



55 which is roughly located at 2500 North US Highway 91, on the SE corner. He mentioned that it is  
 56 part of the CDA area. He said because it is zoned mixed use, it has to be handled a bit differently  
 57 than the typical permitted project. He further discussed how the process would have gone had  
 58 this been in a commercial zone, vs. a mixed use zone, which now requires anything being  
 59 developed in a mixed use area going before the Planning Commission for approval; and requires  
 60 a plan and a development agreement. He said the difference with this one, is that it is smaller  
 61 than what might be typical, which would be five acres or more; and this is less than that. He said  
 62 the ordinances describes these less-than-5-acre projects, and said that they are listed as  
 63 exceptions; and said they will be treated more like a commercial project would have been treated  
 64 previously.

65 Cordell went over "article 4" with the Planning Commission, which documentation he had given to  
 66 the Commission. He further explained the process for this kind of project, as well as described  
 67 various details of this particular plan. He said that staff recommends the development agreement  
 68 as proposed by the applicant, and said the City Attorney will review the agreement to make sure it  
 69 is all okay. He further stated that the applicant will work with the city regarding the "Welcome to  
 70 North Logan" sign, and further outlined the details of that agreement. He mentioned that this  
 71 project has already been reviewed by the Design Review Board. He said staff recommends a  
 72 positive recommendation on this agreement, as well as the plan, and to move it forward with the  
 73 condition that there *could* be some minor changes.

74 Keith Christensen asked if anyone in attendance wanted to comment, and there were no  
 75 comments made by any attendees.

76  
 77 *Glen Hansen made a motion to make a positive recommendation to the City Council with all of*  
 78 *the recommendations that have been specified by staff. Bob Balling seconded the motion. A*  
 79 *vote was called and the motion passed unanimously.*

80  
 81 **Set Next Agenda and/or Discussion**

82 The Planning Commission discussed attending the Envision Cache Valley presentation in lieu of  
 83 the next meeting, and to attend that meeting together as a Commission.

84  
 85 Cordell Batt also said for the Commission to plan on discussing the tree ordinance at the next  
 86 meeting, as well as the transportation element. Cordell also discussed with the Commission  
 87 potential dates for them to hold a workshop with the City Council, and they discussed the last  
 88 week of March as a possibility.

89  
 90 *Glen Hansen made a motion to adjourn the meeting. Bob Balling seconded the motion. A vote*  
 91 *was called and the motion passed unanimously.*

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95 The meeting adjourned at: 7:39pm.

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98 Approved by Planning Commission: March 19, 2009

99  
 100

101 Transcribed by Marie Wilhelm

102  
 103

104 Recorded by

  
 \_\_\_\_\_  
 Scott Bennett/City Recorder

105

**THE CITY OF NORTH LOGAN  
PLANNING COMMISSION NOTICE AND AGENDA**

**February 19, 2009**

The North Logan City Planning Commission will hold a regular meeting on Thursday, **February 19, 2009** in the Meeting Room at the **North Logan Library, 475 East 2500 North**, North Logan, Utah. The regular meeting will begin at **7:00 p.m.**

**Opening Business:** 7:00 p.m.

- Roll Call, Welcome, Opening Ceremony
- Adoption of agenda
- Approve minutes of previous Planning Commission Meetings
- Follow-up on issues from previous Planning Commission meetings

**Commission Business:**

1. Consider a development agreement and plan for a 1 acre commercial project (Valley Motors Retail Auto Sales/Service Dealership) located at 2490 North Main in the Mixed-Use Zone. (Clark Kunzler)
2. Continued consideration and possible recommendation of a Tree Ordinance and Manual for the City of North Logan to City Council. (Staff)
3. Workshop Session (Planning Commission)
  - Continued work session on the General Plan's Transportation Use Element

**Staff Business:**

- Set Next Agenda and/or Discussion
- Adjourn

The order in which items are discussed during this meeting is subject to change throughout the meeting. Persons interested in attending the meeting for specific items should plan to be in attendance at the beginning of the meeting. Any public hearings on the agenda will be no sooner than the time specified but may be later.

# NORTH LOGAN CITY PLANNING COMMISSION MEETING

Date: February 19, 2009

**PLEASE** print clearly:

1. Clark & Laura Kuntzer
2. Craig Humphrey
3. RUSSELL GOODWIN
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In order to keep accurate records of attendance and names of speakers, we would appreciate it if you would clearly PRINT YOUR NAME.

IF YOU WISH TO SPEAK DURING THE MEETING:

1. PLEASE WAIT TO BE RECOGNIZED BY THE CHAIR.
2. DO NOT SPEAK FROM THE AUDIENCE.
3. STEP TO THE PODIUM AND **GIVE YOUR NAME** BEFORE PRESENTING YOUR REMARKS.
4. **PLEASE NOTE:** REMARKS NOT MADE AT THE MICROPHONE MAY NOT BECOME PART OF THE OFFICIAL RECORD, NOR BE AVAILABLE FOR COMMISSION MEMBERS TO REVIEW.