

**Minutes of the North Logan City
Planning Commission
Held on November 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.)*

***00:00:14**

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

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

Others present were: Brad Schumann, Bracken Atkinson, Don Barringer, Barbara Middleton, Brent Dahle, Shelley Dahle, Tina Mc _____ (illegible), Linda Hammond, Bill Hammond, Brad Crookston, Cordell Batt, Alan Luce and Marie Wilhelm.

The Pledge of Allegiance was led by Craig Humphreys.

An invocation was given by Larry Hepworth.

Adoption of Agenda

00:01:51 Motion

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

Approval and Follow-up of Minutes for June 7, 2018, June 21, 2018, July 19, 2018, August 16, 2018, September 6, 2018, October 4, 2018, October 18, 2018 Planning Commission meetings. (7 sets)

00:02:02 Motion

Casey Moriyama made a motion to approve all seven sets of the above-referenced minutes as presented. Craig Humphreys seconded the motion. A vote was called and the motion passed unanimously.

New Business

Consideration and possible recommendation of a Condominium Plat for Four Seasons Townhomes (14 Live/Work Units) located in the Four Seasons Expansion Subdivision (City Center Adjacent Zone CCA) at approximately 200 East and 2000 North, North Logan. (Wasatch Properties – Bracken Atkinson)

00:03:05 Presentation and discussion.

Cordell Batt introduced the item and explained the situation. He said we need to ensure that the City engineer and City Attorney sign the plat.

The Planning Commission discussed various items briefly.

00:05:05 Motion

Casey Moriyama made a motion to make a positive recommendation on this condominium plat. Craig Humphreys seconded the motion. A vote was called and the motion passed unanimously.

Consideration and possible recommendation of a Concept Plan for the Winder Subdivision (5 lots) located in the RE-1 zone at approximately 1600 East and 2700 North (northwest corner property), North Logan. (Craig Winder)

00:08:05 Presentation and discussion.

Cordell Batt explained the situation and the intention of the developers for this site.

Alan Luce explained the road improvements intended for this area, which will correct previous issues; as well as discussed other related items. He used an aerial photograph of the site to further discuss the road improvements.

Resident, Bill Hammond asked about the road issues, which the commission told him is being

59 worked out.

60 Barbara Middleton asked about potentially putting in an internal road so that there will be less
61 individual driveways with cars exiting onto 1600 East thereby causing more traffic issues, which
62 was discussed further.

63
64 **00:19:35 Motion**

65 *Craig Humphreys made a motion to make a positive recommendation on this concept plan to the*
66 *City Council. Larry Hepworth seconded the motion. A vote was called and the motion passed*
67 *unanimously.*

68
69 Consideration and possible recommendation of the Development Plan and Preliminary Plat and
70 Condo Plat for the IFA North Logan Commercial Subdivision located at approximately 2200 North
71 and Main Street in the General Commercial (CG) zone. (Bryan Coulter)

72 **00:20:35 Presentation and discussion.**

73 Cordell Batt briefly discussed the process and review this project has gone through with the
74 Planning Commission and City Council. He further discussed various related details with the
75 commission and addressed their questions, including the signage, building finishes, other on-site
76 tenants and landscaping. He said the city engineer looked at this to ensure proper access, and
77 also said that UDOT is planning on closing the Main Street access, but that there will be two
78 accesses on 2200 North.

79 The commission discussed potential sidewalk improvements along there. Larry Hepworth
80 recommended improving the CVTD bus stop there, which was further discussed. Cordell said
81 that could be done and that CVTD would love to work with North Logan City.

82
83 **00:35:27 Motion**

84 *Larry Hepworth made a motion to make a positive recommendation to the City Council on this*
85 *Development Plan, Preliminary Plat and Condo Plat, including making improvements on the*
86 *sidewalk, landscaping along Main Street, as well as discussing and coordinating with Cache*
87 *Valley Transit District for a future bus stop along that way. Casey Moriyama seconded the*
88 *motion. A vote was called and the motion passed unanimously.*

89
90 Consideration of Ordinance modifying the code dealing with Auto Recycling.

91 **00:36:33 Explanation and discussion.**

92 Cordell Batt introduced the item and explained the situation and previous discussions held on
93 this, which is now in ordinance form for consideration. He reviewed the ordinance with the
94 Planning Commission. He also discussed the process for approval, which he said would be on
95 the next agenda along with a public hearing, which is required because this deals with potentially
96 changing the City code.

97
98 Discussion on Rezoning related to existing zoning and General Plan update.

99 **00:40:48 Discussion**

100 Cordell Batt introduced the item and explained it briefly.

101 Don Barringer thanked the Planning Commission for their patience and input on his last few
102 rezone requests. He explained that he was going out of town and asked the Planning
103 Commission if they had any input on his project that he could pass on to the people who are
104 handling it, which was further discussed.

105 Casey Moriyama commented on this and said if this is RE1, it feels like an "overcorrection" and
106 that he would like to see this be developed either exactly or similarly to what is surrounding this,
107 which Don addressed, and was further discussed.

108 Cordell explained the history of the zoning for this area.

109 The Planning Commission continued their discussion on this, including on finding the balance
110 between profitability and being fair to the adjacent residents.

111 Larry Hepworth said North Logan is getting a reputation for not being young-family-friendly, and
112 that people don't want to move here because they know they cannot find affordable housing in
113 North Logan. He said we are now starting to create a segment of our community that we are
114 starting to exclude. Nelson Boren said that is called "exclusionary zoning". Larry said we need to
115 be able to diversify our community, in order to have a vibrant, lively community.

Cordell and the Planning Commission continued to discuss various zoning issues. Barbara Middleton discussed doing "rural by design" and all the things that can be done to create that; as well as considering how we are developing our roads in order to build family-oriented neighborhoods and communities. The commission discussed this further. Cordell Batt discussed the need to determine standards for rural roads. Brad Crookston discussed the issues that arose with the subdivisions developed near the canal in terms of the adjacent neighbors having to deal with the higher density and now being very leery having to do that again. Alan Luce discussed needing a rural road standard and the issues that have arisen. He further described different options for how they can be done and addressed various questions from the commission, which they discussed further. The Planning Commission agreed to discuss this further at the December meeting.

Set Next Agenda and/or Discussion

1:43:02

Cordell discussed with the commission the meeting schedule for the remainder of the year. They agreed that the next Planning Commission meeting will be held on December 13th, which will be the only meeting in December.

1:44:23 Motion

Larry Hepworth 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: 8:16 p.m.

Approved by Planning Commission:

December 13, 2018

Transcribed by Marie Wilhelm

Recorded by



Scott Bennett/City Recorder