



North Logan Planning Commission

April 1, 2021

**Minutes of the North Logan City  
Planning Commission  
Held on April 1, 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.)*

**\*00:00:01**

The meeting was called to order by Lyndsay Peterson 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: Blake Parker, Stan Checketts, Craig Loosle, Barbara Middleton, Jeanine B. Andersen, Carlos F. Andersen, Jon Keller, Lydia Embry, Brad Crookston, Alan Luce, Spencer Burt and Marie Henchman.

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

**Adoption of Agenda**

**00:01:40**

*Nan Isaacson made a motion to adopt the agenda as presented. Eric Hansen seconded the motion. A vote was called and the motion passed unanimously.*

**Approval and Follow-up of Minutes for March 18, 2021 Planning Commission Meeting**

**00:01:50**

*As the Planning Commission only received these minutes today, they elected to approve them at the next meeting.*

**Follow-up**

**00:02:17**

Spencer Burt said that the Jenks subdivision was approved, and the Banbury concept plan was also approved, at the City Council meeting the night before.

**New Business**

**6:35 Public Hearing:** to receive public input on the consideration and possible recommendation on modifying the North Logan City code, Title 12 Land Use, modifying the table in 12C-1066.05 (C) to increase the minimum number of stories for townhomes in the City Center zones to three stories.

**00:03:16**

Spencer Burt mentioned that this had been discussed at several previous meetings. He said we have three zones in the City Center that allow townhomes as a building type. He said our City Center code is organized by building type; and said there are some limits on various aspects of those, including the number of stories. He said in previous discussions in meetings, they have learned that a lot of areas have a requirement for three-story townhomes, which he said lends themselves to more space and a lot of the example images they have are for three stories, and explained further. He said they felt that it would be better to have a number set for it, rather than make people have to guess. He said the change itself is very simple, and further explained the table where the proposed changes would be made in the Townhome Building Requirements, as this would only be for townhomes, and only in the City Center zones. He said the minimum height changes from what is stated in each zone, to three stories.

Lyndsay Peterson read aloud the guidelines for speaking at a public hearing and opened the public hearing at 6:38 p.m.

Barbara Middleton said she is not bothered by the three-story requirement, but one of the things she heard at one of the last Planning Commission meetings was how important our rural character is. She said when we look at what we're building, we should ask if it fits in with what we have, and commented further. She asked if, when we build, and look at what architects are bringing, whether it is blending in with what we have. She said there are some great examples on 2200 North, from Main Street to approximately 400 East, with Leisure Villas, Maple Springs, and the Four Seasons apartments; and said those are really nicely done as far as color, tone and landscaping that fits in. She referred to the building being built on 400 East and 2200 North, which she said is currently a three-story metal skeleton; but that the picture does not look like anything else that's around it, and it does not fit in at all with what the colors and textures are in our landscape. She said she is concerned about whether we have design codes and colors that we can look at for design of some of these buildings. She said when she looks at the buildings on 1200 East and 1500 North behind the mini-mart; she said they are black and white, and don't look like anything that's there. She said she questions why we are building black and white in this environment, with some of the other softer colors that we have that really fit into the landscape.

Craig Loosle said his concern is with the parking issues that more population will bring with townhomes and apartments. He said our City streets now are ending up as the parking lots for these big apartment complexes. He said he thinks we are losing our identity as a City. He said he has lived here all his life and little by little our identity is being taken away. He said we lost one of the Welcome to North Logan signs down on Main Street, and lost another Welcome to North Logan sign on 400 East a few years ago. He said his issue is the parking; and said the City is providing parking on the roads because it's not adequate. He said the more density we get with apartments, the more parking that goes on the roads, and then it's an issue. He said he's noticed in the area in which he lives, just south of the meeting location, it is a fight for the City in terms of snow removal that automobiles are there.

*As there were no further public comments forthcoming, Lyndsay Peterson closed the public hearing at 6:42 p.m.*

Lyndsay asked Spencer to discuss which areas this [change] specifically impacts, which she thought was a small area; and also, to address the parking comments.

Spencer said this is only applicable in the City Center zones, and that out of those zones, there are only three that allow townhomes as a building type: City Center-adjacent, MR-7 and MR-8. He said currently, all of the area that is zoned as those zones are built; therefore, this code change is essentially for future rezones, if land gets zoned to City Center-adjacent, MR-7 or MR-8. He said most of our zones don't have form-based code and explained further. He said all of the zones in the City Center do have design requirements, where certain percentages have to be specific materials and quality. He said in terms of parking, that is one of the biggest concerns, and commented further. He said one significant thing the City became aware of is the size of parking spaces in garages, and to make sure there is enough room to actually use the off-street parking spaces, and to make sure to be diligent on enforcing the two-spaces-per-unit requirement that we have in our code to help with that. He said this three-story modification will not impact that parking directly.

Jeff Coleman asked about the zones, which Spencer showed and explained, using the aerial photograph of the City.

Jeff asked why we are changing this, which Spencer addressed.

Nan Isaacson said we have discussed this and have felt good about it, which Lyndsay agreed with. Lyndsay said this makes it consistent with the Design Review requirements; and that all of our examples of townhomes are three story and they fit within the character of what we want for just the City Center. She said she wouldn't be comfortable with it outside of that area, because she wants to maintain the culture of North Logan, as well; but said they have discussed this at length.

Eric Hansen said there has been discussion about the good things that three-story townhomes

can bring. He said he understands the issue of parking, and that one of the concerns that comes up is that if you have someone in there besides a single family, such as students, and there are multiple cars. He said his view of the change, is that it already allows for three-story, which is great, and if that's the demand, that is where it will go; but said he is not personally in favor of mandating it, and at this point, will vote against it.

Nan said she would have to vote for it, because it gives us a definition of what we want in the City Center. She said she also likes the "pros" that they previously spoke about, including less criminal activity, and more stable families moving in; and said she really likes that this is the defined design that they have to work from.

Lyndsay said she thinks the concern is that without it being mandated to be a three-story, builders will likely not do that because it will be more expensive; and then the practical effect will be two-stories if we don't explicitly state three.

Jeff asked what zones allow for townhomes, which Spencer addressed, and said the three City Center zones as discussed, as well as the RM zone and the MXG zone, which he explained further.

Dwight Whittaker asked if garages would be required on the main floor, as they had discussed as a potential, previously. Spencer addressed this and said it could be done in a few ways, including rear-load garages in the alley, or spaces that are not in the garage, as well as a garage on the ground floor.

Jeff said the problem we have is that builders build these garages so that you can't really fit two vehicles in them.

Alan Luce discussed this and said in order for it to count as a garage or as a parking space, they changed things so that the dimensions now allow for larger vehicles.

Dwight said we need to have the three-story, as that way it is consistent and it stands out as a landmark.

Jeff asked if the three stories are above ground, which Spencer said was the case.

**00:19:53 Motion**

*Nan Isaacson made a motion to make a positive recommendation to the City Council to approve the modifications to the code as presented. Dwight Whittaker seconded the motion. A vote was called and the motion passed with Lyndsay Peterson, Nan Isaacson and Dwight Whittaker voting in favor; and Eric Hansen and Jeff Coleman voting against.*

Consideration and possible recommendation of a concept plan for the Checketts Business Park Subdivision of approximately 18 acres located in the Manufacturing/Heavy Commercial Zone (MC) at approximately 2350 North 400 West. The proposed subdivision includes thirteen (13) lots. (Stan Checketts)

**00:20:55**

Spencer Burt explained the location and said, per their previous discussions, this would include the alignment of 400 West, and also mentioned the nearby master-planned roads that will eventually come through.

Spencer discussed the Concept Plan, and said there are a few things that need to be cleaned up, including the road alignment, which he explained further, and said it has been worked through. He also discussed the right-of-way issue with 2400 North that they may consider vacating in the future, and explained further. He said this subdivision includes (13) thirteen lots in total, and explained some of the layout. He discussed staff recommendations and development requirements from the staff report, including making sure the access for 400 West is developed correctly and that the utilities are tied in; and that 200 West is developed when they get to that phase, which he further explained. He explained the various studies being required which are grading and drainage, water conservation, and soils. He said along with those recommendations, staff feels that this meets the requirements for a positive recommendation to the City Council on this concept plan.

Alan Luce said a lot of the issues with 2400 North were on land that was in Logan, and that we then inherited with the boundary changes [between the two cities]. He said this cleans up a lot of the concerns that we had for this area, including dealing with the right-of-way issue.

Jeff Coleman asked which lots this includes, which Spencer outlined using the projected map of the site.

Developer Stan Checketts briefly discussed the project, some of the history of what was originally proposed with the City, and the alignment of the roads.

Jeff asked about 400 West, which Alan addressed and said the City will work with Mr. Dahle and explained further. Alan said the alignment is what is being considered tonight, but they need to make it clear that the City needs to work that out with the other property owner.

Stan further discussed the project in terms of him selling some buildings.

Eric Hansen asked Stan if he was good with the alignment of 400 West the way it is, and Stan said he was.

Jeff asked if this is all heavy industrial zoning, which Spencer said was the case. Jeff asked about the lot sizes and how it all works out. Stan said as it moves forward, they might make those lots bigger, and commented further

Lyndsay Peterson asked what the practical effect is, of having the remainder parcel. Spencer said it will be undeveloped at this point and said if they want to do something later, they can subdivide at that point, and almost do it like it's being done in phases. He said it wouldn't necessarily need to be developed now, but it can be done later.

Blake Parker addressed Alan's comment about several items being cleaned up with this, which he further explained.

Blake discussed the importance of vacating the right-of-way, and explained some of the details of that situation further, including some of the history of the situation, and the negotiations that originally took place regarding it. Blake said this cleans up a lot of the access issues; and said there is a large subdivision to the south in Logan that will likely be full of homes soon, and said 400 West will be integral in that. He also said the widening of 200 West is something that has been needed for quite some time. He said they could also likely sell the remainder parcel without any problem. He said this is just a matter of cleaning up a bunch of things that needed to be cleaned up for a long time.

Lyndsay asked about the vacating of the right-of-way. Spencer said that is something that will happen in City Council, and with a public hearing being held.

Blake commented further on the road and the lot and said it should be in private ownership and commented further.

Blake addressed questions of the commission.

#### **00:37:40 Motion**

*Eric Hansen made a motion to make a positive recommendation to the City Council on this Concept Plan, along with the recommendations made by staff in the staff report. Jeff Coleman seconded the motion. A vote was called and the motion passed unanimously.*

#### **Set Next Agenda and/or Adjourn**

#### **00:37:58**

Spencer Burt discussed the Utah League of Cities and Towns Conference with the commissioners and who would be attending, and who else might be interested.

Spencer said they will discuss the Planning Commission's Policies & Procedures document at the next meeting, and will also have a discussion and training regarding the subdivision process.

Spencer gave an update on the COVID situation; and mentioned the City Council discussion regarding the mask mandate ending April 10<sup>th</sup>, and possibly extending that date for the library and City office's staff for a bit longer; and also, the potential of the City Council and Planning Commission members not having to wear masks if they are using the six-foot social distancing rule. Spencer asked the Planning Commission about whether they want to continue to wear masks after April 10<sup>th</sup>.

Eric Hansen said he's comfortable with people removing the masks, particularly for those who are vaccinated.

North Logan Planning Commission

April 1, 2021

Dwight Whittaker said we should leave it up to the individual's discretion to choose whether or not they want to wear a mask.

Nan Isaacson said as long as we following social distancing, she agrees with Dwight, and commented further.

Eric agreed and said as long as distancing can be maintained, we have some flexibility with masks.

Alan Luce discussed Mayor Cann wanting to extend mask wearing for staff until May 5<sup>th</sup>.

Lyndsay agreed with doing this and commented further.

Alan said we're encouraging staff to mask up if social distancing cannot be maintained.

Spencer said some park facilities are open for reservations. Alan explained the requirements and restrictions further that will still be in place. Alan said they are going by the guidance from the state. He said the other issue is getting everyone vaccinated. Alan also discussed Mayor Cann wanting to try to set up vaccination clinics in North Logan.

Spencer asked the commissioners to let him know what items they want to discuss with the City Council at the joint Planning Commission meeting on May 29<sup>th</sup>.

**00:48:48 Motion**

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

The meeting adjourned at: 7:21 p.m.

Approved by Planning Commission:

April 15, 2021

Transcribed by Marie Henchman

Recorded by

  
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Scott Bennett/City Recorder