



Debbie Zilles <debbie.zilles@loganutah.org>

Hillcrest Neighborhood Plan

3 messages

Rami Heers <heersrami@gmail.com>

Fri, Feb 19, 2016 at 11:41 AM

To: debbie.zilles@loganutah.org

Dear Mrs. Zilles and Logan Planning Commission,

I support your plan discussed at the February 11, 2016 Planning Commission meeting to leave current zoning in place for the Deer Pen properties. I urge you to amend the Hillcrest Neighborhood Plan to reflect this decision and NOT to support the Future Land Use Map Amendments and Rezone related to the Deer Pen lands that are part of the current PC16-002 and PC16-003 items. My neighbors and I thank you for listening and responding to our concerns about expanded development of the Deer Pen lands that are such an important part of Logan City's open space.

Sincerely,

Ram Heers

heersrami@gmail.com

Debbie Zilles <debbie.zilles@loganutah.org>

Fri, Feb 19, 2016 at 1:13 PM

To: Mike Desimone <mike.desimone@loganutah.org>, Russ Holley <russ.holley@loganutah.org>, Amber Reeder <amber.reeder@loganutah.org>, Amanda Davis <amanda.haycock@gmail.com>, Dave Newman <dtn45976@msn.com>, David Butterfield <dbutterfield@usucu.org>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Russ Price <russ.price@usu.edu>, Sara Sinclair <saravsinclair@yahoo.com>, Tony Nielson <tony.nielson@hotmail.com>, Aaron Smith <aaron.smith@loganutah.org>

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Debbie Zilles <debbie.zilles@loganutah.org>

Fri, Feb 19, 2016 at 1:13 PM

To: Rami Heers <heersrami@gmail.com>

Thank you, I have forwarded this to the Staff and Planning Commission.

Debbie Zilles

Logan City Community Development

290 North 100 West

Logan, UT 84321

435.716.9021

debbie.zilles@loganutah.org

[Quoted text hidden]

**Debbie Zilles** <debbie.zilles@loganutah.org>

Deer Pen Rezone

2 messages

Lana Barr <lana.barr@usu.edu>

Wed, Feb 24, 2016 at 4:31 PM

To: "debbie.zilles@loganutah.org" <debbie.zilles@loganutah.org>

I was at the last meeting of the Planning Commission and appreciate the time and effort you have spent on the deer pen rezone. I support your plan discussed at the February 11, 2016 Planning Commission meeting to leave current zoning in place for the Deer Pen properties. I urge you to amend the Hillcrest Neighborhood Plan to reflect this decision and NOT to support the Future Land Use Map Amendments and Rezone related to the Deer Pen lands that are part of the current PC16-002 and PC16-003 items. My neighbors and I thank you for listening and responding to our concerns about expanded development of the Deer Pen lands that are such an important part of Logan City's open space. Lana Barr

Debbie Zilles <debbie.zilles@loganutah.org>

Wed, Feb 24, 2016 at 4:40 PM

To: Amanda Davis <amanda.haycock@gmail.com>, Dave Newman <dtn45976@msn.com>, David Butterfield <dbutterfield@usucu.org>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Russ Price <russ.price@usu.edu>, Sara Sinclair <saravsinclair@yahoo.com>, Tony Nielson <tony.nielson@hotmail.com>, Aaron Smith <aaron.smith@loganutah.org>, Amber Reeder <amber.reeder@loganutah.org>

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Debbie Zilles <debbie.zilles@loganutah.org>

Hillcrest Plan Update

3 messages

JACK PETERSON <jp.cpa@me.com>

Wed, Feb 24, 2016 at 1:32 PM

To: debbie.zilles@loganutah.org

Debbie,

Thanks for sending me the draft copies of the land-use recommendations. I really appreciate your effort in keeping everyone connected. I do have a few comments that I would like to get to the planning board, the community development group, city council and mayor. Could you forward this email to these individuals? I am hoping you have some "memorized" group emailing listings.

The report suggests that "Hillcrest has a long history of neighborhood commercial nodes" on 700 North. I would remind the planners that Hillcrest has a long history of single family dwelling as well. If we are going to look at historical zoning, we should apply it to all areas in the Hillcrest area. I felt that the report is oftentimes vague in describing which areas are effected. For example, it uses the terms "along the 1200 E corridor", along the north portion of 1200 E", "roughly 1200 N and 1300 N", "adjacent to campus along 1200 E", "northern undeveloped land along 1200 E", the northern and eastern portions and . . . on the southwest portion", and "highly tuned development standards". My feeling is that zoning areas are best described using boundaries of roads or some definitive boarder. It would help me, and most likely others, if lines were drawn instead of broad circles and generalizations.

I apologize for my lack of perception or ability to read minds, but I did not see any "North" streets listed on the "visualizations". Throughout the report, I failed to see any intersections referred to as North starting and ending points; most pictures show only 1200 East.

If I was driving my car and turning into my residential area, I would much prefer to drive "into" the residential area and not past frontage stores, offices, delivery trucks, garbage receptacles, etc. and then pull into my driveway.

The report says that the land prioritization by Logan City has shifted. Yet no disclosure of that "shifting" was given. What has the prioritization shifted to? There is only so much land within the boundaries of Logan City. As residents, we should become familiar with the "new" prioritization plan. Perhaps someone could share that with us.

Again, I look forward to discussion on these important life-style changing decisions.

Jack Peterson

On Feb 23, 2016, at 10:23 AM, Debbie Zilles <debbie.zilles@loganutah.org> wrote:

Attached please find the updates to the Hillcrest Plan which will be presented to the Planning Commission this Thursday (Feb 25) at 5:30.

Debbie Zilles

Logan City Community Development
290 North 100 West
Logan, UT 84321
435.716.9021
debbie.zilles@loganutah.org

----- Forwarded message -----

From: **Aaron Smith** <aaron.smith@loganutah.org>

**Debbie Zilles** <debbie.zilles@loganutah.org>

deer pen

2 messages

Janet Thompson <thompson.janet311@gmail.com>

Wed, Feb 24, 2016 at 2:16 PM

To: debbie.zilles@loganutah.org

I attended the February 11th, 2016 meeting regarding the Deer Pen properties and want to THANK those who listened to our concerns to support open spaces and to leave the current zoning. I do NOT support the current PC 16-002 and the PC 16-003 items.

It was in sharp contrast to Mike (could not read his last name) I assumed he represented the Mayor and City. He gave a deaf ear to all the concerns and cared only about high density housing that would generate money for the City. Is the City having money problems? I know my taxes were raised nearly \$300 this last year and have noticed a lot of spending by the City.

Debbie Zilles <debbie.zilles@loganutah.org>

Wed, Feb 24, 2016 at 2:30 PM

To: Amanda Davis <amanda.haycock@gmail.com>, Dave Newman <dtn45976@msn.com>, David Butterfield <dbutterfield@usucu.org>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Russ Price <russ.price@usu.edu>, Sara Sinclair <saravsinclair@yahoo.com>, Tony Nielson <tony.nielson@hotmail.com>, Amber Reeder <amber.reeder@loganutah.org>, Aaron Smith <aaron.smith@loganutah.org>

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Debbie Zilles <debbie.zilles@loganutah.org>

Request to keep Logan area open space open

2 messages

Sandie Nadelson <sandienadelson@gmail.com>

Wed, Feb 24, 2016 at 8:23 AM

To: Debbie.zilles@loganutah.org

Cc: Louis Nadelson <louis.nadelson@usu.edu>, David Woolstenhulme <david.woolstenhulme@usu.edu>, Karen Woolstenhulme <karen.woolstenhulme@usu.edu>, Debbie@broughs.net, greg.podgorski7@gmail.com

Good Moming Debbie Zilles,

My husband and I live by Lundstrom Park. On a recent walk, we saw a notice about a field close to the park possibly rezoned to allow for multiple houses to be constructed in that area. A picture of the notice with location of property is attached.

We enjoy the open space and hope that the building of these additional houses is not allowed. Please do not allow for rezoning.

Thank you in advance for helping keep our neighborhood open and beautiful!

Sincerely,

Sandra Nadelson

1187 N 1750 E

Logan, UT 84341



Rezone open field Logan.jpg

3396K

Debbie Zilles <debbie.zilles@loganutah.org>

Wed, Feb 24, 2016 at 11:19 AM

To: Amanda Davis <amanda.haycock@gmail.com>, Dave Newman <dtn45976@msn.com>, David Butterfield <dbutterfield@usucu.org>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Russ Price <russ.price@usu.edu>, Sara Sinclair <saravsinclair@yahoo.com>, Tony Nielson <tony.nielson@hotmail.com>, Amber Reeder <amber.reeder@loganutah.org>, Aaron Smith <aaron.smith@loganutah.org>

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Rezone open field Logan.jpg

3396K



Debbie Zilles <debbie.zilles@loganutah.org>

Site use plan for space north of lundstrom park

2 messages

Louis Nadelson <louisnadelson@gmail.com>

Wed, Feb 24, 2016 at 8:24 AM

To: debbie.zilles@loganutah.org

Cc: greg.podgorski7@gamil.com, Sandie Nadelson <sandienadelson@gmail.com>

Hello Debbie,

I am writing to voice my support to keep the zoning of the space north and east of Lundstrom park as conservation open space. The open space would allow for a better mixed use area with the combination of development and green space.

Thank you for considering my opinion as the Planning Commission deliberates on the appropriate use of the space.

-

Louis

Louis S. Nadelson
Logan, UT

Debbie Zilles <debbie.zilles@loganutah.org>

Wed, Feb 24, 2016 at 11:19 AM

To: Amanda Davis <amanda.haycock@gmail.com>, Dave Newman <dtn45976@msn.com>, David Butterfield <dbutterfield@usucu.org>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Russ Price <russ.price@usu.edu>, Sara Sinclair <saravsinclair@yahoo.com>, Tony Nielson <tony.nielson@hotmail.com>, Amber Reeder <amber.reeder@loganutah.org>, Aaron Smith <aaron.smith@loganutah.org>

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Debbie Zilles <debbie.zilles@loganutah.org>

Deer Pen

2 messages

Andrea Melnick <meandrea@umich.edu>
To: Debbie Zilles <debbie.zilles@loganutah.org>

Tue, Feb 23, 2016 at 8:00 PM

Dear Planning Commission,

I wrote to you before your February 11 meeting discussing zoning options for the Deer Pen area. I was not able to attend the meeting, but I had friends who attended and told me about the meeting. I appreciated that the Planning Commission listened to representatives from our neighborhood. I wanted to let you know that I support your plan discussed at the February 11, 2016 Planning Commission meeting to leave current zoning in place for the Deer Pen properties. I urge you to amend the Hillcrest Neighborhood Plan to reflect this decision and NOT to support the Future Land Use Map Amendments and Rezone related to the Deer Pen lands that are part of the current PC16-002 and PC16-003 items. My neighbors and I thank you for listening and responding to our concerns about expanded development of the Deer Pen lands that are such an important part of Logan City's open space.

Andrea Melnick

Debbie Zilles <debbie.zilles@loganutah.org>

Wed, Feb 24, 2016 at 8:12 AM

To: Amanda Davis <amanda.haycock@gmail.com>, Dave Newman <dtn45976@msn.com>, David Butterfield <dbutterfield@usucu.org>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Russ Price <russ.price@usu.edu>, Sara Sinclair <saravsinclair@yahoo.com>, Tony Nielson <tony.nielson@hotmail.com>, Amber Reeder <amber.reeder@loganutah.org>, Aaron Smith <aaron.smith@loganutah.org>

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Debbie Zilles <debbie.zilles@loganutah.org>

Hillcrest Neighborhood Plan/Deer Pen Properties

2 messages

Edward Evans <edwardevans1@comcast.net>

Tue, Feb 23, 2016 at 10:43 PM

To: debbie.zilles@loganutah.org

Dear Planning Commission members,

We support your plan discussed at the February 11, 2016 Planning Commission meeting to leave current zoning in place for the Deer Pen properties. We urge you to amend the Hillcrest Neighborhood Plan to reflect this decision and NOT to support the Future Land Use Map Amendments and Rezone related to the Deer Pen lands that are part of the current PC16-002 and PC16-003 items. The Deer Pen lands are a key part of Logan City's open space, and Logan's open space is a key feature that sets this city above many others. Our neighbors and we thank you for listening and responding to our concerns about expanded development of the Deer Pen lands.

Thank you very much,

Ted and Debi Evans
1530 East 1385 North
Logan

Debbie Zilles <debbie.zilles@loganutah.org>

Wed, Feb 24, 2016 at 8:06 AM

To: Amanda Davis <amanda.haycock@gmail.com>, Dave Newman <dtn45976@msn.com>, David Butterfield <dbutterfield@usucu.org>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Russ Price <russ.price@usu.edu>, Sara Sinclair <saravsinclair@yahoo.com>, Tony Nielson <tony.nielson@hotmail.com>, Amber Reeder <amber.reeder@loganutah.org>, Aaron Smith <aaron.smith@loganutah.org>

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Debbie Zilles <debbie.zilles@loganutah.org>

Keep the "Deer Pen" open space open!

2 messages

L. A. Urness <lauum@hotmail.com>

Mon, Feb 22, 2016 at 11:03 AM

To: "debbie.zilles@loganutah.org" <debbie.zilles@loganutah.org>

To the Planning Commission, City Council and Mayor,

I support your plan discussed at the February 11, 2016 Planning Commission meeting to leave current zoning in place for the Deer Pen properties. I urge you to amend the Hillcrest Neighborhood Plan to reflect this decision and NOT to support the Future Land Use Map Amendments and Rezone related to the Deer Pen lands that are part of the current PC16-002 and PC16-003 items. My neighbors and I thank you for listening and responding to our concerns about expanded development of the Deer Pen lands that are such an important part of Logan City's open space.

I want to repeat my opposition to any rezone that would increase the development of the "Deer Pen" property. What little open space remains in the area should be preserved for wildlife and non-motorized recreation. Adding more congestion to our already over-crowded infrastructure is an extremely short-sighted plan. Isn't our air quality bad enough already? Packing in more and more development at the expense of open space will destroy the very qualities that have always made Logan such a wonderful place to live. (And let's not forget the earthquake fault line that runs along the property--a major disaster that *will* eventually occur if more houses are built on this land.)

Please, continue to exercise good sense and vision and oppose further development of this area.

Sincerely,

Laura Urness

Debbie Zilles <debbie.zilles@loganutah.org>

Mon, Feb 22, 2016 at 11:23 AM

To: Amber Reeder <amber.reeder@loganutah.org>, Aaron Smith <aaron.smith@loganutah.org>



Debbie Zilles <debbie.zilles@loganutah.org>

Deer Pen Property

2 messages

Benjamin Gunsberg <ben.gunsberg@usu.edu>
To: "debbie.zilles@loganutah.org" <debbie.zilles@loganutah.org>

Wed, Feb 24, 2016 at 10:01 PM

Dear Debbie,

Thank you for responding to the Hillcrest neighborhood's call to keep the Deer Pen property free of additional development. Once again, I can't make the meeting where this issue will be discussed (alas, I teach Thursday nights). I do, however, want to reiterate my support for your plan discussed at the February 11, 2016 Planning Commission meeting to leave current zoning in place for the Deer Pen properties. I urge you to amend the Hillcrest Neighborhood Plan to reflect this decision and NOT to support the Future Land Use Map Amendments and Rezone related to the Deer Pen lands that are part of the current PC16-002 and PC16-003 items.

My neighbors and I thank you for listening and responding to our concerns about expanded development of the Deer Pen lands that are such an important part of Logan City's open space.

Sincerely,

Ben Gunsberg
1544 North 1770 East
Logan, UT 84341
(435)535-3262

Debbie Zilles <debbie.zilles@loganutah.org> Thu, Feb 25, 2016 at 7:48 AM
To: Amanda Davis <amanda.haycock@gmail.com>, Dave Newman <dtn45976@msn.com>, David Butterfield <dbutterfield@usucu.org>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Russ Price <russ.price@usu.edu>, Sara Sinclair <saravsinclair@yahoo.com>, Tony Nielson <tony.nielson@hotmail.com>, Amber Reeder <amber.reeder@loganutah.org>, Aaron Smith <aaron.smith@loganutah.org>

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Debbie Zilles <debbie.zilles@loganutah.org>

Deer Pen

2 messages

Jane Erickson <jerick@xmission.com>
To: Debbie Zilles <debbie.zilles@loganutah.org>

Thu, Feb 25, 2016 at 1:21 PM

To the Planning Commission:

Please add my voice to those who have strongly urged you to keep the Deer Pen property as Open Space, with no further development.

The Deer Pen property is listed as Open Space in the Logan Parks & Trails Department inventory. Just as no one is proposing selling and subdividing Lundstrom Park, designated Open Space should be immune from that infringement. Perhaps the language of the general plan could be revised to make preservation clear and prevent this issue being revisited.

The "Comprehensive Parks, Trails, Recreation, and Open Space Plan" (Resolution #15-62) unanimously adopted by the Logan City Council on January 5, 2016 lists the Deer Pen property as Open Space and defines its value and uses.

I have participated in all the Hillcrest neighborhood meetings, surveys, and several planning commission meetings. We have a wonderful neighborhood and I truly appreciate the opportunities for involvement. Many citizen suggestions from the meetings have been incorporated in the proposed neighborhood plan. Given the overwhelming citizen feedback regarding the Deer Pen, the priorities stated in the Logan General Plan and Hillcrest Neighborhood Plan, it was discouraging to hear city staff put their development desires above everything else at the planning commission meetings.

Please consider preserving the treasure provided by the last bits of open space in Logan City, and take action required to keep the Deer Pen property free from further development.

Thank you.

Jane Erickson
1740 Foothill Drive
Logan, UT

Debbie Zilles <debbie.zilles@loganutah.org>

Thu, Feb 25, 2016 at 2:37 PM

To: Amanda Davis <amanda.haycock@gmail.com>, Dave Newman <dtn45976@msn.com>, David Butterfield <dbutterfield@usucu.org>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Russ Price <russ.price@usu.edu>, Sara Sinclair <saravsinclair@yahoo.com>, Tony Nielson <tony.nielson@hotmail.com>, Amber Reeder <amber.reeder@loganutah.org>, Aaron Smith <aaron.smith@loganutah.org>

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Debbie Zilles <debbie.zilles@loganutah.org>

DeerPenProperty

1 message

Dean and Virginia Wada <fourwadas@gmail.com>

Thu, Feb 25, 2016 at 6:07 PM

To: debbie.zilles@loganutah.org

> Hello,

>

> I am writing to ask that the property referred to as the Deer Pen property remain undeveloped. Please leave it as God made it. There isn't much undeveloped land remaining. Once it's gone, it's gone. You will NEVER get it back.

>

> Thank you for listening.

>

> Sincerely,

> Ginny Wada

>

> Sent from my iPad



Debbie Zilles <debbie.zilles@loganutah.org>

Deer Pen

2 messages

Karen McLeod <mcleoddewes@gmail.com>

Tue, Feb 16, 2016 at 7:48 PM

To: Debbie Zilles <debbie.zilles@loganutah.org>

I attended the Planning Commission meeting last week and I was impressed with the commission and their understanding of our concerns as a neighborhood about the Deer Pen development. Thank you for backing us in our concerns. I was very impressed with the chairman and how well she handled the meeting and all the background work that the planning commission had done concerning Deer Pen and the Hillcrest Community.

I support keeping the open green space and family neighborhood zoning. Thank you again.

Karen McLeod
1668 E 1700 N
Logan, UT 84341

Debbie Zilles <debbie.zilles@loganutah.org>

Wed, Feb 17, 2016 at 7:57 AM

To: Mike Desimone <mike.desimone@loganutah.org>, Russ Holley <russ.holley@loganutah.org>, Amber Reeder <amber.reeder@loganutah.org>, Aaron Smith <aaron.smith@loganutah.org>, Amanda Davis <amanda.haycock@gmail.com>, Dave Newman <dtn45976@msn.com>, David Butterfield <dbutterfield@usucu.org>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Russ Price <russ.price@usu.edu>, Sara Sinclair <saravsinclair@yahoo.com>, Tony Nielson <tony.nielson@hotmail.com>

From: **Karen McLeod** <mcleoddewes@gmail.com>

Date: Tue, Feb 16, 2016 at 7:48 PM

Subject: Deer Pen

To: Debbie Zilles <debbie.zilles@loganutah.org>

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Debbie Zilles <debbie.zilles@loganutah.org>

Fwd: Planning Commission on Preserving Logan's Open Space

2 messages

Greg Podgorski <greg.podgorski7@gmail.com>
To: Debbie Zilles <debbie.zilles@loganutah.org>

Thu, Feb 11, 2016 at 1:05 PM

----- Forwarded message -----

From: **Kimi Burbank** <kimberli.burbank@gmail.com>
Date: Thu, Feb 11, 2016 at 9:24 AM
Subject: Planning Commission on Preserving Logan's Open Space
To: gregpodgorski7@gmail.com, debbie@broughs.net, debbiezilles@loganutah.org, Yvonne Wright <ywright.fh1st@gmail.com>

I am unable to attend the meeting tonight, and my husband cannot because of his professional position.

I would like it to be known that I agree with Greg Podgorski and Lynn Wright on the development plan. The open spaces are important, and to cram houses in the area approximately 1800 East would be a huge loss to many people. I even work with people out of the city limits that enjoy walking and riding in that area. I understand at this point the trail may still stay in tact, but it is surely not the same as the open space which drew us to purchase in that area. There are many reasons for NOT developing that area, and the only benefit would be monetary for one segment of people while being a loss of home values to others.

"Open lands are an important ingredient of a healthy and prosperous community." "These lands are irreplaceable...to important to be squandered."

Another huge concern I have is that if homes are built where proposed that a road will eventually be opened up at the end of the cauldesack from the canal entrance of 16th North and 1770 East. The width if that street and the curves of that road would make that access extremely dangerous.

I strongly object to the homes being built in the area of the 'deer pens'. This would be a huge mistake in a number of ways. Please protect our lands, our property, our privacy, our view, our health and our safety.

Kimberli Burbank

Debbie Zilles <debbie.zilles@loganutah.org>

Thu, Feb 11, 2016 at 1:28 PM

To: Mike Desimone <mike.desimone@loganutah.org>, Russ Holley <russ.holley@loganutah.org>, Amber Reeder <amber.reeder@loganutah.org>, Aaron Smith <aaron.smith@loganutah.org>, Kymber Housley <kymber.housley@loganutah.org>, Amanda Davis <amanda.haycock@gmail.com>, Dave Newman <dtn45976@msn.com>, David Butterfield <dbutterfield@usucu.org>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Russ Price <russ.price@usu.edu>, Sara Sinclair <saravsinclair@yahoo.com>, Tony Nielson <tony.nielson@hotmail.com>

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**Debbie Zilles** <debbie.zilles@loganutah.org>

Deer Pen Development

2 messages

Robert Ward <wardre@gmail.com>

Thu, Feb 11, 2016 at 1:58 PM

To: debbie.zilles@loganutah.org

Dear Logan City Planning Commission,

I am writing about the proposed changes to the zoning of the Deer Pen Area. I urge you to vote against the proposed zoning changes. I have lived 1500 N for over 10 years and have watched the development of this area. In that time the amount of traffic on our street has increased a lot, and it is not uncommon for cars to come down the hill at speeds over 40 mph. This is alarming to me as I have young children, as do many others on our street. At this point the traffic seems manageable, but it is unclear what it will be like when the houses that have already been approved are built. Once the current development is built and inhabited, then I think it would be ok to consider further development. At this point I think it would be rash.

The green space in the Deer Pen Area is very nice element in our neighborhood. It will likely be even more appreciated when the currently planned houses are built. Thus, I think it would be irresponsible to commit to further development before the currently planned development is finished.

Thank you for your time and consideration,

Robert Ward

1728 E 1500 N

Logan, UT

Debbie Zilles <debbie.zilles@loganutah.org>

Thu, Feb 11, 2016 at 2:22 PM

To: Mike Desimone <mike.desimone@loganutah.org>, Russ Holley <russ.holley@loganutah.org>, Amber Reeder <amber.reeder@loganutah.org>, Aaron Smith <aaron.smith@loganutah.org>, Kymber Housley <kymber.housley@loganutah.org>, Amanda Davis <amanda.haycock@gmail.com>, Dave Newman <dtn45976@msn.com>, David Butterfield <dbutterfield@usucu.org>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Russ Price <russ.price@usu.edu>, Sara Sinclair <saravsinclair@yahoo.com>, Tony Nielson <tony.nielson@hotmail.com>

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Debbie Zilles <debbie.zilles@loganutah.org>

Deer pen area

1 message

Fred <f.rigby@aggiemail.usu.edu>

Thu, Feb 11, 2016 at 3:37 PM

To: Debbie Zilles <debbie.zilles@loganutah.org>

Debbie,

Please note that I oppose the re-zoning of the Deer Pen area. This area should be protected and preserved as open space. There is absolutely no reason to push for a re-zone at this time. There are plenty of lots available to build on currently without having to re-zone. We were promises as residents in the area that this would remain open space. Even though the mayor and members of the council have changed, we have not and we have not changed our opinion.

Thank you for your consideration.

Fred Rigby
1682 E 1500 N
Logan, UT 84341

Deer Pen Comments for the Planning Commission

1 message

Debbie Brough <debbie@broughs.net>

Thu, Feb 11, 2016 at 4:19 PM

To: "debbie.zilles@loganutah.org" <debbie.zilles@loganutah.org>

At the last meeting, I asked that the Planning Commission would consider a development scenario with about 20 homes rather than the current proposal of about 40. This scenario provided a compromise with 50% of usable land being developed and 50% being preserved as open space.

However, after further discussions with neighbors and research about this area, I hope that the Planning Commission will consider the value of this land **entirely as open space**.

Protecting and preserving this Deer Pen property as open space is consistent not only with the views and values of the Hillcrest neighborhood residents, but also with city wide plans and priorities as documented in the 2015 Comprehensive Parks, Trails, Recreation and Open Space Plan and in the Logan General Plan.

Hillcrest Residents

As a part of the steering committee last year, I heard frequently from residents how much they valued this open space. This sentiment has been obvious as comments have been shared with the Planning Commission over the last few weeks.

The Hillcrest Neighborhood plan included the following as one of the guiding value statements for this neighborhood.

"[Residents value] A strong connection to open space and recreational opportunities in the community. Hillcrest is defined by its access to open space and recreation. Residents expressed this sentiment throughout the planning process. This strong connection will help to keep Hillcrest a desirable neighborhood..."

Parks and Recreation Plan

The 2015 Comprehensive Parks, Trails, Recreation, and Open Space Plan designates this Deer Pen area as open space. The plan begins its definition of open space as follows,

*"The Logan Parks and Recreation Department defines open space as City-owned and managed land that has been identified by its citizenry as a **critically important landscape**."*

In the 2005 Recreation plan, the very first priority for projects was to acquire open space. The 2015 plan describes the efforts made towards this goal:

"The City has acquired open space over the past eight years and strives to maintain parcels along the east bench, including... the Deer Pen Property..."

A top priority for policy in 2005 was to protect open space and greenways. The 2015 plan reviewed this goal:

"The Department continues to hold and maintain City-owned open space and greenways for the aesthetic beauty and enjoyment of its citizens and will continue this practice in the future."

General Plan

The Logan General Plan is very clear in the value that open space, such as the Deer Pen area, bring to our city. Preserving this land as open space is very much in line with the descriptions included in the General Plan, such as the following:

— *“Open lands add to the community identity and beauty.”*

— *“Open lands are a vibrant part of the City of Logan’s identity, creating an indelible impression as one arrives into the valley. Logan residents have long identified with the landscape of Cache Valley and feel strongly about protecting lands that create this “sense of place”. Most agree that there is inherent value in open, undeveloped land.”*

— *“Open lands serve many different purposes and have numerous tangible and intangible benefits. Open lands are an important ingredient of a healthy and prosperous community.”*

— ***“Once open lands are developed or surrounded by incompatible uses, their inherent value is lost or diminished. These lands are irreplaceable. They are too important to be squandered.”***

I hope that the Planning Commission will consider preserving and protecting this Deer Pen property as permanent open space.

Thank you.

Debbie Brough

Mon, Jan 25, 2016 at 9:15 AM, Debbie Brough <debbie@broughs.net> wrote:

I have some concerns about the proposed changes to the FLUP and Rezone in relation to the Deer Pen property.

1. I am concerned about the simultaneous presentation of the Hillcrest Neighborhood Plan with the proposed FLUP and zoning changes.

As we're all aware, a great deal of public input has been considered over the course of the last year in the creation of the Hillcrest Neighborhood Plan. The plan has been correctly presented as a generally good representation of the views of Hillcrest neighborhood residents.

However, the proposal for the FLUP and zoning changes do not represent the views which we have heard expressed throughout our public input process. The majority of residents in the Hillcrest neighborhood supported open space for this area.

It is misleading to propose the FLUP and zoning changes as though the Hillcrest neighborhood residents are in support of the suggested development.

Recommendation: If these proposed FLUP and zoning changes continue to be presented simultaneously with the Hillcrest Neighborhood Plan, it should be explicitly stated that the changes being proposed are contrary to the public views expressed during the plan's creation.

2. I am concerned about the alteration made to the recommendation regarding the Deer Pen property in the Hillcrest Neighborhood Plan.

The recommendation which the steering committee discussed and approved in the Hillcrest Neighborhood Plan, and which was shared with neighborhood residents at the October open house was as follows,

"If development is proposed for the Deer Pen Property, it should incorporate a large portion of open/recreation space."

Without discussion or input, this item has since been changed by city staff in part to omit the words "a large portion of". This omission greatly alters the intent of the steering committee and neighborhood residents which was indeed for a large portion of this land to be incorporated into any possible development. This alteration is currently being used as justification for the proposed FLUP and zoning changes.

Mike DeSimone explained that

"This pending action consists of three components: adopt the Hillcrest Neighborhood Plan which is a subset of the General Plan; consider changes to the FLUP as expressed by the Hillcrest Plan; and consider updated zoning which is the implementation tool for the Plans."

In this case, the "changes to the FLUP as expressed by the Hillcrest Plan" are based on a recommendation which was altered by city staff and which disregards the views of Hillcrest residents.

Recommendation: Rather than considering changes to the FLUP and zoning based on this altered recommendation, the original recommendation should be returned to the Hillcrest Neighborhood Plan. This recommendation did not require any change to the FLUP or zoning, but rather laid out a preference (for a large amount of open space) in the case of future proposed development. With this recommendation restored to the plan, no immediate action on this matter in regards to the FLUP or zoning would be necessary or appropriate.

3. I am concerned that Hillcrest neighborhood residents were not notified of the proposed FLUP/zoning changes.

The project summary on the Hillcrest Neighborhood Plan, Future Land Use Plan & Rezone stated:

A series of public outreach and comment opportunities were conducted as part of the plan development process. We held a visioning workshop January 29, 2015 and an open house on October 28, 2015. We sent a postcard to each property owner of record for both of the two events as well as for these specific Planning Commission and Municipal Council hearing processes. Comments received have been documented and where appropriate, integrated into the plan. Concerning this specific Planning Commission docket item and the legal notification process, no comments were received as of the time the staff report was prepared.

While it is accurate that residents were notified of these events which were in relation to the creation of the Hillcrest Neighborhood Plan, at no time were residents notified of the proposed changes to the FLUP or of the proposed updates to zoning. (This is true to the best of my knowledge. My first awareness of the proposed changes to the FLUP and zoning was

in an email between steering committee members and Mike DeSimone a few days before the first planning commission meeting.)

Recommendation: I plan to personally invite friends and neighbors to the upcoming planning commission meetings, but if these proposals are to move forward, I would hope that the city would also make an extra effort to inform residents of the changes being proposed.

Final Recommendation

I personally fall within the majority of Hillcrest residents in my desire for the Deer Pen property to remain as open, undeveloped space. However, I understand that the city feels that development of this land is important. At whatever point discussions about development of this property take place, I would hope that some kind of compromise could be reached in which some portion of the property could be developed if necessary while still meeting the desire of Hillcrest residents to maintain a large portion of open/recreation space in this area.

Sincerely,
Debbie Brough

From: **Mike Desimone** <mike.desimone@loganutah.org>
Date: Mon, Jan 25, 2016 at 10:19 AM
Subject: Re: Hillcrest Neighborhood Plan
To: Debbie Brough <debbie@broughs.net>

Thanks for the comments. We will forward to the Planning Commission so they have your comments/concerns as well. I will respond to each of your points and have included a couple of attachments

In regards to your first comment, this is the most appropriate time for the Planning Commission and the Municipal Council to consider changes to the Future Land Use Plan Map and the zoning. It is more appropriate to consider all requests for changes now rather than adopting the Hillcrest Plan, and then under separate processes, review other requests for changes to the plan and/or zoning. They can review changes in context of the entire Plan, residents only have to participate in one series of meetings, people don't get involvement fatigue, etc...

The Planning Commission and the Council have the proposed Plan, including the public comment, for their review. They will review the Plan, review the process, and evaluate the comments regarding Deer Pen and other areas. We are not presenting the proposed FLUP and zoning amendments in the Deer Pen area in a manner that suggests there is unanimous support for this proposal. What we are saying is that during the Hillcrest Planning process, we did present the concept of change and attempted to visualize the scale of change so folks could respond accordingly.

In response to your second comment, we have not altered or misrepresented the steering committee's recommendations on developing Deer Pen. We are presenting a proposal for a change to the FLUP and the zoning that includes development on less than 50% of the overall Deer Pen property as well as open space preservation on over 50% of the Deer Pen property. This seems to meet the standard of preserving large areas of open space or recreational areas. We believe this is an equitable balance between meeting the needs of future families in the neighborhood and supporting the preservation of important open space and recreational areas for existing and future residents. This is why hearing this matter now as part of the Hillcrest Plan adoption process is so important. The decision makers can review the recommendation in context of the broader Neighborhood Plan and hopefully make a good decision.

In response to your third comment, we have made every attempt to notify residents of the upcoming public hearings on the Hillcrest Plan and any associated FLUP and zoning changes. Postcards were sent out twice to all Hillcrest residents informing them of the process and inviting them to participate. While the last card that went did not include language specific to Deer Pen nor other specific sites of change, it did include references to changes to the FLUP and the zoning with a link to the plan. We also posted specific legal and public notices in the local newspaper, in City Hall, on Facebook & Twitter, and online on the City's website and the State's public notification website.

The attachments include the development scenario of Deer Pen that forms the foundation for the proposed FLUP and rezone requests, and a copy of the notecard sent to all residents.

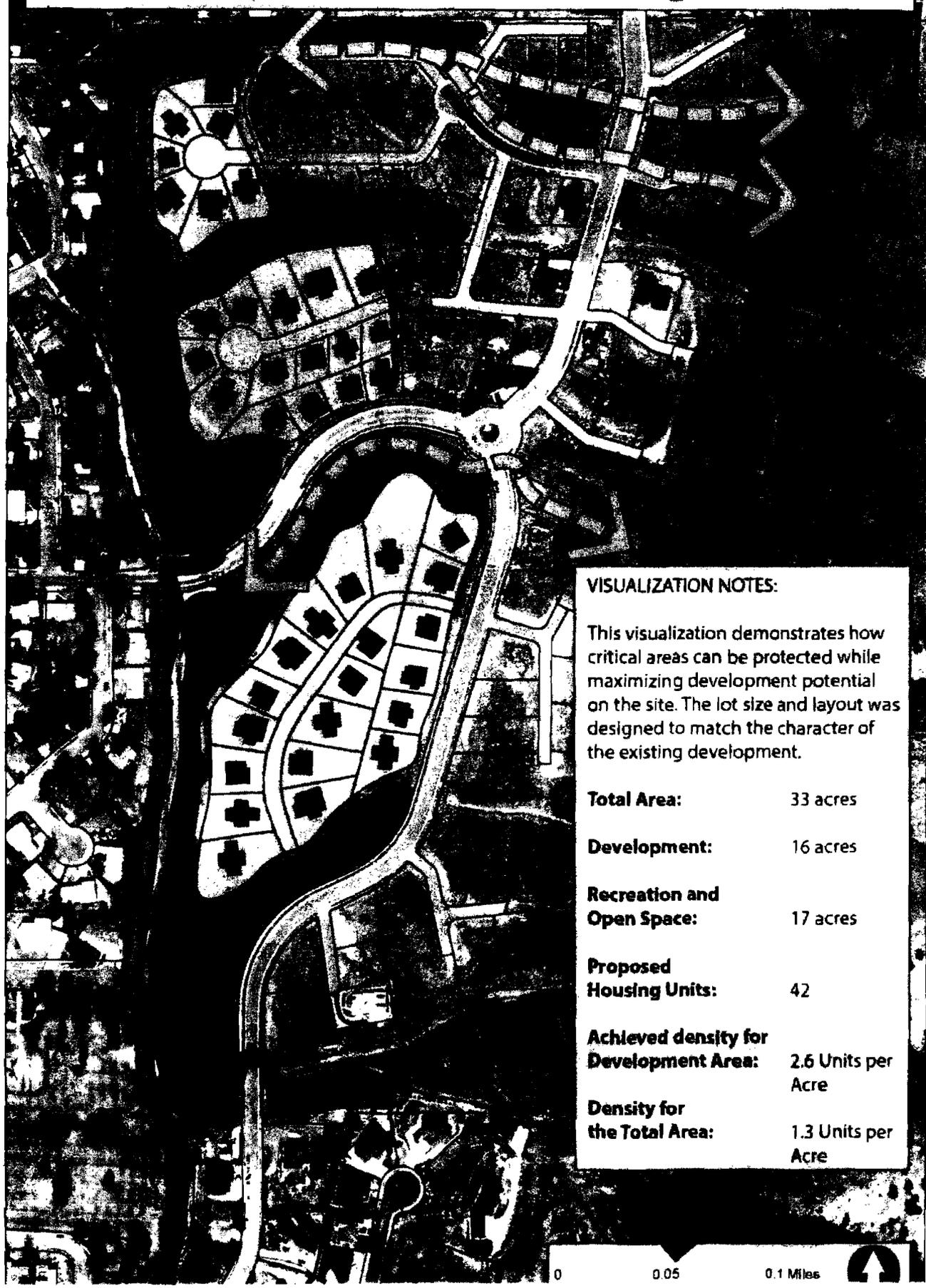
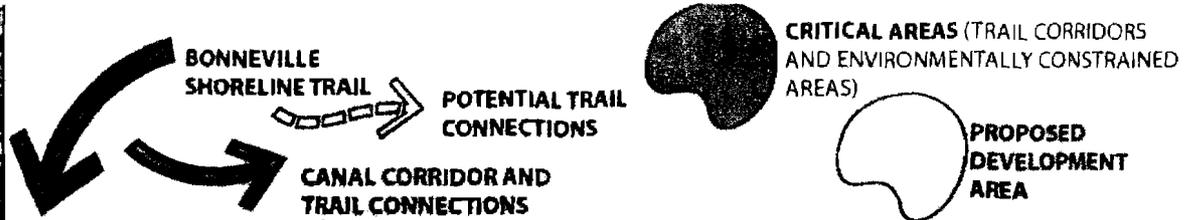
Again, we appreciate your comments and will forward to the Planning Commission. Would also encourage you and others to participate in the public hearings with the Planning Commission.

Mike DeSimone

From: **Sara V Sinclair** <saravsincclair@yahoo.com>
Date: Mon, Jan 25, 2016 at 11:58 AM
Subject: Re: Hillcrest Neighborhood Plan
To: Mike Desimone <mike.desimone@loganutah.org>

Mike, here are my comments re the Hillcrest plan.

1. I feel we need to include a more specific statement re the regulation of rentals. Clear reporting methods; stricter, prompt investigation with prompt enforcement when needed; and enhanced education re the rules for both landlords and tenants. There is a real issue with the number of cars and outside appearance at rental properties. In most cases one can pick them out.
2. I, too, would prefer no development in the deer pen area.



VISUALIZATION NOTES:

This visualization demonstrates how critical areas can be protected while maximizing development potential on the site. The lot size and layout was designed to match the character of the existing development.

Total Area:	33 acres
Development:	16 acres
Recreation and Open Space:	17 acres
Proposed Housing Units:	42
Achieved density for Development Area:	2.6 Units per Acre
Density for the Total Area:	1.3 Units per Acre



Debbie Zilles <debbie.zilles@loganutah.org>

deer pen

1 message

kate twohig <twohig612@yahoo.com>

Thu, Feb 11, 2016 at 3:00 PM

Reply-To: kate twohig <twohig612@yahoo.com>

To: "debbie.zilles@loganutah.org" <debbie.zilles@loganutah.org>

Good Afternoon,

I would just like to send a quick note to encourage you to keep the deer pen area zoned as open space. Open spaces really make Logan special and a wonderful community to live in. The area around the deer pen is being developed by such large houses it would wonderful to see the deer pen remain open space for all to enjoy.

Thank you for your work and your time,
Kate Twohig

Mayor Petersen
Logan City Council
Logan Planning Commission

February 5, 2016

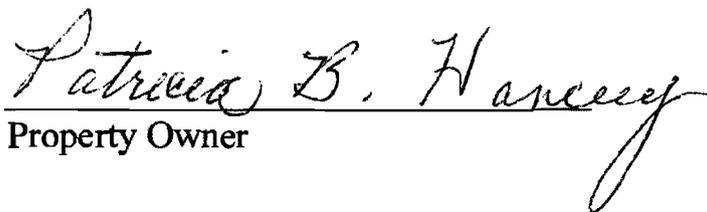
This letter is concerning the property located from 1200 East to 1400 East and 1200 North to 1500 North. The Berntson Family Property.

The current zoning is single family detached residential and yellow on the zoning map. The Future Land Use Development Plan does not show this property as single family.

We would like to see this property remain single family on the Future Land Use Development Plan.

Please take this into consideration as you finalize this plan.

Sincerely


Property Owner



Debbie Zilles <debbie.zilles@loganutah.org>

Planning Commission

2 messages

Laurie Fifield <laurie.fifield@gmail.com>

Thu, Jan 28, 2016 at 9:17 AM

To: debbie.zilles@loganutah.org

Cc: Bryce Fifield <mbfifield@gmail.com>, sherm.conger@gmail.com, Jay and Jane Monson

<monson.jay@gmail.com>, Sherry Funke <funward@aol.com>, Jim Dorward <jim.dorward@usu.edu>

We support the re-zone of the Deer Pen area. We were the first family to move into a home in the Deer Crest addition. During the past eight years a number of issues have arisen that should be considered in this re-zoning.

1. Water Pressure. The water pressure in this area (we live near Aspen Drive) is very low. We understand that the water mains installed by the developer were not those recommended by the city. Since these may connect with the new development, something may need to be done.

2. Private roads and snow removal/street maintenance: Some of the roads currently in the Deer Crest area have been marked as private roads and are not maintained by the city. The new plan has some of these private roads connecting to new neighborhoods. Provisions need to be made to make these connection roads part of the city maintenance schedule.

Originally, an HOA was supposed to have been formed in this area. This never happened, and the California developer has not followed through on any maintenance or care. There are too few homeowners to successfully manage an HOA without the developer's backing. It took six years to get a proper mailbox, and the circle landscaping at 1500 North and Aspen Drive has never been done. The rental house owned by the developer finally got landscaping last year (after seven years.) We don't know how this can be resolved, but would it to be taken into consideration as you plan.

Thank you for your care and concern in our behalf.

Bryce and Laurie Fifield
1948 Pebble Creek Court
Logan, UT. 84341
435-757-6485 (Laurie)
435-757-6484 (Bryce)

Sent from my iPad

Debbie Zilles <debbie.zilles@loganutah.org>

Thu, Jan 28, 2016 at 9:30 AM

To: Amanda Davis <amanda.haycock@gmail.com>, Dave Newman <dtn45976@msn.com>, David Butterfield <dbutterfield@usucu.org>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Russ Price <russ.price@usu.edu>, Sara Sinclair <saravsinclair@yahoo.com>, Tony Nielson <tony.nielson@hotmail.com>, Mike Desimone <mike.desimone@loganutah.org>, Russ Holley <russ.holley@loganutah.org>, Amber Reeder <amber.reeder@loganutah.org>

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Debbie Zilles <debbie.zilles@loganutah.org>

Message from Tina Wolford

2 messages

Debbie Brough <debbie@broughs.net>

Thu, Feb 11, 2016 at 12:36 PM

To: "debbie.zilles@loganutah.org" <debbie.zilles@loganutah.org>

Tina Wolford asked if I would write on her behalf (as she won't be able to come to the meeting tonight and doesn't have access to a computer). She wanted to just voice her opinion as well as that of her neighbors Frank Parker and Steve Dufner in strong opposition to the proposed zoning of the Deer Pen.

Thanks,
Debbie Brough

Debbie Zilles <debbie.zilles@loganutah.org>

Thu, Feb 11, 2016 at 12:42 PM

To: Mike Desimone <mike.desimone@loganutah.org>, Amber Reeder <amber.reeder@loganutah.org>, Russ Holley <russ.holley@loganutah.org>, Aaron Smith <aaron.smith@loganutah.org>, Kymber Housley <kymber.housley@loganutah.org>, Amanda Davis <amanda.haycock@gmail.com>, Dave Newman <dtn45976@msn.com>, David Butterfield <dbutterfield@usucu.org>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Russ Price <russ.price@usu.edu>, Sara Sinclair <saravsinclair@yahoo.com>, Tony Nielson <tony.nielson@hotmail.com>

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Debbie Zilles <debbie.zilles@loganutah.org>

Please preserve the "Deer Pen" open space!

2 messages

L. A. Urness <lauum@hotmail.com>

Thu, Feb 11, 2016 at 11:36 AM

To: "debbie.zilles@loganutah.org" <debbie.zilles@loganutah.org>

To the Planning Commission, City Council and Mayor,

I just want to go on record as opposing any rezone that would increase the development of the "Deer Pen" property. What little open space remains in the area should be preserved for wildlife and non-motorized recreation. Adding more congestion to our already over-crowded infrastructure is an extremely short-sighted plan. Isn't our air quality bad enough already? Packing in more and more development at the expense of open space will destroy the very qualities that have always made Logan such a wonderful place to live. (And let's not forget the earthquake fault line that runs along the property—a major disaster that *will* eventually occur if more houses are built on this land.)

Please, exercise good sense and vision and oppose further development of this area.

Sincerely,

Laura Urness

Debbie Zilles <debbie.zilles@loganutah.org>

Thu, Feb 11, 2016 at 11:41 AM

To: Mike Desimone <mike.desimone@loganutah.org>, Russ Holley <russ.holley@loganutah.org>, Amber Reeder <amber.reeder@loganutah.org>, Aaron Smith <aaron.smith@loganutah.org>, Kymber Housley <kymber.housley@loganutah.org>, Amanda Davis <amanda.haycock@gmail.com>, Dave Newman <dtn45976@msn.com>, David Butterfield <dbutterfield@usucu.org>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Russ Price <russ.price@usu.edu>, Sara Sinclair <saravsinclair@yahoo.com>, Tony Nielson <tony.nielson@hotmail.com>, Craig Petersen <craig.petersen@loganutah.org>

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Debbie Zilles <debbie.zilles@loganutah.org>

Deer Pen Development Feedback - A vote for the open space promised

1 message

Joan Kleinke <joan.kleinke@usu.edu>

Thu, Feb 11, 2016 at 9:01 AM

To: "debbie.zilles@loganutah.org" <debbie.zilles@loganutah.org>

Debbie,

I am for maintaining as much open space as possible. The City seems to be constantly changing their minds and disregarding the promises made when the Deer Crest Development was zoned over 10 years ago. Over half of that land does not have houses on it; what makes the city think opening more residential up here makes sense right now when the development that is there is not fully developed. I realize the city wants its money back for the purchase of that land but when I went to check into buying a cemetery plot I was told that the Logan Cemetery had about 500 spaces left, that won't last forever. Also Lundstrom Park is very busy in the spring and summer and the open space in the Deer Pen would be wonderful for an additional park. When looking at the city's webpages on development and parks and recreation I am wondering if people are becoming short sighted about the types and balance of space needed for our community. Is the zoning commission disregarding these other plans? I didn't have time for a thorough review but there are plans there and are they being considered in this conversation or is the drive to sell the land overriding other needs? I am a vote for as much open space as possible it is just as valuable to the health and well-being of our community.

Thank you Joan Kleinke



Debbie Zilles <debbie.zilles@loganutah.org>

Planning and zoning issues

1 message

JACK PETERSON <jp.cpa@me.com>

Wed, Feb 10, 2016 at 8:46 PM

To: mike.desimone@loganutah.org, debbie.zilles@loganutah.org, margaret.olsen@loganutah.org, geneneedhamlogancity@gmail.com, hdaines60@gmail.com, jfsimmonds@comcast.net, thomascarljensen@gmail.com, herm@hao-law.com, craig.petersen@loganutah.org, teresa.haris@loganutah.org

Dear Logan City Administrators,

We are writing in response to neighborhood meetings and initiatives recently promoted by the planning and zoning department. We would like to be in attendance at the February 11th meeting in person; unfortunately, we are out of town. Therefore, we will try to express our thoughts on the issues as we understand them.

In Area 1, we have worked relentlessly to get and keep this property as single family. The owners want it to stay single family. We want it to stay single family. Area residents want it to stay single family. At a recent city council meeting, we recall hearing about the concern of some council members regarding our city's lack of single family living space. Over the past years, we have gathered petitions with hundreds and hundreds and hundreds of signatures wanting to retain single family zoning for this area. Now, repetitiously, the planning commission come yet again with the destructive agenda of altering this prime family living space. Their research shows (Table 7.2) that, yes, 2 out of the 31 respondents believe we need more commercial zoning in this area. Wow!!! Such findings surely support the creation of a "City Creek" or "Gateway" development in our residential area! We already have 10 acres of mixed use zoning on the Sackett property. Furthermore, we have the northeast corner of the intersection of 1400 North and 1200 East as commercial zoning. This is ample for our needs. There is no need to stir the pot and get everyone upset again (and again, and again). We strongly believe that the FLUP map should match the current zoning in this area.

Another observation we have relates to the enforcement of current zoning requirements. We understand that many homeowners feel that stronger enforcement of the current (existing) standards would greatly benefit the residential homeowners in the area behind Fredricos. It makes more sense to us to enforce existing standards before raising the standard to higher levels.

Question number 5 respondents (on page 61 and 62) overwhelmingly (27 out of 29) want to live in homes and not mixed use properties.

Regarding the Deer Pen area, we strongly support the REC zoning. A nature park, conservation park or cemetery expansion seem most beneficial for the entire city. When I look at a map of New York City, I wonder how different life would be there had someone failed to have had the vision of an open space for a particular space called Central Park.

We submit these thoughts in good faith and look forward to personal dialogue in the future.

Jack and Marsha Peterson



Debbie Zilles <debbie.zilles@loganutah.org>

Comments on Planning Commission action

1 message

Laurie McNeill <laurie.mcneill@gmail.com>

Thu, Feb 11, 2016 at 8:14 AM

To: debbie.zilles@loganutah.org

Dear Ms. Zilles,

I am writing to express my OPPOSITION to the Planning Commission's proposed rezoning of the Deer Pen property to allow more housing development.

As the Hillcrest Neighborhood plan was developed, a great emphasis was placed on preserving open space in the area. Indeed, the Hillcrest Neighborhood values described in the plan include, "a strong connection to open space and recreational opportunities." During the open house meeting about the plan, three options for developing the Deer Pen property were presented, ranging from maximum open space to maximum development. Residents clearly expressed a desire to keep that area as open space, yet the proposed plan is pushing the maximum development option.

The City's recent improvement to the path along the canal has been a tremendous boost to our neighborhood. Don't ruin that new feature by hemming it in with houses.

Please respect the wishes of Hillcrest residents, and KEEP OUR OPEN SPACE. Do not rezone the Deer Pen property from Recreational to Detached Residential.

Sincerely,

Dr. Laurie McNeill
homeowner in the Hillcrest area since 2000
1767 E 1700 N
Logan, UT 84341



Debbie Zilles <debbie.zilles@loganutah.org>

Reject zoning changes to Deer Pen Area

1 message

Lisa Ward <ljacobsonward@gmail.com>

Thu, Feb 11, 2016 at 7:05 AM

To: debbie.zilles@loganutah.org

Dear Logan City Planning Commission,

I am writing with regards to the proposed zoning changes to the Deer Pen Area. **I urge you to vote AGAINST the proposed zoning changes in the Deer Pen Area.** Over the 11 years that I have lived in the Lundstrom Park area this area has been developed for housing yet there are still only 5 or 6 houses that are inhabited. It seems short-sighted to allow for more when we can not even fill the ones that have been planned. I live on 1500 North and I see **hundreds of people** walking up my street to enjoy this open space area. Not just people with dogs, or joggers, but people from across the spectrum of our community. **There are so many houses for sale in the city on already developed land, and so many other developments with houses for sale.** Once this open space is gone we can not get it back. Please consider leaving this area as planned so that the community can continue to use and enjoy this area as it is. **Open space is valuable to our community.**

Thank you for your time and consideration,

Lisa Ward
1728 E 1500N
Logan



Debbie Zilles <debbie.zilles@loganutah.org>

Deer Pen rezoning

2 messages

Gary Etherington <ge4554@yahoo.com>

Wed, Feb 10, 2016 at 4:28 PM

Reply-To: Gary Etherington <ge4554@yahoo.com>

To: "debbie.zilles@loganutah.org" <debbie.zilles@loganutah.org>

Dear Ms. Zilles,

As I am not sure I will be able to attend the planning and zoning meeting on Thursday Feb. 11th, I am writing to express my opinion on the rezoning proposition for the "Deer pen" property. I feel that this is some of the last open space available in our city and if lost to development can never be replaced. It is a beautiful area that should be preserved for its natural beauty. It is also valuable winter range for the valley's deer herd and if lost moves more deer into the residential areas to eat and destroy resident's landscaping. Please recommend to the commission that the rezoning be denied and leave this open space open.

Thank you,
Gary Etherington
1775 E 1350 N
Logan, UT 84341

Debbie Zilles <debbie.zilles@loganutah.org>

Wed, Feb 10, 2016 at 4:28 PM

To: Mike Desimone <mike.desimone@loganutah.org>, Russ Holley <russ.holley@loganutah.org>, Amber Reeder <amber.reeder@loganutah.org>, Aaron Smith <aaron.smith@loganutah.org>, Kymber Housley <kymber.housley@loganutah.org>, Amanda Davis <amanda.haycock@gmail.com>, Dave Newman <dtn45976@msn.com>, David Butterfield <dbutterfield@usucu.org>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Russ Price <russ.price@usu.edu>, Sara Sinclair <saravsinclair@yahoo.com>, Tony Nielson <tony.nielson@hotmail.com>

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Debbie Zilles <debbie.zilles@loganutah.org>

Deer Pen Zoning Changes

2 messages

Amy Ogilvie <ogilviealt@gmail.com>

Wed, Feb 10, 2016 at 2:30 PM

To: debbie.zilles@loganutah.org

To the Logan Planning Commission,

Our family would like to make our voices heard in the upcoming decision to make zoning changes to the Deer Pen area for housing development. We are OPPOSED to this plan. We have a beautiful mountain range, lets not make our mountainside look like Bountiful or worse, Southern California. We must preserve these beautiful spaces!

Thank you very much,

The Ogilvie family

Russell, Amy, Morgan, Britton, Paige, Darien and William

Debbie Zilles <debbie.zilles@loganutah.org>

Wed, Feb 10, 2016 at 2:39 PM

To: Mike Desimone <mike.desimone@loganutah.org>, Russ Holley <russ.holley@loganutah.org>, Amber Reeder <amber.reeder@loganutah.org>, Aaron Smith <aaron.smith@loganutah.org>, Kymber Housley <kymber.housley@loganutah.org>, Amanda Davis <amanda.haycock@gmail.com>, Dave Newman <dtn45976@msn.com>, David Butterfield <dbutterfield@usucu.org>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Russ Price <russ.price@usu.edu>, Sara Sinclair <saravsinclair@yahoo.com>, Tony Nielson <tony.nielson@hotmail.com>

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Debbie Zilles <debbie.zilles@loganutah.org>

Fwd: Planning Commission

1 message

Carol Eames <ceames@kirkgray.com>
To: debbie.zilles@loganutah.org

Tue, Feb 9, 2016 at 7:40 PM

—— Forwarded Message ——

Subject: Planning Commission
Date: Tue, 9 Feb 2016 18:24:39 -0700
From: Carol Eames <ceames@kirkgray.com>
To: debbie.zilles@loganutah.org**Planning Commission Regarding zoning change**

we would like to have our voice heard. We oppose our open lands to be developed. Once they have been developed they are gone forever. When they are open space they are always their for our use. These lands are to important to lose, these lands are irreplaceable and much more important than the almighty dollar. Think of the people first.

Ken and Carol Eames

1521 North 1770 East

Logan, Utah 84341

435-752-7144



Debbie Zilles <debbie.zilles@loganutah.org>

Preserve Deer Pen Area

1 message

lauri.sorenson@comcast.net <lauri.sorenson@comcast.net>

Tue, Feb 9, 2016 at 9:36 PM

To: debbie.zilles@loganutah.org

I can't attend the Planning Commision meeting Thursday, but I oppose rezoning the Deer Pen Area. Let's preserve what open space we have!



Debbie Zilles <debbie.zilles@loganutah.org>

Zoning Change to Deer Pen Property

1 message

Rita Whiting <jon.and.rita@gmail.com>

Tue, Feb 9, 2016 at 8:12 PM

To: debbie.zilles@loganutah.org

Hello. I live in the Lundstrom Park area by the canal and wanted to voice my **opposition** to changing the zoning to accommodate more housing developments. Logan needs to keep as much open space as possible to keep it beautiful and a nice place to live. Please, please, please keep the space open!!

Thank you.

—

Rita



Debbie Zilles <debbie.zilles@loganutah.org>

deer pen zoning changes

3 messages

Marge Mascher <margeandtracy@gmail.com>
 To: debbie.zilles@loganutah.org

Tue, Feb 9, 2016 at 2:40 PM

As a resident of the neighborhood on 1500 North just west of the proposed development, I want to add my opinion on the proposed zoning change.

Housing growth on the uphill side of the proposed zoning change has been relatively slow and I don't anticipate that there will be a huge rush to develop the proposed area. Green areas are, of course preferable to additional homes in the area. Access to the Bonneville shoreline trail is critical. It should be noted that this area is extremely popular all year round for pedestrians accessing the trail, Lundstrom Park, or just out for exercise. In addition, the city plan shows that 1500 North will probably be a designated shared bike path.

My major concern with any of the options is that the amount of traffic coming down the 1500 North hill will continue to increase, making it less safe for pedestrians as well as homeowners entering and leaving driveways along the street. Cars tend to speed up coming down the hill, often going over 40 mph by the time they reach my house. It would be extremely helpful if plans were made to ensure slower traffic on 1500 North, such as speed bumps, pedestrian crossing signs, etc.

In addition, the corner of 1500 North and 1600 East needs to be reevaluated with the increased traffic. Since 1500 North traffic has to stop for 1600 East traffic, there can be a substantial wait at that corner...especially early morning or late afternoon. Much of the traffic at that intersection turns left or right, creating confusion about right of ways. This confusion would be increased if there is increased bike and pedestrian traffic as planned.

Thank you for considering my input

—
 Marge Mascher
 1788 East 1500 North
 435-213-3303

Debbie Zilles <debbie.zilles@loganutah.org> Tue, Feb 9, 2016 at 2:40 PM
 To: Mike Desimone <mike.desimone@loganutah.org>, Amber Reeder <amber.reeder@loganutah.org>, Russ Holley <russ.holley@loganutah.org>, Aaron Smith <aaron.smith@loganutah.org>, Kymber Housley <kymber.housley@loganutah.org>, Amanda Davis <amanda.haycock@gmail.com>, Dave Newman <dtn45976@msn.com>, David Butterfield <dbutterfield@usucu.org>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Russ Price <russ.price@usu.edu>, Sara Sinclair <saravsinclair@yahoo.com>, Tony Nielson <tony.nielson@hotmail.com>

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Debbie Zilles <debbie.zilles@loganutah.org>
 To: Marge Mascher <margeandtracy@gmail.com>

Tue, Feb 9, 2016 at 2:41 PM

Thank you Marge, your comments have been forwarded to Staff and the Planning Commission.

Debbie Zilles
 Logan City Community Development
 290 North 100 West
 Logan, UT 84321
 435.716.9021



Debbie Zilles <debbie.zilles@loganutah.org>

Message from Jennifer Sinor and Michael Sowder

2 messages

Debbie Brough <debbie@broughs.net>

Tue, Feb 9, 2016 at 12:32 PM

To: "debbie.zilles@loganutah.org" <debbie.zilles@loganutah.org>

My husband, Michael Sowder, and I have lived in Logan for many years. We have owned a house in Lundstrom Park long before there were any houses below the Bonneville Trail. We remember what open space really looked like, and we are saddened by all the development that has happened. We are very much opposed to the zoning changes being proposed for the Deer Pen Area. We believe in open space, and, according to the Logan City General Plan, so does the city of Logan.

We are asking the Planning Commission to keep the Deer Pen area as one of the few remaining open spaces below the Bonneville. We do not need more houses. We need places for animals and birds and kids. We need places for our eyes to rest. We need places to walk and places to wander. We need our open spaces.

Sincerely,

Jennifer Sinor and Michael Sowder
1626 East 1400 North
Logan Ut

Jennifer Sinor
Professor of English
Utah State University
3200 Old Main Hill
Logan UT 84322-3200
435.797.3304

<http://jennifersinor.com>

Debbie Zilles <debbie.zilles@loganutah.org>

Tue, Feb 9, 2016 at 1:40 PM

To: Mike Desimone <mike.desimone@loganutah.org>, Russ Holley <russ.holley@loganutah.org>, Amber Reeder <amber.reeder@loganutah.org>, Aaron Smith <aaron.smith@loganutah.org>, Kymber Housley <kymber.housley@loganutah.org>, Amanda Davis <amanda.haycock@gmail.com>, Dave Newman <dtn45976@msn.com>, David Butterfield <dbutterfield@usucu.org>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Russ Price <russ.price@usu.edu>, Sara Sinclair <saravsinclair@yahoo.com>, Tony Nielson <tony.nielson@hotmail.com>

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Debbie Zilles <debbie.zilles@loganutah.org>

message from Gary and Mary Bennett

2 messages

Debbie Brough <debbie@broughs.net>

Tue, Feb 9, 2016 at 8:14 AM

To: "debbie.zilles@loganutah.org" <debbie.zilles@loganutah.org>

> To Whom It May Concern:

>

> We favor keeping the Deer Pen area open space. We need some natural beauty in our lives. This space is priceless. Please don't cram it full of homes and roads. There are plenty of other areas in our valley which are more suitable for homes. Let's preserve the water shed, and the natural look of the mountain side!

> Sincerely,

> Gary and Mary Bennett

Debbie Zilles <debbie.zilles@loganutah.org>

Tue, Feb 9, 2016 at 8:17 AM

To: Mike Desimone <mike.desimone@loganutah.org>, Amber Reeder <amber.reeder@loganutah.org>, Russ Holley <russ.holley@loganutah.org>, Aaron Smith <aaron.smith@loganutah.org>, Kymber Housley <kymber.housley@loganutah.org>, Amanda Davis <amanda.haycock@gmail.com>, Dave Newman <dtn45976@msn.com>, David Butterfield <dbutterfield@usucu.org>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Russ Price <russ.price@usu.edu>, Sara Sinclair <saravsinclair@yahoo.com>, Tony Nielson <tony.nielson@hotmail.com>

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Debbie Zilles <debbie.zilles@loganutah.org>

proposed Deer Pen rezoning

2 messages

Sherry Funke <funward@aol.com>

Fri, Jan 29, 2016 at 4:45 PM

To: debbie.zilles@loganutah.org

To: The Planning Commission

We are disappointed that our residence did not receive a "door tag" alerting us to the proposed Deer Pen Property re-zoning change meeting. Because a neighbor passed it on, we were made aware, but too late to attend the meeting on Thursday evening. A re-zoning stands to substantially change the traffic flow in our area.

We signed a reservation agreement for our lot #2 of the Deer Crest Subdivision in 2006, and purchased it in 2007. The developer promised many things that have not come to pass- some we are glad about (an HOA) and some disappointing (general upkeep, fencing, covenants that have not been enforced). He also promised high density housing, single family detached condos in the most northwestern area of the subdivision, near Remainder 8, and lower density, larger lots in the southern section. Mixed density is good for any community and we support that.

However, prior to purchasing the lot, in June of 2007, I spoke with Steve Mumford who worked as a Planner for Logan City. He said that Remainders 10 and 11 were designated to be a cemetery. This pleased us that it would be a non developed area, so we proceeded with our lot purchase. Since then, the area in a part of Remainder 11 has been made into a storm drain/ water retention basin. It is disappointing that Remainder 10 will now be considered for re-zoning to build homes.

Recently Logan City also designated the northwestern border area as a dog run and an asphalt trail was constructed. I have seen a number of people taking advantage of this for their dogs. Will this still remain or be scrapped? Dog runs are a much needed part of any community.

Traffic flow on the plan for the southern most group of proposed lots is a big concern to us. In the 5 years we have been in our home, we have seen many vehicles racing up and down the hill on the southern outlet of that group, across from our drive (Sagewood Lane). In the winter it is icy, in fact cars sliding downhill have taken out several of the trees in the median that Logan City maintains. In addition, the visibility, due to the hill, is poor. A southern outlet there would be dangerous in our opinion.

Overall, we favor a more non developed option for Remainder 10, on the south, keeping the dog run, but continuing with the original plan for higher density in the northern part of the development.

Thank you,
 Sherry Funke
 Jim Dorward
 1340 Sagewood Lane
 Logan

Debbie Zilles <debbie.zilles@loganutah.org>

Fri, Jan 29, 2016 at 4:53 PM

To: Mike Desimone <mike.desimone@loganutah.org>, Russ Holley <russ.holley@loganutah.org>, Amber Reeder <amber.reeder@loganutah.org>, Kymber Housley <kymber.housley@loganutah.org>

[Quoted text hidden]



Debbie Zilles <debbie.zilles@loganutah.org>

Deer Pen area

1 message

Andrea Melnick <meandrea@umich.edu>
To: Debbie Zilles <debbie.zilles@loganutah.org>

Mon, Feb 8, 2016 at 9:40 PM

Hi Debbie and the Planning Commission,
I know that you will be voting on Thursday on whether to recommend zoning changes to the Deer Pen area. I am unable to attend the meeting, but I wanted to let you know that I strongly oppose this zoning change. I want the city to protect and preserve this open space. Open spaces are a valuable part of our community where children play, people walk, families bike, etc., etc. It is open spaces that make neighborhoods desirable places to live and add to the vibrant energy of a community. Logan already has lost too many of its open spaces. We must preserve what makes Logan unique because that is why we value Logan and what attracts people to our town. Using this land for expanding our trail system or preserving the natural beauty of the area rather than for accommodating further housing development would be a wise decision that would benefit us all.

Thank you.

Andrea Melnick



Debbie Zilles <debbie.zilles@loganutah.org>

Please preserve the Deer Pen area

1 message

ben.gunsberg@usu.edu <ben.gunsberg@usu.edu>

Mon, Feb 8, 2016 at 9:17 PM

To: debbie.zilles@loganutah.org

Dear Debbie,

I am writing because I cannot attend the Planning Commission meeting on Thursday, February 11, and I would like to add my voice to the chorus of voices that oppose development of the Deer Pen area. I support the creation and maintenance of trails connecting to the Shore Line trail, but I do not support housing developments. I hope the committee views this area as a treasure and votes to maintain its natural beauty and integrity.

As stated in the Logan City General Plan, "Open lands have numerous tangible and intangible benefits....They are too important to be squandered." These are wise words. I truly hope the committee feels the same.

Thank you,

Ben Gunsberg
1544 N 1770 E
Logan, UT 84341



Debbie Zilles <debbie.zilles@loganutah.org>

Deer pen

1 message

Steven Kjar <stevenkjar@gmail.com>

Mon, Feb 8, 2016 at 8:12 PM

To: "debbie.zilles@loganutah.org" <debbie.zilles@loganutah.org>

Debbie,

I live in the hillcrest neighborhood and would like to let you know that I opposed to any change of zoning to the deer pen area. Allowing housing in this area would be detrimental to our peaceful neighborhood.

Thanks,

Steven Kjar

From: **Maureen Koeven** <maureenkoeven@yahoo.com>
Date: Mon, Feb 8, 2016 at 8:16 PM
Subject: deer pen voting

I am writing in concern for the February 11th vote on whether there should be zone changes for housing development in the Deer Pen area. I am strongly against housing there. We live in the surrounding area and walk/enjoy the Deer Pen area every day! That is one of the main reasons we chose to purchase a home in the area. The natural beauty that has been left is priceless!! It would be an absolute shame to lose that open space. I am very opposed to this zoning change.

Please think of our future generations and what there will be left for them to enjoy and explore. Thank you for your time and I hope that this beautiful native area will stay intact and wild.
Sincerely, Maureen Koeven -a Lundstrom park area resident

Message to be forwarded to Planning Commission ahead of February 11 Meeting

2 messages

Gregory Podgorski <greg.podgorski@usu.edu>
To: Debbie Zilles <debbie.zilles@loganutah.org>

Wed, Feb 10, 2016 at 3:31 PM

Hi Debbie,

I tried sending the message below through the Planning Commission website, but didn't get any response when I hit the send button. I'm requesting that you forward the body of the message below to all Planning Commission Members ahead of the February 11 meeting.

Thanks very much,

Greg

Dear Planning Commission Members:

I am writing in strong opposition to the proposed rezone within the Deer Pen area. The neighborhood adjacent to this property has a long history of wanting to see this land left without housing development. We believed a solution had been reached on June 7, 2005 when the Municipal Council approved a plan to zone this land as Public for eventual expansion of the Logan Cemetery. In fact, the entire history of development in the Deer Pen area was premised on selling only enough lots for housing development to recoup the costs of land purchase for the future cemetery (see p. 6 of the Logan Municipal Council minutes June 7, 2005). This history aside, which I've been told has no bearing on any current decisions of the Planning Commission (p. 2 of the draft minutes of the January 28, 2016 Planning Commission Meeting), the current planned public lands should be preserved without housing development to meet the vision for Logan City described both in the Logan City General Plan and in the more recent Hillcrest Neighborhood Plan.

The Logan City Plan presents a wise vision for the future. "Open lands are a vibrant part of the City of Logan's identity, creating an indelible impression as one arrives into the valley." "Once open lands are developed or surrounded by incompatible uses, their inherent value is lost or diminished. These lands are irreplaceable. They are too important to be squandered." (Section 11.2, p. 11-3) "Many open space lands are being developed and if this course continues, Cache Valley will soon reach a tipping point where existing uses are no longer viable and their overall quality is diminished by the encroachment of development." (Section 11.2.2, p. 11-4).

In the Hillcrest Neighborhood Plan, a document that emerged from the hard work and input of the Hillcrest Community, open space is given high priority, new housing development is not. "Hillcrest is defined by its access to open space and recreation. Residents expressed this sentiment throughout the planning process. This strong connection will help to keep Hillcrest a desirable neighborhood for folks that enjoy easy access to recreational amenities." (p. 87) This sentiment appears below one of the eight value statements of the neighborhood -

Planning Commission Meeting on February 11, 2016
"A strong connection to open space and recreational opportunities in the community." No value statement
champions filling in the precious remaining open spaces with expanded housing developments.

The case was made at the January 28, 2016 Planning Commission Meeting that the development plans preserve open space. This is a specious argument, particularly for the proposed Visualization 3 (see p. 100 of the Hillcrest Neighborhood Plan) which leaves only narrow fingers of non-developed land, mostly consisting of retention ponds or strips of land bordering roadways. In examining the current zoning map for the Hillcrest Neighborhood (for example, see p. 98 of the Hillcrest Plan), it is striking how much of the current public land will be filled in by the proposed housing developments under visualizations 2 and 3. This land should be and must be left without housing development. To do otherwise is violation of trust within the Hillcrest Neighborhood and an abandonment of the guiding principles of the Logan City General Plan.

I urge you not to approve the rezone from Public Lands to either Visualization 2 or 3. A rezone to Recreation as shown in Visualization 1 is acceptable, as is maintaining the land as Public for its initially intended use for expansion of the Logan Cemetery whenever that becomes necessary.

Sincerely,

Greg Podgorski

1802 East 1700 North

Logan, UT

greg.podgorski7@gmail.com

Debbie Zilles <debbie.zilles@loganutah.org>

Wed, Feb 10, 2016 at 3:32 PM

To: Mike Desimone <mike.desimone@loganutah.org>, Amber Reeder <amber.reeder@loganutah.org>, Russ Holley <russ.holley@loganutah.org>, Aaron Smith <aaron.smith@loganutah.org>, Kymber Housley <kymber.housley@loganutah.org>, Amanda Davis <amanda.haycock@gmail.com>, Dave Newman <dtn45976@msn.com>, David Butterfield <dbutterfield@usucu.org>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Russ Price <russ.price@usu.edu>, Sara Sinclair <saravsinclair@yahoo.com>, Tony Nielson <tony.nielson@hotmail.com>

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"Deer Pens" re-zone.

1 message

John Nelson <chemed@comcast.net>

Thu, Feb 11, 2016 at 8:33 AM

To: debbie.zilles@loganutah.org

Cc: debbie.zilles@loganutah.org

Good Morning.

We are writing in regard to the proposed re-zoning of the area just to the east of our home, the so-called "Deer Pens" area. We both attended the recent meeting and I made some comments. I had wanted to discuss the "history" of the original approval of the plan for the "Deer Crest Development," which we had been told had been made necessary in order to "pay back the cemetery fund" when that land was acquired by Logan city (purportedly, then, as a site for future cemetery). At the time, as I think I mentioned, we were told that, until the land was needed for cemetery, it would be maintained as "open space," and possibly some of it turned into recreation use such as sports fields. The selling of (at first 30-something, then expanding to 90-something) building lots was going to be necessary to generate the pay-back funds. Gradually, it was "promised," as the need for cemetery became more "imminent," the area would be planted in grass and landscaped, which would provide a pleasant, publically accessible area, although no longer "natural."

Since that time, the retention ponds have appeared, and much of the land has provided convenient "storage/dumping/parking" ground for dirt, rocks, detritus, and equipment used for the canal enclosure project. But, basically, it remains "undeveloped," "naturally landscaped" with sage and rabbitbrush. And OPEN. The choice to place the 90-something building lots in an "arc" up high on the property was to minimize the loss of mountain visual access. All of this was bantered over and the plan was worked out over a series of community meetings coordinated by city representatives and, finally, approval by "your" committee and City Council.

But, as our City Attorney (who was in the same role then) is now telling us, administrations change. Yes, some of the reluctant folks among us back then drew upon the wisdom of previous experiences and warned that "They won't stick to those commitments." We were, admittedly, (more than) a bit naïve. So, here we are.

You will be relieved to know that Rita and I do NOT plan to attend tonight's meeting. I don't know what else to say to you, except to write this note so that you know that we DO, indeed, "care." Yes, we very much value our "relationship" with the natural beauty of the undeveloped spaces. Yes, we agree wholeheartedly with the "mission statement" of Logan City which states, "Once open lands are developed or surrounded by incompatible uses, their inherent value is lost or diminished. These lands are irreplaceable. They are too important to be squandered" and "Open lands serve many different purposes and have numerous tangible

and intangible benefits. Open lands are an important ingredient of a healthy and prosperous community.”
YES.

Of the 90+ building lots originally designated, only about 10% have had any development at this point, now nearly a decade later. Although we realize that undeveloped lots do not contribute as much to the City coffers in the way of property taxes, and that the City must supply services to the area, we are very much concerned (querulous, even) that there is a movement at this time to make available a significant number of additional building lots, which will effectively eliminate the usable portion of the remaining open space in this area which we value so much ... and, of course, we are wondering why you folks don't value it also.

Thanks for “listening” to us and considering our strong opinion on this matter. We hope that the proposed re-zone of the “Deer Pens” area will be dropped ... or at least “tabled,” until some future time when the “need” actually develops ... if ever. Hopefully, “future administrations” will redevelop the love of esthetics and see fit to preserve this area “forever.”

Thanks for your patience.

Dr John and Rita Nelson

1785 East 1500 North

Logan, Utah 84341

435-752-0105

chemed@comcast.net

PS If, by some chance, the re-zone does go ahead, we BEG that high standards be maintained for whatever is developed in that area. It is a very special place, and would seem not to be one for “mass production” builders to put up one spec home after another. That is our hope. Our quality of life AND our property values are at stake.

PPS While you're at it, could you use your “influence” to see that something is done to control auto velocities up and down that 1500 N hill? Please! Currently there is not a crossing of the trail from the canal on the south to the new trail on the north. Couldn't a crosswalk be created there with a reduced (15mph?) speed limit, which would provide safety for crossers AND control auto speeds? Just a thought. (A powerful one!)

Again, thanks! jjn

Larry Brown * PO Box 4693 * Logan UT 84323 * (435)764-9557

November 21, 2015

Mr. Mike Desimone, Director
Logan Community Development Dept.
290 N. 100 W
Logan, Utah 84321

Dear Mr. Desimone:

This is in response to your request for public comment on the Hillcrest Neighborhood Plan, Draft 10-19-15. These comments are made to you in hopes of effecting departmental changes and where that is not the case, for you to submit on my behalf to the Planning Commission hearing on the same issue. These comments are submitted taking you at your word at the neighborhood meeting: That once the plan goes through process with hearings before the planning commission and city council, once adopted, implementation occurs once money becomes available, and on that basis, some portions may become reality shortly after plan adoption; other portions may never come to be and others between.

I have limited my comments to three issues.

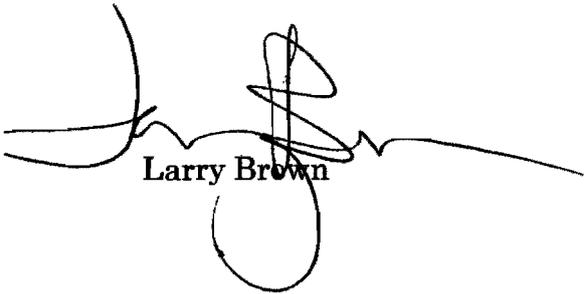
NEIGHBORHOOD ISSUES. Page 55, Q2 of your survey asks residents what the issues of the neighborhood are, what areas need improvement. Fifteen different categories of 67 responses are shown. Of those, 45, more than two-thirds, pertain to rentals; 22 responses pertain to all other categories. This continues the trend I have witnessed at every Hillcrest neighborhood meeting of the past five years in which residents have come forward and complained about over-occupancy of unrelateds, and other rental/landlord issues. Your response with one sentence on page 90 and a small box on page 110 offers the same comments given at the meetings -- there should be consequences and something should be done. An overwhelming number of complaints pertain to rentals, and less than a miniscule amount of the 30 pages of recommendations pertain to solving those problems. Even though this is a grandiose plan often void of detail, it is time the city specified a response. If a state law needs to be tweaked, commit to that effort; strengthen city ordinance accordingly; provide one phone number for complaints; commit to response in three days and citations in two weeks, etc. It is time that the city do what is necessary to respond to the complaints or give up the masquerade of meetings and plans claiming responsiveness to the public. (Please note that in five years, I have had absolutely no problem with my neighbors and have never lodged a complaint with the city. I raise this issue because I am tired of listening to residents complain very seriously about the impact of rentals (diminished quality of life), over and over again, and the city doing nothing.)

10TH NORTH BOULEVARD. In calling for a calming effect/streetscape/boulevard treatment, you fail completely to recognize the street with its current assets and the amazingly utilitarian way in which it serves a broad area. It is not frenetic; it is very purposeful. And, the police department does a good job of enforcing the permit system.

*** Between 1200 and 1400 East, on the south side of the street, there are more than 50 existing trees, mainly mature, mainly within 20 feet of the street, mainly on private property. A few are in the parkway. You propose new trees in the very narrow parkway, which in some places would conflict with existing trees and in other places provide a strangely overgrown density. Why is such conflict and overgrowth necessary? Are you going to clear-cut on private property? Who is going to maintain and clean up after your new trees which are unnecessary on this strip?

*** 1000 North from 1200 East, east serves an unusual, large and diverse area and is a highly functional street: many personal vehicles and heavy commercial vehicles serving residential areas to the east, Hillcrest Elementary School and as a conduit along 15th to the highway. Significantly, 1000 North, from 1200 East to just short of 1400 East, carries a great deal of college related traffic, largely students, parents and suppliers who drive east on 1000 north from 12th, usually almost up to 1400 East, make a U-turn and drop and pick up people and materials, and or park. It works, it's safe, it's legal and it provides a great service. To destroy this with unneeded "calming" promises all sorts of unintended consequences including aggravating parking and increasing traffic on other, currently peaceful or side streets all around the area. There are speeders on the street but not an unusual number. (I live in the 1300 block of 1000 North, I do not make U-turns but I marvel at the street's usefulness.)

REALIGNMENT OF 1000 NORTH AT 1200 EAST. The Logan Municipal Cemetery is one of the most amazing I have ever seen: huge, beautiful, tribute to those who have passed and heritage, tribute to the living in the widespread active attention to graves, and heavily used by students and others for walking, jogging and bicycling, as well as a repository for earthly remains. This is one of the city's true jewels; as a park, it is probably the second most heavily used in the valley in terms of daily human use. The misaligned 10th/12th intersection is no different than many others all over town, and the valley. It does not cry for alignment; certainly it is not one of the top ten traffic problems in this city of huge traffic problems. Realignment of the street is a waste of tax money; any encroachment on the cemetery would be a travesty. I oppose it and think you should delete it. (If anything, you should be working to expand the cemetery by seeing if a mutually advantageous land swap with the university could provide for expanding the cemetery on a contiguous basis.)



Larry Brown

Jan. 13, 2016 comments by Michael Timmons regarding documents posted on www.loganutah.org/CD

1. The Hillcrest Neighborhood Plan draft posted IS NOT the most recent one reviewed by the Steering Committee at our last meeting on Oct. 28. That draft, dated 10.19.2015, included several notable updates that we discussed and supported as a group. Although my comparative review between the two has been a bit cursory, I have noted the following omissions from the posted draft:

p. 90 – additional bulleted recommendation under Sidewalks: Lighting along streets should be pedestrian in scale and reduce light pollution.

Fig. 10.1 has an additional action item (lighting along streets should be pedestrian in scale and reduce light pollution)

p. 105 – the graphic schematic of traffic calming at 16th E and 10th N is missing.

p. 107 – the entire recommendation regarding lighting, and the photo of 1200 E lighting, are missing.

p. 112 – the entire section dealing with lighting is missing

I've attached the 10.19 draft in case the original has strayed.

2. I'm a bit confused about process, regarding proposed changes to the Future Land Use Plan (FLUP) and the Zoning Map. It has always been my understanding that the FLUP came first, as the guiding document expressing a desired future. Once accepted and in place, the zoning could be amended to help realize aspirations established by the FLUP.

The documents posted on the Community Development website reflect that logic in the case of properties along the east side of 12th E, where the recommendation is made to change designations on the FLUP, but not yet on the Zoning Map.

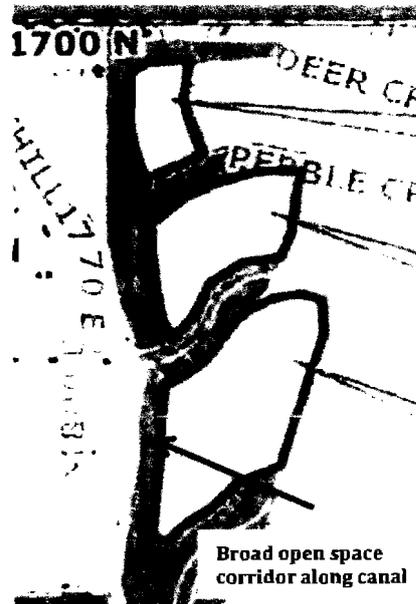
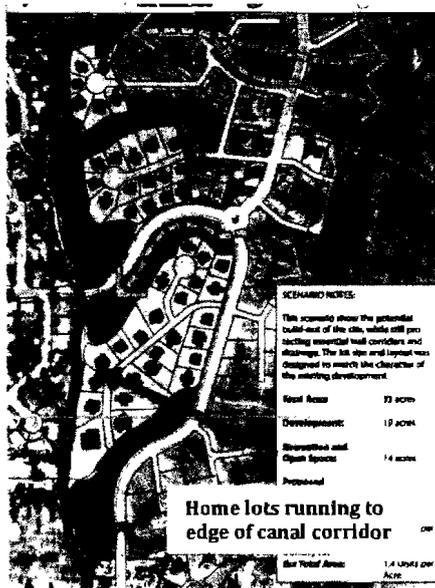
However, in cases of the Deer Fence property and the parcel on the corner of 12th E and 9th N, both the FLUP and Zoning Map are being proposed for change at the same time. To me, it seems to be putting the cart before the horse to request somewhat controversial zoning changes before or concurrently with consideration and acceptance of the land use plan.

3. I know that we discussed the Deer Fence Property quite extensively, and decided to "lay the development scenarios out there" for public reaction. I did not recall any consensus among either planners or steering committee members that an aggressive posture of rezoning was merited. Is there not an option on the FLUP to indicate that area as green and yellow striped, to indicate open space for future development consideration?

I make this case largely in recognition of the rather overwhelming commentary received at the public meeting favoring retention of that area as open space. By my tally of Table 7.3 in our Neighborhood Plan document, 5 responses were pro-

development while 23 responses were anti. It seems rather two-faced of us to solicit public input, and to turn around and go so far as proposing a re-zone in the face of the opinions we heard.

4. Regardless of other's feelings thoughts about the Deer Fence Property, I would hope that the southernmost node of development shown on Deer Pen Scenario 3 depicted in the Neighborhood Plan, map 10.6 on p. 100, could be revised by removing the westernmost 4 home sites to protect an enhanced canal trail buffer. This would be in keeping with the statement on the previous page stating that "If development is proposed for the Deer Pen Property, it should incorporate a large portion of open/recreation space." Indeed, both the FLUP Amendment plan and Zoning Map amendments as presented do indicate a broader open space buffer in this area. If map 10.6 is not altered before it goes public and the neighborhood plan is accepted, this graphic (because of its exacting detail) will be used by a developer to override the wider green line indicated on the FLUP and Zoning amendments. (See graphic below).



Left: Map 10.6, Scenario 3, from Hillcrest Neighborhood Plan Draft
Right: Detail from proposed Future Land Use Plan Amendment



Debbie Zilles <debbie.zilles@loganutah.org>

Re: Deer Pen Revision Update

2 messages

Jay Monson <monson.jay@gmail.com>

Thu, Feb 25, 2016 at 11:57 AM

To: Debbie Zilles <debbie.zilles@loganutah.org>

Thank you very much for sending these to me, Debbie. Unfortunately, We will be out of town not be able to attend the meeting. Please submit our comments below:

We strongly favor keeping as much of the original plan in place, as possible. As residentst of this area already, we

know that the planned for development below our home which is located on Aspen Drive, should go forth. However, the large areas adjacent to the canal should be preserved as open space and a possible park, community garden, and other type of open space public usage. For the larger tract of land where the cemetery was to have been, we

favor no more than one row of homes facing Aspen Drive, leaving an even larger space for Lundstrum Park expansion or other non-residential usage. If homes will be built there some day, they should be single family dwellings 'up-scale' homes as compared with possible tract homes or attached smaller apartments, etc., This land should be used for larger, quality home construction in keeping with what has happened in the Clifside area. Logan needs more of this type of home construction, and less of the apartment/multiple-family units.

Best wishes in your work and know how very important it is.

Sincerely,

Jay and Jane Monson
1645 Aspen Drive
Logan

On Thu, Feb 25, 2016 at 10:52 AM, Debbie Zilles <debbie.zilles@loganutah.org> wrote:

----- Forwarded message -----

From: **Aaron Smith** <aaron.smith@loganutah.org>
Date: Thu, Feb 25, 2016 at 10:42 AM
Subject: Deer Pen Revision Update
To: Debbie Zilles <debbie.zilles@loganutah.org>

Debbie,

Attached is a new version of the Deer Pen recommendation pages from the plan. The previous revision, especially the inclusion of references to the 2005 and 2008 plans, seemed to be causing more confusion than clarity and has been removed. The new version emphasizes clear statements on the resident input and desire, and Logan City's position in regard to Deer Pen. Please forward to folks who received a copy of the previous version.

Thanks,

—
Aaron Smith
Planner I/CDBG
Logan City
(435) 716-9024

Debbie Zilles <debbie.zilles@loganutah.org>

Thu, Feb 25, 2016 at 12:14 PM

To: Amanda Davis <amanda.haycock@gmail.com>, Dave Newman <dtn45976@msn.com>, David Butterfield <dbutterfield@usucu.org>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Russ Price <russ.price@usu.edu>, Sara Sinclair <saravsinclair@yahoo.com>, Tony Nielson <tony.nielson@hotmail.com>, Amber Reeder <amber.reeder@loganutah.org>, Aaron Smith <aaron.smith@loganutah.org>

----- Forwarded message -----

From: **Jay Monson** <monson.jay@gmail.com>

Date: Thu, Feb 25, 2016 at 11:57 AM

Subject: Re: Deer Pen Revision Update

To: **Debbie Zilles** <debbie.zilles@loganutah.org>

Thank you very much for sending these to me, Debbie. Unfortunately, We will be out of town not be able to attend the meeting. Please submit our comments below:

We strongly favor keeping as much of the original plan in place, as possible. As residenst of this area already, we

know that the planned for development below our home which is located on Aspen Drive, should go forth.

However, the large areas adjacent to the canal should be preserved as open space and a possible park, community garden, and other type of open space public usage. For the larger tract of land where the cemetery was to have been, we

favor no more than one row of homes facing Aspen Drive, leaving an even larger space for Lundstrum Park expansion or other non-residential usage. If homes will be built there some day, they should be single family dwellings 'up-scale' homes as compared with possible tract homes or attached smaller apartments, etc., This land should be used for larger, quality home construction in keeping with what has happened in the Clifside area. Logan needs more of this type of home construction, and less of the apartment/multiple-family units.

Best wishes in your work and know how very important it is.

Sincerely,

Jay and Jane Monson

1645 Aspen Drive

Logan



Debbie Zilles <debbie.zilles@loganutah.org>

Planning Commission re: Deer Pen

2 messages

chris.okelberry@gmail.com <chris.okelberry@gmail.com>
To: debbie.zilles@loganutah.org

Thu, Feb 25, 2016 at 3:52 PM

To:
Logan City Planning CommissionFrom:
Christopher Okelberry and Amanda Rockne
1580 North 1770 East
Logan, UT

Dear Logan City Planning Commission:

I plan to attend tonight's (2/25) Planning Commission meeting. But there is a chance I will not be able to make it due to another obligation. So I write this email to share my thoughts and concerns, particularly with regards to the Deer Pen property and the proposed development plans as represented by the "visualizations" I have studied from documents provided on the Logan City website.

I have lived in my house along the canal for almost 14 years now. I cherish my home and this wonderful neighborhood. I moved into this home because of the unique location along the canal and the wonderful mountain views. In that time I have watched this Deer Pen property be transferred to the city and then slowly sold in parcels for development. I've been present for discussions about a new Logan cemetery and ideas of extending Lundstrom park into the Deer Pen area. And over the years I have watched closely as the city has spoken increasingly highly about the value of open spaces in our community and the value of community trail development.

By my experience, a plan to further develop the Deer Pen property stands in stark contrast to these values. More development certainly is not a value I hold, nor is it the wishes of our neighborhood. The city leadership knows this, which is why past discussions about open space by way of a cemetery and a park took place.

And yet these past plans have been set aside. Pressure to develop, develop, develop continues and slowly the Deer Pen property is becoming something very different.

I talk to my neighbors often. Folks have real trust issues because they just don't believe they are getting the straight story on these kinds of matters. They are cynical, believing that in the end developers and the like will get preferential treatment by the mayor's office and the city council. What a wonderful opportunity for the city to turn a corner and show its commitment to our community's quality of life by rejecting further development in the Deer Pen property.

Today, a significant opportunity exists for the city to do more than give lip service to the community ideals to preserve what little open space remains within the city. I cannot think of a more symbolic parcel of land within our city that presents a substantial opportunity for Logan City to truly represent the majority wishes of the community, particularly the Hillcrest neighborhood who is strongly opposed to further development.

To address the specifics of the proposed changes: I would prefer that no further development take place in the Deer Pen area. If that's not possible, I prefer the proposal that prescribes the least amount of development and the most preservation of open space. Visualization 3 is terrible. The homes will extend down to the new trail, essentially turning the trail into a glorified sidewalk.

Kindest Regards and Best Wishes,

Christopher Okelberry
Amanda Rockne
1580 North 1770 East
Logan, UT 84341
435-232-3067

Debbie Zilles <debbie.zilles@loganutah.org>

Thu, Feb 25, 2016 at 3:56 PM

To: Amanda Davis <amanda.haycock@gmail.com>, Dave Newman <dtn45976@msn.com>, David Butterfield <dbutterfield@usucu.org>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Russ Price <russ.price@usu.edu>, Sara Sinclair <saravsinclair@yahoo.com>, Tony Nielson <tony.nielson@hotmail.com>, Amber Reeder <amber.reeder@loganutah.org>, Aaron Smith <aaron.smith@loganutah.org>

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