

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on July 19, 2012**

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

5
6
7 The meeting was called to order by Mark Hancey at 7:00 p.m.

8
9 Commission members present were: Brett Robinson, Geri Christensen, Mark Hancey, Chris
10 Nelson, Kevin Christensen and Brad Crookston.

11
12 Others present were: Matthew Wood, Lydia Embry, Rogers Anderson, Jay Baker, Hugh Smith,
13 Jake Young and Cordell Batt.

14
15 The Pledge of Allegiance was led by Brett Robinson.

16 An invocation was given by Mark Hancey.

17
18 **Adoption of Agenda**

19 *Chris Nelson made a motion to adopt the agenda as presented. Kevin Christensen seconded the*
20 *motion. A vote was called and the motion passed unanimously.*

21
22 **Approval and Follow-up of Minutes for June 13, 2012 and June 21, 2012 Planning**
23 **Commission Meetings**

24 **June 13, 2012 Planning Commission Meeting**

25 The commission wanted certain points clarified before approving; therefore they agreed to have
26 Marie Wilhelm confirm some of the points and bring these minutes back to the Planning
27 Commission for approval at the next meeting.

28
29 **June 21, 2012 Planning Commission Meeting**

30 *Brett Robinson made a motion to approve the minutes as presented. Chris Nelson seconded the*
31 *motion. A vote was called and the motion passed unanimously.*

32
33 **Follow-up**

34 Mark Hancey referred to a comment in the June 21, 2012 Planning Commission minutes
35 regarding having the Housing Element go before the City Council on their first meeting in August,
36 and asked if that was on track. Cordell said he took the final, edited copy to the City Council at
37 their meeting the previous evening. He said the City Council did not have any comments; and
38 that the plan is to put it on the City's website for public comment then have a public hearing at the
39 second meeting in August. Mark asked Cordell to send a copy of the draft to the Planning
40 Commission; and Cordell further described the changes he included in the draft.

41 Per Mark's request, Cordell had City Councilman Roger Anderson give an update on what
42 occurred at the previous evening's City Council meeting on The Cove. Roger stated that
43 essentially the developers felt they had met all of the City's conditions and asked for approval on
44 their project. He explained the main concerns that the City Council had, which were the
45 transition, the density, as well as the mixed-use issue. He explained further. He discussed the
46 things the City Council asked of the developers to perhaps make some changes that would
47 address some of the City Council members' concerns, including lowering density; and that
48 ultimately the developers really weren't willing to compromise, and simply wanted the City Council
49 to make a decision, based on the current proposal; and that the City Council ultimately voted
50 unanimously against the project.

51
52 Cordell also gave an update on the Caring Hearts facility.

53 Brett Robinson asked if a traffic study had been done for this project, and Cordell said it had not,
54 as it was not required. Mark Hancey said it might be a good idea to do. Roger Anderson
55 suggested perhaps that could be done when they submit a request for the second building.

56 The commission discussed the likely reality of the traffic situation at this location. Cordell said a
57 traffic study would not tell the Planning Commission anything.

58
59 **New Business**

60 Continued discussion of Planning Commission's Policy and Procedures. (Planning Commission)
61 The Planning Commission continued their discussion on the current draft of the Planning
62 Commission's Policy and Procedures, including the minor changes that were made.

63
64 *Brett Robinson made a motion to approve the North Logan City Planning Commission's Policy*
65 *and Procedures, as amended. Brad Crookston seconded the motion. A vote was called and the*
66 *motion passed unanimously.*

67
68 Continued discussion of the proposed form-based code for the mixed-use zones introduced by
69 the City's Consultant. (Jake Young with Civil Solutions/Staff)
70 Jake Young with Civil Solutions Group continued his presentation to the Planning Commission on
71 form-based code, and the design for the City Center. Jake addressed various questions from the
72 Planning Commission; and the commission discussed various related issues.

73
74 **Set Next Agenda and/or Discussion**
75 Nothing discussed.

76
77
78 *Brett Robinson made a motion to adjourn the meeting. Kevin Christensen seconded the motion.*
79 *A vote was called and the motion passed unanimously.*

80
81
82 The meeting adjourned at: 9:00 p.m.

83
84
85 Approved by Planning Commission: August 16, 2012

86
87
88 Transcribed via recording by Marie Wilhelm

89
90 Recorded by
91
92



Scott Bennett/City Recorder