



**Minutes of the North Logan City
Planning Commission
Held on August 3, 2023
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.)*

***00:00:01**

The meeting was called to order by Kenny Reese at 6:32 p.m.

Commission members present were: Kenny Reese, Herond Hoyt, Heather Ericson, Gavin Payne and Teresa Theurer. (Teresa Theurer and Nan Isaacson were excused.)

Others present were: Joey Day, Isaac Bundy, Alan Luce, Scott Perkes and Marie Power.

The Pledge of Allegiance was led by Gavin Payne.

An invocation was given by Heather Ericson.

Adoption of Agenda

00:01:27 Motion

Gavin Payne made a motion to adopt the agenda, as presented. Herond Hoyt seconded the motion. A vote was called and the motion passed unanimously.

Approval and Follow-up of Minutes for March 16, 2023 Planning Commission Meeting

00:01:54 Motion

Heather Ericson made a motion to approve the minutes as presented. Herond Hoyt seconded the motion. A vote was called and the motion passed unanimously.

Follow-up

00:03:03

Scott Perkes updated the commission on items that went to the City Council the previous evening; including the Lindon Lane subdivision, and the Wiberg Subdivision Concept Plan, which were approved by the council, which he commented on, briefly. He said they also reviewed the ordinance regarding a zoning text amendment for landscaping requirements for new developments, which said they also passed, and explained further.

Scott addressed questions from the council.

New Business

Regular Commission Business:

Item#1- MUDP-2023-01: Consideration and possible recommendation of a proposed Mixed-Use Development Plan (Parcel ID: 04-060-0042, ~ 2200 N 100 E in the City Center) to develop two multi-tenant street-front commercial/retail buildings along 2200 North and fifty-two small commercial flex-space units towards the rear of the parcel.

00:06:47

Scott Perkes explained the situation and request from the applicants for a mixed-use Development Plan, which is to include residential space, as well as commercial, on this five-acre parcel, located in the City Center area. He detailed some of the various standards and requirements for the City Center area, which are very specific to this zone. He continued to explain the intentions of the applicants for this site and the various details of the project, as well as outlining the process for how it would move forward.

He addressed various questions and comments from the commission.

Developer, Isaac Bundy, explained details of the project, and addressed questions and concerns

from the Planning Commission.

Scott continued to review items from the staff report, and the discussion continued, at length. They discussed the parking situation, including with the applicant, and making changes so that there is enough parking for the development. Scott discussed and explained how the commission could move forward, including how best to create a motion.

01:50:24 Discussion and Motion

Heather Ericson made a motion to make a positive recommendation to the City Council, with the recommendations, facts, findings and conditions made in the staff report; along with the condition that they have two parking stalls per unit on the north buildings, and 87 stalls total on the south section. Gavin Payne seconded the motion. A vote was called and the motion passed unanimously.

Scott discussed the next steps with this, including regarding the developer needing to post a sign on site, and the commission holding a public hearing at the September City Council meeting.

Work Session:

Item #2 - Review of the 2023 Moderate-Income Housing Report to the State of Utah.

01:56:28

Scott Perkes explained the situation with this, along with the state's requirements, and reviewed this in detail with the Planning Commission. He also discussed the process for how they should move forward with this.

The discussion continued.

Staff Business:

Staff Business/Discussion

02:10:54

Scott Perkes explained the modified September meeting schedule because of the Utah League of Cities and Towns convention, and discussed just holding one Planning Commission meeting next month, on September 14th. They also discussed the upcoming August 17th commission meeting and what will potentially be discussed.

Scott further discussed with the commission members attending the League convention if they'd like, and explained registration. Alan Luce gave recommendations to the commission members about what days would be best to attend; specifically, Wednesday and/or Thursday.

Set Next Agenda and/or Adjourn

02:18:21 Motion

Herond Hoyt made a motion to adjourn the meeting. Heather Ericson seconded the motion. A vote was called and the motion passed unanimously.

The meeting adjourned at: 8:51 p.m.

Approved by Planning Commission:

October 19, 2023

Transcribed by Marie Power

Recorded by



Scott Bennett/City Recorder