

1 **Minutes of the North Logan City**
 2 **Planning Commission**
 3 **Held on February 16, 2017**
 4 **At the North Logan City Library, North Logan, Utah**
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8 The meeting was called to order by Bruce Lee at 6:30 p.m.

9
10 Commission members present were: Bruce Lee, Robert Burt, Brad Crookston and Casey
11 Moriyama. (Nelson Boren was excused).

12
13 Others present were: Neil Murray, Lydia Embry, Alan Luce, Cordell Batt and Marie Wilhelm.
14

15 The Pledge of Allegiance was led by Robert Burt.
16 An invocation was given by Casey Moriyama.
17

18 **Adoption of Agenda**

19 Cordell Batt said the applicant for item #3 [regarding the Canyon Gates subdivision] asked that it
20 be pulled from the agenda at this meeting, but it will be discussed at a meeting in the near future.
21

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

25 **Approval and Follow-up of Minutes for November 17, 2016 Planning Commission Meeting**

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

29 **Follow-up**

30 Cordell Batt informed the Planning Commission about the fact that the City Council approved
31 moving Nelson Boren to become a permanent member of the Planning Commission, and Larry
32 Hepworth to be the new alternate, and commented further.
33

34 Cordell explained that the first district meeting that will be held is for the City Center District and
35 further explained the flyer that will be going out. He said it will be held on February 22, at the
36 Town Center Villa’s Clubhouse at 6:00 p.m. Per a question from the commission, Cordell said it
37 would be beneficial for a Planning Commission member to attend. Bruce Lee and Brad
38 Crookston both said they could attend.
39

40 **New Business**

41 **6:35 p.m. PUBLIC HEARING to receive public input on proposed changes to the Design**
42 **Standards Technical Manual, Title 12C Land Use – Zoning, and Title 12D Land Use –**
43 **Subdivisions related to street lighting.**

44 *Bruce Lee briefly introduced the item, read aloud the guidelines for speaking at a public hearing,*
45 *and opened the public hearing at 6:42 p.m.*
46

47 Lydia Embry gave her comments and concerns on this, and recommended changes. She said
48 she is unclear on the concept, and asked what it is for, and why we need it this week.
49

50 *As there were no further public comments, Bruce Lee closed the public hearing at 6:47 p.m.*
51

52 Brad Crookston addressed some of Lydia’s questions and discussed various items.

53 Robert Burt explained the purpose for this, as he understood it, which he said is for the City to put
54 the lighting ordinances in place so that lightening can be designed and installed at the City’s
55 discretion; in addition to having lighting that is energy-efficient, as well as cost-efficient, and
56 commented further.

57 The commission agreed and briefly discussed these items further.
58

59 *Brad Crookston made a motion to make a positive recommendation to the City Council for an*

60 *addition to zoning code 12-C 11-01 and the Design Standards that go along with the lighting, and*
61 *to have it reviewed by the City Attorney, and reviewed for grammatical correctness. Casey*
62 *Moriyama seconded the motion. A vote was called and the motion passed unanimously.*

63

64 **6:45 p.m. PUBLIC HEARING to consider changes to the Transportation Element and Map of the**
65 **General Plan, changes that will eliminate certain city center roads within that plan.**

66 Cordell Batt introduced the item and said after previous discussions, particularly about the Four
67 Seasons project, there were questions about whether or not the Transportation Element was
68 updated to reflect the new street changes. He said when the Four Seasons project was
69 approved, the 2009 Transportation map was used, which showed 100 East going all the way to
70 2200 North. He said when the project was approved, it eliminated 100 East all the way down to
71 the south side of that project, to approximately 2100 North. He said shortly thereafter, in 2012,
72 the City Center was adopted, along with the City Center code; and at that time, the Transportation
73 maps were also updated to reflect the changes. He explained further, using projected maps of
74 the area, both old and updated. He discussed other potential changes they discussed in 2012,
75 including putting in 2900 North near 1600 East; putting in a new alignment for 200 East; and,
76 removing 2100 North from the Four Seasons area. He said this went through the public hearing
77 process, and the only thing that was done was for the realignment of 200 East, as the City
78 Council decided not to make any of the other changes. He also said that when the City Center
79 was approved, all of these roads in the City Center were included, as well as the two segments
80 that are being discussed tonight. He said when the Four Seasons was approved, they also
81 considered whether 2100 North should be a road or not; and said they decided not to dedicate it
82 as a public road, that it would just be part of the Four Seasons project. He said the map was
83 never changed, however, and said this public hearing is to consider taking those two segments of
84 2100 North off of the plan.

85

86 *Bruce Lee opened the public hearing at 7:03 p.m.*

87

88 Lydia Embry expressed her questions and concerns, including the fact that our maps have not
89 been updated since 2012.

90

91 *As there were no further public comments, Bruce Lee closed the public hearing at 7:05 p.m.*

92

93 Per a comment from Brad Crookston, Cordell explained that originally, it was considered to have
94 2100 North be a public street, but that when Four Seasons was approved, they decided not to
95 make it a public street, and they did not dedicate it to the City. He explained related items further.

96 Per a comment from Lydia, Brad Crookston and Cordell confirmed that the map being used is an
97 updated map; it just has not been officially changed.

98

The commission discussed various items.

99

100 Per a question from the commission, Cordell further discussed access and the roads surrounding
101 this area. This was discussed at length, and Cordell and Alan Luce addressed their various
102 questions.

102

103 *Brad Crookston made a motion to eliminate 100 East from 2100 North to 2000 North; and 100 to*
104 *200 East, and the rest to remain as presented. Robert Burt seconded the motion. A vote was*
105 *called and the motion passed unanimously.*

106

Set Next Agenda and/or Discussion

108 Brad Crookston explained that he found information in the international fire code regarding the
109 two-access issue that had been previously discussed. He said the state adopted the code, but
110 excluded the appendices, which he said included good information, and explained further. He
111 commented further on the issues he thought we have with access in some of our subdivisions
112 including Canyon Gates and Wildercrest. He said we are not legally bound in any way, but feels
113 that there could potentially be some liability issues.

114

115 Alan Luce said this is the same conversation he had with the Fire Department, and said there is
116 nothing in the current fire code. He explained further, and said we need to consider that the
standard the Fire Department currently uses is based on time of response, and commented

117 further, including that there are certain areas that are currently right on the edge [of that response
118 time].

119 The discussion continued.

120 Robert Burt said our current code written for this is vague; and said that in his opinion, our code
121 needs to be changed to either specify some limits, or remove it altogether. Brad Crookston
122 agreed and commented further.

123 The discussion continued.

124 Robert said he would like to get as much information as they can from the Fire Department, the
125 Police Department, and any department that relies on these codes to provide the safety that we
126 need.

127 The discussion continued, including how to proceed.

128 Bruce Lee asked Cordell to provide the commission with Logan City's code relating to this, and
129 perhaps other cities, and to put it back on the agenda for discussion at a forthcoming meeting,
130 which the commission agreed with.

131 The commission continued to discuss various related items.

132

133

134 *Brad Crookston made a motion to adjourn the meeting. Casey Moriyama seconded the motion.*
135 *A vote was called and the motion passed unanimously.*

136

137 The meeting adjourned at: 7:50 p.m.

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139 Approved by Planning Commission: May 18, 2017

140

141 Transcribed by Marie Wilhelm

142

143 Recorded by

144

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Scott Bennett/City Recorder