



North Logan Planning Commission

June 17, 2021

**Minutes of the North Logan City
Planning Commission
Held on June 17, 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.)*

***00:00:04**

The meeting was called to order by Lyndsay Peterson at 6:35 p.m.

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

Others present were: Barbara Middleton, Alexis K. Ault, Tyler from AllTech, Spencer Burt and Marie Henchman.

The Pledge of Allegiance was led by Lyndsay Peterson.

An invocation was given by Eric Hansen.

Adoption of Agenda

00:01:57 Motion

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

Approval and Follow-up of Minutes for June 3, 2021 Planning Commission Meeting

00:02:06 Motion

Nan Isaacson made a motion to approve the minutes as presented. Jeff Coleman seconded the motion. A vote was called and the motion passed with Nan Isaacson, Lyndsay Peterson, Jeff Coleman and Dwight Whittaker voting in favor, and Eric Hansen abstaining from voting, as he said did not have the opportunity to review the minutes.

Follow-up

00:02:59

Spencer Burt gave an update on the subdivision previously discussed, and that a workshop was held to go through the various issues, including regarding access and density, and explained further.

New Business

6:35 Public Hearing to receive public input on modifying the North Logan City code, Title 12 Land Use, modifying the requirements for Internal Accessory Dwelling Units to meet the provisions for Utah State Ordinance H.B. 82.

00:03:56

Spencer Burt referred to the discussion held on this previously, and explained the modifications made based on the code changes made by the state of Utah, limiting what cities can do with regard to accessory dwelling units (ADUs). He said they have to be a permitted use in all residential zones, and explained the changes further; including reiterating that this is only for internal accessory dwelling units, and they will not be a conditional use so they will therefore, not be evaluated unless there are issues.

Per a question from Jeff Coleman, Spencer confirmed that conditional use permits will just be for external accessory dwelling units. Jeff asked about people wanting to rent rooms out of their home, which Spencer addressed and explained. He also explained the definition of a family, which was further discussed.

Lyndsay Peterson explained that we have to change this to comply with state law. Jeff asked what we weren't compliant with, which Spencer explained, including that we used to require a conditional use permit for internal ADUs which no longer follows state code; and, we previously required two parking spaces and now we can only require one. He reiterated that the new code only relates to internal

ADUs, so we are keeping the code in place for external, detached ADUs.

Nan Isaacson asked about parking which Spencer addressed and explained.

The discussion continued.

00:22:02

Lyndsay Peterson read aloud the guidelines for speaking at a public hearing and opened the public hearing at 6:58 p.m.

Barbara Middleton referred to point #5 relating to adding on requirements at the “local level” and asked if the City would be considering that, and what they might focus on, if so. She also asked about another item relating to restrictions in zones, and asked in what zones might the City restrict these in some way. She also asked about inspections relating to fire safety.

Spencer addressed these items.

Lyndsay Peterson closed the public hearing at 7:03 p.m. as there were no further public comments forthcoming.

Nan Isaacson asked why they changed this, and Spencer said it was due to a bill done to help with housing affordability and explained some background further. He said it was more restrictive before as to what cities could do and explained further.

Jeff asked what the ramifications are if we don’t follow this, which Spencer explained.

Dwight Whittaker said it might impact grants as well.

The commission continued to discuss various, related items.

00:31:29 Motion

Nan Isaacson made a motion to make a positive recommendation to the City Council on these modifications, as presented. Eric Hansen seconded the motion. A vote was called and the motion passed unanimously.

Discussion about North Logan City Code 12C-1003 Area, Width and Yard Regulations on potentially modifying the front setback requirement for development within the industrial zone.

00:32:22

Spencer Burt gave some background on this as well as additional information to the Planning Commission. He said we’ve had an applicant ask if we could use the same setbacks in our industrial zone, and wanted to get the Planning Commission’s input on that. He further discussed the pros and cons of the different setback dimensions. He reviewed the design guidelines that the Design Review Committee uses, and said the main intent is to provide a “front door” – an interesting street scene, which he detailed further. He said that he thinks 30 feet is probably sufficient there, but said it is typically not enough room to do “double-loaded” parking, and used a diagram of a building site to explain further. He said last time we made a change to the industrial code, we added in some other design elements, which he said is also something that could be stipulated as well, if necessary. He also discussed a site that the Cache Valley Transit District owns for primarily office space, and space for the busses to be parked and refueled. He said they have a refueling building that would work much better for the turning radius of the busses, if it was allowed to be 30 feet from the road, and explained further; and said he would bring it to the Planning Commission for their input. He explained the situation further, as well as if they end up changing the code, which might mean doing a variance.

Eric Hansen said he’s trying to determine what the worst-case scenario might be and what they should consider.

Jeff Coleman asked what a front setback really means. Spencer said in this case it would be road frontage for an industrial building.

The discussion continued, and Spencer addressed various questions from the commission.

The Planning Commission generally expressed that they were okay with the 30-foot setback.

Discussion about the potential modification of North Logan City Code, adding requirements for storage units as a conditional use and the zones in which they are permitted.

00:45:01

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Spencer Burt explained the situation and said that currently, our code has storage units as a conditional use in our commercial and industrial zones, which he said requires a public meeting, and the Planning Commission to grant that. He said, however, that there aren't any additional requirements in the code, which he explained further, and essentially said that is contrary to how the code is set up. He said therefore, that the City Council would like to add some specific requirements to storage units, to make those applications a bit more structured, and to review the zones in which they are permitted, which he listed, and explained further details. He also discussed Logan City's code on self-storage units, which he detailed further. He said he felt that location is very important, and said he wanted to review this further with the commission.

Dwight Whittaker asked if this is something that would affect residential, and Spencer said no because they are not allowed in residential zones and explained further.

Nan Isaacson and Lyndsay Peterson both explained why they thought it was good to have more structure in the requirements for these.

Spencer addressed minor questions from the commission.

The discussion continued, including regarding the appropriate placement and location for storage units, and how they look aesthetically.

The discussion continued and Spencer said he recommended making this a permitted use in some zones if we don't want to have any additional requirements, and explained further.

Lyndsay Peterson said at a minimum, we should not allow any Main Street frontage for these, as it does not fit with what we want long-term, and commented further.

Spencer said that anytime you take a conditional land-use away, we want to think long and hard before we do that. He commented further on location, and said he agrees with not putting them on Main Street. He said there are also areas in our industrial zone that are currently built to a much higher standard and mentioned some locations; and said if we just make this a permitted use in the industrial zone without adding any visual requirements, someone could just put anything in.

Putting in some specific requirements was discussed further.

Jeff Coleman said he spoke to some investors a few months ago who want to use shipping containers as self-storage, which he said he did not like and commented further. He said that's the kind of thing he wants to get a handle on.

The discussion continued.

Set Next Agenda and/or Adjourn

01:02:48

Spencer Burt discussed the BMX Grand Opening event and all that will be taking place on Wednesday, June 23rd at 6:00 p.m. at Elk Ridge Park. He also discussed the North Logan City Employee Party taking place the following day at Elk Ridge Park at 6:00 p.m. at the North Pavilion.

Spencer mentioned that staff met with the City Attorney regarding the issue of recreation facilities, and explained that discussion further.

Dwight Whittaker asked if there was any possibility that the Planning Commission could get notification earlier than 24 hours before the meeting of the items they are going to discuss, so that they have time to review the items before the meeting. The commission members agreed and discussed this further.

01:08:05 Motion

Dwight Whittaker made a motion to adjourn the meeting. Eric Hansen seconded the motion. A vote was called and the motion passed unanimously.

The meeting adjourned at: 7:44 p.m.

Approved by Planning Commission:

July 15, 2021

Transcribed by Marie Henchman

Recorded by



Scott Bennett/City Recorder