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**Minutes of the North Logan City
Planning Commission
Held on October 18, 2012
At the North Logan City Library, North Logan, Utah**

The meeting was called to order by Brett Robinson at 7:00 p.m.

Commission members present were: Chris Nelson, Kevin Christensen, Brad Crookston, Geri Christensen and Brett Robinson. (Mark Hancey was excused).

Others present were: Damon Cann, Angela Fisher, Casey Fisher, Lydia Embry, Cordell Batt and Marie Wilhelm.

The Pledge of Allegiance was led by Chris Nelson.
An invocation was given by Brad Crookston.

Adoption of Agenda

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

Approval and Follow-up of Minutes Previous Planning Commission Meeting

Not available at this time.

Follow-up

Cordell Batt explained an upcoming Land Use Planning 101 conference taking place at the South Weber City Hall on November 14th.

He also mentioned that Mark Hancey and Jake Young will not be attending tonight's meeting.

New Business

Work on finalizing the proposed form-based code draft for the mixed-use zone worked on at the workshops with City Council, Staff and Consultant, Jake Young/Civil Solutions.

The Planning Commission continued to review and discuss the proposed form-based code draft, and went through the document page by page.

Chris Nelson discussed the issue of definitions, and suggested how and where they should be listed in the document; which the Planning Commission briefly discussed. Chris said he would get to Cordell a list of terms he noted needing clarification.

The Planning Commission continued to discuss various issues at length, including the layout of roads, as well as one running adjacent to The Four Seasons (100 East), and a related, potential cul de sac. Damon Cann summarized three options City Council had for this section, including removing all of the roads between Judge Marks' and Dell Loy Hansen's properties, and to just put roads in that make sense, as proposed developments come in. He also discussed the potential cul de sac, which he said might help with access; but might also limit the kinds of businesses that could be included in this area, which he further discussed.

Cordell and the commission further discussed the various options. The Planning Commission discussed leaving that section with the proposed cul de sac as is, for the time being, and deciding later what to do with it.

The commission continued to go through the document and discussed items including density, and the issues of making the density either too high, or to low. Kevin Christensen also brought up the fact that there was discussion about the City Center being a "destination location", which was further discussed with the commission. The commission continued to discuss density, including residential versus commercial density; design aesthetics and materials; coach houses; the hospital zone; building heights; landscaping; and, setbacks.

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Set Next Agenda and/or Discussion

Cordell discussed the potential meeting schedule with the Planning Commission and how best to proceed with the form-based code draft. Cordell said the deadline date for the document is December 21, 2012, and explained the timing needs of getting it reviewed, to a public hearing, and ultimately approved. They also agreed to get a draft to the City Council in order to have time to incorporate any changes that they see fit to include; as well as to City Attorney Bruce Jorgensen, by the commission's November 1st meeting in order for them to finalize the draft. Damon Cann said it would be beneficial for as many Planning Commission members as possible to come to the November 8th City Council meeting, when the draft goes before them for review.

Brad Crookston made a motion to adjourn the meeting. Geri Christensen seconded the motion. A vote was called and the motion passed unanimously.

The meeting adjourned at: 9:45 p.m.

Approved by Planning Commission:

November 29, 2012

Transcribed by Marie Wilhelm

Recorded by



Scott Bennett/City Recorder