

**Minutes of the North Logan City
Planning Commission
Held on June 6, 2019
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.)*

***00:00:06**

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

Commission members present were: Nelson Boren, Eric Hansen and Nan Isaacson. (Casey Moriyama and Buzzy Mullahkhel were excused.)

Others present were: Barbara Middleton, Brad Crookston, Spencer Burt, Alan Luce and Marie Wilhelm.

The Pledge of Allegiance was led by Nan Isaacson.

An invocation was given by Eric Hansen.

Adoption of Agenda

00:01:48

Spencer Burt explained that agenda item one would be removed and item two would be discussed at a later meeting.

00:02:24 Motion

Nan Isaacson made a motion to adopt the agenda as amended. Eric Hansen seconded the motion. A vote was called and the motion passed unanimously.

Approval and Follow-up of Minutes for May 16, 2019 Planning Commission Meeting

00:02:50

Eric Hansen made a motion to approve the minutes as presented. Nan Isaacson seconded the motion. A vote was called and the motion passed unanimously.

Follow-up

00:03:00

Spencer Burt mentioned that Nan Isaacson had been appointed as a regular member at the previous evening's City Council meeting.

Spencer gave a status update on the ADU ordinance that the City Council reviewed.

He mentioned that City Engineer, Lance Anderson is working on updates to the Water Rights ordinance.

Nelson Boren said he appreciated the handout included in the newsletter regarding water conservation.

Spencer mentioned that the tiered water rates plan was approved at the previous evening's City Council meeting.

Nelson discussed a training he attended the week before held by the Rural Community Consultants done by Mike Hansen, that he said he'd like to discuss with the commission, particularly regarding ADUs, which Spencer said could be done during Staff Business.

New Business

Discussion and review of Commercial setback requirements 12C-1003 "Area, Width, and Yard Regulations," potentially revising the 50' front setback requirement for commercial development.

00:08:35

Spencer Burt explained the situation of a business came in wanting their business to be close to the sidewalk. He said our design standards state a lot about having the buildings in front and the

parking in the back. He said in reviewing our commercial setbacks, we have them as 50 feet back for the front setback, which makes the parking in front with the buildings in the back. He said best practices says it's better to have the buildings closer to the street, which gives a better feeling to the street and makes it more pedestrian-friendly and puts the parking in the back of the building. He said the Planning Commission needs to consider whether to make an adjustment to the current setback, and potentially in other areas, as well, and commented further. He said the City Center has a setback [ratio] from zero to fifteen, with fifteen being the maximum. He discussed the benefits of having the business closer to the road and having the parking in the back. He also discussed the data he reviewed on other cities' setbacks. He said the City Engineer brought up the concern that if a road is planned for future development or widening; the problem he has with Logan City's code is that if you put a building too close to the road, the road can no longer be widened and commented further. He discussed potential verbiage they could include to avoid that.

Eric Hansen said he thinks this is the right direction in reducing the setback and moving the parking to the back.

Alan Luce explained the history of North Logan City having a 50-foot setback in that all of our commercial was on Main Street and it being such a busy and dangerous road; it made sense to have the businesses set far back from the road. He said Main Street will be forced to slow down at some point as more commercial goes in and there are more accesses.

Spencer and the commission continued to discuss various, related items.

Nan Isaacson said it makes sense to her to have the 50-foot setback on Main Street, but to have smaller ones for businesses off of Main Street, and commented further.

Nelson Boren said he sees the benefits of a large setback on Main Street, but that some cities improve that look with landscaping and sidewalks with connectivity, and commented further, including some of the benefits of having parking in the back.

The commission continued to discuss various related items. Other parcels with potential setback issues were also discussed. They also discussed other cities and how they are planned, to review at the next meeting.

Spencer said he would put information together for them to review at the next meeting.

Set Next Agenda and/or Adjourn

00:40:40

Nelson discussed the previous week's training he went to and what he learned, particularly for ADUs being used for Airbnbs. He said one thing he learned is that it is illegal for cities to restrict Airbnbs in ADUs and commented further, and recommended that our City Attorney review that. He also discussed the issue of the county approving plats, and explained further. He also said he heard information regarding General Plans, and that it should be updated every two years, and explained further. These items were discussed further. Spencer Burt also discussed the need to review the zoning for the area that is around and including what was inherited from Logan City with the boundary change. They discussed having a workshop held between the City Council and Planning Commission to discuss the zoning and the General Plan.

00:57:50 Motion

Eric Hansen made a motion to adjourn the meeting. Nan Isaacson seconded the motion. A vote was called and the motion passed unanimously.

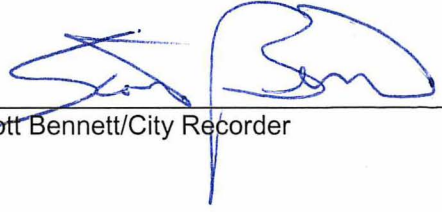
The meeting adjourned at: 7:28 p.m.

Approved by Planning Commission:

June 20, 2019

Transcribed by Marie Wilhelm

Recorded by


Scott Bennett/City Recorder