

1 **Minutes of the North Logan City**  
2 **Planning Commission**  
3 **Held on February 18, 2016**  
4 **At the North Logan City Library, North Logan, Utah**  
5

6 The meeting was called to order by Brett Robinson at 6:30 p.m.

7  
8 Commission members present were: Bruce Lee, Nathan Hult, Geri Christensen, Brett Robinson and  
9 Brad Crookston. (Robert Burt was excused).

10  
11 Others present were: Destrie Hansen, Lydia Embry, Cordell Batt and Marie Wilhelm.  
12

13 The Pledge of Allegiance was led by Bruce Lee.

14 An invocation was given by Brad Crookston.  
15

16 **Adoption of Agenda**

17 *Brad Crookston made a motion to adopt the agenda as presented. Nathan Hult seconded the motion.*  
18 *A vote was called and the motion passed unanimously.*  
19

20 **Approval and Follow-up of Minutes for February 4, 2016 Planning Commission Meeting**

21 *Brad Crookston made a motion to approve the minutes as presented. Bruce Lee seconded the motion.*  
22 *A vote was called and the motion passed unanimously.*  
23

24 **New Business**

25 Continued discussion and review of latest draft letter to City Council on developing recommendations  
26 for a time line to revise the Land Use Element District Plans and how to move forward with public input  
27 (committees), hearings and district planning meetings, etc. (Staff)

28 Cordell Batt explained the latest draft of the letter to the council. Brett Robinson and Cordell Batt  
29 thanked Nathan Hult and Kevin Christensen for all the work they put into this.

30 Cordell Batt discussed how to proceed.

31 The Planning Commission continued to review the document, particularly Nathan Hult's changes.

32 There was discussion about how district chairs and committee members were to be chosen. Cordell  
33 read the statement that said the chair, with the help of staff and the Planning Commission will select the  
34 committee members, and discussed including that in another section. The discussion continued,  
35 including having potential oversight. Cordell said the Mayor has oversight in selecting the chair and  
36 commented further. Bruce Lee asked about whether the chair could serve consecutive terms, which  
37 was further discussed; and Cordell said that would not be a problem if it occurred.

38 Cordell discussed with the commission how to present this at City Council; and it was discussed that  
39 Brett Robinson and Nathan Hult could go to the City Council meeting to present the document.  
40

41 Discussion of several follow-up issues the City Council has tasked the Planning Commission with and  
42 how to move these forward. (Staff)

43 Brett Robinson introduced the item and Cordell Batt discussed the letter from the Mayor and what has  
44 occurred with it. Cordell said he felt the general consensus was that there was nothing that needed to  
45 be done immediately and that the ordinances were working as they are written. Cordell said Jeff  
46 recommended that the Planning Commission go through each item one at a time, and explained  
47 further.

48 Cordell suggested that as the Planning Commission works through the items, there should be a  
49 statement made (as opposed to a motion) stating what the Planning Commission's position is on each  
50 one.

51 The Planning Commission discussed how to proceed and said they will continue to work through the  
52 items at upcoming meetings until they get worked out.

53 The Planning Commission discussed the first item regarding hedges and shrubs.

54 The Planning Commission and Cordell briefly discussed the result of the appeal on this, and Cordell  
55 asked whether they should consider Jeff's recommendation to take out the word "hedges", which they  
56 discussed further.

57 Brett asked if there was anything in the code that deals with this kind of thing; and Cordell said there is  
58 a section regarding landscaping in the commercial section of the code, which states that there needs to  
59 be a certain percentage of trees in a project, but that it does not discuss shrubs, and explained further,  
60 briefly.

61 Nathan Hult discussed his feeling that hedges can be a barrier just as a fence can, and there should be  
62 a definition for "hedge"; and that if fences are going to be controlled, hedges should be too.

63 Cordell addressed this and reiterated that a hedge is not considered a structure and discussed the  
64 situation further; as well as the fact that in the thirteen years he has been with North Logan City, this  
65 has not come up even one time. He said he reviewed ordinances for cities all along the Wasatch front  
66 in terms of fences, and they are very similar to North Logan's. He commented further. Cordell also  
67 explained our ordinance in terms of when hedges are combined with fences.

68 The Planning Commission discussed this at length, including how to potentially write this to be as  
69 clarified as possible. The actual intention of the ordinance was discussed, particularly that it relates  
70 specifically to fences and structures; and Brad Crookston mentioned that the "six foot" height limitation  
71 came from the IBC [International Building Code] in relation to structures. The discussion continued.

72 The Planning Commission agreed to the following statement made by Nathan Hult to the Mayor and  
73 City Council: That in relation to City code ordinance 12C-108; references to vegetation should be  
74 removed, including hedges and shrubs; and that it be restricted to walls, fences and structures.

75 Cordell said he will bring the rewritten ordinance back to the Planning Commission for their review, and  
76 also discussed how to proceed with the other items.

77 There was also discussion about changing the fence height to seven feet; but the general consensus  
78 was not to do that at this time.

79 They agreed to discuss additional items at the next meeting.

80 Per a question from the commission about having the County Trails Planner come to present to them,  
81 Cordell addressed this and said he will have him come to do a presentation to the Planning  
82 Commission soon.

83 The commission discussed having Cordell bring two or three issues at a time back to the Planning  
84 Commission for their discussion, which he said he would do.

85

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

87 Brett Robinson asked about the power pole adjacent to the Fowers subdivision, which Cordell  
88 addressed. Cordell explained that the landowner is likely waiting to sell the lot in order to fund the cost  
89 of removal of the pole, as it will likely cost a lot to have it moved. Cordell said the pole will *have* to be  
90 removed when someone comes in for a building permit for that lot.

91 Brad Crookston discussed the issue of having east/west roads to the east bench, including potentially  
92 limiting development, and said it could be considered a safety issue.

93 Cordell said this is a top priority for the City Council to continue working on; and that as long as the  
94 developer has planned a second road, we can't really stop development.

95 Brett Robinson said he is not in favor of allowing any additional development on the east bench until  
96 more east/west corridors can be built, and commented further.

97 Cordell commented that most roads don't get done without development taking place.

98 Brad expressed his concern about this being worked out. Brad said per code, development isn't  
99 allowed there without more accesses per a certain amount of homes. Cordell said he would review  
100 that.

101 The conversation continued.

102 Per a question from Brett Robinson regarding the General Plan, Cordell explained the process for  
103 working through the different elements of the plan.

104

105

106 *Nathan Hult made a motion to adjourn the meeting. Geri Christensen seconded them motion. A vote*  
107 *was called and the motion passed unanimously.*

108

109 The meeting adjourned at: 7:55 p.m.

110

111 Approved by Planning Commission:

March 17, 2016

112

113 Transcribed by Marie Wilhelm

114

115 Recorded by

116

117

  
\_\_\_\_\_  
Scott Bennett/City Recorder