



**Minutes of the North Logan City
Planning Commission
Held on January 7, 2021
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.)*

***00:00:07**

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

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

Others present were: Jon Keller, Tyler Stinson, Brad Schumann, Rob Lindsey, Lydia Embry, Brad Crookston, Alan Luce, Spencer Burt, Marie Henschman.

The Pledge of Allegiance was led by Dwight Whittaker.
An invocation was given by Jeff Coleman.

Adoption of Agenda

00:01:26

Eric Hansen said agenda item #2 [regarding zoning on 150 West 2200 North] is being removed from the agenda and not discussed at tonight's meeting.

Lyndsay Peterson made a motion to adopt the agenda as amended. Dwight Whittaker seconded the motion. A vote was called and the motion passed unanimously.

Approval and Follow-up of Minutes for December 10, 2020 Planning Commission Meeting

00:02:17

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.

Follow-up

00:02:35

Spencer Burt said the short-term rentals ordinance went to the City Council the night before. He explained that the City Council had received feedback from residents with some questions and concerns and would like to have dialogue with them before they approve it; and would like a Planning Commission member to be present during a workshop with the residents, along with Spencer, Alan Luce and a couple of City Council members. Spencer said he would send an email out to the Planning Commission members with the information about the meeting, and that they can let him know whether they're available.

New Business

Consideration and possible recommendation of a Concept Plan for the IFA Commercial Subdivision (2 lots) located in the General Commercial (CG) zone at approximately 2250 North Main Street, North Logan. (IFA)

00:04:37

Spencer Burt explained the situation, which would essentially create another commercial pad which could be sold or built, on the SW corner of this property. He used a displayed concept plan diagram to further explain. He said this is straightforward and that most of the parcel would stay with IFA, and this small section would go into the building as part of the commercial subdivision. He said the lot lines will be drawn as part of the commercial subdivision; and that when anything is developed on that corner, it will go through the City's commercial building process with design review and site plan review. He reviewed various items from the staff report with the commission and said that some things that still need to be arranged are the utility hook-ups, and the sidewalk

and landscape along Main Street, and said they have spoken with the applicant and the details will be worked out at the development plan phase. He said with everything that has been submitted, staff recommends a positive recommendation on this subdivision.

Eric Hansen asked about how parking will be managed, which Spencer addressed and explained.

Dwight Whittaker asked about making sure that the plans comply with the recent approval of the Main Street landscaping plans, etc.; and, whether there will be public access from the Main Street sidewalk to the pad, or would it mostly come from the parking lot that already exists at IFA.

Spencer said that would likely be answered as they go further in to the plans and addressed this further. He also discussed the design review committee working this out when the site plan is submitted. Dwight said there seem to be some pads there that are already established. Spencer explained this and said the space is there but it has not been formally subdivided off.

Spencer addressed minor questions from the commission.

00:11:48 Motion

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

Consideration and possible recommendation of a Bear River Region Pre-Disaster Mitigation Plan.

00:12:20

Spencer Burt explained the resolution and said that various agencies, including the Bear River Association of Governments, has been collaborating on this. He said the resolution would adopt the plan, which helps the various cities identify needs before disaster occur, as well as funding related to those needs. He explained further. He said at this point, they just need a recommendation from the Planning Commission to the City Council, as they both serve as the land-use authority in North Logan. He said they are hoping to get this plan adopted in City Council by the end of February.

Alan Luce said that one of the strategies on this is that it helps guide some of our code and enables us to receive actual grants and funding through FEMA-related grants; and, closely ties with some of our existing code related to fault lines, steep slopes, flood-potential, etc., and commented further.

Eric Hansen asked how this would impact the City if the Planning Commission did not recommend this; and Jeff asked what the advantage is of having this plan.

Nan said Alan already mentioned some of the advantages.

Jeff asked what it required of the City, which Spencer explained. Spencer also explained that if there is a plan in place, it is a good, straightforward way for FEMA to identify needs and provide grant money and commented further. He said the plan details many different disasters that it covers, including floods, fires, earthquakes, and more; and that for each of those, there were different mitigation or infrastructure needs that were identified.

Alan agreed and said it is already in our code, but it identifies areas that should be included or where we might have needs and explained further. He said it goes through everything in disasters that might be covered by FEMA; and helps us to be proactive in being able to receive funding for things that could happen.

Per a question from Eric about how this gets used, Alan briefly explained the process. Alan mentioned that most of the other cities have, or are about to, adopt this.

The discussion continued.

Alan commented that if we had this in place when something happened to the area west of Main Street, we would have been eligible for support from FEMA.

Lyndsay Peterson said that this is such a comprehensive document and asked upon what they should base their positive recommendation. She said she is not suspicious, but that she wants to do her due-diligence before they make a recommendation.

Spencer explained that this needs to be approved by the end of February, which Alan said allows for more time for review. Lyndsay said she felt that it would be best to review this further.

Spencer said they can wait for another meeting, and Lyndsay said she felt that would be good to make sure they fully understand everything.

Alan Luce mentioned Zach Covington's work on this.

Spencer said he could also do a question-and-answer, joint meeting with Zach Covington, which the Planning Commission agreed with.

Spencer said he will put this on the agenda for the next meeting and will contact Zach Covington.

Discussion of required number of stories for townhomes in City Center zones.

00:23:46

Spencer Burt briefly mentioned the previous discussions the Planning Commission had regarding this and said this is a continuation of that conversation.

Alan Luce discussed the timeless and quality feel that staff wanted for the City Center area. He mentioned the discussions held with developers, including that the townhomes reviewed were primarily three-stories; and further discussed the various benefits of having them designed this way. He displayed some photographs of examples of three-story townhomes and discussed how they fit into the City Center area and commented further.

Lyndsay Peterson discussed the design review process and that the examples are all three-story and said the more examples we give to developers the better, and that it is good to be up front with developers. She said, while this design might not be "the magic bullet", she is inclined to proceed with this and that for such a small area, it makes sense to have very specific code.

Nan Isaacson agreed with Lyndsay Peterson's comments and said she likes the three-story concept, and that the pros outweigh the cons on this, and feels we should move forward with this.

Alan said we want to give some "wiggle room" to developers to have some options within those parameters, but that he would like, as a developer, to have more specific guidelines, with clarity.

Eric Hansen asked Spencer to display a zoning map to show the City Center area, which he did.

Alan discussed the zoning around the City Center area.

Alan and Spencer addressed questions from the commission.

Dwight Whittaker commented and said he is in favor of the three-story design.

Per a question from Jeff Coleman, Spencer clarified which zones would require this.

Jeff said he has been on the developer's side and said it's very important to be clear, and said he likes the clear definition. He said he likes the benefits that Alan mentioned, and said that there is a lot of demand from the current generation for homes that have much less of a yard, and said he supports doing this in those zones.

Dwight mentioned that around the USU campus, there are many [residential] buildings that are even higher than three-story buildings, so this is therefore in the "realm" of contractors in our area, already, so there will not be a problem getting builders.

Spencer said based on the Planning Commission's support of this, he will put together a draft ordinance that the commission can then act on.

Per a question from Eric, Jon Keller said that the Fire Department is fine with dealing with three-story buildings.

The discussion continued, including how to proceed.

00:43:26 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: 7:15 p.m.

Approved by Planning Commission:

January 21, 2021

Transcribed by Marie Henschman

Recorded by



Scott Bennett/City Recorder