

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on September 22, 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 6:35 p.m.

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

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12 Others present were: Curtis Jacobs, Debbie Murray, Neil Murray, Clark Puffer, Lydia Embry,
13 Cordell Batt and Marie Wilhelm.

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15 The Pledge of Allegiance was led by Robert Burt.
16 An invocation was given by Brett Robinson.

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18 **Adoption of Agenda**

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

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22 **Approval and Follow-up of Minutes for August 18, 2016 September 8, 2016 Planning**
23 **Commission Meetings**

24 *Brad Crookston made a motion to approve the August 18, 2016 minutes as presented; and the*
25 *September 8, 2016 minutes as presented, after Marie Wilhelm clarifies a comment made*
26 *regarding canal easement ownership. A vote was called and the motion passed unanimously.*
27 *[Please note, Marie clarified the information and made the correction to the September 8, 2016*
28 *minutes].*

29
30 **New Business**

31 **Consideration and recommendation on a concept plan for a mixed-use residential project in the**
32 **MR-7 zone located at approximately 1950 North 400 East, North Logan. (Curtis Jacobs)**

33 Cordell Batt introduced this concept plan and used a projected map of the area to orient those in
34 attendance to the location. He said this is on eight acres in the MR-7 zone and the developer is
35 proposing this project as it is laid out in the documentation. He asked the developer, Curtis
36 Jacobs to discuss his project, and said he would discuss further details when Curtis was done.

37 Curtis and Cordell explained the changes the City Council made to this ordinance and what they
38 approved, including the 40/60 split and that all the twin homes have to go along the canal. Curtis
39 described other various details of the footprint of the layout including the lot/home sizes, and the
40 bonus room situation, and other items they will do to enhance the project.

41 Cordell said staff is recommending that they do all of the typical studies, and because it is senior
42 living, they also have to put in all of the items pertaining to senior living according to the code.
43 Curtis said he is in a time constraint and needs to move forward with this as soon as possible,
44 and described further items he will be taking care of.

45 Cordell said this is a little different than a typical subdivision because it is in the City Center area,
46 and will be more like a condo plat than a subdivision one, and explained further. He said we will
47 have a more finalized development plan and there will be more things included in it than a typical
48 subdivision development plan, and detailed further.

49 Cordell said that staff wants the Planning Commission's input on a road they are reviewing that
50 runs to the north of this property, which is on the Master Plan for the City Center; and is 2000
51 North, which then turns into 2100 North as it crosses the canal. He said they are trying to work it
52 out so that it is a fair process for whoever the City will have dedicate that road.

53 Curtis commented on this and said he does not want this road on his property.

54 Cordell said that the Planning Commission discussed the importance of this road being an access
55 point through the City Center and explained further.

56 Curtis said that there is no reason for this road on his property.

57 Cordell explained the plans for the road and how it would be developed, and the Planning
58 Commission discussed various aspects of this further. Cordell said they are trying to make a good
59 alignment, and to make it fair to all of the property owners who are affected by this. He explained
60 the original use planned for the road, which was that Rocky Mountain Power was going to use it
61 for access to a sub-station that was planned, but that now it would not get built, and explained
62 further.

63 Curtis said that up until yesterday, he was never told that he was going to have to have this road
64 on his property. He said he is currently already meeting the minimum requirements for the
65 backyards in his development, as it is. He said he would be willing to make a compromise and
66 make up the difference to the Gnehms to push it up a bit more onto their land on the west side of
67 400 East.

68 This was discussed further.

69 Brad Crookston said it is concerning that we would be asking the property owner to the north to
70 take on the whole road, and commented further.

71 The Planning Commission continued to discuss where to potentially place the road. Curtis
72 reiterated that up until yesterday, he was told that the road would not be on his property, and
73 commented further. He said this is such a tight development, and he was not planning on having
74 this as part of his development.

75 Brad said the issue is whether it is fair to have the property owner to the north have to do the
76 whole road, which they discussed further.

77 The Planning Commission continued to discuss other various items and Cordell addressed their
78 questions. They also discussed how to proceed, including regarding the road situation.

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80 *Brad Crookston made a motion to make a positive recommendation to the City Council on this*
81 *concept plan; along with the recommendation that the road is addressed regarding the property*
82 *owner's costs for the road potentially being pushed to the north (on the Gnehm property) before*
83 *400 east. Bruce Lee seconded the motion. A vote was called and the motion passed*
84 *unanimously.*

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86 Continued discussion of the flag lot ordinance and if modifications are needed which allow people
87 to get reasonable use out of their land, but may avoid some unwanted development patterns, if
88 the flag lot ordinance is used in established subdivisions.

89 Cordell Batt introduced the item and discussed various areas in the City where using the flag lot
90 ordinance could be possible, and mentioned someone who just asked him whether it was
91 possible for a piece he owned in North Logan, and Cordell told him it was still possible, for now.
92 He said there are a lot of properties all over the City that are still parcels where the ordinance can
93 continue to be utilized.

94 The commission discussed various related items.

95 Brett Robinson said there are a lot of other lots in town that could be rezoned to allow for flag lots
96 and commented further.

97 Per a comment from Cordell, Brett said this could continue to be a problem as land becomes
98 more valuable, and commented further.

99 The discussion continued and Cordell displayed an aerial photograph of North Logan City and
100 described the various areas where this could be done.

101 Per a question from Robert Burt about when this is and/or isn't allowed, Cordell explained.
102 Cordell also described the definition of a parcel, which is a piece of land that is not part of a
103 subdivision, which is where the use of flag lots is allowed, and explained further.

104 The discussion continued. Cordell explained that the City Council wants a recommendation from
105 the Planning Commission, and the commission said they want to get input from the City Attorney
106 before they make a recommendation, including whether it is legal to do this with our existing
107 code, and how that code is to be interpreted.

108 The discussion continued at length, including the pros and cons of having flag lots.

109 Cordell explained the criteria for being allowed to use the flag lot ordinance.

110 Cordell said he would get more information, including the comments from City Attorney, Mark
111 Hancey and bring it back to the Planning Commission for further discussion.

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Set Next Agenda and/or Discussion

Per a question from Brett Robinson regarding the trail ordinance, Cordell said he is waiting for more information which he will bring back to the Planning Commission for further discussion.

The Planning Commission said they also wanted to discuss road proposals at the next meeting.

Brett Robinson asked Cordell to find out the results of the Cache County trail survey because he had heard that the results are now in.

The commission discussed this further.

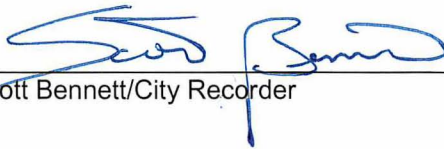
Bruce Lee made a motion to adjourn the meeting. Brad Crookston seconded the motion. A vote was called and the motion passed unanimously.

The meeting adjourned at: 8:00 p.m.

Approved by Planning Commission: October 6, 2016

Transcribed by Marie Wilhelm

Recorded by



Scott Bennett/City Recorder