



Minutes of the North Logan City
Planning Commission
Held on August 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.)*

***00:00:05**

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

Commission members present were: Eric Hansen, Lyndsay Peterson, Jeff Coleman, Craig Cartwright and Dwight Whittaker. Lyndsay Peterson arrived at 6:30 p.m. (Nan Isaacson was excused).

Others present were: Nelson Boren (for the first item only), Jayden Weekes, Kristine Bjorklund, Bret Skyler Buck, Barbara Middleton, Brad Crookston, Spencer Burt and Marie Wilhelm.

The Pledge of Allegiance was led by Dwight Whittaker.

An invocation was given by Craig Cartwright.

Adoption of Agenda

00:02:21

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

Approval and Follow-up of Minutes for July 16, 2020 Planning Commission Meeting

00:03:04

Craig Cartwright 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

00:03:36

Spencer Burt said there is discussion taking place regarding the water rights ordinance, and that it will come before the Planning Commission when all the details are worked out. He said it will likely come to the next meeting, and then a public hearing will be after that.

New Business

6:05 Public Hearing: To receive public input on the consideration and possible recommendation of an ordinance modifying the North Logan City Code, 12C-1101 General Site Development Requirements, to include Main Street frontage development requirements for all new non-residential development with frontage on US-91.

00:05:16

Spencer Burt introduced Nelson Boren to discuss this situation. Nelson gave a presentation for recommendations and proposals for the design of Main Street for non-residential development with frontage along US-91. Nelson and Spencer addressed questions from the commission. The ordinance was discussed.

Spencer continued to review the ordinance. Various related items were discussed further, including regarding set-backs, rights-of-way, sidewalks, the site triangle, trees, and more. The site triangle was discussed further and Eric asked if it could be included in the ordinance.

Eric Hansen read aloud the guidelines for speaking at a public hearing and opened the public hearing at 6:26 p.m. and closed it. as there were no public comments forthcoming.

Craig Cartwright discussed the 60% maximum turf area and said he prefers more grass than less; and if it's not grass, then suggested determining what that is so we don't end up with a large

57 amount of gravel. This was discussed further.

58 *Lyndsay Peterson arrived at this time, 6:30 p.m.*

59 The commission discussed the percentage of turf further. Ensuring that landscaping with rocks is
60 done well was discussed, including that that would look better than dead grass.

61

62 **00:32:20 Motion**

63 *Jeff Coleman made a motion to make a positive recommendation to City Council on this*
64 *ordinance as written, with the inclusion of adding an updated graphic which demonstrates the site*
65 *triangle. Dwight Whittaker seconded the motion. A vote was called and the motion passed*
66 *unanimously.*

67

68 **6:10 Public Hearing: To receive public input on a proposed conditional use permit to allow an**
69 **accessory dwelling unit at 1300 E 1600 N, North Logan (Kristine Bjorklund).**

70 **00:33:29**

71 Spencer Burt explained the situation for this attached accessory dwelling unit which has a
72 basement apartment. He said it was built in 2019 and has plenty of parking. He explained the
73 living situation further, which has a family member living in the basement apartment. He said
74 staff recommends approval for this conditional use permit.

75 *Eric Hansen opened and closed the public hearing at 6:37 p.m. as there were no public*
76 *comments forthcoming.*

77 Spencer addressed minor questions from the commission.

78

79 **00:37:17 Motion**

80 *Lyndsay Peterson made a motion to approve this conditional use permit. Jeff Coleman seconded*
81 *the motion. A vote was called and the motion passed unanimously.*

82

83 **6:15 Public Hearing: To receive public input on the consideration and possible recommendation**
84 **on modifying the North Logan City Code, 12C-303 Parking Space for Buildings or Other Uses**
85 **Other Than Dwellings to modify the number of required spaces for different commercial uses, and**
86 **add a shared parking plan option.**

87 **00:37:06**

88 Spencer Burt explained the situation and reviewed the changes and recommendations made by
89 City Engineer, Lance Anderson. Sizes of the spaces were discussed, per the last discussion with
90 the Planning Commission, and Spencer said Lance wants to ensure that the spaces are 9'x20'
91 minimum, and explained further.

92 *Eric Hansen opened and then closed the public hearing at 6:45 p.m. as there were no public*
93 *comments forthcoming.*

94 Spencer addressed questions from the commission.

95 Lyndsay Peterson asked about the Planning Commission's involvement in deciding these issues
96 during the review of projects, which Spencer addressed and said it would essentially be handled
97 by staff, and further explained the process, which he confirmed would not be done by the City
98 Council or Planning Commission.

99 Lyndsay said she favors having an explicit parking space size for vehicles.

100 Eric Hansen asked about the parking size and number of spots for motorcycles. Spencer said
101 that can be reviewed by staff.

102 Craig Cartwright agreed with defining the 9'x20' size for the vehicles and commented further.

103

104 **00:50:56 Motion**

105 *Lyndsay Peterson made a motion to make a positive recommendation to the City Council along*
106 *with the review of the parking size and number of spots for motorcycles. Jeff Coleman seconded*
107 *the motion. A vote was called and the motion passed unanimously.*

108

109 **Consideration and possible recommendation of a Development Plan/Preliminary Plat for the**
110 **Skyler Buck Flag Lot Subdivision (2 lots) located in the R-1-10 zone at approximately 497 E 1800**
111 **N, North Logan. (Skyler Buck)**

112 **00:52:17**
113 Spencer Burt explained the situation for this two-lot subdivision on a flag lot. He said the concept
114 plan for this was approved by the City Council in November. He reviewed the staff report and
115 explained various details of the development. He used a projected drawing of the site to further
116 explain. He said the only reports required were a water conservation report, and a grading and
117 drainage plan. He said there is no secondary water with this, so they have submitted a lower
118 water use landscape plan, which he briefly explained further. He further reviewed items from the
119 staff report. He said staff recommends a positive recommendation to the City Council.

120
121 **00:56:32 Motion**
122 *Craig Cartwright made a motion to make a positive recommendation to the City Council on this*
123 *development plan and preliminary plat including recommendations made in the staff report.*
124 *Dwight Whittaker seconded the motion. A vote was called and the motion passed unanimously.*

125
126 **Set Next Agenda and/or Adjourn**

127 **00:57:05**
128 Spencer Burt mentioned the North Logan City staff party and told the Planning Commission to
129 RSVP to Marie if they are planning to attend.
130 Spencer Burt mentioned an APA/Utah League of Cities and Towns conference coming up. He
131 said at this point it will likely be all digital, but that information will be forthcoming. He explained
132 further and said he will get more information to the Planning Commission on this as he gets it.

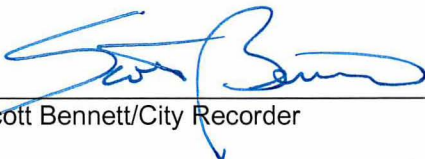
133
134
135 **00:59:18 Motion**
136 *Lyndsay Peterson made a motion to adjourn the meeting. Dwight Whittaker seconded the*
137 *motion. A vote was called and the motion passed unanimously.*

138
139 The meeting adjourned at: 7:01 p.m.

140
141 Approved by Planning Commission: August 20, 2020

142
143 Transcribed by Marie Wilhelm

144
145 Recorded by



Scott Bennett/City Recorder

146
147