



**Minutes of the North Logan City
Planning Commission
Held on February 22, 2024
At the North Logan City Library, North Logan, Utah**

The meeting was called to order by Nan Isaacson at 6:32 p.m.

Commission members present were: Nan Isaacson, Herond Hoyt, Heather Ericson, Gavin Payne, Teresa Theurer and Tracy Walker.

Others present were: Mark Hancey, Alan Luce, Scott Perkes and Marie Power.

The Pledge of Allegiance was led by Herond Hoyt.
An invocation was given by Heather Ericson.

Adoption of Agenda

Motion

Heather Ericson made a motion to adopt the agenda, as presented. Herond Hoyt seconded the motion. A vote was called and the motion passed unanimously with Nan Isaacson, Herond Hoyt, Heather Ericson, Gavin Payne and Teresa Theurer voting in favor.

Approval and Follow-up of Minutes for the September 14, 2023, October 19, 2023, November 2, 2023, December 14, 2023, January 4, 2024, and February 8, 2024 Planning Commission Meetings (Six sets total.)

Motion

Gavin Payne made a motion to approve the six sets of the above-referenced minutes, as presented. Heather Ericson seconded the motion. A vote was called and the motion passed unanimously with Nan Isaacson, Herond Hoyt, Heather Ericson, Gavin Payne and Teresa

Follow-up

Scott Perkes gave an update on the Smiling H Subdivision Development Agreement Amendment request to reduce their side setbacks; and explained that the City Council reviewed the same proposal the previous evening, that the Planning Commission had at their meeting in December 2023, to which they'd given a negative recommendation to the City Council. He said that the City Council ultimately denied the request and that essentially, it means that if the applicant has something new to propose, they need to come back to the Planning Commission, review that proposal, have another public hearing, and move forward. He commented further. Scott said he is still waiting to hear back from that applicant, and that it may or may not be on a future agenda.

New Business

Regular Commission Business:

Item #1 - Review and possible recommendation regarding a commercial subdivision concept plan for a three-lot subdivision at approximately 1950 N 100 E in the Commercial General Zone (CG).

Scott Perkes presented the situation, and said that these lots are owned by Rocky Mountain Power, who purchased these lots recently. He said they had purchased another parcel many years ago, with future plans to build a substation on that site. He explained that they then realized that it was not the best suited location; and the City worked with them to find an alternate location that would work better as a place install a substation. He said the location still needed to be able to handle the power needs for that area in the future, and further explained the logistics and benefits of this new location. He also said that this request needed to go before the City Council for a special permit, which Rocky Mountain Power took care of a few months ago. He said the next step for Rocky Mountain Power is to subdivide this parcel so that one of the lots is developable; as well as adjust the lot lines, which he discussed further.

Scott reviewed the items in the Concept Plan and staff report, and used a site map of the location

to explain the area and plans further.

Nan Isaacson asked what happened to the previously-purchased parcel.

Scott said Rocky Mountain Power still owns it and explained further.

Scott addressed various questions and comments from the commission and referred to items in the staff report, including regarding permitting; where the actual substation will be located; and, access to the lots. Scott also said they are looking at items of feasibility before they move on to the plat phase. Scott continued to reviews items for the plan from the staff report, and address questions and remarks from the commission, including regarding frontage improvements; and, where Rocky Mountain Power's lines will connect in the area. Per a question from the commission, Alan Luce explained that if North Logan City wants to bury the lines in the ground, North Logan City would be required to pay for that.

Herond Hoyt explained his frustration that Rocky Mountain Power made the power lines higher than they said they would along 1800 North, when they installed them many years ago; and said the first place they put the power lines were in a residential area, and that those lines should have been buried underground.

Nan said we will have more input on this issue at the next stage of review.

Scott said it's good to know the history; and commented that this is one of the reasons for the second location chosen, in that it is in a more suitable place. He said the power will still have to service the surrounding area, but that it will now be in a much better location, and commented further.

Scott continued to explained various items in the staff report; including the xeriscaping Rocky Mountain Power is planning for this site, which Scott said will help with the City's water conservation needs.

The discussion and review continued.

Mark Hancey asked if the middle lot could be considered a flag lot and said it does not have access.

Scott addressed this and said our code tries to restrict flag lots as much as possible, which he further explained. He said they can look at that in more detail, but that it is unlikely an issue in a commercial area, but he'll review that. Scott said it might be something worth putting into the motion. Scott pulled up the code on this and reviewed it with the commission, including the items the City considers when potentially approving a flag lot. He compared and reviewed the code in relation to this site, using an aerial photo for further reference, to discuss whether a flag lot should be considered. Scott said that there are enough identifiers that a flag lot could be considered for this site and commented further; and the commission discussed this, including in relation to having sufficient access for fire prevention. Scott said another reason to not consider a flag lot, is because of the boundary layout of the parcel not being such that is typical for allowing a flag lot. He explained this further, including using the aerial GIS photography showing other areas in the City where there are similar commercial properties, and the difference here compared to residential properties where a flag lot would more likely be considered.

Per Scott's comment on putting something in a motion about this, Teresa asked what they could put in the motion to ensure that the second lot has access, which Scott addressed; and said they could include in the motion something that indicates that as part of the Concept Plan, they would like to see on the Preliminary Plat, that those easements are dedicated for access to the middle lot, to ensure that there is legal access. Scott explained further.

Teresa said she thinks this is a much better place for the substation than the previous intended parcel, and that this makes total sense to her.

Motion

Teresa Theurer made a motion to approve this Concept Plan, with the stipulation that there is a legal access easement to allow for access to Parcel B. Herond Hoyt seconded the motion.

Gavin Payne asked to make an amendment to the motion, to add that we are making a positive recommendation to the City Council, and that this recommendation is based on the facts, findings and conditions made in the staff report, along with the findings that Parcel B meets the four

criteria points found in NLMC 12D-206 (A) needed for a flag lot to be approved.

Teresa Theurer accepted those amendments to the motion.

Herond Hoyt also accepted the amendments to the motion.

A vote was called and the motion passed unanimously with Nan Isaacson, Herond Hoyt, Heather Ericson, Gavin Payne and Teresa Theurer voting in favor.

Tracy Walker asked about the landscaping, and whether they could address that. Scott explained that they're just looking at the land at this point, but that they will look at this later to review the minimum landscaping standard.

Item #2 - Review and possible recommendation regarding a commercial subdivision Preliminary Plat and Development Plan for a two-lot subdivision at approximately 2850 N 200 W in the Commercial General Zone (CG).

Scott Perkes explained the situation, and said the Planning Commission reviewed this at the Concept Plan level, and are now considering the Development Plan and Preliminary Plat.

He explained the request for splitting the lots, and said that the only real, anticipated change to this is for access, which he further explained. He said they will change the access from Main Street to 2850 North, which he said would be safer, and further commented.

Scott explained additional details of the Development Plan, and the improvements to 200 West, which he said have primarily been completed; but said all of the improvements for 2850 North still need to be done, and explained that they are trying to work with the developers, and at the least, will get the improvements done on the north side of 2850 North.

Scott continued to review the items in the staff report, including the various studies and reports staff is requiring, including the soils report, and the grading and drainage plan, which he detailed further. He discussed additional items from the staff report such as landscaping and street lighting plans.

He detailed the next steps for this, and addressed questions from the commission.

Motion

Gavin Payne made a motion to make a positive recommendation to the City Council on this Preliminary Plat and Development Plan, along with the facts, findings and conditions made in the staff report. Heather Ericson seconded the motion. A vote was called and the motion passed unanimously with Nan Isaacson, Herond Hoyt, Heather Ericson, Gavin Payne and Teresa Theurer voting in favor.

Commission Work Session:

Item #3 - Work Session - Signage ordinance amendments regarding political signage.

Scott Perkes said we had a member of the public ask us to review our political signage ordinance for its constitutionality, which he detailed further. This request came from someone who is running for Cache County office, and is threatening to sue all of the cities in Cache valley over their sign ordinances, due to her desire to create signs without limitations. Scott also said that our City Attorney reviewed our sign ordinance, and had some recommendations.

Scott further discussed how this could potentially relate to issues of the First Amendment and the right to free speech, and explained further.

Scott continued to discuss various, related items, including reviewing the recommendations made by the City Attorney. Teresa Theurer asked if these changes would be done for temporary as well as permanent signs; and Scott said both, and detailed this further.

The commission continued their discussion. Scott said this is very preliminary, and said he needs to spend some more time looking into it; but there are some other items we need to update, and additionally commented.

Staff Business:

Staff Business/Discussion

Scott Perkes gave an update on the process for the work being done on the General Plan; and

said we need some review and feedback on the four surveys that will be going out, which he explained further. He reviewed the events and items that will be occurring, including the work session that will be taking place with the Planning Commission and City Council on Thursday, April 11, 2024. He said there will be more joint workshops in the future, but said this will be the first one, and explained further the process for moving forward and continuing to work on this.

Scott also mentioned the article that was in the Herald Journal on the work being done by us on the General Plan, and discussed this further.

Scott again mentioned the upcoming Utah Land Institute Conference, that will take place on Friday, March 22nd, from 8:30 a.m. to 4:00 p.m.; and asked the commissioners to let him know if they would be interested in either attending, or watching it on-line. Scott also explained the related book that they could purchase, which is included in the registration fee, which he said he consistently references, and further commented. He said if they are unable to attend the conference, the City would still be happy to purchase the book for them.

Set Next Agenda (3/7/2024) and/or Adjourn.

Motion

Herond Hoyt made a motion to adjourn the meeting. Gavin Payne seconded the motion. A vote was called and the motion passed unanimously with Nan Isaacson, Herond Hoyt, Heather Ericson, Gavin Payne and Teresa Theurer voting in favor.

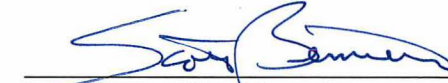
The meeting adjourned at: 7:49 p.m.

Approved by Planning Commission:

March 7, 2024

Transcribed by Marie Power

Recorded by:



Scott Bennett/City Recorder