

1 **Minutes of the North Logan City**
2 **City Council & Planning Commission Combined Meeting/Workshop**
3 **Held on October 10, 2012**
4 **At the North Logan City Library, North Logan, Utah**
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8 The meeting was called to order by Mayor Lloyd Berentzen at 6:30 p.m.
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10 City Council and Planning Commission Workshop members present were: Nancy Potter, Kevin
11 Christensen, Chris Nelson, Roger Anderson, Damon Cann, Mark Hancey, Brett Robinson, Brad
12 Crookston, Geri Christensen, John Bailey and Kristen Anderson.
13

14 Others present were: Newell Crookston, Madison Day, Jessica Brooksby, Jessica Sonderegger,
15 Jake Young, Nathan Duncan, Matthew Wood, Mitch Barryhill, Kim Hawkes, Casey Fisher, Alan
16 Luce, DeeAnn Wood, Lydia Embry, Scott Bennett Cordell Batt, and Marie Wilhelm.
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18 An invocation was given by Damon Cann.
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20 **Adoption of Agenda**

21 Mayor Berentzen explained that several council members asked to postpone the first item on the
22 agenda regarding selection of a general contractor for the police building. He gave further
23 guidelines of items the group would be discussing.
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25 *Nancy Potter made a motion to adopt the agenda, as revised, removing the first item regarding*
26 *the police building. Damon Cann seconded the motion. A vote was called and the motion*
27 *passed unanimously.*
28

29 **Workshop Business**

30 Workshop to continue discussion of the report from the ad-hoc North Logan City Center
31 Committee including discussion of possible changes to the city code relating to the mixed-use
32 zones and the general plan for developing the city center and areas proximate to that. Also
33 discussed will be the proposed form-based code draft for the mixed-use zones. (Planning
34 Commission, City Council, Staff, /Consultant Jake Young with Civil Solutions)

35 The workshop group continued to review and discuss potential changes to the City code related
36 to the mixed-use zones and the general plan for development of the city center and the areas
37 proximate to that. They also discussed form-based code. Some of the items discussed at length
38 included density; zone definitions within this area; potential layouts of the city center;
39 transportation and the layout of the roads; parking; the height allowance of buildings in the city
40 center; and various aspects of the design of the buildings in the city center, including ensuring the
41 quality of the whole city center in general.

42 The group discussed the timing of the moratorium, and the ordinance, and how to proceed.
43 Damon Cann and Mayor Berentzen agreed, and it was the general consensus, that they should
44 proceed as if there might be people interesting in developing as soon as the moratorium deadline
45 is up. They also discussed having another workshop.

46 The group continued their discussion, including potential design and trails.

47 Damon Cann discussed the need to continue an application process to ensure that the City
48 Council and Planning Commission can continue to review developments as they come in; and
49 further described a feeling that exists from developers that cities that use form-based code gives
50 the developers more leeway to "do whatever they want" without having to go before a city board
51 for the various approvals.

52 Nancy and the group discussed having more information when proposals come in so that there is
53 a bigger picture of what is around the potential development, and what is coming in.

54 Jake discussed ways to encourage owner-occupied residences. Mark discussed changing the

55 language to reflect things being sold "by unit" as opposed to "by building".
56 Chris Nelson recommended that Cordell and staff get a firm date from City Attorney, Bruce
57 Jorgensen, regarding a legal opinion for the deadline date for the end of the moratorium. Mark
58 reiterated that Bruce won't be back into town until October 17th.

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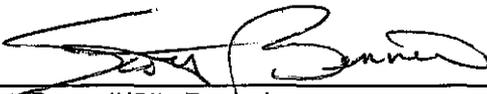
The workshop adjourned at: 9:21 p.m.

Approved by City Council: November 7, 2012

Approved by Planning Commission: November 8, 2012

Transcribed by Marie Wilhelm

Recorded by



Scott Bennett/City Recorder