

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on April 21, 2016**
4 **At the North Logan City Library, North Logan, Utah**
5
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7 The meeting was called to order by Brett Robinson at 6:30 p.m.
8

9 Commission members present were: Robert Burt, Brett Robinson, Bruce Lee, Nathan Hult, Geri
10 Christensen and Brad Crookston.
11

12 Others present were: Cody Davis, Gary Tyler-LDS Church, Laurel & Linda Hayes, Lydia Embry,
13 Cordell Batt and Marie Wilhelm.
14

15 The Pledge of Allegiance was led by Bruce Lee.

16 An invocation was given by Robert Burt.
17

18 **Adoption of Agenda**

19 Cordell Batt explained that agenda item number three regarding an ordinance dealing with Land
20 Use Authority will not be discussed at tonight's meeting, but will be on a future agenda.
21

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

25 **Approval and Follow-up of Minutes for April 7, 2016 Planning Commission Meeting**

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

29 **New Business**

30 Consideration of a conditional use permit (CUP) dealing with our sign ordinance allowing super
31 graphics being proposed on a building façade located at approximately 365 West 2400 North.
32 (Stan Checketts – Soaring Eagle Inc.)

33 Cordell Batt introduced the item and said this is the first 'super-graphic' sign permit request he's
34 received. He explained the situation further and used an overhead photograph of the site to
35 explain the location and request further. He explained the size of the sign, as well as the
36 regulations and various items listed in the staff report, including the code requirements. He said
37 the sign needs to not be larger than 20% of the building. He said this sign is 832 square feet;
38 and an allowable sign on that size of a building is 840 square feet, so they are a little bit below
39 that, and are therefore in compliance. He further discussed the size of the sign, which he said
40 the owners likely want to have due to the fact that the building is a bit off of the street, and they
41 want it to be seen. Cordell said this request conforms to code, and that staff therefore is
42 recommending approval on this.

43 Robert Burt said he likes the sign; but that the code states that the sign needs to be '200 square
44 feet, or 20%, or whichever is less'. Bruce Lee said he had the same question. They said that
45 Cordell did not refer to the 200 square feet. Nathan Hult said he had the same question, as did
46 Brad Crookston.

47 The discussion on this continued at length, and that the issue is that the code states "whichever
48 is less".

49 The Planning Commission agreed that they liked the sign, but that it is larger than the code
50 allows, which was further reviewed and discussed. The commission discussed whether to either
51 change the code, or make an exception.

52 Nathan Hult said if they wanted to change the code, he recommended that, in section #3 of the
53 document, after the second sentence that states "...to ensure compliance with the provisions of
54 this chapter", to add "or to approve exceptions which are consistent with the intent of this
55 ordinance". He said that would give the City the authority to make an exception to this limitation
56 that is in the first section of this ordinance.

57 The discussion continued, and the commission discussed this with the applicant.

58 The Planning Commission agreed to change the code to accommodate something similar to
59 what Nate recommended. They discussed other language options, including potentially
60 changing this to just use the percentage of the sign to the building ratio to determine the size.
61 Cordell said he would make the recommended change and bring it back to the next Planning
62 Commission for approval, including holding a public hearing; and then this request can be
63 granted.

64 Brett Robinson told the applicant that they would get this done as soon as possible.

65
66 *Nathan Hult made a motion to table this application for a conditional use permit until the next*
67 *meeting, in order for the Planning Commission to consider an amendment to the applicable*
68 *ordinance. Brad Crookston seconded the motion. A vote was called and the motion passed*
69 *unanimously.*

70
71 Cordell asked the commission for their opinion on what verbiage to use in the ordinance, which
72 the Planning Commission discussed at length, including regarding the size of signs and how to
73 limit the size; and the issues with trying to control that. The commission asked Cordell to review
74 what other cities do for these situations and get back to them, which he said he would do.

75
76 ***The Planning Commission agreed to continue their discussion on this after considering***
77 ***the next item [see below]*:***

78
79 Consideration of a conditional use permit (CUP) for the parking expansion on an existing LDS
80 Church located at 1550 East 1900 North. (LDS Church)

81 Cordell Batt explained the situation and used an overhead plan of the site to show how the
82 Church wants to add additional parking on this existing lot. Cordell said there is nothing in the
83 code that says that they cannot put parking in this area of the lot. He said staff's only concern is
84 that the trees in the area will be removed; and their recommendation is that they put some
85 landscaping and/or trees back in, in front of this new parking area.

86 Cordell addressed various questions from the commission, including a comment from Robert
87 Burt about whether it is appropriate to require the applicant to plant trees; although Cordell
88 commented that the applicant is removing trees to do this expansion, that were required to be
89 there originally. The applicant said they would be happy to put more trees in.

90
91 *Nathan Hult made a motion to approve this conditional use permit subject to staff's conditions,*
92 *that staff work with the applicant on including appropriate buffering landscaping. Bruce Lee*
93 *seconded the motion. A vote was called and the motion passed unanimously.*

94

95 ***Sign discussion continued**

96 The commission continued to discuss with Cordell at length whether, or how, to change the
97 ordinance; and how to best deal with this type of request. Brad Crookston said he would like to
98 review the [current] sign ordinance carefully, and read all of the various definitions, which Cordell
99 addressed and explained further what is included in the ordinance. They discussed simply
100 removing the '200 square feet' requirement, and keeping the '20% of the building' limitation.
101 They continued to discuss how to move forward. Per a question from Bruce, Cordell said the sign
102 ordinance allows the applicant to do a sign on each façade, but clarified that they still only get
103 20% per façade for their sign.

104 Cordell also mentioned a potential conflict in the ordinance for the use of the term "logo", which
105 he said he would get cleared up.

106

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

108 Cordell Batt reviewed the information he got from the APA conference he attended recently in
109 Arizona.

110 Cordell discussed the presentation to the City Council from Dayton Crites, the Cache County
111 Trails Coordinator, who also presented at the Planning Commission previously; and mentioned
112 that Dayton made some recommended changes to the City's ordinances in relation to trails and
113 how they work with development, and explained further. He said the City Council wants the
114 Planning Commission to review his changes; and Cordell also said he is okay with Dayton's
115 recommended changes.

116 Per a question from Nathan Hult, Cordell confirmed that the Parks Department is updating the
117 City's park master plan, which will be coming to the Planning Commission in the near future.
118 Cordell mentioned Nathan's question about the letter to City Council regarding districts; and
119 Cordell explained that Brett Robinson presented the Planning Commission's letter on this to the
120 council. He said the City Council agreed with what the Planning Commission proposed, but that
121 the Mayor was not in attendance at the meeting and they wanted his approval. Cordell said
122 however, that he spoke with the Mayor that day who said he was okay with what was proposed.
123 Cordell said the Mayor would like the Planning Commission to work with him to help find some
124 people to be chairmen for each of the districts. He explained further, including the steps the
125 Mayor and City are taking in the area of Economic Development.

126 Cordell explained that the City just hired Civil Solutions to help us update our City Center
127 ordinance, and explained further.

128 The Planning Commission continued to discuss various, minor items and Cordell addressed their
129 questions.

130 Cordell explained an opportunity for the Planning Commission to participate in some on-line
131 training on how to use today's social media and other outlets to work with the public. He also
132 discussed the possibility of using Parlant, the City's public communication system to aid in the
133 district planning.

134 They continued to discuss various, minor items.

135

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137

138 *Nathan Hult made a motion to adjourn the meeting. Brad Crookston seconded the motion. A*
139 *vote was called and the motion passed unanimously.*

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142 The meeting adjourned at: 7:56 p.m.

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145 Approved by Planning Commission:

May 5, 2016

146

147 Transcribed by Marie Wilhelm

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149 Recorded by

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Scott Bennett/City Recorder