

**Minutes of the North Logan City
Planning Commission
Held on June 20, 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.)*

***00:00:15**

The meeting was called to order by Casey Moriyama at 6:30 p.m.

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

Others present were: Lydia Embry, Brad Crookston, Spencer Burt, Alan Luce and Marie Wilhelm.

The Pledge of Allegiance was led by Lyndsay Peterson.
An invocation was given by Nelson Boren.

Adoption of Agenda

00:01:30 Motion

Lyndsay Peterson made a motion to adopt the agenda as presented. Nelson Boren seconded the motion. A vote was called and the motion passed unanimously.

Approval and Follow-up of Minutes for June 6, 2019 Planning Commission Meeting

00:01:52 Motion

Nelson Boren made a motion to approve the minutes as presented. Lyndsay Peterson seconded the motion. A vote was called and the motion passed unanimously.

Follow-up

00:02:05

Casey Moriyama asked new Planning Commission member, Lyndsay Peterson, to introduce herself, which she did, and gave a bit of her background.

Spencer Burt gave a update on the situation with ADUs and the discussion held the previous evening at the City Council meeting. He said the council is going to have further discussion on this and review, particularly, the size and setback issues. He also briefly discussed the City Attorney's review of this. Spencer addressed questions of the commission.

Nelson mentioned having the person who did the training he attended come to a Planning Commission meeting to do a presentation, per his request at the last meeting. Spencer said he would give that person a call to set something up.

New Business

Consideration and possible recommendation of a Development Plan and Preliminary Plat for the Matt Cook flag lot subdivision (2 lots) located in the R-1-12 zone at 2186 North 1600 East, North Logan. (Matthew Cook)

00:11:55

Spencer Burt introduced the item and reviewed details from the staff report. He said issues have been worked through since the concept plan level. He explained the situation with this having two lots being done with a flag lot. He oriented the commission to the location with projected plans of the site. He continued to review various details, including some of the conditions relating to the road, which he explained would not be used for fire access. He discussed the water conservation report and that secondary water will be used, and that more detail needs to be provided and noted before City Council approval. Spencer addressed various questions from the commission.

Curbing was discussed and how it would be paid for by the developer, putting money in escrow.

Alan Luce explained further details of this, including a path along the subdivision, and explained why it had to be located on the east side of the road. Per a question from Casey Moriyama, Spencer said the shed is going to be demolished from the site.

Nelson Boren asked if the access would be asphalted or whether the applicant is just volunteering to do that, which Alan addressed. He said the flag lot and "private lane" needs to be redone.

00:22:10 Motion

Nelson Boren made a motion to make a positive recommendation to the City Council on this development plan and preliminary plat, with the recommendations made by staff in the staff report. Lyndsay Peterson seconded the motion. A vote was called and the motion passed unanimously.

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

00:22:54 Explanation and discussion

Spencer Burt reviewed the previous discussion on this and explained how this came about. He said the Planning Commission needs to review this and determine how the City wants this to be. He reviewed setbacks on various parcels currently in the City, and the pros and cons of various setback depths. They discussed other cities' setbacks. Alan Luce discussed the history of keeping the setback at 50 feet. The commission discussed various related issues. Spencer showed a map displaying the areas of the current commercial setback requirements.

The discussion continued. Spencer said he would gather further information for the commission to have more discussion about this in the future. He discussed the need for a review of Main Street and the way it is developed.

Spencer discussed residential setbacks, including what is done in other cities.

The commission continued their discussion.

The Planning Commission agreed to continue this discussion at a future meeting.

Discussion and review of zoning west of Main Street from 2000 to 2500 North.

01:00:51 Discussion

Spencer Burt introduced the item and said they would like to have a joint meeting with the City Council to discuss this. He used a projected map to discuss what areas need to be reviewed. Potentially putting more commercial on 2500 North was discussed, as well as the general zoning for this area, and how to deal with the businesses that already exist in relation to what the City wants to try for this region.

The commission discussed various, related items.

Per a question from Nelson Boren, Alan gave a status update on the future airport and the desire to potentially have more commercial in that area.

Alan discussed the potential process for determining the development of this area.

Nelson said planning this would be more than what the Planning Commission can take on. This was discussed further.

The discussion continued. They discussed holding the meeting with City Council to discuss this further. Nelson asked about a bypass, and Alan explained roads in the City that serve that function.

Set Next Agenda and/or Adjourn

01:25:290 Motion

Spencer said the development plan for the Phillips's subdivision would be discussed at the next meeting. He also said the water rights ordinance will be discussed at that meeting.

Lyndsay Peterson made a motion to adjourn the meeting. Nelson Boren seconded the motion. A vote was called and the motion passed unanimously.

The meeting adjourned at:

Approved by Planning Commission:

July 18, 2019

Transcribed by Marie Wilhelm

Recorded by



Scott Bennett/City Recorder