

**Minutes of the North Logan City
Planning Commission
Held on September 8, 2016
At the North Logan City Library, North Logan, Utah**

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

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

Others present were: Jeanine Anderson, Linda Hayes, Jack Nixon, Neil Murray, Debra Murray, Colleen Gnehm, Doug Tingey, illegible signature (Kyle Livingston?), Alan Luce, Lydia Embry, Cordell Batt and Marie Wilhelm.

The Pledge of Allegiance was led by Brad Crookston.
An invocation was given by Bruce Lee.

Adoption of Agenda

Brad Crookston made a motion to adopt the agenda as presented. Nathan Hult seconded the motion. A vote was called and the motion passed unanimously.

Approval and Follow-up of Minutes for August 4, 2016 Planning Commission Meeting

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

New Business

6:35 p.m. PUBLIC HEARING on a lot rezone and change to the Zoning Map. The real property (east half of parcel 04-083-0017 (approximately 5 ac.) located at approximately 2100 N to 2000 N on 400 E in North Logan, Utah which is currently zoned City Center Adjacent (CCA) is hereby proposed to be rezoned to a possible City Center Commercial (CCC) or Downtown (DT) or Mixed Residential 8 (MR8).

Cordell Batt explained the motions made by the City Council on this the previous evening at their meeting. He discussed the two separate ordinances, for commercial and residential. He said the City Council passed both ordinances with changes and explained this further in detail, including that they want to allow for more possibilities.

Brett Robinson opened the public hearing at 6:43 p.m. and read aloud the guidelines for speaking at a public hearing.

Lydia Embry expressed her comments and concerns on this

Colleen Gnehm said this is her parcel that is being considered, and said she wants it to go on record that she wants it left as it is currently zoned. She said she fails to see how the rezone is going to benefit her in any way whatsoever, so she said she would really like it to be left as it is; and then if the need arises, if there is a development that comes in, to *then* have it rezoned.

Kyle Livingston said he works with Century 21 and said he has worked with Colleen Gnehm on her parcel. He said it doesn't make sense to have her parcel designated as CCC with the way the master plan has been set up. He said 200 East seems more set up for commercial than where her property is located, and explained that further.

Jack Nixon said his company represents Colleen Gnehm and said he does not see justification in changing the zoning. He said a rezone usually is done when a project comes in; and said presently, Ms. Gnehm would like it remain as it is. He continued that 200 East is going to be a boulevard and a great commercial artery, and that is reasonable; but that 400 East is way too narrow a street to handle traffic for commercial development.

As there were no further public comments, Brett Robinson closed the public hearing at 6:49 p.m.

The Planning Commission held the public hearing at this time on item #2, and then returned to discuss this item after that public hearing.*

Bruce Lee asked what is driving this potential change.

63 Cordell Batt said essentially because it came up in the Planning Commission's recommendation to
64 potentially review this, but there is not a specific project pushing this.

65 Brad Crookston said one of the reasons may be that a lot of Planning Commission and City Council
66 members feel there is getting to be too much density in this area, and this may be a good opportunity for
67 commercial there, which he said is really the intent of the downtown area. He said in his opinion, the
68 residential was more of a carry-over from trying to create a commercial zone. He said we're always told
69 that we have to have the residential to have the commercial; so the factor driving it is whether we really
70 want that much density in North Logan, because it is zoned currently for 12 units per acre.

71 Cordell said the whole idea behind the City Center was to allow for higher density.

72 Cordell and Brad debated this and discussed this further.

73 Brad said he was not opposed to changing the zoning on this.

74 Cordell reminded the commission that they are only considering four acres, which is not a lot of density
75 either way.

76 The Planning Commission discussed density further and potential projects driving the density.

77 Bruce Lee said it doesn't seem like there is much reason to change this at this point, rather than to just
78 arbitrarily change it without it being driven by a potential project, and commented further.

79 Brett said it wasn't necessarily arbitrary, but also said they had not heard from the property owner and
80 now they have. He also said that we need to plan what the City wants to have there, and commented
81 further.

82 Cordell mentioned that the CCA does allow commercial as well as professional office. He said it does
83 not eliminate commercial and office to be there, it actually *allows* it, *plus* the residential, if that is what
84 they want to propose. He said the CCC does limit residential and explained further. Cordell said he also
85 wanted to mention Damon Cann's statement of wanting the Planning Commission to consider
86 extending the downtown zone to the east along the park side. Cordell used a projected map to further
87 explain.

88 The discussion continued.

89

90 *Nathan Hult made a motion to keep the zoning how it is for now and see how it develops, particularly*
91 *given the opposition from the property owner. Bruce Lee seconded the motion.*

92

93 Brad Crookston said we can possibly change it in the future, but it will become increasingly more difficult.
94 He said it is easier to develop it as a residential project, and if we leave it as residential, it will become
95 residential.

96 Brett Robinson said he agreed with Brad.

97

98 *A vote was called and the motion passed with Brett Robinson, Nathan Hult and Bruce Lee voting in*
99 *favor, and Brad Crookston abstaining from voting.*

100

101 **** The Planning Commission continued their discussion at this time of item #2.**

102

103 **6:45 p.m. PUBLIC HEARING on an ordinance amending TITLE 11- Streets and Public ways and TITLE**
104 **12- Land Use Ordinance of the City's Code of Revised Ordinances by modifying certain sections to**
105 **better regulate trails in all areas of the city.**

106

107 ** Brett Robinson opened the public hearing at 6:49 p.m.*

108

109 Lydia Embry presented her comments and questions on this, copies of which she gave to the City.

110

111 Colleen Gnehm discussed the right-of-way the canal company has to drive motorized vehicles and
112 equipment along the canal to get to their land; and asked if when people have access to those canal
113 "trails", whether the City will shoulder the cost of liability if someone from the public gets hurt along those
114 trails, as she said it should certainly not be the responsibility of the canal company. She said the canal
115 company already has issues in trying to do maintenance, with the people who live along the canal and
116 said the City will be introducing a lot more people in having the trails, which she said will add a lot more
117 work on the canal system and resources; and asked how the City plans to help with that part of it. She
118 said the canal company has also been in negotiation to have the canal piped and pressurized, and
119 discussed how the canal company is going to pay for this and asked the City to keep this in
120 consideration. She also asked why the canal company was not informed of this meeting; as she just

121 happened to be at the meeting for another item and just by chance saw that this was on the agenda.
122 She said they should have been one of the first to be informed of this.

123

124 *As there were no further public comments forthcoming, Brett Robinson closed the public hearing at 7:06*
125 *p.m.*

126

127 *** The Planning Commission returned to discuss item #1.**

128

129 **** The Planning Commission continued their discussion at this time of item #2.**

130

131 Cordell Batt said he just got the comments back from the interim City Attorney, Miles Jensen today on
132 this ordinance; which he gave copies of to the Planning Commission, and explained the changes briefly.
133 He also informed the Planning Commission that Mark Hancey has been appointed to be the new City
134 Attorney. Cordell said he is in agreement with all of Miles Jensen's changes.

135 Per a question from the Planning Commission about what the status is of the map; Alan Luce said he
136 also agrees with the changes that were made; and explained how they would proceed as development is
137 done, and also said the map is still in revision, and has been for a while. He also mentioned that the
138 citizen survey regarding parks and trails has gone out and they are hoping to get as much input as
139 possible, and explained further.

140 He said the Trails Coordinator from Cache County is also working with the City on this.

141 He further discussed and reviewed the plan and ordinance with the commission.

142 Brett Robinson asked if there is anything in the ordinance that would not allow maintenance vehicles;
143 and Alan said that general motorized access is not allowed, but maintenance vehicles are allowed, and
144 he explained further.

145 Nathan Hult asked about the term "dedication" and asked what kind of property right this dedication
146 would be. Alan said there really is not a "one size fits all" answer, and said it depends on the
147 development, and explained further.

148 The Planning Commission discussed various items further.

149 Bruce Lee asked about liability issues, and Alan explained that some issues would be similar to that of
150 private property issues; but also said these are really questions for the attorney.

151 Nathan Hult asked about the map which Cordell explained.

152 Brad Crookston asked about the question regarding ownership of the land adjacent to the canals, and
153 Alan said that is in the process of being determined and explained further. He said those results will be
154 forthcoming in the near future, but commented that it looks like the majority of the land will be owned by
155 Cache County; but that each canal is very different, and explained further.

156 The discussion with Alan continued.

157 The commission members discussed tabling this to allow for further review and discussion.

158

159 *Nathan Hult made a motion to table this item until the next meeting in two weeks to further discuss this.*

160 *Brad Crookston seconded the motion. A vote was called and the motion passed unanimously.*

161

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

163 Cordell Batt mentioned that the discussion about flag-lots in existing subdivisions will be on the next
164 agenda for further discussion. He said there also might be a consideration for a potential
165 MR-7 project.

166

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

169

170 The meeting adjourned at: 7:51 p.m.

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172 Approved by Planning Commission: September 22, 2016

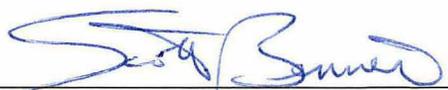
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174 Transcribed by Marie Wilhelm

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176 Recorded by

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Scott Bennett/City Recorder