

**Minutes of the North Logan City
Planning Commission
Held on January 19, 2023
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 Nan Isaacson at 6:33 p.m.

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

Others present were: Russell Goodwin, Ryan Bybee, Trevor Sharp, Randall Coleman, Emily Schmidt, Scott Perkes and Marie Power.

The Pledge of Allegiance was led by Jeff Coleman.

An invocation was given by Dwight Whittaker.

Adoption of Agenda

00:02:02 Motion

Herond Hoyt 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 November 17, 2022 Planning Commission Meeting

00:02:21 Motion

Jeff Coleman made a motion to approve the minutes, as presented. Dwight Whittaker seconded the motion. A vote was called and the motion passed unanimously.

Follow-up

00:03:04

Scott Perkes said that the City Council approved the amendments to the Moderate Income Housing Plan at their meeting the previous evening, that the Planning Commission had recommended for approval. He said they also approved the flood damage prevention ordinance; as well as the appointments and reappointments of Planning Commission members. Scott also discussed Dwight Whittaker retiring from the Planning Commission and said this will be his last meeting, and commented further. He said that Heather Ericson will be moving from the alternate position into a full-time member, and Teresa Theurer had been appointed as the new alternate. He also said that Jeff Coleman has been reappointed for a new three-year term. He explained details further.

New Business

Regular Commission Business:

Item #1 - Recognition and appreciation of Commissioner Dwight Whittaker's service on the Planning Commission.

00:05:12

Nan Isaacson commented on this being Dwight Whittaker's last meeting, and expressed the gratitude of the Planning Commission for all of his work and dedication.

Dwight Whittaker expressed his appreciation to the Planning Commission and to the City staff for all they've done, and for the opportunity he has had to serve.

Scott Perkes discussed some of the things Dwight would be working on after his retirement; and the humanitarian center he and his wife have founded, and the work that they do there for the community, which is called Cache Valley Humanitarian Center.

Commission Work Session:

Item #2 - ZTA-2022-03: Work session discussion regarding a city-initiated text amendment to modify zoning allowances for "Small Multi-Unit Storage" and "Large Warehouse-Type Storage" facilities as permitted or conditionally-permitted uses in certain zones.

00:11:45

Scott Perkes referred to the discussions previously held on this, and the impetus behind the proposed modifications. He also mentioned the issue and discussion brought up, particularly by Jeff Coleman, about the impact that some of the previous recommended changes might have. Scott addressed various questions and concerns from the commission.

The Planning Commission continued their discussion, review, and edit of this, at length, including items related to the current proposed changes; the potential financial effect of having these businesses located in certain zones; some business on Main Street still wanting some on-site storage; solid waste removal; and more. They also discussed how they would proceed.

Item #3 - ZTA-2023-01: Work session discussion regarding potential adjustments to the city's Design Review process for city-center, commercial, institutional, and industrial developments.

01:11:09

Scott Perkes reviewed the City's Design Review process and the related City code, for anything considered non-residential. He explained various elements regarding Design Review, including for various types of business and facilities, and discussed what is lacking in our process for various items. He also explained how other cities in Utah, and in the valley, handle their design review process. He reviewed the documentation and potential changes with the commission, and addressed their questions and comments.

The commission generally gave their support to the proposed changes.

Staff Business:

Staff Business/Discussion

01:27:59

Scott Perkes said that he wanted to have a discussion at the next meeting, so it will include the new Planning Commission member, regarding their process and how they are making land use decisions. The commission agreed.

Set Next Agenda and/or Adjourn

01:29:15

Herond Hoyt 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: 8:04 p.m.

Approved by Planning Commission:

April 13, 2023

Transcribed by Marie Power

Recorded by



Scott Bennett/City Recorder