



**Minutes of the North Logan City
Planning Commission
Held on June 4, 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.)*

***00:00:05**

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, Jeff Coleman, Craig Cartwright.

Others present were: Travis Taylor, Brad Crookston, Alan Luce, Spencer Burt and Marie Wilhelm.

The Pledge of Allegiance was led by Nan Isaacson.
An invocation was given by Eric Hansen.

Adoption of Agenda

00:02:04

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 May 21, 2020 Planning Commission Meeting

00:02:40

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

Follow-up

00:03:05

Spencer said Lane Anderson is reviewing the parking requirements and once that is done it will come back as an actionable item at a public hearing with the Planning Commission. The short-term rental ordinance is being reviewed by staff and will also come back to the Planning Commission as an actionable item at a public hearing.

New Business

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

00:00:00

Spencer Burt explained the situation and used a map of the site to explain further. He said this has been before the City Council and Planning Commission previously as a rezone and as a concept plan. He said the Design Review Committee will review some updated images before they approve the project, which he further explained. He explained that this is a City Center project with the associated requirements. He reviewed various items from the staff report, including staff's recommendations, which include a preliminary plat reviewed by staff prior to City Council's review, the road standards, a street lighting plan, dumpsters approved by Logan City and a development agreement.

Spencer addressed questions from the commission.

He showed various graphics of the project. He mentioned that there will be on-site management of the clubhouse.

Nelson Boren said the developer needs to ensure that he is meeting the very specific City Center code for this project. He said in his opinion this does not meet the code and should be more timeless and unique. He said it's good but it's "not there yet". He said Travis Taylor needs to consider the images more closely. This was discussed further.

Lyndsay Peterson agreed that she doesn't think the design is "there yet", particularly as this is in the City Center.

Developer, Travis Taylor addressed the images and said he doesn't know if the code language is consistent with the code images.

This was discussed further. Nelson reiterated that he thinks the developer can "do better". Nelson said there is not a lot of design with this proposal.

The discussion continued. Jeff Coleman said it looks like one of the City Center code images. Nan Isaacson disagreed and commented further. Lyndsay agreed and said "it's not there yet" and the Design Review Committee may address this. Eric Hansen said he agreed with Jeff and said it's hard to just say "I'll know it when I see it" as Lyndsay stated.

Travis said he could do some simple changes and bring it back to Design Review Committee.

Nelson said there are some things Travis can do to add some more interest.

The discussion continued and it was indicated that the Design Review Committee meeting is coming up.

Nelson mentioned that the dumpsters are far away from some of the apartments, which Travis addressed. Nelson also said he would like to see some of the parking broken up with landscaping, which Travis addressed, including that there are areas for snow collection. This was discussed further.

Staff's recommendations were discussed further and reviewed, and Travis addressed each point.

00:40:52 Motion

Lyndsay Peterson made a motion to make a positive recommendation to the City Council on this Development Plan along with staff's conditions and recommendation and approval by the Design Review Committee. Jeff Coleman seconded the motion. A vote was called and the motion passed with Eric Hansen, Nan Isaacson, Lyndsay Peterson, Jeff Coleman voting in favor and Nelson Boren voting against the motion.

Consideration and possible recommendation of an ordinance modifying North Logan City Code 13E Telecommunications Facilities adding a requirement for a solid masonry wall around the ground level facilities.

00:42:37

Spencer Burt explained the situation per previous discussions on this and said that tonight it is up for consideration.

00:43:36 Motion

Nan Isaacson made a motion to make a positive recommendation to the City Council on this ordinance. Lyndsay Peterson seconded the motion. A vote was called and the motion passed unanimously.

Discussion of Main Street Site Development Requirements and reference diagram in North Logan City Code 12C-1100.

00:44:20

Spencer Burt explained the item per previous discussions. He reviewed the documentation and various items included.

Visual clearance regarding trees and safety was discussed at length. They agreed to say "no evergreens".

They continued to review the document and discuss various items, and make recommendations.

North Logan Planning Commission

June 4, 2020

Set Next Agenda and/or Adjourn

01:14:19 Motion

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

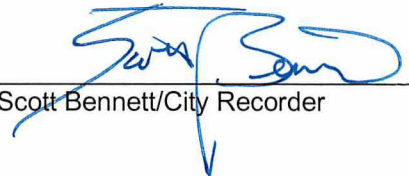
The meeting adjourned at: 7:46 p.m.

Approved by Planning Commission:

June 18, 2020

Transcribed by Marie Wilhelm

Recorded by



Scott Bennett/City Recorder