

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on September 6, 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: Brad Crookston, Chris Nelson, Geri Christensen, Kevin
11 Christensen and Mark Hancey. (Brett Robinson was excused).

12
13 Others present were: Rick Stevens, Joanne Barnes, Rex Probst, Wayne May, Alan Thomander,
14 Steve Funk, Damon Cann, Matthew Wood, Lydia Embry and Marie Wilhelm.

15
16 The Pledge of Allegiance was led by Chris Nelson.

17 An invocation was given by Mark Hancey.

18
19 **Adoption of Agenda**

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

22
23 **Approval and Follow-up of Minutes for August 16, 2012 Planning Commission Meeting**

24 *Kevin Christensen made a motion to adopt the minutes as presented. Geri Christensen*
25 *seconded the motion. A vote was called and the motion passed unanimously.*

26
27 **Follow-up**

28 Damon Cann reviewed what the City Council discussed at the previous evening's council meeting
29 regarding moving forward with the process on the moratorium, which ends November 16, 2012.

30 He explained the discussion the council had regarding the timing of an ordinance, and how one
31 which is pending can affect an application; which was further discussed with the Planning
32 Commission. He also said that the council wants to have a meeting with the Planning
33 Commission, at 5:30 p.m. on Thursday, September 20th; which is earlier than the usual start time,
34 due to some City Council members only being able to attend if it is at this earlier time. Geri
35 Christensen and Mark Hancey both said they could attend.

36 The commission further discussed which items could potentially be on the agenda for that
37 meeting.

38 They further discussed various items, including the time line of the moratorium. Mark Hancey
39 explained that one of the things the Planning Commission needs to know from the council is
40 whether they want the Planning Commission to approach planning the City Center area with a
41 form-based code structure, or something entirely different.

42 Geri Christensen also asked about discussing the potential of including the north side of 2500
43 North into the City Center area, and said she feels that should be included in the review. She
44 said would like to see part of the zoning in that area changed to be part of the City Center area.
45 She said it is currently zoned all commercial, and she knows that the people there do not want it
46 to be all commercial.

47 The Planning Commission continued their discussion with Damon. Damon summed up the
48 Planning Commission's questions for the council, which were: 1) whether the Planning
49 Commission should pursue a form-based code oriented ordinance, or a more traditional Euclidian
50 zoning based ordinance; 2) which parts of the map are to be included, i.e., all that is currently
51 located with the area, or whether some areas should be added, such as north of 2500 North, or
52 the parcel just north west of the intersection of 400 East and 2200 North; and, 3) the time line.

53 Chris Nelson stated the importance of the public being informed if the City considers whether to
54 expand the area, as there are citizens who will definitely want to give their input on that.

55 Mark Hancey also mentioned the importance of everyone [the City Council and Planning
56 Commission] being prepared and coming to the meeting having read the Committee report, as
57 well as the draft of the form-based code document.

58

59 **New Business**

60 Consideration and possible recommendation for the Development Plan and Preliminary Plat for
61 the Larsen Miller, LLC Subdivision. This is a 3-lot subdivision located at approximately 2780
62 North and 200 West. It is located in the CG (General Commercial Zone) on the east side of 200
63 West. (Represented by Ken Stewart of Tom Stewart Constr.)

64 Developer Ken Stuart presented his project. He explained that the Concept Plan was approved
65 by the Planning Commission. He said the City Council also approved the Concept Plan, but did
66 have some concerns about the fact that Eagle Creek Business Park, north of this subdivision,
67 does not have sidewalks in their park, and further explained a brief history of that situation. He
68 said due to this, they did not put sidewalks in this subdivision. He said that after the City Council
69 requested them to do a walk-ability study, the developers readily determined that it would be best
70 simply to include sidewalks. He said this is the only thing that has changed on the plan, and are
71 simply looking for approval at this point.

72 Kevin Christensen asked if the sidewalks they install will tie in with the adjacent properties. Ken
73 said they would and said the City has a standard they will abide by, and further explained how
74 Cordell said it would be managed.

75

76 *Kevin Christensen made a motion to make a positive recommendation to the City Council subject*
77 *to the items included in the staff report. Geri Christensen seconded the motion. A vote was*
78 *called and the motion passed unanimously.*

79

80 Continued discussion of the proposed form-based code for the mixed-use zones introducing the
81 City Center Committee Report. (Planning Commission, Jake Young with Civil Solutions/Staff)

82 Jake Young with Civil Solutions Group, continued his presentation on form-based code for the
83 mixed use zones. He addressed various questions from the Planning Commission. He further
84 reviewed various issues that came out of the task-force committee; a copy of which he had
85 previously emailed to the commission, including issues of density in relation to zones. Jake
86 commented that there is no exact formula about how things *have* to be.

87 The commission continued to discuss various items with Jake.

88 Kevin Christensen referred to a concern Cordell mentioned to him about there potentially being
89 too much commercial space in the City Center area, and asked about the need for the amount of
90 commercial shown on the map; as well as potentially adding more City Center-adjacent acreage,
91 but lowering the density, if more residential was needed in this area. Jake commented on this.

92 The Planning Commission continued their discussion.

93 Mark Hancey asked Damon to also get input from the City Council regarding open space and
94 parking.

95 Kevin Christensen discussed the need to have the public aware of the whole concept on this.
96 Geri Christensen mentioned the possibility of having neighborhood meetings.

97 Marie Wilhelm mentioned her frustration at the lack of citizen response and attendance when
98 meetings and events are held, and publicly advertised, and citizens are strongly encouraged
99 attend through various mediums to participate; yet they still do not respond.

100 Chris Nelson mentioned the reality that there will never be a consensus, regardless of what the
101 plans are; and that at this point, they are simply trying to create an ordinance that will work for this
102 area, as best as they can anticipate. He commented further. He said once the ordinance is in
103 place, they can then deal with any potential necessary changes.

104 *Chris Nelson left at this time, 8:39 p.m.*

105 Jake continued his presentation and discussed open space and parking with the commission.
106 Kevin expressed his concerns about the poor parking situation in the City, especially on the
107 street; and said this really needs to be dealt with.

108 Mark and Damon asked Jake to forward the most recent, updated form-based document to the
109 Planning Commission and City Council, which Jake said was completed that day, and that he
110 would.

111

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

113 Nothing discussed.

114

115

116 *Kevin Christensen made a motion to adjourn the meeting. Brad Crookston seconded the motion.*
117 *A vote was called and the motion passed unanimously.*

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120 The meeting adjourned at: 9:01 p.m.

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123 Approved by Planning Commission:

September 20, 2012

124


125 Transcribed by Marie Wilhelm

126

127 Recorded by

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Scott Bennett/City Recorder