

**Minutes of the North Logan City
Planning Commission
Held on July 18, 2024
At the North Logan City Offices, North Logan, Utah**

The meeting was called to order by Nan Isaacson at 6:38 p.m.

(Note that the meeting started late due to technical difficulties with the recording process.)

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

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

The Pledge of Allegiance was led by Gavin Payne.

An invocation was given by Tracy Walker.

Adoption of Agenda

Motion

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

Follow-up

Scott Perkes mentioned the discussion the Planning Commission recently had regarding managing secondary and culinary water use, and said that staff has been revising the standards for that; and said the document is still being worked on, but will come to the Planning Commission for review, in the near future.

New Business

Regular Commission Business:

Item #1 - SUB-2024-01: Review and possible recommendation regarding the Preliminary Plat and Development Plan for the PacifiCorp Substation Subdivision.

Scott Perkes explained the situation and referred to the Planning Commission's review of the Concept Plan on this. He explained that at the time they reviewed it, it was for a three-lot subdivision. He said Rocky Mountain Power (PacifiCorp) has now chosen to "liquidate" the middle lot, which he said will now be absorbed by the lot on the eastern side; therefore, this Preliminary Plat and Development Plan will now only be for two lots, which he said is the only change since the Concept Plan review. He also discussed the Special Use Permit that is specifically approved by the City Council for this, to allow for an electrical substation, which he said the City Council approved in December of 2023. He further described the area, and the intentions of the developers for this site. He said the City Council approved this at the Concept Plan level, and this is now the next step, with the Development Plan and Preliminary Plat up for consideration. He also mentioned that this is one of the last subdivisions submitted before the City modified its code, due to SB174, and commented further. He also discussed items related to the roadway dedication, and explained the inconsistencies in road width, and how that will have to be reworked and amended as this moves forward; and said this needs to be condition of approval, which he said is listed in the staff report. Scott also discussed the situation with this site not having secondary water; and that the City is requiring them to do xeriscaping landscaping to manage this. He also explained that the DRC (Design Review Committee) is asking that they install a small irrigation line, and plant sufficient landscaping on the specific lot that is highly visible to North Logan's City Center area, particularly in light of the residential lots in this area that are adjacent to this.

Scott explained various details further, and addressed questions and comments from the commission. Tracy Walker asked if there will also be a sidewalk along there, which Scott

confirmed would be the case.

Motion

Gavin Payne made a motion to make a positive recommendation to the City Council on this Preliminary Plat and Development Plan for the PacifiCorp Substation Subdivision, as presented, along with the facts, findings, and conditions in the staff report. Tracy Walker seconded the motion. A vote was called and the motion passed unanimously with Nan Isaacson, Gavin Payne, Teresa Theurer, and Tracy Walker voting in favor.

Item #2 - Work Session - Review and discussion regarding the 2023-2024 Moderate-Income Housing Report to the Utah Department of Workforce Services Division of Housing and Community Development.

Scott Perkes gave an overview of the requirements of this plan; how it began; what is required to be included; the required timelines for submitting it to the state; all per the new mandate made by the state of Utah the previous year, in now requiring that each community in the state of Utah submit a Moderate-Income Housing Plan as part of their General Plan. He discussed various items in relation to the annual submission process; and also reviewed the items that North Logan chose from a list of options to include in the plan, and outlined those items in detail with the Planning Commission.

The review and discussion continued, and Scott addressed various questions and comments from the Planning Commission. He also explained the process for moving forward on this. The Planning Commission thanked Scott for all of his hard work on this.

Staff Business:

Staff Business/Discussion.

Scott Perkes outlined the various dates for upcoming workshops and meetings being held to further discuss the General Plan rewrite, some with and some without the City Council. After further discussion, it was decided that the workshop scheduled for August 8th to discuss the General Plan with the City Council, will have to be cancelled, due to numerous schedule conflicts. The Planning Commission again thanked Scott for all of the hard work he has done on this General Plan Rewrite project, and all it has entailed.

Set Next Agenda and/or Adjourn

Motion

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

The meeting adjourned at: 7:42 p.m.

Approved by Planning Commission:

August 22, 2024

Transcribed by: Marie Power

Recorded by:



Scott Bennett/City Recorder