



**Minutes of the North Logan City
Planning Commission Regular Meeting
&
Planning Commission & City Council Joint Work Session
Held on April 11, 2024
At the North Logan City Library, North Logan, Utah**

Planning Commission Regular Meeting

Opening Business

The meeting was called to order by Nan Isaacson at 6:32 p.m.

Commission members present were: Nan Isaacson, Gavin Payne, Teresa Theurer and Tracy Walker. (Heather Ericson arrived at 8:05, during the workshop; and Herond Hoyt was excused.)

Others present were: Russell Goodwin, Jamie Lewis, Cindy Beeston, Damon Cann, Kristen Anderson, Michael Hansen, Mayor Lyndsay Peterson, Emily Schmidt, Joni Kartchner, Buzzy Mullahkhel, Scott Perkes, Alan Luce and Marie Power.

The Pledge of Allegiance was led by Gavin Payne.

An invocation was given by Tracy Walker.

Adoption of Agenda

Motion

Teresa Theurer made a motion to adopt the agenda, as presented. Gavin Payne seconded the motion. A vote was called and the motion passed unanimously with Nan Isaacson, Gavin Payne, Teresa Theurer and Tracy Walker voting in favor.

Approval and Follow-up of Minutes for the March 7, 2024 Planning Commission Meeting

Gavin Payne made a motion to approve the minutes, as presented. Teresa Theurer seconded the motion. A vote was called and the motion passed unanimously with Nan Isaacson, Gavin Payne, Teresa Theurer and Tracy Walker voting in favor.

Follow-up

Scott Perkes said that the City Council approved the Concept Plan for the Rocky Mountain Power subdivision, at their last meeting, and said the Development Plan and Preliminary Plat will be the next items up for review. He also said that the Rush FunPlex plan was approved, and discussed additional details. He also said the council approved the City's Master Water Plan, and explained that further. He also discussed the RFP that went out to allow the City to perform a study to review the economic viability of the City Center area, to determine whether or not our original vision is still viable; and if not, to determine why, and consider what we might need to change in that plan. He said this study will be done concurrently to the General Plan Rewrite, and that the City hopes to complete that study around the same time as the completion of the rewrite. He explained various details further.

New Business

Regular Commission Business

Item #1 - CUP-2024-03 - Review and action of a request for a Conditional Use Permit Amendment of the existing Thomas Edison Charter School permit to allow for the addition of two new classrooms and storage space (Parcel ID: 04-060-0038).

Scott Perkes explained the situation with the Thomas Edison Charter School needing to expand their building for the longer-day kindergarten situation. He explained various details of the site and the request; including the extra parking they have already added, and said parking is not likely an issue during the school day. He said he spoke to the North Logan Police Chief, and asked him about the pick-up/drop-off situation with this, and said Chief Goodrich explained the work the

57 Police Department does with the local area schools to facilitate those situations, and said the
58 Police Department will talk to the school to adjust any potential items that they might need to
59 change, due to this expansion.

60 Nan Isaacson asked about outdoor lighting, which Scott addressed; and explained that the lights
61 are shielded and are appropriate, based on our code.

62 Per a comment from the commission, Scott explained why staff included suggestions rather than
63 conditions in the staff report for this request; and told the commission that they could include
64 conditions in their motion, if they wanted to.

65 Teresa Theurer commented that she was on the state board of education when this school was
66 approved, and said she appreciated seeing what they've done to this point, and to see that they're
67 expanding.

68 Gavin Payne referred to the item regarding screening, asked about what the setbacks are for a
69 school use; which Scott addressed, and used photographs of the site to explain further.

70 The discussion continued, briefly.

71

72 **Motion**

73 *Gavin Payne made a motion to approve this Conditional Use Permit Amendment, as presented,
74 based on the facts, findings, and conditions, made in the staff report. Teresa Theurer seconded
75 the motion. A vote was called and the motion passed unanimously with Nan Isaacson, Gavin
76 Payne, Teresa Theurer and Tracy Walker voting in favor.*

77

78 Item #2 - SUB-2024-02 - Review and recommendation regarding a request for Concept Plan,
79 Preliminary Plat, and Development Plan approval for a single-lot commercial subdivision on the
80 southwest corner of 3100 North Main St. (Parcel ID: 04-062-0066).

81 Scott Perkes explained the request for this commercial subdivision, and said that the City is willing
82 to help the applicant with some of the engineering drawings and additional items, which he further
83 detailed. Scott said staff recommends a positive recommendation for all three: this Concept Plan,
84 Preliminary Plat and Development Plan.

85 Scott explained that this Development Plan is fairly simple, and reviewed various details with the
86 commission, including items related to access. He addressed questions from the commission
87 regarding the situation with the sidewalk.

88 Gavin Payne referred to the incentive items being offered with this application; and said he would
89 like to get to get guidance from the City Council on these kinds of items; and would like to be clear
90 on that for applications in the future, so that they know what kind of scrutiny the Planning
91 Commission should be doing with these kinds of situations.

92 Scott addressed this and explained the administrative review that is the Planning Commission's
93 role in this, and the difference when it is a legislative review, and gave further details.

94

95 **Motion**

96 *Teresa Theurer made a motion to make a positive recommendation to the City Council on this
97 Concept Plan, Preliminary Plat, and Development Plan, for this single-lot commercial subdivision,
98 as presented, along with the facts, findings and conditions made in the staff report. Gavin Payne
99 seconded the motion. A vote was called and the motion passed unanimously with Nan Isaacson,
100 Gavin Payne, Teresa Theurer and Tracy Walker voting in favor.*

101

102 **Staff Business:**

103 Staff Business/Discussion.

104 Scott Perkes discussed an upcoming APA spring conference, being held in Cedar City, UT from
105 May 8th through May 10th, and asked the commission members to let him know if they would like to
106 attend. This was discussed further, briefly.

107

108 Set Next Agenda (5/2/2024) and/or Adjourn.

109 **Motion**

110 *Teresa Theurer made a motion to adjourn the meeting. Gavin Payne seconded the motion. A*



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111 vote was called and the motion passed unanimously with Nan Isaacson, Gavin Payne, Teresa
112 Theurer and Tracy Walker voting in favor.

114 The meeting adjourned at: 6:57 p.m.

117 *Scott Perkes explained that there would be a short break while they set up for the workshop.*

Planning Commission & City Council Joint Work Session

121 Item #1 - Consultant and staff update and discussion regarding the General Plan Rewrite project.

Discussion items:

- Public Survey Results
- Draft Plan Framework
- Draft Mapping Exhibits
- Upcoming Meetings and Public Participation Events

127 The General Plan Consultant, Michael Hansen, reviewed updates on the current process of the
128 General Plan Rewrite project. Michael reviewed the results of the first studies that went out.

129
130 Michael, staff, and City Council and Planning Commission members discussed and reviewed
131 various related items at length.

133 Item #2 - Joint review of the City's Moderate-Income Housing Plan.

- Discuss Task 1.1.1 and Measurable 1.1.1
- Discuss Task 2.1.1 and Measurables 2.1.1 & 2.1.2

136 Scott Perkes discussed the situation with the City's Moderate Income Housing Plan, and reviewed
137 various, related details, including in relation to the state's mandated requirements, with the
138 Planning Commission and City Council; and what our requirements are for moving forward.

139 The group discussed various, related items, and Scott addressed their comments and questions.

Adjourn

142 The meeting ended at: 8:59 p.m.

Approved by Planning Commission:

June 27, 2024

147 Transcribed by: Marie Power

148
149 Recorded by



Scott Bennett/City Recorder