



North Logan Planning Commission

November 5, 2020

**Minutes of the North Logan City  
Planning Commission  
Held on November 5, 2020  
At the North Logan City Library, North Logan, Utah**

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*\*(The time stamps throughout the minutes below, located next to an item, indicate the time an item begins in the recording of the meeting.)*

**\*00:00:06**

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

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

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

The Pledge of Allegiance was led by Eric Hansen.

An invocation was given by Jeff Coleman.

**Adoption of Agenda**

**00:01:47 Motion**

*Dwight Whittaker 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 October 8, 2020 Planning Commission Meeting**

**00:02:28 Motion**

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

*Craig Cartwright arrived at this time.*

**New Business**

Consideration and possible recommendation of an ordinance to Amend Title 8 Regulation of Businesses, amending 8-505, Special Requirements for Some Home-Based Businesses to include requirements for Short Term Rentals as a Home-Based business within North Logan City.

**00:03:17**

Spencer Burt explained the situation and said that a public hearing is not required for Title 8, and is therefore actionable as a draft, which he said was up to the Planning Commission. He described minor changes made since their last discussion; which included a line regarding occupancy, which he said was a change made at the recommendation of the City Attorney, as well as a section regarding parking. He said if they want to have a different way to tie size to occupancy, and the number of people to whom they can rent, they will have to add that in, because it was removed per their last discussion. He also said he's received some feedback from a resident regarding the fact that we have a bed and breakfast use our in our table. Spencer said that use is not permitted in any residential zones, except in the City Center zone and conditional and MR zones. He said the question is whether this short-term rental is different and whether we want to add it into the table to make it a little clearer. He said it won't necessarily have a breakfast component, and commented further. He said if we do want to add short-term rental into the table, a public hearing would need to be held, and explained further. He said another question is whether there will be any restrictions on where these short-term rentals can be located.

The Planning Commission discussed various related items, and Spencer addressed their questions, including reviewing the code with them. Spencer confirmed that short-term rentals are not allowed in any single-family residential zones.

They continued to discuss at length, various ways in which to best clarify aspects of short-term

rentals and associated items.

Alan Luce said when this was developed in the municipal code, it was done in the 80s and there were not many around at that time, and explained further. He explained the current situation and that people have the constitutional right to rent out a portion of their home and further explained. He said the short-term rental is a reactionary thing and is going to happen and a safe way to manage these needs to be determined.

Spencer and Alan answered questions from the commission and the discussion continued. They discussed making various changes to the code. They continued to discuss at length, short-term rentals vs. bed and breakfasts vs. Airbnbs, and those definitions. They also discussed how to move forward.

Spencer said he would make the changes as discussed and bring it back for future discussion. He said they will also need to hold a public hearing; and the commission agreed to discuss this again before they hold a public hearing.

Discussion of landscape and site development requirements for parcels located adjacent to 2500 North, and appropriate zoning for the area.

**00:47:36**

Spencer Burt explained the situation, per previous discussions held on this. He discussed potential landscape and site development requirements for these parcels located adjacent to 2500 North, as well as potential zoning for this area with the commission, using a map to aid in the discussion. He addressed various questions from the commission.

The commission discussed various, related items at length.

Spencer discussed the issues of existing business and whether making modifications would require them to then have to meet the code.

Spencer continued to address questions from the commission, and they further discussed various, related items, including the best potential ways to zone parcels along 2500 North.

Discussion of Commercial and Residential mixed-use zoning options in North Logan City.

**01:22:48**

Spencer Burt referred to the discussions had on this since the workshop held with the Planning Commission and City Council; and further discussed some of the issues that have come up with people wanting rezones. He discussed some of the mixed-use zones in Logan City including residential and other zones, and mentioned "podium style" development. He then explained the various zones in North Logan City and some of the related issues, and discussed with the Planning Commission what we want to see in North Logan, and having discussions with developers based on that.

The Planning Commission continued to discuss general zoning in North Logan City. Eric Hansen said he would be open to podium-style development if there is sufficient parking for those areas. Jeff Coleman said he does not feel the obligation to become a metropolitan, busy city area; and said he does not understand why we have all this pressure to provide all this multi-family housing, even with commercial in there. He said he loves living in North Logan, because of what North Logan has in it; and that if he wanted to live in the metro area of some City, he would.

The Planning Commission continued to discuss various, related items.

Discussion of single-family residential zoning densities in North Logan City.

**01:41:36**

Due to the late hour, the Planning Commission agreed to discuss this item at a future meeting.

Set Next Agenda and/or Adjourn

**01:42:27**

Spencer Burt said the City Council discussed at their meeting the previous evening, the upcoming meeting schedule, and decided to try to just have one meeting in December on the 9<sup>th</sup>; and suggested that the Planning Commission do the same, and just have one meeting on the 10<sup>th</sup>. The Planning Commission agreed.

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**01:44:23 Motion**

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*Craig Cartwright made a motion to adjourn the meeting. Dwight Whittaker seconded the motion. A vote was called and the motion passed unanimously.*

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The meeting adjourned at: 8:15 p.m.

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Approved by Planning Commission:

November 19, 2020

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Transcribed by Marie Henchman

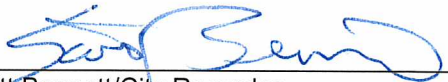
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Recorded by

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Scott Bennett/City Recorder