

**Minutes of the North Logan City
Planning Commission
Held on November 7, 2024
At the North Logan City Offices, North Logan, Utah**

The meeting was called to order by Nan Isaacson at 6:31 p.m.

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

Others present were: Goeffrey Braden, Jason Holmes, Alexis Ault, Karen W. Palkki, Cindy Beeston, Doug Tingey, Justina Adams, Caleb Adams, Rod Wilhelm, Russell Goodwin, Kirk Larsen, Emily Schmidt, Scott Perkes, Alan Luce, and Marie Power.

The Pledge of Allegiance was led by Nan Isaacson.

An invocation was given by Gavin Payne.

Acknowledge departure of Commissioner Herond Hoyt and welcome new Commissioner Porter Wilkins

Nan Isaacson expressed gratitude on behalf of the Planning Commission for Herond Hoyt's years of service on the Planning Commission, and commented on what a special man he is, and how much they all appreciated working with him.

Nan also welcomed new Planning Commission alternate member, Porter Wilkins, and asked him to introduce himself and tell the commission a bit about himself, which he did.

Adoption of Agenda
Motion

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

Approval and Follow-up of Minutes for the September 19, 2024 Planning Commission Meeting.

Motion

Teresa Theurer made a motion to approve the September 19, 2024 minutes, as presented. Tracy Walker seconded the motion. A vote was called and the motion passed unanimously with Nan Isaacson, Heather Ericson, Gavin Payne, Teresa Theurer, and Tracy Walker voting in favor.

Follow-up

Scott Perkes gave a brief update on the status of the Genera Plan rewrite project.

New Business

Regular Commission Business:

Item #1 - 6:35 p.m. - 6:50 p.m. PUBLIC HEARING - ZTA-2024-04: Review and recommendation regarding a city-initiated text amendment to Title 12 of the North Logan Municipal Code regarding development requirements within identified geologic hazard areas.

Scott Perkes explained the proposed text amendment to the North Logan code regarding development requirements for identified geologic hazard areas in North Logan. He explained how the approval process works for this, including the need to hold a public hearing, as well what the role of the Planning Commission is in making a recommendation to the City Council.

Scott detailed the various proposed changes to the code for geologic hazards, and referred to their previous discussions on this. He explained additional details and definitions related to the changes being proposed, and continued to review items from the staff report. He further outlined in detail what was used to determine the areas they included as geologic hazards in this

ordinance; and also commented that what constitutes a geologic hazard is not limited to "steep slopes" but also includes items such as surface fault ruptures, natural drainage areas, liquefaction, landslides, slope stability, debris flows, rockfalls, avalanches, radon gas, and other hazards. He displayed a map of North Logan City, with an overlay that delineated the various hazards in different areas of North Logan.

He continued his presentation and addressed various questions from the Planning Commission; and, per a question from Gavin Payne, explained that they are trying to cover every hazard possible, within this ordinance. He said the intention of these changes and this ordinance, is to ensure that we have a plan in place, so that when an application is submitted, the City can investigate the property to determine where any potential hazards or issues are; and that what must be included in the report, is clearly defined in the ordinance. He explained that this has to happen prior to anything being developed or approved.

He continued to discuss various, related items; and also reviewed the process for how they will investigate the properties for applications that come in; as well as what they have to determine in looking at each site, in order to avoid egregious issues that have occurred previously.

Scott also addressed various comments and questions from the commission, including a question from Gavin about different grades within a lot; and Scott explained that different grades will be shaded separately on the map, even within individual lots.

Scott addressed additional questions from the commission regarding buffers around fault lines relating to what is actually buildable vs. non-buildable, and whether different areas on a property will have separate studies done.

Nan Isaacson read aloud the guidelines for speaking at a public hearing, and opened the public hearing at 7:06 p.m.

North Logan citizen, Karen Palkki said she has issues and concerns about this development pattern. She said she moved here from Provo, and that they found that there are geological hazards here, and that subdivisions were built in these areas. She said there was not enough care given for the City's use of the roads, and that with some of these areas that were built, garbage trucks, fire engines, and other City service vehicles, have a hard time going up and down the roads. She said she does not see any information in this that is protecting the City from damages and extra costs that they might incur, as these roads fail.

Alexis Ault said she is a resident of North Logan and a geologist, and was there to speak for herself, as well as her husband, Dennis Newell. She thanked the Planning Commission and Scott for all of the hard work that has been done on this, to date; and for Scott particularly, for working with the Utah geological survey to craft what she said she thinks are best practices. She said it is very clear that the City is taking this seriously. She said she reviewed this document; and in addition to the hazards that Scott included, she supports various items that she explained, such as making lots wider, as well as having a 25% grade, rather than the 35% grade. She said she also supports the need for, not just a development geologic hazard assessment, but a site and home-specific hazard assessment, which she detailed further. She referred to an area in blue on the map that she said Scott defined as hazards; but said the more the geological survey looks into people's basements in these areas, the more fault lines they will find. She explained various, related details further, and said having this additional information will make a big difference. She continued to comment further, and explained that having this done will protect the City from lawsuits. She said she strongly encouraged the Planning Commission to adopt this language, and said everything in the document is very "solid" and protects everyone. She also commented that the fault lines on the displayed maps are much more simplified than what actually exists, and explained this further, using the map to give additional details; and showed a line on the map that was just discovered recently. She continued to comment. She also said that with more development, the more information they get, which is so beneficial. She also explained that due to North Logan widening the Bonneville Shoreline Trail, they excavated through one of those fault lines, and provided additional evidence of it being there.

North Logan citizen Goeffrey Braden said he has been following along in this process, and said his home is built right along a fault line. He thanked Scott and the Planning Commission for putting together these detailed guidelines, and said it protects the rights of developers, builders, and homeowners, and is a very detailed process. He said, looking at the way this is put together, it can serve as a model for how other cities should put their communities together.

Scott said that the City also received public comments from a couple of citizens, via email, who all commented and spoke in favor of this, and commented further.

As there were no public comments forthcoming, Nan Isaacson closed the public hearing at 7:14 p.m.

Tracy Walker asked how this might affect existing roads in these areas; which Scott addressed, and said that the existing roads will remain as they are, but the new ordinance will check any new development.

Gavin asked if we have design standards for what ambulances and public vehicles, etc., can do on these roads, which Scott addressed.

Motion

Gavin Payne made a motion to make a positive recommendation to the City Council on this text amended to Title 12 of the North Logan Municipal Code regarding development requirements within identified geologic hazard areas, as presented, 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, Heather Ericson, Gavin Payne, Teresa Theurer, and Tracy Walker voting in favor.

Item #2 - CCDP-2024-01: Review and recommendation of a City Center Development Plan for the proposed Village Springs Subdivision, a 51-lot single-family development on Parcel ID: 04-060-0027.

Scott Perkes explained the request for this application for a Development Plan with this ten-acre site, within the City Center area. He further explained that this is in an SF6 zone, which is one of our City Center zoning areas, which he said has a heightened design standard and aesthetic. He said this been reviewed by the Design Review Committee, who gave a positive recommendation, and is now before the Planning Commission for a recommendation. He also explained the role the Planning Commission has in making a recommendation on this, and while administrative, the commission still has discretion on various things.

Scott displayed a GIS aerial photo of the site to assist in further explaining this proposal. He detailed various items being proposed, and the intentions of the developers; including that their plan for this is for a 51-lot single-family development, retirement community. He explained how the roads will be laid out with this, and also discussed the desire to have pedestrian connectivity, and to work with the adjacent development to try to put in a connecting trail between the two properties.

Scott continued to explain various related items for this development, in detail, and addressed comments and questions from the Planning Commission. He said if they are successful in making pedestrian connectivity with the adjacent property, they will need to ensure it is done to ensure pedestrian safety, and also mentioned that this needs to be noted on the final plat. He explained the right-of-way issues with this, including with the Cinnamon Ridge development, as well as the need to exchange some property, which he detailed further; and said the developer will need to contact the Cinnamon Ridge representatives to deal with the encroachment issues. Scott explained, that regarding the right-of-way issue, the condition is that the full 66-foot right-of-way needs to connect all the way to 300 East. Scott also explained the design requirements for this, that are specific to the City Center area.

Scott continued to review and explain items from the staff report, and address questions from the commission. He also discussed the issue of two-story homes being 100% required for this zone, and that the applicant has asked for a 70%/30% split instead, with 30% of the homes being two-story.

Applicant, Jason Holmes, explained their plans for this development, and said their intention is to have this be a 55-and-over development with single-family homes. He addressed the various items that the City is requiring, and said they are fine with those, including for lighting and landscaping items, boundary lines, the right-of-way issues, the pedestrian connectivity, and the retention area. He also discussed the floor plans and said they will be different, and definitely not going to be "cookie-cutter." He also mentioned that they are not part of Champlin Homes, that they are just "joining forces" for this development. He continued to address various items that Scott reviewed, and addressed questions from the Planning Commission. Jason also asked Scott about the exterior building materials, which he addressed.

The discussion continued, and per some questions from the Planning Commission; Scott explained that there is an ongoing effort to remaster our City Center plan, but this application will have to comply with the code that is currently in place for the City Center area. This was discussed further.

The Planning Commission continued to discuss various items. Teresa Theurer said she liked the exterior lighting, and asked if maintenance of that will be the responsibility of the HOA. Scott said the HOA will maintain that, and further explained, including discussing the City's light ordinance, briefly.

Teresa mentioned that she has lived in the development to the south of this for 11 years, and said the units with bonus rooms are the ones that sell immediately, and explained that they are much-desired units, despite it being a 55+ community.

This was discussed further, and Teresa said she felt that the two-story [exception] should be much higher than the 30% two-story minimum he is requesting [rather than the 100% requirement for this zone], which others on the commission agreed with. Porter Wilkins asked if this requirement could be increased to 40% in the motion, which Scott addressed; and said it is not a mandate that it stay at 40%, that it would just be the required minimum, and explained further.

The discussion continued, including that the two-story requirement is intended to be used as a buffer from the single-story to the three-story developments in this area.

Gavin mentioned that there has been a push for cities in Utah to have more affordable housing, and said this, more-affordable, two-story housing would allow for that.

The discussion and review with Scott, the commission, and Jason continued, including items related to the minimum percentage of two-story units, as well as enforcement of those requirements.

There was discussion about what conditions they could include, and Alan Luce reminded the commission that this has to stay within the requirements of the current City Center code. Nan concurred, and delineated what exactly they were required to review at the meeting that night, and what they needed to keep the discussion to.

The percentage for two-story units continued to be discussed, and Teresa said she was still in favor of at least a 50/50 split.

The Planning Commission continued their discussion, as well as how to move forward.

Motion

Gavin Payne made a motion to make a positive recommendation to the City Council on this City Center Development Plan for the proposed Village Springs Subdivision, as presented, along with the facts, findings and conditions made in the staff report, along with a recommendation to allow a reduction from 100% two-story buildings, down to a 40% required minimum for second-story buildings. Tracy Walker seconded the motion. A vote was called and the motion passed with Heather Ericson, Gavin Payne, and Tracy Walker voting in favor; and, Nan Isaacson and Teresa Theurer voting against the motion.

Scott said that a public hearing would be held on this with the City Council in the coming weeks.

Item #3 - CUP-2024-04: Review and action regarding a conditional use permit request to operate a short-term rental within a single-family residence located at 2887 Daines Way, Parcel ID: 04-

196-0008.

Scott Perkes explained the situation for this conditional use permit request for a short-term-rental in a home residence. He detailed various items from the staff report, particularly items regarding occupancy, as well as the related allowed parking.

He detailed the interior of the location, including the interior and exterior access to the ADU, which is located in the basement, as well as the on-site parking. He also reviewed the conditions for approval.

Heather Ericson said the owner states that there are beds for ten people, and asked if there was a limit to the number of vehicles allowed to park on the property.

Scott said the occupancy is limited to whatever is more restrictive, which he explained further.

Jason Adams said the staff report makes sense to him, and commented that he previously managed short-term rentals, so he has experience with this. He explained that there is a three-car garage, and that the driveway comfortably holds six cars. He explained additional details, using a displayed floor plan of the home, and said there is a door in the garage, as well as an exterior door, that both provide direct access to the unit. He reiterated that there is plenty of space for vehicles, and commented further. He addressed brief comments from the commission.

Mr. Adams referred to the staff report limiting the allowance of occupants to five due to the parking situation, and said they're asking if the number of occupants allowed could be increased, and commented further.

The Planning Commission reviewed the numbers of parking spaces per occupants ratio, and the discussion on this continued.

Teresa Theurer said the City has been "burned" in the past because of not enough parking in these situations, and commented further.

Scott and the Planning Commission reviewed and debated the situation with occupancy in relation to the car allowance, further. Teresa commented that even though the driveway may fit five cars; she could see people parking on the street, as it would be much more convenient than juggling parking spaces with the other vehicles in the driveway. Gavin Payne commented on this, and said if the applicant is stating that one garage space is dedicated for the short-term rental, then he could see [allowing] a maximum of four cars, with maybe nine occupants, but really more like seven total.

The commission continued to debate and consider various numbers for parking and occupants that they could allow. Related items were also discussed, including how enforcement would be managed for this situation, as well as the applicants coming back and requesting to be allowed more occupants, if they had more parking area poured on their property.

Motion

Gavin Payne made a motion to approve the Conditional Use Permit for this short-term rental within a single-family residence, as presented, subject to the facts, findings and conditions made in the staff report; but modifying that we recognize that there are three parking spaces, therefore allowing seven tenants; and preapproving to allow for the ten tenants they desire, if they pour additional parking pad on their property. Tracy Walker seconded the motion. A vote was called and the motion passed unanimously with Nan Isaacson, Heather Ericson, Gavin Payne, Teresa Theurer, and Tracy Walker voting in favor.

Staff Business:

Staff Business/Discussion

Annual Planning Commissioner Training Overview.

Scott Perkes discussed various training items with the Planning Commission, including fulfilling some of their annual requirements, and the need to complete their training before the end of the year.

Planning Commissioner Business/Discussion

Set Next Agenda

o 11/20/2024 - PC/CC Joint Work Session - City Center Master Plan Update

Scott Perkes discussed the upcoming joint work session taking place on Wednesday, November 20th, on the night of the regular City Council meeting, to specifically discuss the City Center Master Plan. He asked the commission members if any of them had any conflicts, which they discussed further. Both Heather Ericson and Gavin Payne said they might have conflicts on that date.

o 11/21/2024 - Regularly scheduled PC 3rd Thursday meeting

Scott discussed the regular Planning Commission meeting planned for Thursday, November 21st, and said there are some items coming up for discussion, but those items might be delayed, therefore that meeting might be cancelled. He said he will let the commission know when he has more information.

Scott also mentioned the upcoming Utah APA Spring Conference, and that there might be projects that highlight North Logan at this conference, would be an easy one to attend, as it is going to be held in Logan, likely in April or May. He commented further.

Gavin Payne said, if the City Council approves the first agenda item in relation to the text amendment for the North Logan City code relating to geologic hazard areas; we need to make sure that we get credit in our affordable housing plan for making modifications to our zoning. This was discussed further, briefly.

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, Heather Ericson, Gavin Payne, Teresa Theurer, and Tracy Walker voting in favor.

The meeting adjourned at: 8:43 p.m.

Approved by Planning Commission:

December 12, 2024

Transcribed by: Marie Power

Recorded by:



Scott Bennett/City Recorder