

**Minutes of the North Logan City
Planning Commission Regular Meeting
&
Planning Commission & City Council Joint Work Session
Held on May 16, 2024
At the North Logan City Library, North Logan, Utah**

Planning Commission Regular Meeting

Opening Business

The meeting was called to order by Gavin Payne at 6:30 p.m.

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

Others present were: Douglas Younker, Mark Hancey, Russell Goodwin, Mayor Lyndsay Peterson, Buzzy Mullahkhel, Joni Kartchner, Mark Hancey, Alan Luce and Scott Perkes.

The Pledge of Allegiance was led by Tracy Walker.
An invocation was given by Heather Ericson.

Adoption of Agenda

Motion

Heather Ericson made a motion to adopt the agenda, as presented. Tracy Walker seconded the motion. A vote was called and the motion passed unanimously Heather Ericson, Gavin Payne, and Tracy Walker voting in favor.

Approval and Follow-up of Minutes for the April 11, 2024 Planning Commission Meeting, and following City Council and Planning Commission Joint Work Session.

The Planning Commission decided to hold off on approving the April 11, 2024 minutes, as they only had three members of the commission in attendance, and wanted to wait until there were more commissioners present.

Follow-up

Scott Perkes gave some updates on the Thomas Edison Charter School CUP (conditional use permit) that the commission approved recently, and said that they are now under construction and moving forward. He also said the commission will soon be considering for approval the Final Plat and construction documents for the drive-through restaurant on 3100 North and Main St.; for which the Concept Plan and Preliminary Plat were previously approved by the Planning Commission and City Council.

New Business

Regular Commission Business:

Item #1 - ZMA-2024-01 - Discussion regarding a Temporary Land Use Regulation (moratorium) imposed by the City Council intended to allow time for the city to explore the creation of a Geologic Hazard Overlay Zone before any additional development east of the upper canal.

Scott Perkes said that this item is not something that typically goes before the Planning Commission initially, but that he wanted them to be aware of it. He explained that staff and the City Council worked on an Ordinance that passed the evening before, at City Council, which he said puts a moratorium on a particular portion of land in North Logan. He said it is a moratorium on development, and is a temporary land-use regulation, and further detailed the state code that regulates this type of situation that relates to issues of public safety. He also used an overhead photo of the area to describe the situation and site further. He explained that there is a specific home site that was excavated beyond safe parameters, which he detailed further. He explained

the issues with this, as well as what they're doing to manage this situation.

He also explained that due to this situation, they learned that there were lots that the City approved for development in the early 2000s, as developable lots, that have some geologic hazards that the City needs to review more closely before a permit gets issued.

He explained additional, related items in detail, as well as the sites that are included in this moratorium, and what the restrictions are. He said there are no actions to be taken by the Planning Commission on this; he just wanted to bring this before them so that they could be aware of the situation. He said this went into effect the day before, and that more information and items will be coming before the commission in the months to come, for discussion, as well as potential adoption of some additional regulations.

He explained further, including why this came up so quickly, and the allowance for that to happen.

Item #2 - ZTA-2024-03 - Discussion of city-initiated amendments to the secondary water requirements within any new development.

Scott Perkes said there is no action to be taken on this, but that he wanted to put this on the agenda to reflect that they are formally initiating this, in case there is anyone who would like to submit development proposals, and the City can state that we are officially working on this, in case we have to put something on hold, as we are potentially amending ordinances.

He explained that there have been some issues with our secondary water requirements, in relation to developments that were approved in the past and were modeled for secondary water, with the assumption that they would be using secondary water for exterior landscaping. He explained that there have been various issues, however, with connections being made instead to the [City's] culinary system, or with water rights, etc., which has resulted in people *not* using secondary water, but rather culinary. He explained the issues that then affect the City's culinary water system that were not anticipated and should not be happening, and commented further.

He discussed what the City is doing to try to solve this issue; which primarily at this point, is that the Public Works Department and City Council have been working on adjusting the tiered water rates to encourage residents to utilize correct water sources for their uses. He said the City Council has approved these items; and at their meeting the night before, they made an amendment to clarify what types of developments the rates apply to, which he outlined.

He explained various items and issues in detail, and addressed questions and comments from the commission.

Staff Business

Staff Business/Discussion.

Scott Perkes said he attended the APA Utah spring conference in Cedar City, and discussed what he saw and learned in attending.

Set Next Agenda (6/6/2024) and/or Adjourn.

Scott Perkes explained that the next meeting will not be a regular session meeting, but will instead be a public open house/work session type of event, for the General Plan Rewrite project, which he explained further.

Motion

Tracy Walker made a motion to adjourn the meeting. Heather Ericson seconded the motion. A vote was called and the motion passed unanimously with Heather Ericson, Gavin Payne and Tracy Walker voting in favor.

The meeting adjourned at: 6:51 p.m.

Gavin Payne explained that there would be a short break and then they would commence the work session.

Planning Commission and City Council Joint Work Session

Joint Work Session

Item#1 - Consultant and staff update and discussion regarding the General Plan Rewrite project.

Discussion items:

- Review of draft materials to be presented and discussed at Public Event #2
- Discuss logistics and assign facilitation responsibilities for Public Event #2
- Upcoming Meetings and next steps

The General Plan Consultant reviewed updates on the current process of the General Plan Rewrite project. He discussed the information and materials that will be presented and reviewed at the next upcoming public event.

Staff, the City Council, and the Planning Commission members discussed and reviewed various, related items at length; as well as discussed the next steps, upcoming meetings, and events that they are planning.

Adjourn

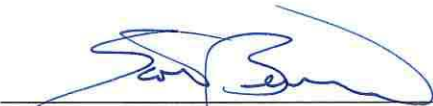
The meeting ended at approximately 9:15 p.m.

Approved by Planning Commission:

June 27, 2024

Transcribed by: Marie Power

Recorded by:



Scott Bennett/City Recorder