

1 **Minutes of the North Logan City**  
2 **Planning Commission**  
3 **Held on April 23, 2015**  
4 **At the North Logan City Library, North Logan, Utah**  
5  
6

7 The meeting was called to order by Brad Crookston at 6:30 p.m.

8  
9 Commission members present were: Kevin Christensen, Nathan Hult, Brett Robinson, Brad  
10 Crookston and Geri Christensen. (Chris Nelson was excused).

11  
12 Others present were: Joshua Campbell, Sue Sundberg, Laurel & Linda Hayes, Dan Cox, Cordell  
13 Batt and Marie Wilhelm.

14  
15 The Pledge of Allegiance was led by Brett Robinson.

16 An invocation was given by Nathan Hult.

17  
18 **Adoption of Agenda**

19 Cordell Batt mentioned two corrections; one being a correction to the name of a subdivision; and  
20 another one correcting some acreage on another item.

21  
22 *Brett Robinson made a motion to adopt the agenda as amended. Nathan Hult seconded the*  
23 *motion. A vote was called and the motion passed unanimously.*

24  
25 **Follow-up**

26 Nothing at this time.

27  
28 **New Business**

29 **Consideration and possible recommendation on proposed ordinance regulating the gifting or**  
30 **acceptance of real property by the city.**

31 Cordell Batt discussed the last Planning Commission meeting, that he was unable to attend, and  
32 the changes that were made to the ordinance. He said the Planning Commission was sent the  
33 new draft to review, which includes all of those changes. He said if the Planning Commission is  
34 okay with those corrections, the City Council needs the Planning Commission's recommendation.  
35 He said it will then go to the City Council for a public hearing if the Planning Commission feels  
36 there are no significant changes; otherwise, the Planning Commission can review the document  
37 further.

38 Nathan Hult commented that the new draft seems to be inclusive of all of the changes the  
39 Planning Commission made, including the City Attorney's comments; and said he felt it would be  
40 best for the public hearing to be held in front of the City Council, to which Brett Robinson agreed.

41  
42 *Nathan Hult made a motion to make a positive recommendation to the City Council on this*  
43 *ordinance, and for them to hold a public hearing on this. Brett Robinson seconded the motion.*

44  
45 Brad Crookston asked about the issue of when property is transferred, and that he thought that it  
46 was required by state law that it be posted on the property; and Cordell Batt said that is only the  
47 case if we require it as a City, and explained further.

48  
49 *A vote was called and the motion passed unanimously.*

50  
51 **Consideration of conditional use permit for a day-care in a residential home located at 2750 North**  
52 **2050 East. (Sue Sundberg)**

53 Cordell Batt introduced the item and discussed the terms for allowing a daycare. He said the  
54 reason for this requiring a conditional use permit is because the applicant is asking to care for  
55 eight (or more) children; and that any number less than that does not have to come before the  
56 Planning Commission. Cordell explained some of the particulars of the situation listed in the staff  
57 report and the documentation supplied by the applicant. As the applicants are renters of this  
58 residence, Cordell said the applicants will need a letter from the owner of this property allowing  
59 this use, which the applicant said they had obtained. Cordell said staff is recommending approval

60 of this conditional use permit.  
61 *Kevin Christensen arrived at this time, 6:46 p.m.*  
62 Cordell addressed other various, potential concerns, including the pick-up and drop-off situation,  
63 as well as parking.  
64 Brad Crookston said the parking was his concern, but he has less of a concern in that the road  
65 does not go through, and is a wide road.  
66 Brett Robinson mentioned that this is the first time that he has seen a conditional use permit done  
67 for a renter, rather than an owner, and expressed his discomfort of that, which Cordell addressed,  
68 and said this has been done in the past; and also said that is the purpose of obtaining the letter  
69 from the owner stating that they are okay with having this being run out of their home.  
70 The discussion on this continued and Cordell addressed various questions from the commission.  
71 Per a question from Nathan Hult about how many children they are anticipating caring for; the  
72 applicant said under state law, she is allowed to care for up to sixteen children with two [total]  
73 adult helpers.  
74 Brad expressed his concerns in relation to traffic because of the extremely steep driveway at this  
75 location, and commented further.  
76 Kevin Christensen discussed the age of the children with the applicant. He further discussed the  
77 potential of drivers backing over the children at the home, and urged the applicant to look at this  
78 very closely; particularly due to the fact that that the people will have to back their cars up within  
79 the driveway. Kevin discussed this further with the applicant.  
80 The applicant said that the parents will also always be with the children when dropping off, and  
81 when picking them up.  
82 Nathan said in addition to the requirements listed in the staff report and the required letter from  
83 the owner approving this use in their home; he also recommended having a document showing a  
84 good traffic pattern, as well as that instructions to all of the users/parents be provided to minimize  
85 any backing in the vicinity of the children up on the driveway.  
86 This was discussed further.  
87 Cordell suggested that the applicant provide a letter to the parents stating the applicant's  
88 concerns with the traffic during drop-offs and pick-ups, and that they make sure to take care of  
89 their children, etc.; to ensure that the parents are aware of the applicant's concerns.  
90  
91 *Nathan Hult made a motion to approve the conditional use permit, with the recommendations*  
92 *listed by staff, as well as the additional requirement of a letter from the owner stating their*  
93 *approval to allow the applicant to run this business in their home; and a letter being given to the*  
94 *parents making them aware of the potential traffic situation. Geri Christensen seconded the*  
95 *motion.*  
96  
97 Brett Robinson said this seems to be beyond the scope of the intent of the conditional use permit,  
98 as there are a lot of children affected by this, and the owner is not present at the meeting.  
99 Brad expressed his concerns, as well, that we are putting this many children into one area.  
100 The discussion continued.  
101 Brett said there are too many unknowns for him to make a positive recommendation.  
102 Per a question from Brad, the applicant said there have been no complaints from neighbors  
103 regarding noise, or traffic, or anything else, with the amount of children currently in her daycare.  
104 She also discussed the large distance between her and other, neighboring lots.  
105  
106 *A vote was called and the motion passed with Geri Christensen, Nathan Hult, Brad Crookston*  
107 *and Kevin Christensen voting in favor; and Brett Robinson abstaining from voting.*  
108  
109 *Nathan Hult left at this time, 7:10 p.m.*  
110  
111 Consideration and possible recommendation for a Concept Plan for the Ashley Point Subdivision  
112 (12 Lots) on 5.02 acres located at approximately 2650 North and 600 East in the proposed R-1-  
113 12 zone. (Dan Cox). The consideration of this subdivision will require that the property also be  
114 annexed into the City from the County.

115 Cordell Batt introduced the item, and said at this point, this property is not *in* the City, as it is  
116 officially situated within Cache County; but this plan also includes a proposal for this property to  
117 be annexed in to North Logan City, into an R-1-12 zone. Cordell said currently, the only access is  
118 via a Hyde Park road, and that Dan Cox [the developer] will develop his portion of the road.  
119 Cordell said the other side of the road is unique in that it abuts the Aspen Meadows subdivision;  
120 and that currently, Aspen Meadows has fencing in a City right-of-way. He said the road proposal  
121 is a bit different in this case because of that, which he said Dan has included as part of his  
122 concept plan.

123 Per Cordell's request, Dan explained his plans for improving and developing his portion of the  
124 road, including that they pushed into their property a few feet to ensure a wider road, and detailed  
125 it further.

126 Cordell addressed various questions from the commission regarding the development of 600  
127 East. He said 600 East will go right past the North Park Police Department building, and the  
128 police department will eventually have an access onto 600 East, which will give the police  
129 department an additional access to and from their location.

130 Cordell explained that Aspen Meadows built their fence all along where North Logan City has a  
131 right-of-way. He said there is also the potential that when the City develops their portion of the  
132 road, we may just do a sidewalk along there, which will leave Aspen Meadows' fences in place.

133 The commission continued to discuss various items.

134 Cordell said there is some talk of piping this canal in the future.

135 Kevin Christensen asked about the width of the road in relation to parking, which Cordell  
136 addressed, and said it will be wide enough and explained further.

137 Brett Robinson said he likes the project, but asked how the City Council would deal with the  
138 future liability of bringing the property into the North Logan City boundaries, as well as the cost of  
139 developing the remainder of 600 East, which Cordell addressed; and said the City Council will  
140 consider the cost of the road, which Brad Crookston said was also his concern.

141 Dan Cox said annexing in this property has always been in North Logan City's master plan; which  
142 Cordell agreed with, and said it has been generally decided between the two cities that this  
143 property would be annexed into North Logan City.

144 Cordell Batt discussed staff's recommendations and reviewed what was in the staff report, and  
145 said staff is recommending approval.

146 Kevin Christensen asked if Dan has been made aware of the Public Work's comments; and  
147 Cordell said not at this point, and that those items are more for the Planning Commission's  
148 information, and will be worked out in the next phase of the plan, as is typically done.

149

150 *Geri Christensen made a motion to make a positive recommendation to the City Council on this*  
151 *concept plan, along with staff recommendations, including that the trail along the canal plan be*  
152 *included in this plan and City Council's consideration of the potential future burden of the road.*  
153 *Brett Robinson seconded the motion. A vote was called and the motion passed unanimously.*  
154

155 Consideration and possible recommendation for a Concept Plan for the Elk Meadows Farm  
156 Subdivision (12 Lots) on 9.25 acres located at approximately 2470 and 1200 East in the newly  
157 proposed R-1-30 zone in this area. (Joshua Campbell).

158 Cordell Batt introduced the item and explained the situation; and said it is the continuation from  
159 the Elk Ridge East subdivision on 1200 East up to 2500 North. He oriented those in attendance  
160 to the site via an overhead projected map of the site. He said this will also include the  
161 improvements on 1200 East, between 2300 North and 2500 North; as well as on 2500 North up  
162 to 1250 East; and improvements along 1250 East. He said because of 1200 East and 2500  
163 North being part of North Logan City's impact roads; as the City did with the Elk Ridge East  
164 subdivision, the City will participate in some of the development of those two roads. He said  
165 because of the layout and the requirements, the applicant found that it was a better plan to do this  
166 kind of layout including a proposal to have this area rezoned, rather than to try to do a bonus  
167 density option, like Elk Ridge East did. He said therefore, the proposal is to change the current  
168 zoning from RE-1 to R-1-30; and said the subdivision has been laid out in this plan to work with  
169 R-1-30 zoning. He further described how this relates to the adjacent properties and what they are  
170 suggesting with this proposal; and said the rezone will also include the Elk Ridge East subdivision  
171 property, the Hayes' property, and the Krebs' property.

172 Cordell discussed the items listed in the staff report.

173 Brett Robinson asked why this doesn't include the Moser's piece; and Cordell said that can be  
174 considered, as well as other properties.

175 The discussion continued.

176 Developer Joshua Campbell said he is not a typical developer; that he and his wife want to move  
177 back into North Logan and this is how they are doing it. He mentioned some spot-zoning nearby,  
178 and discussed his various ideas for zoning in the area. He said bonus density does not work well  
179 with his piece of property and what he wants to do, which is why he is proposing a rezone.

180 Cordell said as far as the concept plan and the subdivision itself, staff recommends approval on  
181 this, as long as it gets rezoned. He said if the rezone does not happen, they will have to look at  
182 something different. Cordell also discussed staff's recommendations listed in the staff report.

183 A potential trail from 1250 East through to the park was discussed.

184 Per a question from Brett, Cordell said if a sidewalk is installed, it should be five feet wide.

185 Mr. Hayes discussed the potential for the danger to kids going down the sidewalk and crossing  
186 the 1200 East road to go to the park and the danger to them in doing that.

187 Per a question from Kevin, Cordell said 1200 East is planned to be set at 25 miles per hour, and  
188 commented further.

189 Cordell explained to Josh that the minimum lot size is 20,000 square feet, and said there is one  
190 lot that is too small to meet that requirement, and that the line will have to be shifted, which Josh  
191 understood. This was discussed further, briefly.

192 Cordell mentioned that one of the things that the City has always wanted to accomplish is putting  
193 1200 East through, and said this plan facilitates that.

194 Josh discussed his plans further and various layouts that he considered; and said he felt that  
195 when lots get bigger than about .66 acres, people have a hard time maintaining them and  
196 keeping them "looking good", and commented further.

197 Brett Robinson mentioned that he looks at having trails adjacent to this as a positive, and  
198 commented further. Kevin Christensen and Geri Christensen agreed. This was discussed  
199 further.

200

201 *Kevin Christensen made a motion to make a positive recommendation to the City Council on this*  
202 *concept plan, including staff's comments in the staff report; the increase in size on lot one; and,*  
203 *contingent upon the approval of the rezone to R-1-30. A vote was called and the motion passed*  
204 *unanimously.*

205

206 Discussion/consideration of .95+ acres proposed to be rezoned from RE-1 (one acre zoning) to  
207 R-1-30 (minimum 30,000 sq. ft. lots). The proposed area includes all properties from 2300 North  
208 to 2500 North that are east of Elk Ridge Park east to 1250 East. This requires a Public Hearing  
209 at a future meeting.

210 Cordell Batt explained that this is on here as a discussion item, and the Planning Commission  
211 can make a recommendation to the City Council; but that the Planning Commission has to have a  
212 public hearing on this, and also said notice of the rezone will go out to all of the potentially  
213 affected property owners, as required. He said it will then go to City Council, who will make a  
214 decision on the rezone. He said as Josh was considering this, he was looking for a way to phase  
215 from higher density zoning, to lower density, and explained further. He discussed the City's early  
216 intentions for zoning this area, as well as various zoning possibilities for the future. He said the  
217 Planning Commission will likely see a zoning trend that in order for the developers to make their  
218 projects financially viable, they will be coming in asking for a rezone, eventually, and commented  
219 further.

220 Brett Robinson said that changing the zoning from RE-1 to R-1-30 is not a huge jump, but it does  
221 change it from more of an "estate" feeling to "lots", which includes sidewalks, more density,  
222 properties without large animals, such as a horse, etc.

223 The discussion continued.

224 Developer Josh Campbell said out of the approximately thirty houses he counted in that area,  
225 twenty-seven of them are R-1-30 sized lots, or smaller. He commented further, and explained  
226 why the bonus density option won't work for his project.

227 The discussion continued, and Cordell further explained the zoning in the area.  
228 Brad Crookston said he would be very interested in hearing what the adjacent neighbors have to  
229 say about this, which Cordell said is why there will be a public hearing.  
230 Cordell discussed the timing of the upcoming public hearing on this, which he said is likely going  
231 to be at the end of May, or the first part of June.  
232

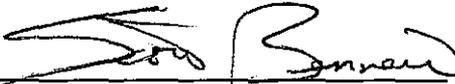
233  
234 *Brett Robinson made a motion to adjourn the meeting. Geri Christensen seconded the motion. A*  
235 *vote was called and the motion passed unanimously.*  
236

237 The meeting adjourned at: 8:30 p.m.  
238

239 Approved by Planning Commission: September 23, 2015  
240

241 Transcribed by Marie Wilhelm  
242

243 Recorded by  
244

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

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