

1 **Minutes of the North Logan City**  
2 **Planning Commission**  
3 **Held on May 17, 2012**

4 **At the North Logan City Library, North Logan, Utah**

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8 The meeting was called to order by Mark Hancey at 7:00 p.m.

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10 Commission members present were: Chris Nelson, Brett Robinson, Geri Christensen, Mark  
11 Hancey and Brad Crookston.

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13 Others present were: Kenneth Reese, Matthew Wood, Deeann Wood, Barbara Ellsworth, Cumin  
14 Ellsworth, Jeanine Anderson, Ray Wilhelm, Carlos F. Andersen, Blake Parker, Ward Wessels,  
15 Jedidiah Price, Robert Price, Ted Nyman, Lydia Embry, Cordell Batt and Marie Wilhelm.

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17 The Pledge of Allegiance was led by Brett Robinson.

18 An invocation was given by Geri Christensen.

19  
20 **Adoption of Agenda**

21 Cordell explained that the developers for The Cove are still getting information to the City;  
22 therefore that item needs to be removed from the agenda for this meeting, and will instead be  
23 discussed at the first Planning Commission meeting in June. Mark Hancey said he would not be  
24 available for that first meeting, and wanted to be in attendance to discuss this. Cordell also  
25 mentioned that they are ready to present the information on form-based codes, as well as the  
26 survey. The other commission members discussed schedules and agreed to hold the Planning  
27 Commission meetings for the month of June on the 14<sup>th</sup> and 21<sup>st</sup>.

28 The commission discussed putting this in the newsletter to remind citizens of the [changed]  
29 meeting schedule for June.

30  
31 *Brett Robinson made a motion to adopt the agenda as amended. Geri Christensen seconded the*  
32 *motion. A vote was called and the motion passed unanimously.*

33  
34 **Approval and Follow-up of Minutes for May 3, 2012 Planning Commission Meeting**

35 *Brad Crookston made a motion to approve the minutes as amended. Brett Robinson seconded*  
36 *the motion. A vote was called and the motion passed unanimously.*

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38 **Follow-up**

39 Cordell mentioned some things he gave to the Planning Commission, including a commissioner  
40 letter from the American Planning Association regarding the Moderate Housing Element, which  
41 he and Mark Hancey briefly discussed.

42  
43 Mark said that some citizens mentioned The Cove to him briefly, but said there were no  
44 substantive comments, and Brett Robinson said the same.

45  
46 **New Business**

47 **Consideration and recommendation of the Development Plan and Preliminary Plat for North**  
48 **Cache Business Park project located at 500 West and 2500 North. (Blake Parker)**

49 Cordell presented the item and explained the original plan and the change that is now being  
50 proposed; the change due to an area where an original road was planned for by the City; but it  
51 has been determined that area is actually owned by the railroad. He said the project is now  
52 simply a bit narrower than before. He said this went through the whole approval process before,  
53 and the project was in the final planning stages, including the plat being produced; but the plat  
54 was never signed. He explained that the ordinance states that if the plat is not signed within a  
55 year of approval, the developers have to go through the approval process again, which is what is  
56 occurring here. He said there have not been any major changes, and staff did not feel it was  
57 necessary for the development to go through the conceptual process again; and that staff has all

58 of the necessary information (reports, studies, etc.) and that it is all still good and in-force. He  
59 said staff recommends a positive recommendation on this.

60 ~~Cordell and Blake Parker addressed various questions from the commission for clarification.~~

61 Cordell mentioned that because this is located on 2500 North, the developers have to work with  
62 UDOT for access, and get approval from them, which they have done.

63 Per a question from the commission, Mr. Parker said he will be putting in commercial, industrial  
64 buildings on this site.

65 Cordell also explained that the City has design criteria for this area, and the developers will be  
66 required to follow those standards.

67

68 *Brett Robinson made a motion for a positive recommendation to the City Council for this*  
69 *resubmittal of the development plan and preliminary plat, subject to the conditions listed in the*  
70 *staff report. Brad Crookston seconded the motion. A vote was called and the motion passed*  
71 *unanimously.*

72

73 Continued discussion of Planning Commission's Policy and Procedures.

74 Mark Hancey introduced the item and explained that we have to review this each year. He said  
75 he reviewed the state's guidelines and commented on what the verbiage meant in the document.  
76 He discussed with Cordell the issue of complying with the statute regarding conflict of interest.  
77 He reviewed and explained the changes he made to the City's policies and procedures based on  
78 the state's statute.

79 Cordell, Mark and the commission discussed this at length, including issues of training, and the  
80 allowance for discussing items outside the meeting, particularly with an applicant, as well as with  
81 citizens. The Planning Commission continued their discussion and addressed various items  
82 within the document.

83 The Planning Commission agreed to review these policies and procedures and return with this for  
84 discussion at the June 21<sup>st</sup> meeting.

85

86 Continued discussion of changes to the Transportation Master Plan Map.

87 Cordell explained the proposed changes to the current Transportation Master Plan Map. He said  
88 the main reason that this is being reviewed now is that the City received the decision from UDOT  
89 regarding the alignment of 200 East; therefore the City's Transportation map has to be changed  
90 to that alignment. He discussed further changes needing to be made to the map.

91 The Planning Commission continued their discussion. Cordell also mentioned the change  
92 previously discussed with 2900 North. He said that road has always ended at 1600 East, but the  
93 Master Plan shows that continuing on to 800 East.

94 The Planning Commission continued their discussion.

95 Chris Nelson suggested making a move regarding 2900 North, in order for the City Council to  
96 review it and start the public hearing process, if necessary; i.e., for the City to have that road  
97 designated, prior to the potential for development going in there.

98

99 *Chris Nelson made a motion to recommend a positive recommendation to the City Council to add*  
100 *the section on 2900 North above 1600 East, and the section on 2100 North from 600 East to the*  
101 *mixed-use "line", as well as the realignment of 200 East. Brett Robinson seconded the motion. A*  
102 *vote was called and the motion passed unanimously.*

103

104 Set Next Agenda and/or Discussion

105 Cordell Batt confirmed that they will discuss The Cove at the next meeting, and that they will  
106 discuss the Housing Element on the meeting of the 21<sup>st</sup>, as well as form-based codes and the  
107 policies and procedures.

108

109 Chris suggested having the discussion regarding policies and procedures prior to the item  
110 regarding The Cove, so that anyone in attendance will have a better understanding of what the  
111 Planning Commission is governed by. The Planning Commission discussed this further.

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114 *Brett Robinson made a motion to adjourn the meeting. Geri Christensen seconded the motion. A*

115 *vote was called and the motion passed unanimously.*

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119 The meeting adjourned at:

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122 Approved by Planning Commission:

June 13, 2012

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124 Transcribed by Marie Wilhelm

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126 Recorded by

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Scott Bennett/City Recorder