

1 **Minutes of the North Logan City**  
 2 **Planning Commission**  
 3 **Held on March 7, 2013**  
 4 **At the North Logan City Library, North Logan, Utah**  
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7 The meeting was called to order by Chris Nelson at 7:00 p.m.

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 9 Commission members present were: Chris Nelson, Brett Robinson, Kevin Christensen, Nathan  
 10 Hult, Joan Findlay, Geri Christensen and Brad Crookston.

11  
 12 Others present were: Bret Wursten, Chalisa Wursten, Eric Thompson, Kim Thompson, Damon  
 13 Cann, Lydia Embry, Cordell Batt and Marie Wilhelm.

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 15 The Pledge of Allegiance was led by Brad Crookston.  
 16 An invocation was given by Kevin Christensen.

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 18 **Adoption of Agenda**

19 *Brett Robinson made a motion to adopt the agenda as presented. Brad Crookston seconded the*  
 20 *motion. A vote was called and the motion passed unanimously.*

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 22 **Approval and Follow-up of Minutes for February 7, 2013 and February 21, 2013 Planning**  
 23 **Commission Meeting**

24 **February 7, 2013 Meeting Minutes**

25 *Brett Robinson made a motion to approve the minutes as amended. Kevin Christensen*  
 26 *seconded the motion. A vote was called and the motion passed unanimously.*

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 28 **February 21, 2013 Meeting Minutes**

29 *Brett Robinson made a motion to approve the minutes as presented. Brad Crookston seconded*  
 30 *the motion. A vote was called and the motion passed unanimously.*

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 32 **Follow-up**

33 Nothing at this time.

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 35 **New Business**

36 **Review and consideration of a rezone request for 3.48 acres zoned CCC City Center Commercial**  
 37 **and one acre MXG Mixed-Use General to CG General Commercial. This request can be tied in**  
 38 **with the Mixed-Use Modifications that the Planning Commission and City Council are presently**  
 39 **considering. (Wursten Properties)**

40 Cordell Batt introduced the item and explained the situation; including that staff had originally  
 41 recommended zoning the one-acre piece City Center Commercial, without knowing that the  
 42 Wurstens had purchased this in order to expand their business. He explained that staff's current  
 43 recommendation is to zone this General Commercial, which he discussed further.

44  
 45 Bret Wursten, President of Central Valley Machine, explained the situation and their intentions to  
 46 expand their business, which he discussed with the commission.

47  
 48 Brad Crookston recused himself from the discussion, as he said he has a conflict of interest with  
 49 this situation.

50 Kevin Christensen discussed his concerns about the potential for this not fitting in with the kind of  
 51 look the City wants for this area if ownership changes hands, etc. Joan Findlay asked if that  
 52 would be managed by the fact that it would still have to go through the Design Review Board,  
 53 which Cordell confirmed was the case, and explained further. He said the Design Review Board  
 54 is very particular about what is built in the commercial area and along Main Street, and they  
 55 ensure that they follow the Design Review guidelines closely.

56 The commission continued their discussion briefly.

57  
 58 *Kevin Christensen made a motion to approve this rezone request, as stated in staff report. Brett*

59 *Robinson seconded the motion. A vote was called and the motion passed unanimously.*

60

61 Potential change to the Matrix discussion.

62 Cordell discussed a potential change to the matrix affecting Dell Loy Hansen's Four Seasons  
63 property. He explained the previous request from Dell Loy for that property regarding placing a  
64 type of garden/storage building; as well as potentially modifying the roads related to his property.  
65 He explained that at the meeting the City had with Dell Loy the previous day, staff realized that  
66 the garden storage shed is now not an allowable use per the matrix for this area; and that this use  
67 was likely unintentionally left off of the matrix. He explained further. He said he and Jeff  
68 Jorgensen recommended putting this use on as a permitted use in the City Center zone; and  
69 holding a public hearing on this one item to include this on the matrix in the proposed ordinance,  
70 as this was not discussed at the public hearing for the ordinance. He also feels that the property  
71 he now owns, he would like to develop as the City currently has that area zoned (CCC), and is  
72 actively working with developers to encourage them to move their business to this location.  
73 Cordell said it would be something similar to the Wursten property, i.e., office along with some  
74 kind of light, high-tech manufacturing. He further explained some of Dell Loy's potential plans,  
75 including changing some of the roads to accommodate large truck deliveries.

76 This was discussed further by the commission and it was agreed that this item will be on the next  
77 meeting's agenda.

78

79 Budget discussions for Planning Commission and Planning Department's Budget concerning  
80 possible General Plan Update Consultant Work. (Staff)

81 Cordell discussed the travel and training budget, and how this use has gone up and down over  
82 the years. He also discussed the General Plan, and that it has been more than five years since  
83 the Land Use Element and some of the others in the plan have been reviewed; and that it is the  
84 City's intention to do that every few years. He also mentioned that he gave a copy of the General  
85 Plan to the commission, which included all of the plan elements in one booklet, in order to show  
86 them what a full plan would look like. He further discussed the study that was done outlining  
87 neighborhood districts in North Logan City, and that the City adopted that district outline. He said  
88 the idea behind this is to review each district and do specific neighborhood planning for those  
89 areas, and then to incorporate that into the elements of the General Plan. He discussed further  
90 how this could be done, and potentially hiring a consultant to help the City with this. He said he  
91 discussed this with several firms, and got a range for what the costs might be to do this which  
92 range from approximately \$15K to \$30K. He said he put in a figure of \$20K into the budget for  
93 this, which he said the commission should discuss, and explained further, briefly.

94 Cordell explained and addressed questions from the commission regarding various costs and  
95 expenses of the commission. He said he would like to have training put back into the budget,  
96 particularly as there are many new Planning Commission members. The commission discussed  
97 this further. Various Planning Commission members mentioned how beneficial training is, and  
98 Kevin Christensen stated that he would like to participate in that as much as possible, including  
99 training that does not have to be "expensive" (i.e., local training, on-line training, etc.), in order to  
100 try to make the most informed decisions and best serve the community. He also mentioned that  
101 a lot of time and effort has been spent on the City Center; and that it would be a shame to have  
102 that be a great part of the community, but then to have the rest of the City "fall behind" because  
103 we don't have ordinances that have kept up with the times and events. He said therefore, he  
104 thinks it would be more beneficial to have someone professional and knowledgeable look at the  
105 other elements, as he said he feels he is not knowledgeable enough to feel comfortable being the  
106 determining factor on it.

107 Brett Robinson explained that he concurred with Kevin's comments and liked having Jake Young  
108 to work on the City Center ordinance.

109 After further discussion, Chris Nelson proposed to Cordell putting another \$2K into the travel and  
110 public notices area, which he further explained; and leaving everything else as Cordell proposed.

111

112 Review and Recommendation for the final draft of the Community Element rewrite and proposed  
113 General Plan Format changes. (Staff)

114 Chris Nelson briefly introduced the item.

115 Cordell explained the document and said ultimately he would like all of the General Plan elements

116 to be put into one document, and make it available on the North Logan City website, as well as to  
117 have hard copies available to the public. He discussed the old information included in these  
118 documents, particularly on the City's website, which he would like to have updated or removed.  
119 He discussed this further.

120 The Planning Commission continued to review the Community Element and discuss some minor  
121 changes needing to be made, including references made to population and the discrepancy with  
122 the language; as well as some minor typos; information regarding potential boundary changes  
123 between North Logan City and Logan City; and, the readability of the document map.

124 Cordell Batt explained the annexation agreement and situation between North Logan and Hyde  
125 Park.

126 Nathan Hult referred to page five and asked why only the "upper canals" were referred to, and not  
127 the lower canals; and the commission agreed to strike the word "upper" and update the  
128 paragraph as needed. Cordell mentioned that it is reflected in the Recreation and Trails Master  
129 plan that there are trails along all of the canals.

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131 *Brett Robinson made a motion to pass this on to the City Council with a positive recommendation,*  
132 *with the changes as discussed; and also for staff to create a single General Plan document which*  
133 *includes all of the elements, with a consistent format throughout. Kevin Christensen seconded*  
134 *the motion.*

135  
136 The commission discussed whether or not to leave the side/line numbers in the document, to be  
137 able to reference a specific line more readily. The commission was generally in support of  
138 leaving the line numbers in the document. Cordell suggested doing it by element.

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140 *Brett Robinson amended his motion to include line numbers in the document, with the numbers*  
141 *starting over at the beginning of each element, as discussed. Kevin Christensen accepted that*  
142 *amendment to the motion. A vote was called and the motion passed unanimously.*

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

145 Cordell Batt discussed some on-line training he participated in presented by Rocky Mountain  
146 Land Institute in Colorado. He said the presentation was given by a professor from University of  
147 Utah, who discussed density, which this professor called "compactness". Cordell discussed this  
148 further.

149 Cordell mentioned a conference that the APA is having at USU in April; although there is no  
150 money in the budget for the Planning Commission to participate in training. He said he would,  
151 however, send information on this to the Planning Commission.

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155 *Brett Robinson made a motion to adjourn the meeting. Brad Crookston seconded the motion. A*  
156 *vote was called and the motion passed unanimously.*

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The meeting adjourned at: 8:31 p.m.

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Approved by Planning Commission:

March 21, 2013

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Transcribed by Marie Wilhelm

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Recorded by

  
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Scott Bennett/City Recorder

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