

**Minutes of the North Logan City
Planning Commission
Held on March 5, 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.)*

***00:00:20**

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

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

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

The Pledge of Allegiance was led by Nan Isaacson.

An invocation was given by Jeff Coleman.

Adoption of Agenda

00:01:38

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

Approval and Follow-up of Minutes for February 6, 2020 Planning Commission meeting and February 19, 2020 City Council/Planning Commission Meeting

00:02:10

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

Follow-up

00:02:59

Spencer Burt said the Westates subdivision concept plan went to the City Council, but that they had questions for the developer who was not in attendance; so the City Council will be discussing it again in two weeks when the developer can be there to answer questions.

Spencer mentioned the IT agreement that the Planning Commission members need to sign and get back to Karen at the City offices.

New Business

6:35 Public Hearing: Consider a proposal to rezone approximately 1.25 acres (parcels 04-099-0013 & 04-099-0005) from High Tech Manufacturing (M2) zoning to Single-family Min. 10,000 sq. ft. lots (R-1-10) located at approximately 1565 North 1200 East. Planning Commission may consider a recommendation after the Public Hearing.

00:05:45

Spencer Burt explained the situation taking two parcels which have homes on them and are zoned M2, which he mentioned is what the USU Space Dynamics Lab land is used for. The developers want to take these two properties and an additional 13 feet and rezone it to R-1-10 with the intent of doing a subdivision to split an additional building lot off. He said the reason R-1-10 was chosen was primarily for frontage, rather than the square feet, which he further explained. He said they're only doing one extra lot.

He explained the impetus behind this with it being zoned to residential being the first step. He further explained the zoning.

Per a question from Nelson Boren, Spencer said the two existing homes will remain on the parcels. Spencer explained the ultimate goal for the developer is to add an additional lot for a

home. He explained further. He said the applicant owns both homes. He explained that the R-1-10 is being done to manage the frontage. He commented further.

Lyndsay Peterson asked if there was a potential that this could change if they raze those homes and smaller lots could be put in. Spencer said they could, but would be difficult and would not be very effective, and explained further. He said there would be a significant process that would have to happen, and they couldn't get any more than three homes if the zone changes.

Spencer addressed questions from the commission. He said R-1-12 could work as well, and explained further.

Per a question from Eric Hansen, the neighbors were notified and Spencer said he has not heard any complaints.

Eric Hansen read aloud the guidelines to speak at a public hearing and opened the hearing at 6:45 p.m., and closed the hearing as there were no public comments forthcoming.

Spencer addressed various questions from the commission. Per a question from Jeff Coleman, Spencer said the USU Space Dynamics Lab is an example of the type of use you could expect to see in this current zone.

Brad Crookston commend and said if the density determinate was done, that the R-1-10 zone would allow for more lots. He said if you do the density determinate option with R-1-20, you could still do an 80-foot frontage and get the same results.

Lyndsay Peterson asked if there was any drawback to that.

Spencer said he would recommend keeping this zoned like what is around this, which are R-1-0 and R-1-12 zones.

This was discussed further.

Lyndsay says she would favor R-1-12 and to be intentional about it and do the 80-foot setback but keep it within those confines.

Nan Isaacson said she agreed.

Spencer said it was his suggestion to do the R-1-10 and explained further.

Nelson Boren said he suggested considering providing as much housing as we can; and said that higher density next to a commercial site like this make a whole lot of transitional sense. He said this is a good place to put higher density and said his recommendation is to stick with the R-1-10 and commented further. He said he would hate to see them stuck with just three lots if we are trying to provide more housing in the community and sees this as a good transitional zone to do it.

Spencer said there is no plan to tear down these buildings or redo these lots lines that would incur a significant amount of cost, and does not see that happening in the near future; therefore the risk is rather small and planning on that happening is probably not very likely, although possible.

Spencer explained the additional 13 feet, per a question from Eric.

The differences in zoning, and the various pros and cons were discussed further.

Nelson said he thinks the City would want to see higher density along this area.

Nan disagreed and said she agreed with Lindsay that we don't need to "shove as many houses" into this spot as we can, and commented further.

00:28:48 Motion

Lyndsay Peterson made a motion to make a positive recommendation to City Council to zone this R-1-12. Nan Isaacson seconded the motion. A vote was called and the motion passed with Nan Isaacson, Eric Hansen and Lyndsay Peterson voting in favor and Nelson Boren and Jeff Coleman voting against the motion.

6:45 Public Hearing to receive public input on consideration and possible recommendation to modify the North Logan City code, 12C-1060, to require 50% brick on each facade for Small Single-Family homes in the SF6 zone, and replace several character images.

00:30:06

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Spencer Burt said we have not received the images yet from Casey Moriyama, but we do have the text changes. He said there are no applications at this point.

Lyndsay Peterson said she wants to do both at the same time.

The Planning Commission agreed to discuss this at the next meeting after they have the photos.

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

00:32:15

Spencer Burt explained this per the previous discussions on this. He discussed the meeting he had with the City Engineer and presented a list of uses with potential spaces per use. He said a lot of the information he included was based on Logan City's commercial uses.

The Planning Commission continued to discuss various, related items at length.

Discussion and review regarding the North Logan City General Plan updates and priority list for future Planning Commission discussion.

00:56:17

Spencer Burt and the Planning Commission continued from previous meetings, to discuss and review various items related to General Plan updates and priority items for future Planning Commission discussion.

Nelson Boren gave an update on the committee that met regarding development on Main Street.

The Planning Commission continued their discussion.

Planning Commissioner training, PowerPoint and discussion.

01:11:57

Spencer Burt presented a power point presentation on Planning Commission training and general information.

Set Next Agenda and/or Adjourn

01:30:38

Lyndsay Peterson 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: 8:00 p.m.

Approved by Planning Commission:

March 19, 2020

Transcribed by Marie Wilhelm

Recorded by



Scott Bennett/City Recorder