

**Minutes of the North Logan City
Planning Commission
Held on March 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: Nelson Boren, Robert Burt, Craig Humphreys, Buzzy Mullahkhel and Casey Moriyama. (Larry Hepworth was excused).

Others present were: Chris Tolman, Deanna Fry, Jody Lenkersdorfer, Teresa Theurer, Rick Champlin, Jake Thompson, Doug Tingey, Neil Murray, Donald Fisher, Brent Lundgren, Lydia Embry, Alan Luce, Brad Crookston, Cordell Batt and Marie Wilhelm.

The Pledge of Allegiance was led by Robert Burt.
An invocation was given by Craig Humphreys.

Adoption of Agenda

00:01:35 Motion

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

Approval and Follow-up of Minutes for June 22, 2017 Planning Commission Meeting

00:02:00 Motion

Casey Moriyama made a motion to approve the minutes as presented. Buzzy Mullahkhel seconded the motion. A vote was called and the motion passed unanimously.

New Business

Consideration of Concept Plan for the Pioneer Subdivision (26 lot –senior only) located at approximately 2400 N and 300 E in the SF6 zone. (Champlin Development)

00:02:42 Explanation and discussion.

Cordell Batt introduced the item and explained the situation, and the intention of the developers for this-senior-only project. He explained various details and reviewed the staff report, and addressed questions from the Planning Commission.

00:11:45 Nelson Boren asked if any of the attendees had any comments. Cordell and the Planning Commission addressed various questions and comments.

00:12:07 Theresa Theurer discussed her concerns about water retention and ensuring that the water goes south and also discussed having as much exterior lighting as possible, and more than she has at Towne Center Villas. She said she was in favor of this project.

00:13:16 Doug Tingey expressed his comments and concerns on this including regarding water flow and further discussed the issue of adjacent Pioneer Valley Lodge dumping their water onto the farmer's field to the west. He also discussed the issue with the road extension and the short-sightedness of North Logan City on past developments, and that that can deny this request if they want to.

00:16:31 Neil Murray commented that he appreciated the Planning Commission notifying residents to let them know what is taking place and commented further. He said he agreed with Ms. Theurer and is also concerned about the intersection of 2300 North and 300 East, and said a lot of work needs to be done there.

00:17:32 The Planning Commission discussed various related items further, at length.

00:24:49 Motion

Casey Moriyama made a motion to make a positive recommendation to the City Council on this concept plan, along with the staff's recommendations made in the staff report. Craig Humphreys seconded the motion.

Nelson Boren said we like to see the developers working with the residents and resolving issues.

A vote was called and the motion passed unanimously.

Cordell reminded the commission that since this is in the City Center zone, there will be a public hearing held with the City Council on this.

Consideration of Development Plan, Preliminary Plat and Development Agreement for The Station At North Logan (Mixed Use Project of Commercial and Townhomes) located at approximately 1725 N 270 E in the MXG zone. (Jake Thompson)

00:27:38 Explanation and discussion.

Cordell Batt gave a bit of the history of this, and detailed the intentions of the developers for this project. He explained various details and addressed questions from the Planning Commission.

The commission discussed this, at length.

00:52:52 Motion

Robert Burt made a motion to make a positive recommendation to the City Council on this Development Plan, Preliminary Plat and Development Agreement as presented, with recommendations made by staff in the staff report. Buzzy Mullahkhel seconded the motion. A vote was called and the motion passed unanimously.

Set Next Agenda and/or Discussion**00:53:42 Motion**

Cordell Batt reminded the Planning Commission that the next meeting will be a workshop with presentations made, including things discussed at Cache Summit. This was discussed further.

Casey Moriyama asked if there was a way to take five to ten minutes at future commission meetings to learn something, or have a small presentation or training. This was discussed further.

01:03:03 Motion

Buzzy Mullahkhel made a motion to adjourn the meeting. Craig Humphreys seconded the motion. A vote was called and the motion passed unanimously.

The meeting adjourned at: 7:37 p.m.

Approved by Planning Commission:

December 13, 2018

Transcribed by Marie Wilhelm

Recorded by



Scott Bennett/City Recorder