

1 **Minutes of the North Logan City**
 2 **Planning Commission**
 3 **Held on August 18, 2016**
 4 **At the North Logan City Library, North Logan, Utah**
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7 The meeting was called to order by Brett Robinson at 6:30 p.m.

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

11
 12 Others present were: Debra Murray, Neil Murray, Jody Lenkersdorfer, DeAnne E. Fry, Kirk
 13 Larsen, Doug Tingey, Mark Wirthlin, Kathy Holloway, Carrie Wirthlin, Laurel & Linda Hayes, Lydia
 14 Embry, Cordell Batt and Marie Wilhelm.

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 16 The Pledge of Allegiance was led by Brett Robinson.
 17 An invocation was given by Brad Crookston.

18
 19 **Adoption of Agenda**

20 Cordell Batt explained that item #1 is being removed from the agenda (Ironwood Construction) as
 21 the applicant was not yet ready to present.

22
 23 *Brad Crookston made a motion to adopt the agenda as amended. Robert Burt seconded the*
 24 *motion. A vote was called and the motion passed unanimously.*

25
 26 **Approval and Follow-up of Minutes for July 21, 2016 Planning Commission Meeting**

27 *Robert Burt 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 Cordell Batt updated the Planning Commission on the City Council's denial of the rezone request
 32 for the Worthen Property to go from CC to RM. He said the council discussed the City Center
 33 ordinances at length and discussed their issues with increasing the density in that area, and
 34 explained further. He also said that the council wants the Planning Commission to discuss the
 35 CCA parcel on 400 East and consider rezoning it. Cordell said since it wasn't part of the original
 36 public hearing, he will publicize that for a public hearing so that can take place at the Planning
 37 Commission meeting of September 8th. He discussed some of the potential options the council
 38 suggested. He said in relation to the MR-8 zoning consideration, their recommendation was not
 39 to change the MR-8 except for the 15% and explained further. He also explained their desire to
 40 see if they could do an exception for senior living projects.

41
 42 **New Business**

43 **Discussion of an ordinance amending Title 12- Land Use Ordinance of the City Code of Revised**
 44 **Ordinances by modifying certain sections to better regulate Trails in all areas of the City.**

45 Cordell Batt explained that this ordinance includes the changes the Planning Commission
 46 discussed, and asked them to review this. He said this ordinance will be presented at a public
 47 hearing at the next Planning Commission meeting on September 8th. Cordell also said this will be
 48 tied in with the Parks and Recreation Master Plan update, and explained further.

49 Brett Robinson said it would nice to have this in place before any future developments.

50
 51 **Discussion request from City Council to review the flag lot ordinance and evaluate whether there**
 52 **could be some kind of recommendation formulated that would help allow people to get**
 53 **reasonable use out of their land, but avoid some unwanted development patterns, if the flag lot**
 54 **ordinance is used in established subdivisions as was recently done.**

55 Cordell Batt discussed what the City Council wanted the Planning Commission to review and
 56 discuss on this. Brett Robinson referred to the Marion Anderson subdivision and the flag lot
 57 situation there; and Cordell said that is something that will not occur frequently, as there are not
 58 many subdivisions where the lots are larger than the zone they are in. Cordell said this is the first

59 time since he has worked with the City that the flag lot ordinance was used within an approved
60 subdivision and explained further.

61 Cordell discussed this with the Planning Commission further. They discussed putting something
62 in the ordinance which would not allow the use of the flag lot on existing subdivisions, which
63 Cordell said he could check with the attorney on to see if that's possible. Brett he said he would
64 like to know if that's possible. The discussion continued. The Planning Commission agreed that
65 they would like to further review the ordinance, and Cordell said he would put it back on the
66 agenda for a forthcoming meeting.

67

68 Discussion of results for requests to help with and be on a Planning Committee for the District
69 Planning and how to move forward.

70 Cordell Batt explained the current status of the process and discussed where this information had
71 been listed for a couple of months and the response staff received; and discussed the district
72 map he created and the people who have volunteered so far for their particular districts.

73 The Planning Commission discussed with Cordell how to proceed, and agreed they could
74 proceed with what he has. Cordell said he would discuss the names with the Mayor.

75 They continued their discussion.

76

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

78 Cordell discussed the Planning Commission members attending the upcoming League of Cities
79 and Towns Convention.

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81

82

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

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86 The meeting adjourned at: 7:10 p.m.

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88 Approved by Planning Commission:

September 22, 2016

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90 Transcribed by Marie Wilhelm

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92 Recorded by

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Scott Bennett/City Recorder