



North Logan Planning Commission

March 18, 2021

**Minutes of the North Logan City
Planning Commission
Held on March 18, 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, Lyndsay Peterson, Jeff Coleman and Dwight Whittaker. (Craig Cartwright and Nan Isaacson were excused.)

Others present were: Skyler Jenks, Ben Steele, Spencer Burt, Alan Luce and Marie Henchman.

The Pledge of Allegiance was led by Eric Hansen.

An invocation was given by Jeff Coleman.

Adoption of Agenda

00:01:49 Motion

Eric Hansen 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 March 4, 2021 Planning Commission Meeting

00:02:15 Motion

Dwight Whittaker 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

00:02:54

Spencer Burt mentioned that the rezone of the Banbury Project was approved by City Council the previous evening at their meeting.

New Business

Consideration and possible recommendation of a Development Plan/Preliminary Plat for the North Logan Industrial Subdivision (4 lots) located in the MC zone at approximately 2850 North 200 West, North Logan. (Skylar Jenks)

00:03:35

Spencer Burt said that the Concept Plan for this was approved by the City Council last July. He said it is for four lots and is located just off of 200 West, and is approximately 21-22 acres. He displayed a preliminary plat of the subdivision showing the four lots in the City's industrial zone. He said when each individual lot gets developed, it will go through the City's site development requirements process, and commented further. He said a lot of the focus on this one is on the right-of-way improvements surrounding the parcel. He reviewed items from the Development Plan, including the situation with the road improvements on 200 West and 2850 North, and alignment for 400 West, as well as the utilities. He said after review from staff and discussing this with the applicant, the applicant was very responsive to everything and submitted the plans as required. He said staff recommends a positive recommendation on this, contingent upon the Development Plan being reviewed by the Engineer before this goes to the City Council.

Applicant Skyler Jenks discussed the project and said they're looking to develop four industrial buildings on this site and will likely start with the lot on 200 West and 2850 North. He said they will probably be submitting building permits in the next few weeks. He discussed various details further, briefly.

Jeff Coleman asked if the roads are going to be completed now, before building on the

subdivision is completed. Skyler said the roads will be done at the same time they start building. He said they have actually started moving dirt. He said they won't be doing 400 West in the first phase, but will be doing 2850 North.

Eric Hansen asked if they would be developing 400 West when they do the other two lots, and Skyler said that was correct, and explained the timing further.

Dwight Whittaker asked about access which Skyler addressed.

Spencer and Skyler answered various questions from the commission.

Dwight asked if they have tenants ready to go in. Skyler said they are talking to a potential tenant and explained further. Skyler said it's not solidified yet, but they are getting close.

00:14:02 Motion

Eric Hansen made a motion to make a positive recommendation to the City Council for this Development Plan/Preliminary Plat, pending approval from the City Engineer. Dwight Whittaker seconded the motion. A vote was called and the motion passed unanimously.

Consideration and possible recommendation of a concept plan for the Banbury Subdivision of approximately 8.88 acres located at approximately 2000 North 600 East (parcel 04-084-0018) the parcel is under consideration for a rezone from Residential Single-Family Estate 1 acre lots (RE-1), to Residential Single-Family 15,000 sq.ft. lots (R-1-15). The proposed subdivision includes 22 lots and is being proposed to be subdivided using the density determinant method. (Visionary Homes)

00:14:28

Spencer Burt explained the situation and said the City Council approved the rezone last night of the 8.88 acres from RE-1 to R-1-15. He said the Concept Plan was updated slightly since the commission's last discussion, and explained various details further. He explained the discussions staff held with the developers regarding future development requirements. He also reviewed items from the staff report, including the reports waived and which ones would be required. Spencer said staff recommends a positive recommendation on this, along with the conditions listed in the staff report. He also said this is going to be recorded by plat, which the applicant has agreed to.

Spencer addressed minor questions from the commission.

Developer, Ben Steele from Visionary Homes, commented generally on various items.

Eric Hansen asked if this will have secondary water, which Ben said would be the case, and explained further.

Lyndsay Peterson asked about the stormwater basins being part of the lots shown, which Ben confirmed, and further explained, including that the calculations for the sizes of the basins are still being worked out.

Per a question from Dwight Whittaker about lot sizes; Spencer addressed this and explained the lot sizes further, with this development using the density determinant method.

00:23:37 Motion

Dwight Whittaker made a motion to make a positive recommendation to the City Council on this Concept Plan. Eric Hansen seconded the motion. A vote was called and the motion passed unanimously.

Consideration and possible approval of North Logan City Planning Commission's Policies and Procedures for the calendar year 2021.

00:24:05

Spencer Burt explained when this was done last and discussed some of the legal requirements for approval. He asked the Planning Commission if they had any changes or recommendations, or discussion about this.

The commission discussed various items in the document.

Lyndsay Peterson discussed the issue of training and that it needs more structure and explained further.

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Jeff Coleman asked if we could do a Planning Commission meeting and focus on training.

Spencer addressed this and explained various potential training possibilities.

This was discussed further, including various items that they would like to focus on.

Alan Luce discussed the Development Review meetings and the benefit of the Planning Commission members attending those.

Dwight Whittaker said he wanted a better understanding of some of the terminology of items in the policies, particularly in relation to the land-use authority, which Spencer addressed. Spencer said he will get more information on this. Alan commented on this, and said for instance, that the Logan City Planning Commission is their land-use authority. He said Spencer will get more information on this to the commission.

The commission continued to review and edit various items with Spencer, and the discussion continued.

Spencer said he will get more information to the Planning Commission on some of the points discussed. He said he would make the changes as discussed, and bring it back to the next Planning Commission meeting for approval.

Set Next Agenda and/or Adjourn

01:04:54

Spencer referred to the changes to the City Council meeting schedule for April because of events taking place next month, and discussed with the commission changing their schedule as well. He said the City Council is meeting on March 31 and April 14, and that the commission could follow suit and meet on April 1 and April 15. The Planning Commission agreed to that, and Spencer said he would let Nan Isaacson and Craig Cartwright know of the new schedule for April.

Spencer said there is money in the budget for one or two of the commissioners to attend the April Utah League of Cities and Towns Conference in St. George, if any are interested. He said this one is more focused on legislative items, with the fall conference being more focused on training. Alan also explained the conferences in more detail. The discussion continued, and Spencer asked the commissioners to let him know if anyone was interested.

Spencer reminded the commission that they are meeting with the City Council at the second planning meeting in May, for a workshop. He said to let him know if there are any specific items that they want to discuss with the council to get their feedback, so that he can put those items on the agenda.

Dwight Whittaker mentioned Spencer's recent birthday, as well as him being recognized as the exemplary employee in City Council the evening before.

01:16:36 Motion

Eric Hansen 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: 7:50 p.m.

Approved by Planning Commission:

April 15, 2021

Transcribed by Marie Henchman

Recorded by



Scott Bennett/City Recorder