

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on August 16, 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: Kevin Christensen, Brad Crookston, Brett Robinson, Geri
11 Christensen and Mark Hancey. (Chris Nelson was excused)

12
13 Others present were: Jake Young, Angela Fisher, Damon Cann, Lydia Embry, Cordell Batt and
14 Marie Wilhelm.

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16 The Pledge of Allegiance was led by Brett Robinson.

17 An invocation was given by Geri Christensen.

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19 **Adoption of Agenda**

20 *Geri Christensen made a motion to adopt the agenda as presented. Brett Robinson seconded*
21 *the motion. A vote was called and the motion passed unanimously.*

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23 **Approval and Follow-up of Minutes for July 19, 2012 and August 2, 2012 Planning**
24 **Commission Meetings**

25 **July 19, 2012 Planning Commission Meeting Minutes**

26 *Brett Robinson made a motion to approve the minutes as presented. Geri Christensen seconded*
27 *the motion. A vote was called and the motion passed unanimously.*

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29 **August 2, 2012 Planning Commission Meeting Minutes**

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

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33 **Follow-up**

34 Cordell mentioned that the Safety Committee will be reviewing the no-parking zone along 2500
35 North, as well as the channelization lane, that the Planning Commission wanted them to look into
36 regarding Caring Hearts.

37 The Planning Commission discussed how the Safety Commission's review would affect the
38 motion made for that development. Cordell said that the Planning Commission could possibly
39 override the Safety Commission's decision if they choose to. The commission discussed this with
40 Cordell further. Cordell said he will bring back any comments or advice from the Safety
41 Commission to the Planning Commission for their consideration

42
43 Cordell mentioned the two maps he gave to the Planning Commission regarding the changes to
44 the Transportation Map that they discussed previously. He discussed the other two maps in the
45 transportation element: the priorities map and the functional classification map. He explained the
46 changes and said he had given the maps to the Planning Commission with those changes. He
47 discussed this further. He said the City Council will be having a public hearing on September 19th
48 to discuss the Housing Element as well as the changes to the Transportation Map.

49 Kevin Christensen referred to a section on 2500 North; and said there seems to be a conflict
50 about how the transition is stated on the priorities map versus the functional classification map.
51 The council discussed this further. Cordell said he will check into that and make sure they are
52 stated correctly, and confirm whether it should be listed as a minor or major arterial.

53 The Planning Commission continued to discuss the maps. Mark Hancey mentioned a road
54 between 1200 East and 1600 East, south of 3100 North on the priorities map, which is not listed
55 on the other map; and said there is a green road going south that is not on that map. Kevin

56 mentioned another one that is on the functional map and not on the priorities map right below the
57 one Mark just mentioned. Cordell explained this and said there are roads on the functional
58 classification map that are not listed on the priorities map. Mark said that they should be marked
59 to reflect their priorities on the priorities map; to which Cordell agreed. Mark explained this
60 further. The Planning Commission continued their discussion.

61 Cordell said these maps will be put on-line prior to the public hearing.

62

63 New Business

64 Election of new Planning Commission Vice-Chairman.

65 The Planning Commission discussed this briefly.

66

67 *Kevin Christensen made a motion to nominate Brett Robinson as Vice-Chairman of the Planning*
68 *Commission. Brad Crookston seconded the motion.*

69

70 Brett Robinson said he would agree to serve as Vice-Chairman. There were no further
71 nominations.

72

73 *Kevin Christensen made a motion to close nominations. Brad Crookston seconded the motion.*
74 *A vote was called and the motion(s) passed unanimously.*

75

76 Continued discussion of the proposed form-based code for the mixed-use zones introduced by 77 the City's Consultant. (Jake Young with Civil Solutions/Staff)

78 Jake Young with Civil Solutions Group, continued his presentation to the Planning Commission
79 regarding form-based code for the mixed-use zones; which the Planning Commission continued
80 to discuss. Jake also reviewed the market analysis that was done, copies of which were given to
81 the Planning Commission. One of the items discussed was how many households were needed
82 to support a city center based on the number of square feet of retail. Jake explained how the
83 number was determined, and said the approximate number of households needed to support the
84 city center is 2,444. He explained this further. He also outlined what the numbers might be for
85 increased retail square footage. He said to support 266K square feet of retail (shops, not big box)
86 the total households needed would be 5K. He said to support 171K square feet of retail, you
87 would need 3,214 households. He explained further.

88 The Planning Commission continued to discuss this with Jake. They discussed the importance of
89 having the right mixture of retail to attract people; which Jake explained is different for every
90 individual city.

91 Per a question from the commission, Cordell said the moratorium [for building in the City Center]
92 ends sometime in November.

93 Jake continued his presentation and reviewed some of the information and comments that came
94 out of the "task force" meeting. He reviewed a map outlining potential different zone
95 configurations for the City Center area.

96 The Planning Commission continued their discussion at length.

97 Damon Cann said that there seems to be agreement among the committee members regarding
98 principles; but that those same people are in *disagreement* in terms of density. He discussed this
99 further.

100 Cordell discussed holding public open houses.

101 Jake said it is important to look at other factors besides just density, including housing types,
102 building materials, set-backs, and how housing is arranged. He explained and discussed a
103 mixed-housing community via a projected map.

104 The Planning Commission continued their discussion with Jake, at length.

105 Mark Hancey recommended that the Planning Commission members go through the
106 documentation and mark it up with their comments and suggestions; so that they have that to
107 review next to any recommendations given from the committee, when the open house is held.

108 Jake reiterated the need for considering materials carefully, and explained further.

109 Cordell Batt discussed the high review standards of the Design Review Board.
110 Kevin Christensen asked if zoning needs more consideration, which he explained.
111 Jake discussed this.

112
113 **Set Next Agenda and/or Discussion**

114 Cordell said he will not be at the next meeting, but said there will be a meeting held, as there is
115 an applicant who needs to have an item on the agenda, which he explained. Brett Robinson also
116 mentioned that he will not be at the next meeting. Cordell said that Jake Young will also be there
117 to continue his presentation on form-based code.

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121 *Brett Robinson made a motion to adjourn the meeting. Kevin Christensen seconded the motion.*
122 *A vote was called and the motion passed unanimously.*

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The meeting adjourned at: 9:04 p.m.

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128 Approved by Planning Commission: September 6, 2012

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Transcribed by Marie Wilhelm

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Recorded by



Scott Bennett/City Recorder