% supportive of this and said once the  
599 citizens see the plan and understand what it is, she feels they will be very supportive, as well.  
600

601 Mark Hancey said there are some other significant changes in the code for the residential area  
602 that have not been addressed with the public. He referred to the red-line ordinance and said we  
603 are striking language that emphasizes the importance of the buffer from the single-family lots,  
604 which is not consistent with the General Plan. He also mentioned bonus density of two, which he  
605 said in essence turns eight into ten. He discussed the problem of trying to enforce owner  
606 occupancy, and said if a developer wants an HOA to enforce owner occupancy, then we're telling  
607 the neighbors to sue each other to make a home vacant, and that is just not a practical approach,  
608 and commented further. He also discussed form-based code; and said one of the characteristics  
609 of seven vs. eight, is the split of use and the two types of housing, and said this change alters the

610 50/50 in place to 70/30 with the larger number leaning towards more town-homes and the multi-  
611 unit type of housing. He said this has the practical effect of not having any single-family homes in  
612 the MR zone, and commented further. He also said that in regards to Four Seasons; that he  
613 works a lot with residents there and said while it is a good project which he further described; but  
614 said the issue is that it is still transitory. He asked the Planning Commission to look at ways to  
615 create development that invests people in our community and get them involved in civic functions,  
616 run for office, get involved in schools, etc., and commented further.

617  
618 Curtis Jacobs said as a developer he has no problem with MR7, as it would allow him up to  
619 seven per acre, which should be 56 lots for a eight-acre piece. He said when you require only  
620 single-family homes at a 50/50 ratio, it might as well be an MR4, because he can only get 32  
621 homes, and explained further. He further detailed his proposal for his project and what he wants  
622 to do.

623  
624 Matt Wood asked the Planning Commission to put some "bite" into the ordinance that takes the  
625 cars, trucks and ATV's off the street that are parked along The Cove subdivision; and do  
626 something so that the Police Department can enforce the laws. He said we also need something  
627 in the ordinance that ensures that the design standards are followed, which he further described.

628  
629 *As there were no further public comments, Brett Robinson closed the public hearing at 9:11 p.m.*

630  
631 Robert Burt said this meeting has been very enlightening and appreciated each and every  
632 person's comments and information; and said he has listened intently to the comments, and said  
633 he would do his best to incorporate their desires into the ordinances that they pass on to the City  
634 Council.

635 Bruce Lee concurred with Robert Burt, and commented that most of us live here and want the  
636 City to move forward in a way that considers the future, as well as the rights of all of the citizens,  
637 and commented further. He thanked the citizens in attendance for their input.

638  
639 *Robert Burt made a motion to table the items until the next meeting, based on the late hour.*  
640 *Bruce Lee seconded the motion. A vote was called and the motion passed unanimously.*

641  
642 Brett Robinson addressed the attendees and generally explained that development is going to  
643 happen, and that the Planning Commission is trying to stay on top of it and that they do need the  
644 input of the citizens.

645  
646 Consideration and possible recommendation for a proposed plat amendment for the Second East  
647 Commercial Park Subdivision Plat. They are adjusting one lot line and eliminating Lot 3 and  
648 leaving Lot 1 and 2 so the lots are bigger and better able to develop as commercial lots. The  
649 Second East Commercial Park Subdivision is located at approximately 1725 N 200 E in North  
650 Logan. (Dan Pope)

651 Cordell Batt introduced this item for a proposed plat amendment creating two lots out of three;  
652 and oriented the commission to the location via an overhead, projected drawing of the site. He  
653 said the applicants have had issues developing this and are hoping that by making the lots a little  
654 larger and longer, it will allow them to put a commercial project there and therefore make this  
655 more viable, and explained various details further.

656 Applicant Dan Pope explained that they want to increase the size of the lots to be able to sell  
657 them and for them to be able to be built on; by making two lots out of three. Brett Robinson  
658 asked if there are any other plans for the back. Dan said his partner may have something in the  
659 works, but does know the specifics of it at this point.

660  
661 *Bruce Lee made a motion to approve this plat amendment. Robert Burt seconded the motion. A*  
662 *vote was called and the motion passed unanimously.*

663  
664 **Set Next Agenda and/or Discussion**

665 Cordell Batt mentioned the upcoming Utah League of Cities and Towns convention and said that  
666 Thursday, September 15 of that week is typically slated for planning commissioners, and  
667 explained various details further, including discussing registration. Cordell said he would send  
668 the Planning Commission an email when he receives the information.

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*Robert Burt made a motion to adjourn the meeting. Bruce Lee seconded the motion. A vote was called and the motion passed unanimously.*

The meeting adjourned at: 9:26 p.m.

Approved by Planning Commission:

August 18, 2016

Transcribed by Marie Wilhelm

Recorded by



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Scott Bennett/City Recorder