



PLANNING COMMISSION MINUTES

Meeting of June 27, 2019

Logan City Council Chambers (290 North 100 West Logan, UT 84321) www.loganutah.org

Minutes of the meeting for the Logan City Planning Commission convened in regular session on Thursday, June 27, 2019. Vice-Chairman Newman called the meeting to order at 5:30 p.m.

Commissioners Present: Roylan Croshaw, Regina Dickinson, Sandi Goodlander, Jess Lucero, Dave Newman

Commissioners Excused: Tony Nielson, Eduardo Ortiz

Staff Present: Mike DeSimone, Russ Holley, Aaron Smith, Debbie Zilles, Kymber Housley, Jeannie Simmonds (Council liaison)

Oath of Office given to Jessica Lucero by City Recorder, Teresa Harris.

Minutes from the June 13, 2019 meeting were reviewed. Commissioner Dickinson moved to approve the minutes as submitted. Motion seconded by Commissioner Croshaw. Approved unanimously.

PUBLIC HEARING

PC 19-021 Woodmoore Point Rezone [Zone Change] VHD, LLC/Gregory Anderson, authorized agent/owner, request a rezone of ~2.99 acres from Neighborhood Residential (NR-6) to Mixed Residential (MR-9) at 1100 West 1800 South to create a more comprehensive project site for the already approved Woodmoore Pointe project; TIN 03-005-0063.

STAFF: Mr. Holley reviewed the request to rezone approximately 2.99 acres of property from NR-6 to MR-9 with the intention of developing the property as a contiguous extension of the Woodmoore Pointe townhome project, which was approved in October of 2018 and contains 150 townhomes on approximately 17 acres. This 2.99 parcel is directly south and has limited access opportunities, sensitive lands and challenging topography. The riparian areas associated with the reservoir cover the lower part of the site, making full site development unlikely. Approximately half of the site is reasonably developable and suitable for approximately 10-14 additional townhomes aligned along the extension of the currently dead-ending 1280 West street. This 2.99-acre site also presents a unique opportunity for a Logan City trails network extension along Spring Creek and around the Reservoir from the current Trapper Park Trail.

The Future Land Use Plan (FLUP) indicates this area as MR and could be considered transitional, with commercial and industrial employment centers located east of the site. The single-family developments located to the south and west provide a variety of housing options and overall composition of housing supply for the neighborhood. With the recently approved 150-townhome project adjacent, the area becomes isolated and difficult to independently develop. If this area is combined with the adjacent townhome project, trail network development becomes easier to coordinate and develop with only one project design and one owner.

Based on the draft Woodruff Neighborhood Plan information, the neighborhood has only 6% of the total area zoned MR. 65% of the land area is currently zoned NR, REC and RC. COM and IP zoned areas make up the second largest portion,

Traffic concerns have been voiced as one of the biggest issues with this neighborhood in recent Logan City public hearings. These areas, like virtually every other area in the valley, are developed in an automobile-oriented manner. This manner of development continues to exponentially impact existing infrastructure and street networks, typically resulting in costly new road-widening and signalized intersection projects. As the area continues to grow in this manner, it would be expected that additional automobile facilities will be constructed.

PROPONENT: Dallas Nicoll, with Visionary Homes, was present to answer questions.

PUBLIC: None

COMMISSION: Commissioner Croshaw asked if there were any liability concerns regarding the area around the pond. Mr. Nicoll said he was not aware of any mitigation required for the existing pond.

Commissioner Lucero asked if there was a potential trail connection from Trapper Park to the pond area. Mr. Holley pointed out the current trail that runs between the mobile home park and the Springs subdivision and terminates at 1800 South. The plan is to continue the trail to the south. There is an extensive network of trails throughout this region.

Mr. Holley confirmed for Commissioner Lucero that the proposed townhomes would be on the north portion of the subject area. Commissioner Goodlander asked if there would be a connection to the mobile home park. Mr. Holley said there would not be a connection, nor would there be any vehicle connection to the south because of the pond.

MOTION: Commissioner Goodlander moved to **forward a recommendation for approval** to the City Council for the requested rezone as outlined in PC 19-021 with the findings for approval as listed below. Commissioner Croshaw seconded the motion.

FINDINGS FOR APPROVAL

1. The property is compatible in land use with the surrounding Commercial areas to the east and the MR-12 areas to the north and would be considered a logical extension of the approved, adjacently-located, Woodmoore Pointe townhome project.
2. The property can fulfill the purpose of the General Plan and Land Development Code by providing a range of housing types for all stages of life in areas that are near employment centers.
3. The subject property is in an area that can be serviced by surrounding City utilities and infrastructure.
4. The proposed MR-9 zone is limited in density, height and required to provide sufficient open space and landscaping to ensure neighborhood compatibility.

Moved: S. Goodlander **Seconded:** R. Croshaw **Approved:** 5-0

Yea: Croshaw, Dickinson, Goodlander, Newman, Lucero **Nay:** **Abstain:**

PC 19-022 Meadow Creek Rezone [Zone Change] VHD, LLC/Gregory Anderson authorized agent/owner, request a rezone of ~9.51 acres from Neighborhood Residential (NR-6) to Mixed Residential (MR-9) at 2200 South 1400 West to create a more comprehensive project site for the already approved Meadow Creek project; TIN 03-005-0060;-0029.

STAFF: Mr. Holley reviewed the request to rezone approximately 9.51 acres (2 parcels) north of 2200 South and west of 1600 West from NR-6 to MR-9. The main area is 8.0 acres and located directly adjacent to the west side of the recently-subdivided Meadow Creek single-family project. The other area is 1.51 acres and consists of sensitive land surrounding the Spring Creek

Reservoir. This area is not anticipated to be developed into residential land uses. The main 8.0-acre area is adjacent to 1600 West on the west and could tie into the proposed street network for the Meadow Creek Subdivision on the east. The Meadow Creek Subdivision was approved on February 14, 2019 for 143 single-family lots laid out in a cluster pattern with a deed restriction that limited lots and structures to only single-family homes.

Being the last remaining 8 acres of the original Spring Creek Village PUD area, staff assumes that like the previous proposal, the MR-9 zone is desired solely for matching smaller, single-family lot sizes rather than attached multi-family structures. The previously approved Spring Creek Village PUD and Meadow Creek Subdivision have smaller lot sizes ranging from 4,000 – 6,068 SF, with the majority of lots near the 4,000 SF minimum. Being consistent with the previous application, rezone applications should anticipate the entire range of development possibilities. Unless a deed restriction or some other assurance is provided by the applicant that limits the project to single-family lots and homes, staff is concerned the MR-9 zoned property could be used for future multi-family structures in an area that has long been planned for single-family homes and would therefore recommend denial.

PROPONENT: Dallas Nicoll said the intent is to include a deed restriction with the rezone, indicating that the subdivision layout and design shall be similar to what has been previously approved and developed (allowing only single-family structures). Because PUDs are no longer an option, requesting a change of the zone to MR allows for smaller lot sizes, which will conform to what is already there. There is no intent to build multi-family housing.

PUBLIC: Jim Kunsman lives on 1600 West (in the County) and wondered how this new development would affect his property. He raises small calves and pigs.

COMMISSION: Mr. Holley clarified for Commissioner Lucero that Spring Creek PUD Phase 1 average lots sizes were approximately 3,500 SF with alleyways.

Mr. Holley confirmed for Commissioner Goodlander that the developer would be required to improve the road along the frontage of their project. There is an existing home that is not part of the subject project.

Mr. Holley advised that the deed restriction was received after the Staff Report was issued. The restriction would be similar to the one for Meadow Creek Phase 1 which would only allow for single-family structures. The request for the MR zone is to allow for smaller lot sizes, which would then allow for continuation of a similar style of development to what is already in the area.

Mr. Housley confirmed for Commissioner Dickinson that a deed restriction runs with the property, if the property is sold, the new owner would have to adhere to the recorded restriction.

Commissioner Lucero pointed out that Phase 1 is quite tight and she has concerns with the aesthetics of the area. Continuing this same lot size and pattern might create the same concerns and problems. Mr. Nicoll said this development will have an HOA to maintain open space. The lots are individually owned so there is no formal control over each property owner's upkeep. The shift in housing is moving toward smaller lots.

Commissioner Dickinson questioned how properties that border Logan are handled and whether zoning is discussed and decided between jurisdictions. Mr. DeSimone explained that in this instance, the adjoining property is in Cache County, which does not have an intensive type of zone that would serve as a transition zone. The assumption is that Logan City will continue to grow to the west as the demand dictates and eventually the land will be annexed into the City. There is no control over what other jurisdictions can or cannot do.

Commissioner Croshaw asked if the recommendation for denial (within the Staff Report) was determined prior to the deed restriction. Mr. Holley said it was and staff's position changes with inclusion of a deed restriction, which would guarantee single-family homes and continue the pattern of development.

Mr. Housley said a condition for accepting the rezone could be included as a condition in the recommendation to the City Council.

Commissioner Lucero asked what the total number of homes would be when the area is completely developed. Mr. Holley said Spring Creek Village Phase 1 has 44 homes, Meadow Creek has been approved for 143 lots and this rezone area could accommodate up to 40 more. The average lot size of this area would be 4,000 SF. Commissioner Lucero questioned the access into the area. Mr. Holley explained that Johnson Ridge Lane, which is currently privately-owned, was originally developed as a county-road when it was put in. If, and when, UDOT decides to put in a traffic signal, some of these smaller roads could be closed off for better alternative accesses. Currently, Spring Creek Village and Meadow Creek Phase 1 filter out onto 2200 South and 1600 West. Commissioner Lucero asked if 1600 West will be improved. Mr. Holley said it will be improved along the frontage of the development, beyond that it will be improved with future development. 1600 West will eventually tie into the highway with a future signal. Mr. Nicoll pointed out that they have been working with UDOT and a deceleration lane will be installed for southbound traffic turning on to 2200 South and Johnson Ridge Lane will be barricaded off and will not be an access point once Meadow Creek is developed.

MOTION: Commissioner Croshaw moved to **forward a recommendation for approval** to the City Council for the requested rezone as outlined in PC 19-021 with the condition that a deed restriction be submitted. Commissioner Goodlander seconded the motion.

Moved: R. Croshaw **Seconded:** S. Goodlander **Approved:** 5-0

Yea: Croshaw, Dickinson, Goodlander, Newman, Lucero **Nay:** **Abstain:**

MEETING ADJOURNED at 6:30 p.m.

Minutes approved as written and digitally recorded for the Logan City Planning Commission meeting of June 27, 2019.

Michael A. DeSimone
Community Development Director

Tony Nielson
Planning Commission Chairman

Debbie Zilles
Administrative Assistant