

1 **Minutes of the North Logan City**  
2 **Planning Commission**  
3 **Held on October 20, 2016**  
4 **At the North Logan City Library, North Logan, Utah**  
5

6 The meeting was called to order by Brett Robinson at 6:35 p.m.

7  
8 Commission members present were: Robert Burt, Brett Robinson, Nathan Hult, Bruce Lee and  
9 Brad Crookston.

10  
11 Others present were: Becky Walker, Tara Walker, Miles Jensen, Lydia Embry, Cordell Batt, Alan  
12 Luce and Marie Wilhelm.

13  
14 The Pledge of Allegiance was led by Bruce Lee.  
15 An invocation was given by Robert Burt.

16  
17 **Adoption of Agenda**

18 *Brad Crookston made a motion to adopt the agenda as presented. Nathan Hult seconded the*  
19 *motion. A vote was called and the motion passed unanimously.*  
20

21 **New Business**

22 Discussion on identifying additional streets that may be needed on the Transportation Master  
23 Plan and set future Public Hearing for any proposed changes. (Staff)

24 Cordell Batt introduced the item and discussed the situation, and said some of this was  
25 precipitated by projects being proposed for the area. He used a projected map of the City to aid  
26 in the discussion. He explained the grid system that we utilize as much as possible in our City  
27 and discussed the various ways in which this system is so beneficial. Cordell continued to  
28 discuss the City's Master Plan and the City's intentions and planning for City roads, including  
29 access to the City Center, which he further detailed. He discussed the section of 2100 North, just  
30 east of 600 East, that was not changed on the Master Plan as proposed previously because the  
31 land owner [Ray Wilhelm] did not want the change made to his land. Cordell said the City  
32 Council took that into consideration at that time, and did not include it with the changes made to  
33 the Master Plan. Cordell said that we now have projects coming in that are being directly affected  
34 by this; which he said is why it is on the agenda, and that the Planning Commission had said they  
35 wanted to discuss this. Cordell said he felt this was a very important connection and said they  
36 should discuss tying that in and setting up a future public hearing; as that is what it will take in  
37 order to make a change to the Master Plan. He said currently, this piece of property is zoned  
38 RE1; but that a rezone will likely be requested for any kind of development that would be done  
39 there. He discussed a neighboring property that was developed years prior that is similar to this  
40 piece; and said it makes the most sense to have the road go down the middle of this [Wilhelm]  
41 property and create lots on each side.

42 Cordell addressed various questions from the commission and they continued to discuss various  
43 related items. They discussed the zoning in the area adjacent to this.

44 Bruce Lee discussed potentially changing the zoning along with this addition; and Cordell  
45 recommended not doing that at this point. He said the only time we really do a rezone for a piece  
46 of property is when an owner requests it. He said putting this road on the Master Plan does not  
47 change the status of the property; and that the owner can do whatever he wants on it for as long  
48 as he wants, until the time of development; and that the City has the option to tell the owner that  
49 they have to work with this road because it is on the Master Plan, and explained further. He said  
50 there are properties along 2500 North that have the road going through the middle of their  
51 properties as well, and will have to work with the City on the location of 2500 North on their  
52 property, when they come in to develop it.

53 Marie Wilhelm said that Mr. Wilhelm is very opposed to this change being proposed for his land.

54 Robert Burt asked about the City Council agreeing not to put this on the Master Plan, per Mr.  
55 Wilhelm's request, which Cordell further explained. He said that Ray wrote a letter to the City  
56 Council stating that he was very opposed to putting this on the Master Plan.

57 Marie stated that Mr. Wilhelm's son, Monte Wilhelm, also came to the Public Hearing to state Ray  
58 Wilhelm's opposition to the change.

59 The discussion continued.

60 Robert said he knows Ray very well and cares about him; and Robert says that he thinks that  
61 whenever that property gets developed, whoever develops it will likely want to develop it with that  
62 road where the City is proposing to place it, as it seems like the most natural spot, and  
63 commented further. Robert said for him to move forward, he would want someone who  
64 represents the City, potentially the Mayor, to have a conversation with Mr. Wilhelm explaining the  
65 change to him, as he said he feels we owe Mr. Wilhelm that courtesy. He said we shouldn't just  
66 do it because we can and commented further.

67 The discussion continued, including how to proceed. Cordell and the Planning Commission  
68 agreed to have someone speak to Mr. Wilhelm prior to the public hearing. Brett said he would  
69 talk to the Mayor about it.

70 Different, potential layouts were discussed.

71 Brett said he is very sympathetic to Mr. Wilhelm as a property owner, as people don't like this  
72 kind of thing to ever happening; but said when you look at the City's east/west corridors and what  
73 is needed in the long term, this is a piece the seems to need to be there.

74 Brad Crookston said he feels this is a very important road to put on the Master Plan.

75 Cordell Batt said we'll talk to the Mayor about the situation, and agreed that Brett should talk to  
76 him. Robert said he would be willing to discuss this with Mr. Wilhelm, as well. Cordell and the  
77 Planning Commission reiterated that they will discuss this with Mr. Wilhelm before a public  
78 hearing is set up.

79 They continued to discuss various points.

80

81 Discuss street lighting ordinances and set future public hearing.

82 Alan Luce introduced the item; and using a PowerPoint presentation, described our current  
83 process for installing street lights in the City, which he said is ineffective; how we propose to  
84 change that system; and, further discussed concerns they have had about the current street light  
85 situation. He also explained the standards we want throughout our City and having the  
86 installation of lights done as development is done.

87 Alan addressed various questions from the commission and they continued to discuss different  
88 issues. He discussed the significant cost savings to the City with this new plan and using LED  
89 lights.

90 Cordell Batt said the next step is a public hearing with the Planning Commission.

91 Brad Crookston asked how hard it would be to have two options for lights and commented further.

92 Alan said it would be good to give developers an option; but once we have a standard light, he  
93 just would want to ensure the ease of replacement and maintenance, and discussed this further.

94 Whether or not to have different options was further discussed.

95 Alan addressed further questions from the commission.

96 Nathan Hult talked about taking the matrix out of the ordinance, which Alan agreed with and said  
97 staff had discussed that as well.

98 Cordell said they will make the changes to the ordinance and set up the public hearing.

99

100 Discussion of proposed ordinance dealing with a proposed change to the Land Use Code dealing  
101 with the designation of the Land Use Authority. (Staff, Attorney)

102 Cordell Batt introduced the item, explained the situation, and introduced attorney, Miles Jensen,  
103 who has been working on this with the City. Cordell further explained the work Miles has done on  
104 this ordinance. He further discussed the Land Use Authority designation going to the Planning  
105 Commission, which includes the commission approving subdivisions. He said anything to do with  
106 ordinance changes, rezones, etc.; the Planning Commission will still review those items and send  
107 them on to the City Council with recommendations, and explained further.

108 Miles explained the City's current subdivision approval process, which he said is lengthy and  
109 complicated. He further explained the more simplified process that most other cities go through,  
110 which includes the Planning Commission reviewing most of the preliminary plans and  
111 documentation. He briefly discussed some of the issues that can be avoided when taking the  
112 City Council out of the initial approval process and said the recommendation is to do just that. He  
113 said this puts more responsibility on the planning staff and Planning Commission, but that is what  
114 is typical and customary for cities our size. He commented further.

115 Cordell explained further and addressed questions from the Planning Commission. Their  
116 discussion continued.

117 Brad Crookston asked if this takes place, whether most cities make their City Councils the appeal  
118 authority. Miles said that would be unusual; however, he suggests including in the ordinance that  
119 the Mayor and all of the City Council still receive notices and information when a project is still at  
120 the planning and/or concept stage, so that if they have input, that comes back to the Planning  
121 Commission before the final concept.

122 The discussion continued. Cordell discussed public hearings and said that Logan City has public  
123 hearings on everything, and commented further, including how arduous that is, and other issues  
124 that can occur.

125 The Planning Commission continued to discuss various points at length, including the potential  
126 approval process and public hearings. Cordell and the Planning Commission agreed that it would  
127 be important to keep the concept plan element. They also discussed Ogden's approval process  
128 and Cordell said he liked how they handle it, and per a question from Robert Burt, said that the  
129 Planning Commission would see a project twice, before the final plan.

130 The Planning Commission further discussed the process and the potential changes.

131 Cordell said that Miles will bring the ordinance back with the changes and the Planning  
132 Commission will review it and then have a public hearing; and it will then go to the City Council for  
133 review, along with the Planning Commission's recommendations. He said they will try to hold the  
134 public hearing on November 17<sup>th</sup>.

135

136 Report on items learned at APA Conference.

137 Cordell Batt discussed what he learned at the conference regarding Airbnb's, and those types of  
138 short-term rentals, and said the Utah League of Cities & Towns is working with the real estate  
139 companies and legislature to determine whether something needs to be done. He said cities not  
140 having anything in their code to deal with this was discussed at the conference, and said it almost  
141 defaults to an "approved use" in this case, and commented further.

142 This was discussed further, and Miles Jensen commented as well.

143 Nathan Hult discussed what he learned at the APA Conference he attended, including regarding  
144 the Night Sky Lighting Ordinance.

145 Nathan also discussed the lack of response the commission received in getting volunteers for our  
146 districts and commented further. He said what Layton did instead of dividing the city into districts,  
147 is that they got representatives on a 'citizen's advisory committee' from all over the city, and they  
148 had 105 people on their committee, and made a point to have people from every area of the city  
149 attend the meetings. He said they all met on one committee, where everyone met at once, and  
150 said he wondered if that would be a better way to handle this review of our General Plan, than the  
151 district system they were considering and discussed this further. He said he spoke to one of the  
152 presenters who works with the city of Layton who said she would be willing to speak at one of our  
153 Planning Commission meetings to discuss how it works there.

154 They discussed this further.

155 Cordell said he discussed this with Nathan; and also mentioned that he had been to a previous  
156 planning conference, and read an article, where the recommendations were *not* to split your city  
157 up into districts, which he explained further.

158 Cordell discussed the work that Envision Utah did in North Logan and then Cache Valley.

159 The Planning Commission continued their discussion, including how to proceed, how often to  
160 have meetings, and potentially using Facebook or other social media to help with the process.  
161 They generally agreed that it would likely work better to have one group.

162

163

164 *Robert Burt made a motion to adjourn the meeting. Brad Crookston seconded the motion. A*  
165 *vote was called and the motion passed unanimously.*

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167 The meeting adjourned at: 8:52 p.m.

168

169 Approved by Planning Commission: November 17, 2016

170

171 Transcribed by Marie Wilhelm

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173 Recorded by

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Scott Bennett/City Recorder