

1
2
3
4
5
6
7
8

**Minutes of the North Logan City
Planning Commission
Held on January 24, 2013
At the North Logan City Library, North Logan, Utah**

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

10
11 Commission members present were: Brett Robinson, Geri Christensen, Brad Crookston, Chris
12 Nelson and Kevin Christensen. (Mark Hancey was not in attendance).

13
14 Others present were: Damon Cann, Lydia Embry, Cordell Batt and Marie Wilhelm.

15
16 The Pledge of Allegiance was led by Kevin Christensen.
17 An invocation was given by Chris Nelson.

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 December 19, 2012 Combined City Council and**
24 **Planning Commission Meeting**

25 *Chris Nelson made a motion to approve the minutes as presented. Kevin Christensen seconded*
26 *the motion. A vote was called and the motion passed unanimously.*

27 [Note: these minutes will also be approved by the City Council at their next meeting.]
28

29 **Follow-up**

30 Brett Robinson said he spoke to Cordell Batt who said Lewiston State Bank might have a
31 proposal on their property (near the car dealership) that will likely be coming to the Planning
32 Commission at a meeting in the near future.

33
34 **New Business**

35 **Continued discussions on remaining mixed-use zoning and proposed ordinance.**

36 Cordell Batt introduced the item and explained the changes that Jeff Jorgensen included, as well
37 as the information included regarding holding public hearings, which was not part of the
38 ordinance before. Cordell also discussed the Planning Commission reviewing the remaining
39 parcels that are zoned mixed-use to determine which zoning would make the most sense, which
40 he understood they did at the last meeting; and said he wanted to continue to review those with
41 the commission, which they proceeded to do. Cordell discussed what the best zoning options
42 would be for "A" (of Section II).

43 Chris Nelson reiterated his comments from the last meeting and said he would recommend that
44 we make the whole frontage piece across Highway 91 general commercial, and keep it consistent
45 across there; and do the same for "D". Cordell said he would agree with that. Chris said that is
46 what they talked about at the last meeting, and is what he suggests recommending to the City
47 Council. He commented further.

48 Cordell said that Lewiston State Bank is going to propose a development using the existing
49 zoning for that area, and explained further. Cordell explained the problems the bank is having in
50 planning the remaining smaller pieces of property, with the requirements as they are, in trying to
51 put two different types of housing. He discussed this further.

52 Cordell and the commission continued to discuss the other letter items under Section II. After
53 further discussion regarding "B", the Planning Commission agreed to go with staff's
54 recommendation to make "B" CCC.

55 Cordell and the commission discussed how to zone item "C", and that the corner piece of this is
56 zoned commercial/retail. After further discussion, it was agreed to leave "C" as staff recommends
57 it.

58 Cordell explained the situation for "E" and they continued to discuss the zoning for the two
59 associated parcels, at length. Chris recommended that we go through the process of the City
60 holding a public hearing for a zoning change, and noticing the owners, and then proposing that
61 the zoning be CCC for the north part of the site and that the other piece be General Commercial;
62 and then to hear from the owners what they desire for the property. The commission agreed with
63 this.

64 Cordell explained the situation with "F". After further discussion, the commission agreed to go
65 with staff's recommendations.

66
67 *Chris Nelson made a motion to make a positive recommendation to the City Council for the*
68 *zoning changes as discussed [for Section II of the proposed ordinance for the mixed-use areas*
69 *adjacent to the City Center area]. Geri Christensen seconded the motion. A vote was called and*
70 *the motion passed unanimously.*

71
72 The Planning Commission discussed the other changes in the ordinance made by staff,
73 highlighted in yellow in the document.

74 Kevin Christensen referred to page two, paragraph three, under 12C-1055, and recommended
75 that the last sentence, where it states "Development Plans must show conformance to the intent
76 of the City Center Zoning Regulations"; that "City Center Code 12C-1060" should replace "City
77 Center Zoning Regulations"; in order to be consistent, which Cordell agreed with.

78
79 *Chris Nelson made a motion a motion to make a positive recommendation to the City Council on*
80 *this proposed ordinance, including the changes as discussed, and as made by staff. Kevin*
81 *Christensen seconded the motion. A vote was called and the motion passed unanimously.*

82
83 Continued discussion on reformatting existing elements of General Plan with new layout, etc. and
84 other items to accomplish in the new year.

85 Cordell Batt explained the history of the General Plan and the included elements. He further
86 explained the layout of the document and what he included in it, as well as what he took out. He
87 said the General Plan probably needs to be redone in the near future, including reformatting it
88 which is being proposed now; and said it also needs to include a revised Community Element,
89 which he said he rewrote; and explained further. He said the annexation plan is also part of the
90 Community Element. He further discussed which elements should and should not be included in
91 reformatting; as well as the timing of the various elements and when they need to be redone.

92 The commission discussed with Cordell how to proceed, and reviewed which elements to work on
93 first. Chris discussed the need to have the most up-to-date information included, particularly for
94 the sake of the developers. Cordell and the commission continued their discussion on the
95 process. Per a question from Brett Robinson about the timing for working on this; Cordell said he
96 thinks that the best way to do this would be to hire a consultant to put it together. He explained
97 how having the Planning Commission do it makes the process go much longer. The commission
98 discussed how to proceed. Cordell said the next element they are working on, the Community
99 Element, is a fairly simple document, and one the Planning Commission could work through
100 pretty quickly.

101

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

103 Brett Robinson asked the commission if there were items they would specifically like to discuss in
104 the coming year.

105 Cordell said they will need to discuss the General Plan; and said that is their main function as the
106 Planning Commission. He also said we need to put some money in the budget to hire a
107 consultant to go through each element to update and rework it; to have the consultant do it
108 instead of the Planning Commission.

109 Brett Robinson said he thinks a main issue is how to increase the quality of development in North
110 Logan, and how to make it better. He commented further.

111 The commission discussed this further. Cordell explained some of the planning that has
112 occurred, and some that still needs to take place.

113 Chris Nelson suggested that we discuss the Planning Commission by-laws and nominations for
114 chair and vice chair at the next commission meeting; and also recommended that staff get

115 proposals for how much it would cost to have a consultant work on the elements as discussed;
116 and to then bring those proposals back to the Planning Commission for their consideration. He
117 also recommended reviewing the City in its entirety, aside from the City Center; and review the
118 growth and development in relation to the zoning so that we can better determine where to either
119 encourage, or slow down development; and to also try to ensure that there is harmony with the
120 land owners in those areas.

121 Kevin Christensen discussed the reluctance on the part of the public to get involved; and said he
122 would like, somehow, to try to get additional public input, which he discussed further. He asked if
123 we could perhaps invite residents in certain zones to come to the Planning Commission and City
124 Council meetings to represent their particular zones or districts.

125 Cordell commented on the importance of neighborhood involvement, and mentioned that Logan
126 City has neighborhood committees.

127 Brett Robinson discussed the fact that it is the job of the Planning Commission members to give
128 their unbiased thoughts and proposals to the City Council members, who are voted in. He
129 discussed further the role of the Planning Commission and that in the end the Planning
130 Commission is hopefully making recommendations to the City Council that is based on their
131 unbiased opinions.

132 Chris Nelson mentioned that it is the Logan City Council who organized those neighborhood
133 committees; and that it is their role to collect the general input from the citizenry; and it is the role
134 of the Planning Commission to form regulations and suggest them to the City Council; not to
135 solicit or collect what someone would "want to have", which may bias the opinions of the Planning
136 Commission. He commented further.

137 Cordell said policies and procedures will be discussed at the next meeting; as well as a fifteen-lot
138 subdivision. He said the elections will also take place, as well as a presentation from Jake Young
139 on the concept City Center Master Plan.

140 The group discussed periodical subscriptions with Cordell, and it was determined that none of the
141 members were receiving a subscription called "The Commissioner" that they were supposed to
142 be getting. The commission generally agreed that the "Zoning Practice" newsletter that they
143 receive from Cordell is sufficient.

144 Chris Nelson mentioned, per their previous conversation, that [City] lighting is also something that
145 should be discussed as we move forward.

146 Cordell mentioned a solar energy group that might be interested in recommending solar
147 ordinances to the City.

148
149 *Chris Nelson made a motion to adjourn the meeting. Kevin Christensen seconded the motion. A*
150 *vote was called and the motion passed unanimously.*

151
152 The meeting adjourned at: 8:30 p.m.

153
154
155 Approved by Planning Commission: February 7, 2013

156
157 Transcribed by Marie Wilhelm

158
159 Recorded by 
160 Scott Bennett/City Recorder
161