



Minutes of the North Logan City
Planning Commission
Held on May 6, 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: Jon Keller, Ben Steele, Blake Parker, Lydia Embry, Angie Jensen, Spencer Burt, Alan Luce and Marie Henchman.

The Pledge of Allegiance was led by Dwight Whittaker.
An invocation was given by Nan Isaacson.

Adoption of Agenda

00:01:38

Dwight Whittaker 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 April 15, 2021 Planning Commission Meeting

00:02:03

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

00:02:38

Spencer Burt explained that the Canyon Gates Development Agreement was not approved at the previous evening's City Council meeting, as the developers did not submit the agreement in time for review. He said the City Council is going to have a somewhat abbreviated meeting on Wednesday in two weeks, and then the joint workshop will be held at the next [Planning Commission] meeting. He also mentioned that the Planning Commission will likely have one agenda item to discuss prior to the workshop starting.

Lyndsay Peterson said she will now be able to attend the workshop; and Nan Isaacson said she will now not be able to attend the meeting.

New Business

Consideration of a Conditional Use Permit application for a home-based daycare with 12 students at 1055 East 2000 North in North Logan. (Angie Jensen)

00:04:11

Spencer Burt introduced the item and explained the situation, including the requirements for a home pre-school or daycare situation needing to do a conditional use permit application. He reviewed the code, which he said is the basic conditional use code. He explained the location and reviewed further items from the staff report regarding the situation itself, and some of the requirements related to this conditional use.

Applicant Angie Jensen explained the drop off and pick-up plan for the children using a projected aerial photo of the site. She reiterated that this is for a pre-school, not a daycare. Angie addressed questions from the commission.

00:15:09 Motion

Eric Hansen made a motion to approve this conditional use permit. Jeff Coleman seconded the motion. A vote was called and the motion passed unanimously.

Consideration and possible recommendation of a development plan and preliminary plat for the Banbury Subdivision of approximately 8.88 acres located at approximately 2000 North 600 East (parcel 04-084-0018). The proposed subdivision includes 22 lots and is being proposed to be subdivided using the density determinant method. (Visionary Homes)

00:15:53

Spencer Burt said the Concept Plan for this was approved by the City Council at their meeting two weeks ago. He said the layout has remained the same, the [detention] basins are in the same place, the lots are the same size, and said it just shows more information on the road improvements, utilities, etc. He said they were able to review this with staff, utilities and engineering; and said there are a few construction document comments, as well as a few comments that are minor that they can review prior to City Council. He said prior to City Council, they need to have a draft Development Agreement for the council to review, as well as a separate preliminary plat with the signature blocks. He said they also need to finalize the right-of-way request for 2000 North to be widened from 55 feet up to 60 feet, and also potentially connected to other subdivisions in the future. He explained further, briefly.

Ben Steele with Visionary Homes commented briefly on various aspects of the development.

00:20:10 Motion

Eric Hansen made a motion to make a positive recommendation on this development plan and preliminary plat to the City Council, including the conditions listed in the staff report. Jeff Coleman seconded the motion. A vote was called and the motion passed unanimously.

Consideration and possible recommendation of a development plan and preliminary plat 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)

00:20:35

Spencer Burt said this is now back as a development plan, and also said it is moving forward very quickly. He said due to a time issue, they are trying to have this as phase 1, and further explained the location using an aerial photograph of the site, as well as additional details. He described what would be done for each phase, using a displayed plat map of the site to explain the details further. He explained that the main thing to be done in phase 1 is delineating the lot lines. He said in phase 2 and beyond, there will be more utility improvements, as well as the road alignment, he said as discussed. He said the preliminary plat for phase 1 is what they will be considering tonight. He said staff recommends a positive recommendation to the City Council.

Blake Parker, representing Stan Checketts, generally explained their plans for the various phases.

Jeff Coleman asked what would happen if the Planning Commission approves this and the various property owners do not come to an agreement regarding the improvements on 400 West.

Alan Luce said we have had initial conversations with the property owner, which have not been finalized. He said this is a master-planned road and that the City would be responsible for paying for part of that road.

Lyndsay Peterson asked if this was accessible, as is, for phase 2, which Spencer said was the case, and explained further.

Blake asked if phase 1 would address 2400 North, and Spencer said no it will not, that it would be addressed in future phases.

00:28:30 Motion

Jeff Coleman made a motion to make a positive recommendation to the City Council on this development plan and preliminary plat as presented. Dwight Whittaker seconded the motion. A

vote was called and the motion passed unanimously.

Discussion and review from the Utah League of Cities and Towns Conference, Utah State ordinance revisions, and potential revisions to North Logan City Code in order to be in compliance with State Code.

00:29:16

Spencer Burt discussed this and said an ordinance on ADUs should be forthcoming.

Alan Luce explained the original situation on ADUs that had little to no restrictions, and the legislation that has taken place due to the involvement with the Utah League of Cities and Towns, to change the situation for the better. He commented further.

This was discussed further.

Spencer explained the new training requirements for Planning Commissioners, as well as the various training courses available to them. He also discussed keeping track of the training courses that they take. Spencer addressed questions from the commission about this. Per a question from Dwight Whittaker, he said this is effective May 5th, and explained further.

Set Next Agenda and/or Adjourn

00:41:00

Spencer Burt referred to the joint meeting being held with the City Council and Planning Commission on May 20th, and discussed the agenda, and said to let him know if there are any specific items that they want to discuss at the meeting. He said they are going to bring in Lloyd Sutton, who is the masters student working on our Active Transportation Plan, who will discuss the plan with the group, and explained further. He said the recreation facilities code will also be discussed. He said they will also discuss General Plan updates and options for working on it, including potentially getting a consultant, or doing it piece-by-piece. He said they will also discuss mixed-use zoning, and explained further.

Per a question from Nan Isaacson regarding the pickleball courts at Elk Ridge, Spencer addressed and explained the current situation and plans, and said the pickleball courts will now be located at Meadow View Park. The discussion continued. Per a question from Nan about the comments she's heard regarding residents being able to "change the City's plans if they have enough money," in regards to the residents paying to have the courts relocated; Spencer explained that the plans for having them at Meadow View Park actually work better and was not an option prior to this, and also said that the City wanted to be responsive to the situation. He also said that they didn't want to make the rest of the City have to pay re-do something that had been in the plans for years, for one group of residents, and explained further. Spencer addressed further questions from the commission regarding various plans for Elk Ridge Park.

00:58:47 Motion

Eric Hansen 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: 7:31 p.m.

Approved by Planning Commission:

May 20, 2021

Transcribed by Marie Henchman

Recorded by



Scott Bennett/City Recorder