



Minutes of the North Logan City
Planning Commission
Held on October 24, 2019
At the North Logan City Offices, 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.)*

***00:00:51**

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

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

Others present were: David Loosle, Matt Nielsen, Spencer Burt and Marie Wilhelm.

The Pledge of Allegiance was led by Buzzy Mullahkel.

An invocation was given by Eric Hansen.

Adoption of Agenda

00:02:52

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

Approval and Follow-up of Minutes for October 3, 2019 Planning Commission Meeting

00:03:22

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

Follow-up

00:03:46

Spencer Burt discussed a conference he and Eric Hansen attended and some of the presentations they listened to, including regarding referendums and water conservation.

New Business

Consideration and possible recommendation of the Moderate Income Housing Plan amendment to the General Plan.

00:11:32 Discussion

Spencer Burt introduced the item. He said a public hearing will be held on this in City Council, but that the Planning Commission can take action on this. He said this has to be adopted by the first of December. He explained the process further. He said there are no changes from the last meeting and commented further. He asked the Planning Commission if they had any adjustments or changes they wanted to make. The commission discussed the document further. Nelson Boren discussed the importance of the public having more information on ADUs. This was discussed further, including starting with putting an article in the City newsletter on this. Nelson stressed the need to have an article in the Herald Journal.

The discussion continued.

00:21:24 Motion

Nan Isaacson made a motion to make a positive recommendation to the City Council on the Moderate Income Housing Plan as presented. Eric Hansen seconded the motion. A vote was called and the motion passed unanimously.

North Logan Planning Commission

October 24, 2019

Consideration and possible recommendation of the Westview Subdivision located at 400 East 2150 North in the SF6 City Center zone. The proposed subdivision includes twenty-four (24) lots. (Sierra Homes)

00:23:03 Discussion

Spencer Burt introduced the item and oriented those in attendance to the site via an aerial photograph of the site. He explained the layout per the plat of the project. He reviewed various items and requirements in the staff report, including the items specific to the City Center code. He discussed the review done by the Design Review Committee, include some of the design particulars, including having an option of brick, although that is not required. He said the trail along the canal is still being worked out. He further discussed various requirements of staff listed in the staff report.

Spencer addressed questions from the commission and reviewed various particulars of the plan, including the landscaping. Nelson Boren discussed his concern about the landscaping being maintained into the future and the importance of this looking a certain way as this is our City Center and needs to be a certain quality. Landscaping, particularly in the park strips, was discussed further. There was discussion about having specificity in the CC&Rs to manage that. The discussion continued.

Matt Nielsen said there will be five shares of water divided among the lots providing water to the whole project. Matt addressed minor questions from the commission.

Nelson asked where the pedestrian access is located. This was discussed further. Spencer said the City will be maintaining the trail. It was unclear where the canal trail access was located.

Nelson said that has to be put in here. This was discussed further. Matt said he was not opposed to putting a trail on either lot 14 or potentially lot 11, as discussed.

Spencer explained the form-based code determining the plans of the buildings in this project. He showed displays of the three home plans. The commission discussed various related items with the developer. Nelson discussed his issues with Matt's designs not matching City Center code.

Nelson said he did not agree with the City Council taking out rear-load garage as well as removing the brick requirement.

Nelson reiterated that Matt's designs do not meet the code. Casey Moriyama agreed. The discussion continued.

Spencer discussed the process for approving building in this project.

The discussion continued at length.

The commission explained to Matt that he needs to come back with design that match the requirements in the City Center code and suggested that he meet with a designer who can put together drawings for homes that are based on the requirements in the code.

The Planning Commission agreed not to make a motion on this, as they would have denied it based on the fact that they felt this project did not meet the design standards in the City Center Code.

Set Next Agenda and/or Adjourn

02:10:23 Motion

Buzzy Mullahkhel 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: 8:42 p.m.

Approved by Planning Commission:

November 6, 2019

Transcribed by Marie Wilhelm

Recorded by



Scott Bennett/City Recorder