

**Minutes of the North Logan City
Planning Commission
Held on February 8, 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.)*

***00:00:05**

The meeting was called to order by Nelson Boren at 6:30 p.m.

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

Others present were: Brad Crookston, Brett Robinson, Lydia Embry, Alan Luce, Cordell Batt and Marie Wilhelm.

The Pledge of Allegiance was led by Buzzy Mullahkhel.

An invocation was given by Craig Humphreys.

Adoption of Agenda

00:01:25 Motion

Robert Burt made a motion to adopt the agenda as presented. Craig Humphreys seconded the motion. A vote was called and the motion passed unanimously.

New Business

Consideration of Elk Ridge Farms Development Plan/Preliminary Plat using the Land Use Code Section 12D-106 Modifications. Developers asking for waiver, modifications, or adjustments to the requirements of the subdivision ordinance concerning this development. (Brett Robinson, Brad Crookston)

00:01:00 Explanation and discussion.

Cordell Batt introduced the item and explained the developer's request for modifications on this.

Developer Brett Robinson explained the project and requested modifications; and also mentioned that other subdivisions done in the City that "gave up land" were given "major concessions".

Various items were discussed at length with the developers, the commission and staff; mainly the developer's requests about splitting the costs for the development of the road and the waiving of building fees.

The discussion continued at length, as well as what to include in the motion.

00:57:51 Motion

Robert Burt made a motion that with the exception of the waiver of the building lot fees, he made a positive recommendation to the City Council to approve the shortening of the road and the elimination of the sidewalks as part of the initial development; with an agreement that based on the sale or the creation of the fourth lot of the parcel, or when the property to the east develops, the remainder of the sidewalks will be put in, and the road would be built to the original approved concept location. Buzzy Mullahkhel seconded the motion.

The commission discussed this further, particularly the road and the requested modifications and the commission's various concerns.

A vote was called and the motion failed with Craig Humphreys, Nelson Boren and Buzzy Mullahkhel voting against the motion and Robert Burt voting in favor.

Nelson said they would like to see the developers come back with another proposal, including potentially adjusting one of the lots.

60 Consideration and possible recommendation on proposed Ordinance to make changes on
61 fencing in the code.

62 **01:05:16 Explanation and discussion.**

63 The Planning Commission continued their on-going discussion on this, and reviewed various
64 related items at length. Cordell addressed questions from the commission.

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66 **01:19:30 Motion**

67 *Buzzy Mullahkhel made a motion to make a positive recommendation to the City Council on this*
68 *proposed ordinance, as presented. Craig Humphreys seconded the motion. A vote was called*
69 *and the motion passed unanimously.*

70
71 Discussion and review of General Plan Land Use Element District Development Plan – North
72 Upper Bench. Make final revisions.

73 **01:20:22 Explanation and discussion**

74 Cordell Batt and the Planning Commission reviewed the current draft of the document, and the
75 potential changes and recommendations. Alan Luce addressed various questions.

76 Alan Luce discussed the Park's Plan for this area per a question from Craig Humphreys.

77 They continued to discuss various related items, including how this will move forward.

78
79 **Set Next Agenda and/or Discussion**

80 Staff Business/Discussion – Policies and Procedures Discussion

81 **01:37:11 Discussion**

82 Nelson Boren reviewed a training regarding running efficient and effective meetings, with the
83 commission, which they discussed further.

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86 **01:44:07 Motion**

87 *Buzzy Mullahkhel made a motion to adjourn the meeting. Robert Burt seconded the motion. A*
88 *vote was called and the motion passed unanimously.*

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90 The meeting adjourned at: 8:20 p.m.

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92 Approved by Planning Commission:

December 13, 2018

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94 Transcribed by Marie Wilhelm

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96 Recorded by

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Scott Bennett/City Recorder