

**Minutes of the North Logan City  
Planning Commission  
Held on October 18, 2018  
At the North Logan City Library, North Logan, Utah**

*\*(The time stamps throughout the minutes below, located next to an item, indicate the time an item begins in the recording of the meeting.)*

**\*00:03:16**

The meeting was called to order by Nelson Boren at 6:35 p.m.

Commission members present were: Nelson Boren, Casey Moriyama, Craig Humphreys and Robert Burt. (Larry Hepworth and Buzzy Mullahkhel were excused).

Others present were: Karen Budge, Melanie Ivans, Pat Kohler, Ryan McKoy, Ned Israelsen, Karen R. Malechek, Will Bagley, Blake Parker, Bruce Hall, Cory Wood, Barbara Middleton, Alene Corbridge, Sherm Thomson, Tim Martin, Glenn Biddulph, Camilla Jones, Derreck Jones, Kathleen King, Val King, Connie Mecham, Dave Luman, Justin Jameson, Debbie Bowen, Christine Hult, Nathan Hult, Jerry Brown, Marcia Hendricks, Todd Lundahl, Debbie Bingham, Keith Bingham, Daron C. Henrie, Karen Kapheim, Tarell Rodgers, \_\_\_\_\_ (illegible), Glenn Mortensen, Martha Mortensen, Jeff Nielsen, Mark Hansen, Chelise Young, Nathan Young, Caleb Young, Joshua Young, Steve Earl, Gordon Younker, Sheldon Archibald, Maureen Whiteley, Anna Whiteley, Vanessa Whiteley, Alan Luce and Marie Wilhelm.

The Pledge of Allegiance was led by Nelson Boren.

An invocation was given by Casey Moriyama.

**New Business**

Consideration and possible recommendation of a Concept Plan for Greenville Estates Subdivision (45 lots) located in the R-1-10 zone at approximately 1200 East and 1729 North, North Logan. (Greenville Development LLC)

**00:07:24 Presentation and discussion.**

Alan Luce explained the situation and various details of this concept plan, and reviewed elements of the staff report. He discussed potentially moving the City shops in this area to make it more of a compatible use with the surrounding properties.

**00:11:31** Developer Ned Israelsen explained his project and their intentions for the site, including developing this with neighboring property owners. Mr. Israelsen addressed various questions from the commission.

**00:14:56** Although this was not a public hearing, Nelson Boren allowed various comments and questions from the attendees, and responded to each one, in kind:

Karen Budge asked what the smallest and largest lot sizes would be, which Mr. Israelsen addressed.

Kristen Holt asked about the traffic situation on 1200 East and about accesses from the subdivision, which Alan Luce addressed.

Maureen Whiteley asked what it would cost to move the sheds, and said she doesn't think anything should happen until it is determined where they would be moved to, because where we move them to would impact the new neighborhood in which they are located. She said she really thinks that in this planning, we need to consider what we are trying to maintain in North Logan. She said North Logan has a unique advantage to being a rural place; and said the decisions made in the last ten years have been based on "smart growth" which she said is not very smart at all, because it tends to create quick neighborhoods that lend themselves to not being nice neighborhoods down the road. She explained a neighborhood that she felt fit that category. She said she is not in favor of small lots, and that it tends to draw people in who don't want to take care of their neighborhoods, and said there are lot of them in North Logan. She said she was told by one person who is very involved in these meetings, that at one time the residents of North

Logan voted to maintain a rural community. She said people do have the right to develop their property, but said this is a tax question in relation to use of streets and the use of water, which she said is a big issue. She said this, along with the Phillips' property, is going to "balloon" North Logan with the sewage, water and traffic; and said it is going to totally change and alter the community that we have here. She said there is nothing wrong with maintaining the community that we have. She commented on how this was managed when she lived in Germany for many years which she explained, including that they knew there that they had to protect their open space, and couldn't develop "every spot" and commented further.

Debbie Bingham said that when she built her house, the City told her there was going to be a park built where the sheds are now. She asked Mr. Israelsen who the people were who were developing this, which he addressed. She said that Nelson stated they could change the law if citizens came to the meeting, and asked how to do that. She said there is no reason why these lots can't be made into half-acre lots. She said putting 25 houses is fine, putting 47 is not. She said each one of those homes will have two cars. She asked what kind of houses are going to be built on these lots, and said they probably won't be very nice. She asked if there was going to be curb, gutter, and sidewalks, and asked what the City is going to do with that property, and whether we are going to make promises and never do it. Nelson said they can't do that, but she countered that they don't have their park where the sheds are, like they were promised. She said she would hope that these developers are preserving where they live. She said we do not have to put 5,000 people into one subdivision; and said she can see growth but that this is ridiculous. She said these are very small lots and also asked about the water situation. She asked the Planning Commission to tell them how to get this changed, because she said there are enough people at the meeting who want it changed. Nelson told her to talk to the City Manager to get the process going.

Marcia Hendrix said she is familiar with things in Providence, and with acreage zoning, and said this is exactly what happened in Providence 20 years ago. She said the three water shares for her one-acre property were \$72 total, but that now they are over \$72 per share, and explained further. She asked how the City will make sure that these lots are not further subdivided because the laws are changed into high-density apartments. She said this has already happened where she lives.

Nelson told the attendees that they had valid concerns, and that they should take them to the City, and figure out how to go before the City Council and try to make some changes. He said currently, this proposal which was reviewed by staff, was recommended by staff to be approved and that is what the commission has to vote on.

#### **00:32:21 Discussion amongst the Planning Commission.**

The commission discussed various items regarding the proposal. Alan Luce and Mr. Israelsen addressed their questions, including regarding the road, and water shares. Alan said that the City will be providing water shares and further explained the requirements of the developer at the Development Plan phase, including having to do a water conservation plan.

The discussion continued.

Craig Humphreys asked about the traffic impact study, which Alan addressed.

#### **00:40:50 Motion**

*Robert Burt made a motion to make a positive recommendation to the City Council on this concept plan as presented. Casey Moriyama seconded the motion. A vote was called and the motion passed unanimously.*

Consideration and possible recommendation of a Concept Plan for Phillips Family Subdivision (43 lots) located in the RE-1 zone at approximately 1200 East and 2900 North, North Logan. (The John Clifford Phillips Estate)

#### **00:42:31 Presentation and explanation.**

Alan Luce explained the situation and addressed various questions. He discussed some of the concerns about road tie-ins and how roads would be laid out.

Blake Parker, representing the owners, discussed the project and explained various details, including detailing the road situation.

The Planning Commission discussed this further, including Craig Humphreys discussing the impact of traffic on not only east and west traffic patterns, but north and south as well. He said

there is a significant amount of traffic on 1600 East and said this will impact that even further. He referred to the "S" curve near 2800 North and 1200 East, and said to approve this subdivision and maintain that "S" curve is wrong; and discussed the accidents and issues that occur at that curve, and commented further on the problems with this, including the fact that 1200 East is slated to go straight through. He explained all of the issues that took place there when he lived near that corner. Blake, Alan and the commission discussed this further.

Nelson Boren allowed comments from various citizens he said in order for the Planning Commission to get feedback, although this was not a public hearing.

Various citizens expressed their questions and concerns, including regarding the road layouts, the narrowness of the road at the curve, and all of the additional traffic and safety issues this subdivision will generate, as well as during construction. Alan, Blake Parker and the commission addressed their various questions.

Per Nelson's request, Alan discussed the plans for the development of 1200 East.

The discussion continued.

Robert Burt said he is generally in favor of this development and further explained.

Casey Moriyama explained that the Planning Commission is bound by the current code, and are obliged to put developer's projects through if it meets the code, and commented further.

Craig Humphreys said that while the development meets the current code, he is not comfortable without better improvements made on the "S" curve with this project.

**01:32:52 Motion**

*Robert Burt made a motion to make a positive recommendation to the City Council on this concept plan.*

Nelson Boren asked about traffic issues such as trucks on that small road, which Alan addressed.

Craig Humphreys explained that some of the details, including for the roads, will take place in the development phase of this, and that the developer has different choices he can make.

*Craig Humphreys seconded the motion. A vote was called and the motion passed unanimously.*

Consideration and possible recommendation of the Concept Plan for the CV Industrial Project located at approximately 2850 North and 400 West in the Manufacturing Heavy Commercial (MC) zone. (Jerry Brown)

**01:36:37 Presentation discussion.**

Alan Luce explained the project and the associated issues, including the potential layout of a through road, and where UDOT is placing their traffic light.

Developer Jerry Brown discussed his project and the need for the road situation to be determined.

The discussion continued and per a comment from Nelson, Alan confirmed that they are only considering Phase I at this point, before knowing whether the road is going to go through. This was discussed further.

Robert Burt said it seems we need to work the road situation out before we approve this.

After further discussion, the developer said he was agreeable to moving forward and having this considered tonight for Phase I, regardless of the road layout not yet being determined.

Various adjacent property owners discussed some of their development questions to the commission regarding this area.

Alan explained the ongoing, constant meetings with related parties and property owners that have been taking place all along, to work out the road situation and lay-out.

The discussion continued. Blake further discussed the history of the road planning for this area.

**02:13:34 Motion**

*Robert Burt made a motion to make a positive recommendation on this Phase I concept plan to the City Council, including extending 400 East to the southeast corner.*

Dave Luman, CEO and President of White Rock and Rockside Engineering and part of this development, asked that the Planning Commission table this until they come back with a full

"master" plan and commented further, which the Planning Commission agreed with.

*Motion died for lack of a second.*

Jerry Brown said he agreed with tabling it to come back in with a full plan, and to be able to address all of the concerns.

Consideration and possible recommendation of an amended conditional use permit for Storage Unit Facility located at approximately 500 West and 2500 North. (Airport Storage LLC)

**02:20:31 Explanation and discussion.**

Alan Luce explained the situation and the expansion the owners want to do.

Developer Steve Earl discussed the situation and what the owners want to do with this site.

Alan further reviewed with the commission the concerns to be addressed with the new conditions as recommended by staff, including the landscaping requirements which were not originally met, as they were intended to be.

The landscaping requirements were further discussed, including potentially needing to change the layout based on those requirements, along the back fence.

The developer discussed the owners' intentions for doing this in phases.

Further issues with the plan were discussed.

Alan recommended that Steve Earl work through this with Cordell Batt to put together a complete plan and bring it back for consideration, which the Planning Commission agreed with. Steve said he thought there would likely be "severe resistance" from the owners to put in all of the landscaping at this point and commented further. The Planning Commission discussed this further. Steve said he would work with Cordell.

**Set Next Agenda and/or Discussion**

**02:22:52 Motion**

*Robert Burt made a motion to adjourn the meeting. Casey Moriyama seconded the motion. A vote was called and the motion passed unanimously.*

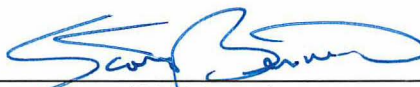
The meeting adjourned at: 9:26 p.m.

Approved by Planning Commission:

November 8, 2018

Transcribed by Marie Wilhelm

Recorded by

  
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Scott Bennett/City Recorder