



North Logan Planning Commission

February 6, 2020

**Minutes of the North Logan City
Planning Commission
Held on February 6, 2020
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.)*

Nan Isaacson made a motion to appoint Eric Hansen as Chair for this meeting. Jeff Coleman seconded the motion. A vote was called and the motion passed unanimously.

***00:00:27**

The meeting was called to order by Eric Hansen at 6:30 p.m.

Commission members present were: Eric Hansen, Nan Isaacson, Jeff Coleman and Lyndsay Peterson. (Craig Cartwright and Nelson Boren were excused).

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

The Pledge of Allegiance was led by Jeff Coleman.
An invocation was given by Nan Isaacson.

Adoption of Agenda

00:02:39

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

Approval and Follow-up of Minutes for January 23, 2020 Planning Commission Meeting

00:03:07

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

Follow-up

00:03:32

Spencer Burt discussed the upcoming joint meeting with the City Council.

He said the parking lot ordinance was passed at the previous evening's City Council meeting.

He also said an alternate, Craig Cartwright was passed at the previous evening's meeting.

New Business

Consideration and possible recommendation of a Concept Plan for the Westates Subdivision (176 units, 69 lots) located in the City Center Adjacent (CCA) zone at approximately 200 West 2200 North, North Logan. (Westates)

00:06:46

Spencer Burt explained the situation and the intention of the developers for this project. He used a displayed map to orient those in attendance to the site. He said this will primarily have townhomes and will be accessed on 2200 North with private roads on the interior. He said there will be specific requirements with this being City Center Adjacent. He reviewed various items in the staff report. He said staff recommends that a traffic study be done on this, and explained further.

The developer commented briefly and answered questions from the commission. He said the zone requires two different types of buildings.

Spencer answered further questions from the commission, including that there will be townhomes and apartments in this development.

Per a question from the commission, the developer said their intention is to build it all at once, and not in phases.

Spencer explained the traffic study further and answered additional questions from the commission.

200 West was discussed and Alan explained that this area used to be in Logan City. He said that 200 West is a regionally significant road.

Per a question from Brad Crookston, Spencer said this will have a public hearing in the City Council because this is in the City Center.

00:24:36 Motion

Nan Isaacson made a motion to make a positive recommendation to the City Council on this concept plan along with staff recommendations. Lyndsay Peterson seconded the motion. A vote was called and the motion passed unanimously.

Discussion regarding North Logan City Code 12C-303 Parking Space for Buildings or Other Uses Other Than Dwellings.

00:25:31 Discussion

Spencer Burt explained the situation and explained that there are lot of uses that are not in the code. He discussed some of the areas that could be amended and revised to make the process clearer and more encompassing. He reviewed Logan City's code as an example. He further discussed how to move forward and what could potentially be included, and to go through and revamp our code.

The commission discussed various related items.

Spencer discussed the issue of garages not being large enough to fit two full-size vehicles. Alan Luce explained the situation of a townhome development in North Logan that had two parking units for each unit, although they ended up being for very small vehicles only which created many issues. He said the other issue was with a large apartment unit that increased their prices to the point that they ended up having more residents per unit than typical which created a situation with residents parking a lot of vehicles on the street.

Spencer said he will bring back something for the Planning Commission to review.

Discussion and review regarding new Planning Commissioner training and reviewing "The Commissioner" best practices article.

00:38:17 Discussion

Spencer Burt discussed various training items. The commission discussed various training elements and sites relating to planning. Nan Isaacson and Lyndsay Peterson discussed the benefit of having a one-on-one training session with Spencer, and the need for training in general. Alan Luce discussed some training that the commissioners could go through.

The discussion continued. They discussed having a training session during a meeting so the whole commission can attend. Alan explained the Open and Public Meetings Act and how it would affect all of them attending a training, which he said would not be an issue.

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

Nominations of Planning Commission Chair and Vice Chair for 2020.

00:58:08

Spencer explained the roles of Chair and Vice-Chair.

Nan Isaacson nominated Eric Hansen to be Chair of the Planning Commission. Jeff Coleman seconded the motion. A vote was called and the motion passed unanimously.

Jeff Coleman nominated Lyndsay Peterson as Vice Chair of the Planning Commission. Nan Isaacson seconded the motion. A vote was called and the motion passed unanimously.

Set Next Agenda and/or Adjourn

01:02:31

Spencer Burt discussed a training on computer safety class that was given for computer security.

Alan Luce discussed paperless billing and that the Planning Commission will receive a test email to begin with.

01:07:13 Motion

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

The meeting adjourned at: 7:41 p.m.

Approved by Planning Commission:

February 20, 2020

Transcribed by Marie Wilhelm

Recorded by



Scott Bennett/City Recorder