

**Minutes of the North Logan City
Planning Commission
Held on November 17, 2022
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 Jeff Coleman at 6:32 p.m.

Commission members present were: Jeff Coleman, Dwight Whittaker, Herond Hoyt, Heather Ericson and Kenny Reese. (Nan Isaacson was excused.)

Others present were: Scott Perkes, Alan Luce and Marie Power.

The Pledge of Allegiance was led by Heather Ericson.

An invocation was given by Kenny Reese.

Adoption of Agenda

00:01:14 Motion

Herond Hoyt made a motion to adopt the agenda. Kenny Reese seconded the motion. A vote was called and the motion passed unanimously.

Approval and Follow-up of Minutes for November 3, 2022 Planning Commission Meeting

00:01:32

Jeff Coleman asked about a statement in the minutes attributed to him, rather than Kenny Reese, who he thought made it. Marie Power said she would check that and make the correction, if necessary.

Dwight Whittaker made a motion to approve the minutes as presented, with the review that will be done by Marie Power. Herond Hoyt seconded the motion. A vote was called and the motion passed unanimously.

Follow-up

00:02:44

Scott Perkes said the City Council approved the Christopher Taylor two-lot subdivision, with conditions, which he explained further, including regarding the situation with street lights. He also explained that this Concept Plan will "sit on the shelf" for a while.

Jeff Coleman asked if the Concept Plan has an expiration. Scott said that it does not, and that Mayor Peterson asked the same thing and explained further.

New Business

Item #1 - ZTA-2022-03: Work session discussion regarding a city-initiated text amendment to the North Logan City Zoning Ordinance to remove "Small Multi-Unit Storage" and "Large Warehouse-Type Storage" facilities as permitted or conditionally-permitted uses in certain zones.

00:06:14

Scott Perkes reviewed the documentation he gave to the Planning Commission on this. He used a map to show where storage units are located in North Logan, per a previous request from Dwight Whittaker, and continued to review various related items, including proposed changes.

Herond Hoyt had to leave at this time, 7:10 p.m.

The Planning Commission continued their discussion and review, at length.

They discussed how they would move forward. They also discussed having another work

session before holding a public hearing.

Item #2 - Work session discussion regarding residential and non-residential parking surface material requirements.

01:08:50

Scott Perkes explained the situation, and detailed the various items they're considering for residential and non-residential parking surface material requirements.

Scott reviewed the proposed changes to the requirements, and the Planning Commission discussed this briefly.

Item #3 - Work session discussion regarding subdivision vesting and expiration.

01:17:23

Scott Perkes discussed the City's code and state code, with regards to subdivision timelines and vesting of rights. He further explained various items related to land use and when applications are done in terms of vesting and expiration. He also reviewed plat approval in relation to subdivisions.

The Planning Commission discussed various related items further and Scott addressed their comments and questions. He also explained that we do not have expirations for concept plans, which was discussed. After further review, the Planning Commission generally agreed that 12 months seemed like a reasonable expiration limit. He asked if some people would be "grandfathered in" which Scott said would, in fact, be the case.

Scott continued to review the items and the Planning Commission discussed this further. Scott said he would put a draft of this together and bring it back to the Planning Commission for review.

Staff Business:

Staff Business/Discussion

01:32:52

Scott Perkes discussed and explained the terms of service for the members of the Planning Commission, and addressed their questions.

Scott also discussed Planning Commission training, and said that should start in January 2023.

Planning Commissioner Business/Discussion

01:36:52

Alan Luce reminded the Planning Commission that they needed to RSVP for the North Logan Holiday Party.

Set Next Agenda and/or Adjourn

01:37:34 Motion

Kenny Reese 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: 8:10 p.m.

Approved by Planning Commission:

January 19, 2023

Transcribed by Marie Power

Recorded by


Scott Bennett/City Recorder