



Minutes of the North Logan City
Planning Commission
Held on November 19, 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.)*

***00:00:01**

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

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

Others present Via Zoom were: Jake Young, Don Barringer, Spencer Burt, Alan Luce and Marie Henchman.

The Pledge of Allegiance was led by Lyndsay Peterson.
An invocation was given by Dwight Whittaker.

Adoption of Agenda

00:02:19

Lyndsay Peterson 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 November 5, 2020 Planning Commission Meeting

00:03:06

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

New Business

Discussion of single-family residential zoning density at approximately 2000 North 600 East with presentation by Jake Young and Don Barringer.

00:04:31

Spencer Burt introduced the item and explained the situation, and mentioned the discussions the City Council and Planning Commission had on this with different proposals. He used a map of the site to explain further. He said it is currently zoned R-E-1, which he said is the same for the whole area. He said this went before the City Council and Planning Commission with different densities proposed, but was never approved, and explained further. He said residents attended meetings about this and expressed their concerns about this being rezoned; including a workshop held with residents, as well as City Council and Planning Commission members, to discuss the situation. He said the result of that meeting was that some were leaning towards an R-1-20 zone; but that most were saying R-1-15 was about as dense as they would go, and he explained further. He said the surrounding density was also discussed. He further explaining the zoning.

Developer Jake Young gave a slide presentation on this project, and discussed doing zoning in a way to create a residential zoning density to plan for a future family neighborhood. He discussed their intended goals for this, including being beneficial for families, individuals and retired couples; and having homes of different sizes and costs. He detailed various potential design features that would be included, such as street trees, large porches, water-wise landscaping, garages that are set in the back, and unique home designs so that they are not all the same. He discussed moderate income and housing costs.

Landowner Don Barringer discussed the lack of available, affordable housing in Cache Valley, which he further explained, including that currently, there are only four total homes for sales in North Logan. He said there are also only thirteen available lots. He said there are a lot of people who would like to live in North Logan, but that they cannot find a home or a lot that they can

afford. He discussed North Logan City's Moderate Income Housing Plan, and that we are not reaching the goals in the plan for people who want to live here. He discussed the price of an average home in North Logan being quite a bit higher than the average price for a home in Cache County. He also discussed the inclusion of town homes and apartments in the City Center area to say that we have affordable housing there; but that the problem county-wide is that the rent for those apartments is extremely high, and it's being called affordable. He said that North Logan City has also created an abundance of large, single-family homes on large lots and small acreages; but that there exists a lack of what would be called a "ladder" of opportunities in housing of different types and sizes and lot variations. He said another problem is that North Logan has concentrated the "affordable housing" in one area, which he said creates staffing problems for churches, buses, schools, etc., and explained further. He discussed stagnation. He further discussed the projected, future demographics based on data. He said they want to work with North Logan City to create a "ladder" to develop affordable housing for young families.

Jake presented various potential concepts for fulfilling these ideas. He said they're also going to do this presentation for the City Council, and want the Planning Commission's feedback.

The Planning Commission continued their discussion on this and Jake and Don addressed questions and comments from the commission. They discussed zoning at length.

Discussion of an ordinance to Amend Title 8 Regulation of Businesses, to include requirements for Short-Term Rentals as a Home-Based business, and Title 12 to adjust the definitions of Short-Term Rental and Hotel or Motel, and to modify the Use Table to include Short-Term Rentals and remove Bed and Breakfast.

01:19:13

Spencer Burt explained the changes that were made to this based on the Planning Commission's previous review and discussions on this. Per a question from Spencer, Alan Luce discussed how taxes are managed. Spencer further discussed the changes, to which the commission agreed. Spencer said he would get a public hearing scheduled for their meeting in December, and have the City Attorney review this one more time.

Set Next Agenda and/or Adjourn

01:25:35

Spencer Burt discussed the meeting schedule for December and said that the City Council decided last night at their meeting that they would only meet once in December, on the 9th, and therefore the Planning Commission would meet on the 10th and also only meet once during December; to which the Planning Commission agreed.

01:26:45 Motion

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:

December 10, 2020

Transcribed by Marie Henchman

Recorded by



Scott Bennett/City Recorder