

1 **Minutes of the North Logan City**  
2 **Planning Commission**  
3 **Held on May 2, 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: Kevin Christensen, Brad Crookston, Nathan Hult, Joan Findlay, Chris Nelson and Brett Robinson. (Geri Christensen was not in attendance).  
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12 Others present were: Scott Poulsen (Western Ag Credit), Ed Fisher (Fisher Home Furnishings), Trent Cragen (Lifestyle Holmes), Lydia Embry, Damon Cann, Cordell Batt and Marie Wilhelm.  
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15 The Pledge of Allegiance was led by Kevin Christensen.

16 An invocation was given by Brett Robinson.  
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18 **Adoption of Agenda**

19 *Brett Robinson made a motion to adopt the agenda as presented. Kevin Christensen seconded the motion. A vote was called and the motion passed unanimously.*  
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22 **Approval and Follow-up of Minutes for March 21, 2013 and April 18, 2013 Planning Commission Meetings**  
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24 **March 21, 2013 Planning Commission Meeting**

25 *Brett Robinson made a motion to approve the minutes as presented. Brad Crookston seconded the motion. A vote was called and the motion passed unanimously.*  
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28 **April 18, 2013 Planning Commission Meeting**

29 *Nathan Hult made a motion to approve the minutes as amended. Brett Robinson seconded the motion. A vote was called and the motion passed unanimously.*  
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32 **Follow-up**

33 Chris Nelson asked if there was anything to relay from the previous evening's City Council meeting. Cordell Batt mentioned the conditional use permit for the garden storage for the Four Seasons apartment complex and the condition requiring tying the storage building to the property; and said that the City Council proposed and passed the amendment to the development agreement doing that.  
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38 Chris Nelson also asked if anything took place regarding the Lewiston State Bank property and the zoning issues. Cordell explained that after much discussion, the City Council approved the concept plan as well as the changes to the ordinance. Damon Cann explained the conditions the City Council put on that, including re-reviewing the density percentages for the related zones.  
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43 **New Business**

44 **Consideration of the Development Plan and Preliminary Plat Submittal for a new 2-lot (4 acres) Commercial Subdivision located at the southwest corner of Main and 2200 North, North Logan. (Ed Fisher)**  
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47 Cordell Batt presented the item and detailed the plans for the project using a projected plan of the site. He explained the difference in what the City is requiring in terms of the various reports. He explained that lot one is where the existing Fisher Home Furnishings is located, and lot two, which is the new lot created for the new building to be built. He said when they come in for a building permit is when the City Engineer will review the soils reports, which the developers have already had done; as well as the grading and drainage and plan, the conservation plan, and more, which Cordell further explained. He explained the other documentation that he gave to the commission and the continuing review that will take place. He said it is staff's recommendation to give a positive recommendation on this to the City Council.  
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56 Cordell addressed various minor questions from the commission, including regarding easements.

57 Chris Nelson reviewed some of the points of the development.

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Ed Fisher explained their intentions for the development, including access points (one of which is on 2200 North. He said nothing has really changed on the plans since the Planning Commission reviewed this a month ago.

Nathan Hult asked about a vegetation plan which Cordell explained.

Cordell continued to address minor questions from the commission.

Kevin Christensen asked about the Design Review Board and what items are submitted, which Cordell explained.

*Brett Robinson made a motion to make a positive recommendation to the City Council with staff's recommendations in the staff report. Brad Crookston seconded the motion. A vote was called and the motion passed unanimously.*

Discussion and review of two (2) concept plan options (one includes a proposed rezone) for the property (Parcel #04-056-0002) located at approximately 1250 E and 2350 N, adjacent to and abutting Elk Ridge Park. Both options include a new proposed 1200 East as required by the Transportation Master Plan. (Lifestyle Homes)

Cordell Batt briefly introduced the item and oriented those in attendance via an overhead projected map of the site, and explained that this would be situated on 1200 East, which goes straight through on the City's Transportation Master Plan.

Developer Trent Cragen explained his concepts for two different potential developments adjacent to Elk Ridge Park. He explained the two possible concepts for lay-outs one and two, and the details therein. He said concept one would have 19 lots and further explained. Cordell said that concept one would require a re-zone. He also explained the process for the development agreement, including how they would determine the terms for a "developed park"; and also explained the various options for development.

Trent explained concept two. He said it meets the current zone, and that it would have eight half-acre lots; and that he would then sell the other portion of the land to the City to become part of Elk Ridge Park. He said he would like to then split the cost of developing 1200 East. He said he is in favor of this concept, and discussed some of the possible amenities that could be added to Elk Ridge Park, which he said as a North Logan City citizen, he would be very excited about.

Cordell mentioned that a concept for this area was presented to the City before, and that there were a lot of adjacent neighbors who came out to say they did not want this area rezoned to smaller lots.

Trent and Cordell addressed various questions from the commission. Per a question from Nathan Hult, Trent said the average size of a lot for concept one is 14,500 square feet, and said they are a little bigger than a quarter of an acre, but less than a third; and repeated that concept two would have half-acre lots. Cordell said that the nearby subdivision on Nyman's Nook was done with the open space option and the lots are roughly half-acre in size.

Cordell continued to address various questions from the commission and commented further on the potential designs of this subdivision, and how other subdivisions in the area have worked, and how things would potentially move forward with this if approved. Cordell said that staff is recommending concept two at this point.

The commission continued their discussion. Trent said he would get in touch with Cordell to discuss this further.

Discussion on proposed changes to the Adult Oriented Business Section of the Code adding Tattoo Parlors and Tobacco Retail Specialty Business uses to the Permitted Uses and Conditional Uses Matrix Section of the Code and limiting them to certain zones. (Staff)

Cordell briefly discussed the situation. He explained that the location where the electronic cigarette business was going to potentially be located, is now not going to happen, and is now therefore not currently going to locate in North Logan. He further discussed some of the issues with business such as these, as well as adult-oriented businesses including tattoo parlors, and how to potentially categorize these businesses in North Logan; and the various possible guidelines for them. He also said they have been working with Chief Hawkes on this. He said

114 because this ordinance is now being worked on, any business approaching the City about having  
115 one of these types of businesses located in North Logan City will have to wait until the ordinance  
116 is finalized. Cordell said he showed the current draft of the ordinance to City Attorney, Bruce  
117 Jorgensen. Cordell discussed potentially managing this through the City's Land Use Ordinance,  
118 which he said Bruce Jorgensen agreed with; and further discussed possible ways of handling  
119 this, including with a conditional use permit.

120 The commission continued their discussion, including ensuring that definitions are specific and  
121 clearly defined.

122 Kevin Christensen discussed his knowledge of electronic cigarettes and said it is not regulated  
123 which is one of the main issues and explained further. He suggested reviewing the Health  
124 Department's ordinance regarding "body art establishments" (i.e., tattoo parlors) and explained  
125 further.

126 Brett Robinson discussed speaking to other cities that have been through similar requests for  
127 these to see how they handle them.

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129 Reports from Planning Commissioners on things learned from recent attendance at  
130 Conf./Training attended. (PC)

131 Kevin Christensen discussed a presentation he attended regarding using planning to increase  
132 property value for agriculture due to people using their land, and taking it out of a development  
133 situation, and using it as agriculture again, and thus being self-sustaining. Kevin said the  
134 presenter explained that agricultural land rose in price due to the demand for product. He  
135 discussed the presentation further.

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137 Nathan Hult discussed the presentation he attended given by an urban designer and architect.  
138 He discussed consumer spending taking place primarily after 5:00 p.m. in city centers, and the  
139 need to have those businesses stay open later in the evening. He further discussed having an  
140 outside group, other than city representatives, working on coordinating the types of business to  
141 go into a city center; and also discussed what should be the role of planning commission  
142 members.

143 Cordell discussed the City's review several years ago regarding the transfer of development  
144 rights. He explained the process the City went through, and that ultimately the City Council  
145 decided not to do anything with it.

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

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153 The meeting adjourned at: 8:16 p.m.

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156 Approved by Planning Commission:

May 16, 2013

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158 Transcribed by Marie Wilhelm

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160 Recorded by

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Scott Bennett/City Recorder