

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on July 10, 2014**
4 **At the North Logan City Library, North Logan, Utah**
5
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7 The meeting was called to order by Chris Nelson at 6:30 p.m.

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9 Commission members present were: Brett Robinson, Geri Christensen, Nathan Hult, Kevin
10 Christensen, and Brett Robinson.

11
12 Others present were: Bruce Hall, Russell Goodwin, Lydia Embry, Cordell Batt and Marie
13 Wilhelm.

14
15 The Pledge of Allegiance was led by Brett Robinson.

16 An invocation was given by Geri Christensen.

17
18 **Adoption of Agenda**

19 Chris Nelson mentioned that Brett Robinson will need to leave the meeting at 7:00 p.m.

20 Kevin Christensen said he wanted to add an item regarding an email he received from a college
21 student who wanted to ask about zoning.

22
23 *Brett Robinson made a motion to adopt the agenda as amended. Nathan Hult seconded the*
24 *motion. A vote was called and the motion passed unanimously.*

25
26 **Approval and Follow-up of Minutes for May 1, 2014 Planning Commission Meeting**

27 *Brad Crookston made a motion to approve the minutes as presented. Nathan Hult seconded the*
28 *motion. A vote was called and the motion passed unanimously.*

29
30 **Follow-up**

31 Nathan Hult mentioned that he had asked previously to have the opening ceremony for the
32 meetings put on the agenda as a discussion item, and asked if it could be on the agenda for the
33 next meeting. Cordell said he would do that.

34
35 **New Business**

36 Consider the Concept Plan for a manufacturing/commercial subdivision (5 lot) 8.79 acres located
37 at approximately 2500 North 500 West) in the MC zone (Manufacturing Heavy Commercial) with
38 access from a private road off of 2500 North, North Logan. (Bruce B. Hall)

39 Cordell Batt presented the item, explained the situation and oriented those in attendance to the
40 site via an overhead, projected map. He further detailed the intentions of the developers for this
41 site, including explaining the access; as well as which studies staff is requiring of the developers,
42 and which ones they asked to be waived. He said the developers are requesting that this be
43 done with a plat. He explained the comments from Public Works and said a copy of those
44 comments have also been given to the developers to determine if there is anything they need to
45 have done; particularly the water and sewer situation, with this having a private road. He further
46 discussed potential issues with the private road; but that if they could show that it could tie in later
47 to a public road, there will not be a concern. This was discussed further with the developer.
48 Developer Bruce Hall explained the road situation, and answered various questions from the
49 commission.

50 Cordell said staff recommends having the developers do the soils report and geology report when
51 the building permits are issued; and that they do a conservation plan, and work with the irrigation
52 company; and, if they provide an easement for a "through" road, that the City should allow them
53 to use the road that exists now, but to do whatever the fire department requires, in terms of a "t"
54 turn-around road, or some kind of turn around. Cordell said with those recommendations, staff
55 recommends approval on this concept plan.

56 Cordell and Bruce Hall addressed further questions from the commission.

57
58 *Brett Robinson made a motion to make a positive recommendation on this concept plan to the*

59 City Council with staff's recommendations and public works' recommendations; and also that the
60 developers will obtain the required approvals from UDOT. Nathan Hult seconded the motion.
61

62 The commission discussed minor points briefly; and Bruce Hall commented on some potential
63 future plans for this site.
64

65 A vote was called and the motion passed unanimously.
66

67 Brett Robinson left at this time.
68

69 Email From College Student

70 Kevin Christensen explained an email he received from a college student with questions she had
71 regarding various planning issues, which the Planning Commission discussed. Cordell said he
72 gets these calls regularly and said he would be willing to answer her questions; and the Planning
73 Commission said they would forward the email to him.
74

75 Continued discussion on proposed changes to the city General Plan Land Use Element.
76 Specifically to be reviewed is a final revised "district map" and review of a draft statement to be
77 put forth to the City Council on the Planning Commission's proposed procedure to move forward
78 with district planning.

79 The Planning Commission continued their review and discussion of the district map and
80 statement.

81 Cordell discussed the draft of the statement that he had put together.

82 Kevin Christensen said he would like to leave the districts the way they are and go from there,
83 and explained further.

84 The commission discussed having the districts worked out prior to the citizens becoming involved
85 with the process. They further discussed how to proceed. They agreed to put the map together
86 and the statement to be discussed at their first Planning Commission meeting in August.

87 Cordell further detailed how he would put the document together, per their discussion.

88 The commission discussed reviewing this with the City Council and how to proceed. Cordell
89 mentioned that he had given a copy of the changes to the City Council to look at, but that they
90 had not yet commented on it.

91 Cordell further discussed with the commission the process they would go through in moving
92 forward.
93

94 Set Next Agenda and/or Discussion

95 Cordell briefly explained the deer situation that the City Council discussed at their meeting.
96
97

98 Brett Robinson made a motion to adjourn the meeting. Kevin Christensen seconded the motion.
99 A vote was called and the motion passed unanimously.
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102 The meeting adjourned at: 7:53 p.m.
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105 Approved by Planning Commission: September 18, 2014

106
107 Transcribed by Marie Wilhelm

108
109 Recorded by



Scott Bennett/City Recorder

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