

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on August 4, 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, Bruce Lee, Nathan Hult, Brad Crookston and
10 Brett Robinson.
11

12 Others present were: Tom Worthen, Tracy Sjostrom, Jody Lenkersdorfer, Kristin Steele, Larry A.
13 Steele, Debbie Murray, Deanna Fry, Linda Hayes, Kathy Holloway, Robert Holloway, Russell
14 Goodwin, Neil Murray, Bracken Atkinson, Blake Parker, Doug Tingey, Nancy Potter, Curtis
15 Jacobs, Lydia Embry, Renee Randall, Craig Winder, Roger Anderson, Cordell Batt and Marie
16 Wilhelm.
17

18 The Pledge of Allegiance was led by Bruce Lee.
19 An invocation was given by Nathan Hult.
20

21 **Adoption of Agenda**

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

25 **Follow-up**

26 Cordell Batt mentioned that at the City Council meeting the previous evening, Mayor Lloyd
27 Berentzen read a letter from the Governor of Utah giving North Logan City a new designation of
28 being a Class Four city, as we now have a population of 10K or more, and briefly explained
29 further.
30

31 **New Business**

32 **6:35 PUBLIC HEARING and consideration for a conditional use permit for an accessory dwelling**
33 **located at 1875 North 2070 East, Lot #38 in the Green Canyon Estates Phase 2 Subdivision**
34 **Amended Plat, North Logan. (Sterling and Kristin Steele)**

35 Accessory dwelling units are allowed under Ordinance 00-05 in the Land Use – Zoning
36 Section of the Code, Section 12C-515 – Requirements for Accessory dwellings in Single
37 Family Residences. Accessory dwellings are allowed as a conditional use in residential
38 zones according to the matrix found in 12C-1001. All accessory dwellings shall conform to
39 the regulations specified herein and are only allowed when in total compliance with these
40 regulations. Additionally, all dwellings with accessory dwellings shall also conform to other
41 development regulations for residences in accordance with this ordinance

42 Cordell Batt introduced the item and explained the situation and the request by the applicant for
43 this accessory dwelling. He used a projected drawing of the area to further explain the site and
44 surrounding area. He outlined the various requirements listed in the staff report that he said the
45 applicants have complied with.
46

47 *Brett Robinson opened the public hearing at 6:40 p.m. and read aloud the instructions for*
48 *speaking at a public hearing. The public hearing was promptly closed, as there were no public*
49 *comments forthcoming.*
50

51 Cordell addressed various questions from the commission.

52 Applicant Kristin Steele and Cordell addressed various questions from the commission, including
53 a question from Brad Crookston and Nathan Hult regarding having two entrances on the front of
54 the house, which is not what is typically done. Brad said the whole point of it is so that it does not
55 look like a duplex. This was discussed further.
56

57 *Robert Burt made a motion to approve this Conditional Use Permit as presented along with staff's*
58 *recommendations set forth in the staff report. Nathan Hult seconded the motion. A vote was*
59 *called and the motion passed unanimously.*
60

61 Consideration and recommendation on setting the zoning for parcels being considered for
62 annexation. The parcels being considered are five parcels between 1050 to 1200 East and 2850
63 to 2950 North. Current neighboring zoning is R-1-12 to the west and R-1-20 to the east.

64 Cordell Batt introduced the item and explained the situation and documentation given to the
65 Planning Commission on this. Cordell clarified that the Planning Commission needs to make a
66 recommendation to the City Council on this. He used a projected map of the area to further
67 describe the situation, as well as a projected aerial photograph of the site which included a
68 delineation of the property lines showing the included properties. He discussed the public
69 hearing and the input that was made, including that some of the property owners requested that
70 they not be part of the annexation, because they felt it may change their tax status, which he
71 explained further.

72 Per a question from Brad Crookston, Cordell said there will be a public hearing on the zoning of
73 this, and that the City Council would like the Planning Commission's recommendation for zoning
74 on this. Cordell explained why it is staff's recommendation to keep it at R-1-20 as it matches
75 what is around it. Brad Crookston said this makes the most sense which Robert Burt agreed
76 with, and commented further.

77
78 *Robert Burt made a motion to make a positive recommendation to the City Council to have an R-*
79 *1-20 zone for the parcels being annexed into North Logan City. Brad Crookston seconded the*
80 *motion. A vote was called and the motion passed unanimously.*

81
82 Consideration and recommendation on proposed ordinance modifications within the City Center
83 Ordinance relative to Commercial Development in certain City Center Zones.

84 Cordell Batt introduced the item and reviewed the latest, proposed changes with the Planning
85 Commission. The commission continued to discuss and review various points at length on the
86 commercial part of this ordinance.

87 Cordell discussed the zoning change for City Center-adjacent, and said that the maximum density
88 is currently twelve and they are asking for twenty, and explained further, saying that it is what has
89 been requested for the expansion of the Four Seasons project.

90 Various density issues and possibilities were discussed at length.

91 After further discussion, Nathan Hult discussed changing the zoning to eighteen units per acre,
92 rather than the proposed twenty, if it will work for what is proposed here and for other
93 developments in the City Center area.

94 This was discussed further.

95 Brad Crookston said he is more concerned with the whole project than just the density and
96 commented further. He said he would rather see a higher density with a high-end project, than a
97 lower density with a low-end project. He also said that eighteen is a "more comfortable number"
98 for him.

99 The discussion continued. Cordell discussed the strict design guidelines that are in place for the
100 City Center area. The general consensus was that eighteen was the agreeable number for
101 density.

102 The review continued.

103 Cordell discussed some of the changes made to the street map, which the Planning Commission
104 discussed further.

105 Cordell and the commission continued to discuss various items and potential modifications. Nate
106 noted some typos needing correction.

107 The Planning Commission discussed a question they had regarding the purpose of having an 80-
108 foot maximum setback on a private drive. Cordell said he would get back to them with more
109 information on that.

110 The review continued.

111

112 *Nathan Hult made a motion to make a positive recommendation to the City Council on the*
113 *proposed modifications to the City Center ordinance as presented and as previously discussed*
114 *and, with the following changes: (1) that on page two in the chart of the residential density table,*
115 *on the CCA zone, that the maximum density be changed from twelve to eighteen, rather than*
116 *from twelve to twenty; (2) that on page six, there are ten building types rather than eleven; (3) that*
117 *on page six, Cordell will email to the Planning Commission members an explanation of what the*

118 *80-foot maximum building setback for a private drive is, and that if no one on the Planning*
119 *Commission has any objections to that, there will be no need to bring it back for a public hearing,*
120 *otherwise it will be brought back for such; and, (4) that on page ten, the map, regarding the*
121 *property that is on 2200 North and 400 East, presently labeled CCA, be changed to CCC. Bruce*
122 *Lee seconded the motion.*

123
124 Robert Burt said he thought when we changed a zone, we had to have a public hearing. Bruce
125 Lee said we're not changing it at this point, only recommending a change to the City Council.
126 Cordell said that if the City Council thinks this is a significant enough change to hold a public
127 hearing, we will check with the City Attorney to see if it is necessary, and bring it back.
128 Cordell explained that this will be a recommendation to the City Council, and explained further.
129 The discussion continued.

130
131 *Robert Burt made an amendment to the motion that included that the Planning Commission is*
132 *questioning whether or not a public hearing is required on the zone change [from CCA to CCC].*
133 *Nathan Hult and Bruce Lee accepted the amendment. A vote was called and the motion passed*
134 *unanimously.*

135
136 Consideration and recommendation on proposed ordinance modifications within the City Center
137 Ordinance relative to Mixed Residential Development in certain City Center Zones.

138 The Planning Commission discussed this with Cordell Batt and reviewed this further.

139 Robert Burt asked if there are any projects or applications that are currently driving this change;
140 which Cordell confirmed there are, and that the City Council has had some of these proposals
141 presented to them, and explained further, including the density issues that the MR7 and MR8
142 zones have created. Cordell said the MR8 zone was not an issue; but that the MR7 zone was
143 closer to residential neighborhoods and some of those residents expressed concern about this.
144 He said the MR7 zone was created to have more buffering and different requirements, which he
145 further explained. He described the issues with density within this zone. He said they were trying
146 to place more of the density in the City Center area, and that part of the idea behind that was that
147 you have to have the "rooftops" to attract commercial, and explained further. He said after
148 review, they could see that the MR zones were not working as planned, as applicants are unable
149 to put projects together that work with the with the design criteria and density requirements that
150 are in place for those zones.

151 The Planning Commission reviewed and discussed the proposed changes to this part of the
152 ordinance, at length. They discussed leaving MR7 and MR8 as is, i.e., removing the suggested
153 change. They discussed the bonus density issue and the attempt to "enforce" owner-occupied
154 residences, and the Planning Commission agreed they should remove that out of the proposed
155 changes. The review continued.

156 Cordell introduced developer Curtis Jacobs, who he said has tried to put together several projects
157 in the City Center area with the zoning and guidelines in place, and has been to the public
158 hearings and has presented his projects; and asked him to explain how this process has gone for
159 him, and the difficulties he has had.

160 Curtis Jacobs discussed his proposed project for this area, and why he has been unable to put
161 together viable projects, and what he would have to do to make a development work for him. He
162 explained why he cannot build his currently proposed development with the zone MR7 that is in
163 place, particularly with the 50/50 split of housing types.

164 The Planning Commission discussed the zoning and various related items at length. They
165 discussed types of housing on the zoning lists and limiting the height of structures along the
166 canal, and the importance of transition.

167 Curtis discussed the "bonus room" and the height he would need to make it work.

168 The commission continued their review, discussing density at length.

169
170 *Brad Crookston made a motion to make a positive recommendation to the City Council on these*
171 *proposed modifications to the City Center ordinance as follows: that we keep the two zones*
172 *(MR7 and MR8); eliminate the other changes; change the matrix so that in MR7, we allow twin-*
173 *homes in list one along with the single-family homes; and in the 70-foot buffer zone along the*
174 *canal, the homes have to be single-story homes with no more than a maximum peak height of 24*
175 *feet, a median roof height of 18; that they can have living space within the roof structure but no*

176 *two-story; the percentage will be 30/70, rather than 50/50; two-family homes are permitted in the*
177 *buffer zone; and, the percentage of open space changes from twenty to fifteen. Bruce Lee*
178 *seconded the motion. A vote was called and the motion passed unanimously.*

179

180 Brad asked Roger Anderson to relay to City Council that we ensure that it really is an MR7 zone;
181 and that if we do not want to do that, then we should think about changing it to an MR5 zone and
182 leave it the way it is

183

184 Consideration and recommendation on a parcel rezone and change to the zoning map for Lots 1-
185 5 and 7 of the North Logan Retirement Residence Subdivision, Plat #04-162 (4.3 acres) located
186 at 400 E 2400 N changing the zoning from R-1-12 to MR8 and changing the zoning matrix to
187 include, general sales and services, as a permitted use in the MXG zone. (Ironwood
188 Construction)

189 Cordell Batt discussed this item and reminded the commission of the process this went through,
190 including some of the issues the City Council had with the original proposal. Cordell reminded
191 the commission that they made a positive recommendation for MXG to the City Council on this
192 when that was the request.

193 Bruce Lee asked whether the Planning Commission's recommendation to the developer to
194 discuss his project with the adjacent community occurred; and developer Craig Winder said he
195 would like that to happen, but it had not happened yet. He also addressed the attendees and
196 said he would be glad to speak to any of them after the meeting if they wanted to.

197 Craig Winder explained various details of his development including the strict design standards in
198 place for this area; that this will be a high quality project; and, that there will be a development
199 agreement done with additional public hearings to allow for further public input. He explained that
200 a single-family-only development would not be financially feasible for them particularly in light of
201 the value of the land in this area, and commented further.

202 Nathan Hult said the main issue from City Council seems to be the eight houses facing the street,
203 and said he thinks they would feel better about if they could have assurances that this
204 development would have eight houses to match the eight houses across the street.

205 Mr. Winder said the 70/30 rule creates a problem and explained further. He said they could do
206 the eight houses but they would ask for higher density in another area of the project.

207 The commission discussed various items further and Cordell addressed their additional
208 questions.

209 Robert Burt said that he did not agree with Craig Winder's point that the R-1-12 zone will no
210 longer work; and said that he thinks that the value of the land is based on what you can do with it,
211 rather than what you *propose* to do on it. He said if we zone it, then the value goes up; but if it is
212 zoned R-1-12, then the value has to be based on an R-1-12 zone, and it's what you can do with
213 that zone.

214 Brad Crookston agreed and said that it is already built into R-1-12 lots; and whoever owns it can
215 get whatever price they could for them, if that is where the zoning remains. He also said that the
216 Planning Commission's decision should not be based on that, regardless.

217 Robert Burt said the zoning decision also has to include the voice of the public, which he said
218 was overwhelmingly clear in what they desired in trying to maintain the R-1-12. Robert said his
219 "feel" is to leave it R-1-12.

220 Brad said he recalls previous discussions on this which seemed to make clear that the single-
221 family homes in this project were going to reflect what was across the street and commented
222 further; and said he remembers the concept was never to have more lots than what is already
223 across the street.

224 Cordell said that a rezone should not be based on a plan, but rather on what is happening around
225 that area and if it makes sense to rezone a piece of property based on the uses around it, and
226 commented further. He said if you look at the developments around this proposed project, it
227 makes sense to allow this type of zone to go into this area; and said even though this zone is R-
228 1-12, there is no R-1-12 adjacent to this.

229 Bruce said that he agreed with Brad, and said the reason he voted the way he did at the time was
230 based on the idea that it would be essentially the same as what was across the street, with a little
231 commercial building at the end of the street, and commented further.

232 The discussion continued. Robert expressed his concerns about higher density, and the potential

233 lack of community involvement and togetherness, in that it can be more transient.

234 The pros and cons of higher density, and potentially finding a compromise, was discussed at
235 length.

236

237 *Brad Crookston made a motion to extend the meeting until 10:00 p.m. Bruce Lee seconded the*
238 *motion. A vote was called and the motion passed unanimously.*

239

240 Craig Winder addressed some of the Planning Commission's concerns and explained how they
241 have attempted to modify their proposed project based on feedback from the City Council and the
242 citizens, and said they are trying to respond genuinely to the concerns.

243 The discussion continued at length, including potentially changing the percentage of uses.

244

245 *Nathan Hult made a motion to table this item, to give the developer time to see if the eight single-*
246 *family lots will work and go with MR8, and for continued discussion. Bruce Lee seconded the*
247 *motion. A vote was called and the motion passed unanimously.*

248

249 Consideration and recommendation on a lot rezone and change to the zoning map for Lot 1 of the
250 Legacy Village Phase 2 Subdivision Plat #04-85-0029 (1.49 acres) located at approximately 1630
251 N 400 E changing the zoning from CC to RM zoning. (Gaylen Worthen)

252 Blake Parker explained his project, primarily for those who did not hear this presentation
253 originally. He used a projected map to explain the area, which is surrounded on two sides by
254 apartment complexes. He and Cordell explained that most of the surrounding properties are built
255 at twenty units per acre. Cordell explained some of the history of these lots and other various
256 related items.

257 Blake addressed various questions from the commission.

258 Brett Robinson explained the need for trails and discussed this further with Blake.

259 The commission discussed some of the comments made at the public hearing on this when this
260 was presented; many of which were against this, particularly due to the increase in density this
261 would project would create.

262 The commission discussed this item at length. Brett said there is a lot of commercial in this area,
263 so it is therefore not accurate to state that commercial is not feasible on this lot and commented
264 further.

265

266 *Brett Robinson made a motion to extend the meeting an additional fifteen minutes. Bruce Lee*
267 *seconded the motion. A vote was called and the motion passed unanimously. This occurred at*
268 *10:03 p.m.*

269

270 Robert Burt reviewed various density numbers for this area, as well as other large cities in the
271 country, which actually have a lower density number than North Logan City, and what already
272 exists for this area, and how that would increase if this project gets approved.

273 The commission discussed density and the potential issues with such, at length.

274 Nathan Hult said his initial feeling was that this project will fit with what is around it, and that he is
275 not sure a business could be forced to go into this space.

276 Brad Crookston said leaving this space commercial goes along with the idea that rooftops bring
277 commercial, and that it might be best to leave this commercial so that there is a mix; and he said
278 he is therefore hesitant to put one more apartment in this location. He said he definitely feels that
279 commercial could go here and commented further about existing, surrounding commercial.

280 Bruce Lee said he feels mixed about this, but said this fits with the uses around it and is a
281 relatively small unit, and is not going to "break" the City if it gets built; and said he is generally in
282 favor of letting a property owner do what they want with their property, if it doesn't cause major
283 damage. He said he is likely inclined to approve this and commented further, briefly.

284 Robert commented further and said at this point, he would likely vote against it, as he feels we
285 have enough apartments in North Logan.

286 The discussion continued.

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288 *Brad Crookston made a motion to make a negative recommendation to the City Council on this,*
289 *therefore declining the change in zoning. Robert Burt seconded the motion.*

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The Commission continued their discussion.

Brad Crookston explained that he is against this because there are already so many apartments concentrated in this location, and would like to see them spread further apart. He said if this was located near more commercial, he might have approved it.

Nathan Hult said it is the opposite for him; that he sees the concentration of apartments in one area as a good thing and commented further.

A vote was called and the motion passed with Brad Crookston, Robert Burt, and Brett Robinson voting in favor; and Bruce Lee and Nathan Hult voting against.

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

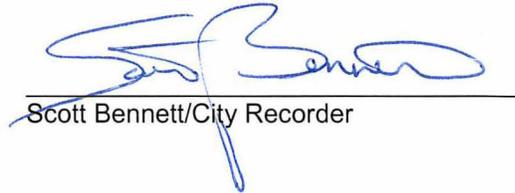
The meeting adjourned at: 10:20 p.m.

Approved by Planning Commission:

September 8, 2016

Transcribed by Marie Wilhelm

Recorded by



Scott Bennett/City Recorder