

**Minutes of the North Logan City
Planning Commission
Held on April 16, 2020
Via Zoom, 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.)*

***00:00:01**

The meeting was called to order by Lyndsay Peterson at 6:30 p.m.

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

Others present Via Zoom were: Troy Benson, Brad Crookston, Alan Luce and Marie Wilhelm.

The Pledge of Allegiance was led by Nelson Boren.

An invocation was given by Craig Cartwright.

Approval and Follow-up of Minutes for April 2, 2020 Planning Commission Meeting

00:02:37

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.

Adoption of Agenda

00:03:59

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

New Business

Consideration and possible approval of a Conditional Use Permit application for a telecommunications facility located in the General Commercial (GC) zone at approximately 1800 North 200 East, North Logan. (Verizon Wireless)

00:05:24

Spencer Burt explained the situation. He used an aerial photograph of the site to explain the location and to further detail the application. He reviewed items from the staff report, including the type of tower this is. He continued to review staff report items. He discussed the design of the tower and surrounding wall, with staff requesting that it be of masonry rather than chain link.

Applicant Troy Benson concurred with what Spencer presented.

Spencer addressed questions from the commission.

Jeff Coleman asked if this prevented any other use for this site, which Spencer said was not the case and explained further.

Jeff asked about the type of wall which Spencer addressed.

Jeff asked Troy to comment on this. Troy said they thought chain link was more fitting as it was in line with what was in the surrounding property.

Per a question from Lyndsay Peterson, Troy said there really is no concern about danger or property damage to the tower.

Per a question from Craig Cartwright, Troy explained how they came to use this location.

Craig Cartwright asked if this tower could carry additional carriers. Troy said that's possible, and that this is at the maximum height for this location and explained further.

This was discussed further.

Nelson Boren asked how high the wall would be and Spencer Burt said about six feet. Nelson said he would rather see a wall than chain link. Nan Isaacson agreed. Jeff agreed and said it should be more specific in masonry and shouldn't just be cinder block, but perhaps specific colors to something around it or something that blends in.

Craig Cartwright made a motion to approve the conditional use permit.

Motion died for lack of a second.

00:25:15 Motion

Nelson Boren made a motion to approve the conditional use permit adding a six feet masonry wall to match the color of the Central Valley Machine building next to it. Craig Cartwright seconded the motion. A vote was called and the motion passed unanimously.

Discussion and review of the future zoning and land use west of Main Street from approximately 2000 N to 2550 N, considering options and recommendations from previous workshops and staff, and discussing next outreach steps.

00:27:17

The Planning Commission continued their previous discussions regarding zoning and land use west of Main Street. They also discussed how to move forward. The benefits of industrial were discussed. Ensuring that it would be designed well was discussed.

Discussion of potential revision of North Logan city code section 12C-1100 Site Development Requirements, modifying the requirements for development along Main Street to include pedestrian and landscape improvements while a Main Street plan is being developed.

00:54:58

Spencer Burt explained the previous discussions held on this and explained what he put together as to how this area could be developed. He further explained the proposed code changes, including for landscaping.

The Planning Commission continued to discuss various related items and made further potential changes. They discussed the importance of having specificity in design elements.

Set Next Agenda and/or Adjourn

01:17:43

Spencer Burt said there are no new updates for COVID-19. He said the Planning Commission members have mail in their boxes in the City offices.

01:18:48 Motion

Nan Isaacson 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: 7:55 p.m.

Approved by Planning Commission:

May 7, 2020

Transcribed by Marie Wilhelm

Recorded by



Scott Bennett/City Recorder