

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

The meeting was called to order by Nan Isaacson at 6:30 p.m.

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

Others present were: Steve Coppieters, Morgan Parrish, Mark Hancey, Alan Luce, Scott Perkes, and Marie Power.

The Pledge of Allegiance was led by Nan Isaacson.
An invocation was given by Herond Hoyt.

Adoption of Agenda

Motion

Herond Hoyt 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, Herond Hoyt, Heather Ericson, Gavin Payne, and Teresa Theurer voting in favor.

Approval and Follow-up of Minutes for the June 27, 2024 and July 18, 2024 Planning Commission Meetings (2 sets).

Motion

Teresa Theurer made a motion to approve the above-referenced two sets of minutes, 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.

Follow-up

Scott Perkes discussed the upcoming General Plan public workshop taking place on Tuesday, September 3, 2024 at the new pavilion at Meadow View Park, from 4:00 p.m. to 7:00 p.m., and commented further on what the focus will be at this meeting.

Scott also gave an update on the PacificCorp project and said it is nearing completion, and further explained.

He also said that the Moderate Incoming Housing report was submitted to the state, per the August 1 due date, and explained the process further.

New Business

Regular Commission Business:

Item #1 - ZTA-2024-03: Review and possible recommendation regarding a proposed adjustment to the North Logan City Subdivision Ordinance regarding secondary water requirements for new development.

Scott Perkes explained the process this has gone through to this point, with the Planning Commission discussing this and holding a public hearing; and that with that feedback, staff made some changes, which were submitted to our legal counsel for review. He said the document has now been updated with all of that, and needs to be reviewed by the Planning Commission.

Scott discussed the staff report briefly, and then reviewed in detail the proposed changes made to the North Logan Subdivision Ordinance relating to secondary water requirements for new developments, with the Planning Commission, including items regarding the requirements for making improvements; managing the requirements for culinary water vs. secondary water, and associated water shares and rights; handling access to water and getting it across and to

properties; planning landscaping to ensure water conservation; and, more.

Attendee Morgan Parrish asked if he could ask some questions of the commission. Scott explained that this was not a public hearing, but that the Chairperson could decide at the end of his presentation whether or not there would be time for someone to comment.

Scott continued to address comments and questions from the Planning Commission, and the discussion and review continued at length.

Scott discussed the issue of governance, and ensuring that, once these secondary water systems are installed, there is something in place that will operate and maintain the infrastructure and distribution system for the foreseeable future. He explained this further, including how water shares should be managed.

Teresa Theurer commented that she is much in favor of this.

Scott also discussed the state requirements regarding culinary water, as well as secondary water, and how the necessary water for each lot is determined. Gavin Payne said he would like some clarification put in this relating to culinary and secondary water. Scott and Alan Luce explained the conversion process for that.

This was discussed at length, as well as additional related items.

Morgan Parrish, who owns a private water distribution company expressed his concerns about the changes being proposed, and how much this will negatively affect his business, including, he said, forcing him to close operations. He further discussed his concerns with an HOA managing the water distribution infrastructure system, as well as the high PSI being recommended.

This discussion on this continued, at length.

Scott explained the options for how the Planning Commission could move forward with this, and what they are actually considering on this item.

Teresa asked that if this passed, whether an irrigation company could ask for a waiver from the City Council on this policy for their specific project.

Scott said the Planning Commission is actually over this as the Land Use Authority for subdivisions; and that the commission could review it for a potential consideration for an exception in unique circumstances, and explained further.

Tracy Walker asked how this would be different than any other utility company, which Scott addressed and explained, as did Gavin, who detailed the differences further.

After further discussion, Gavin said he thought it would be good to wait before sending this on to the City Council, to put some language in the document to better clarify some things.

The discussion continued. Teresa said she was comfortable voting on this, as this point. Nan Isaacson commented, and also said she felt that this is good for new subdivisions going in, and said she agreed with Teresa, that this will be okay.

Gavin reiterated his comments that he felt it is worth "taking a pause" and having staff work on this further, and then having the Planning Commission review this again, before sending it on to the City Council.

Heather Ericson agreed with Gavin, and said there needs to be more time taken to make some changes before the Planning Commission can review it again and send it to the City Council.

Motion

Gavin Payne made a motion to table this item until staff has had a chance to consider an alternate way of providing secondary water. Herond Hoyt seconded the motion. The motion to table passed, with Gavin Payne, Herond Hoyt, and Heather Ericson voting in favor of the motion; and Teresa Theurer and Nan Isaacson voting against the motion.

Item #2 - Work Session discussion regarding the Utah Geologic Survey (UGS) recommendations and template for a geologic hazard ordinance.

Scott Perkes reminded the Planning Commission that there is a temporary land use regulation in place through the end of November, where we are looking to make some potential changes to our City code regarding development in some areas in the City with potential geohazards. He said staff

is looking at potential ways these issues could be mitigated, particularly in the bench area. He said this is the first discussion [with the Planning Commission] to consider various options, and help everyone understand what some of the issues are, so that they can talk more specifically about this.

Scott reviewed a template ordinance and documentation, at length, on the various related issues and options, for developing in these kinds of geological areas in the City.

Scott addressed various questions and comments from the commission, and their discussion continued; including how they would proceed forward with this, along with potentially hiring a geotechnical engineer, so that they would have professional recommendations on this.

Staff Business:

Staff Business/Discussion

Scott Perkes mentioned some upcoming events, including the public workshop he previously mentioned, taking place on September 3rd, for the General Plan workshop. He also discussed the Planning Commission attending two upcoming conferences; one being the Utah League of Cities and Towns conference in Salt Lake, taking place from September 4th and 5th, which he further explained. He said there is also an APA (American Planning Association) fall conference taking place on October 10th and 11th in Provo, which he further detailed. Scott addressed various questions from the commission.

Scott also discussed the one Planning Commission meeting taking place in September, on the 19th.

Set Next Agenda (9/19/2024) and/or Adjourn

Herond Hoyt mentioned that he will not be in attendance at the Planning Commission meeting on September 19th.

Adjourn

Motion

Teresa Theurer made a motion to adjourn the meeting. 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.

The meeting adjourned at 7:34 p.m.

Approved by Planning Commission:

September 19, 2024

Transcribed by: Marie Power

Recorded by:


Scott Bennett/City Recorder