



North Logan Planning Commission

January 23, 2020

**Minutes of the North Logan City
Planning Commission
Held on January 23, 2020
At the North Logan City Library, North Logan, Utah**

**(The time stamps throughout the minutes below, located next to an item, indicate the time an item begins in the recording of the meeting.)*

***00:00:16**

The meeting was called to order by Casey Moriyama at 6:30 p.m.

Commission members present were: Nelson Boren, Casey Moriyama, Eric Hansen, Nan Isaacson and Lyndsay Peterson.

Others present were: Lydia Embry, Jeff Coleman, Brad Crookston, Spencer Burt, Alan Luce and Marie Wilhelm.

The Pledge of Allegiance was led by Casey Moriyama.
An invocation was given by Nelson Boren.

Adoption of Agenda

00:02:11

Eric Hansen made a motion to adopt the agenda as presented. Nan Isaacson seconded the motion. A vote was called and the motion passed unanimously.

Approval and Follow-up of Minutes for January 9, 2020 Planning Commission Meeting

00:02:37

Lyndsay Peterson made a motion to approve the minutes. Nelson Boren seconded the motion. A vote was called and the motion passed unanimously.

Follow-up

00:02:51

Spencer Burt said that we have a new Planning Commission member, Jeff Coleman, who was in attendance at the meeting and would be starting at the first meeting in February.

Spencer mentioned that this is Casey Moriyama's last meeting and thanked him for his service.

Spencer said the Animal Rights ordinance was approved at the last evening's City Council meeting, as well as the Whittaker flag lot subdivision.

New Business

6:35 Public Hearing to receive public input on consideration and possible recommendation to modify the North Logan City code, 12C-305 Parking Lot Regulations, and 12C-1100 Site Development Requirements, modifying the required paving material for parking lots and access drives in non-residential development.

00:05:20

Spencer Burt introduced the item and explained the situation. He said that the code is not clear about specifying that parking lots and access lots be paved, which he explained further. He further discussed various related items.

Casey Moriyama read aloud the guidelines for speaking at a public hearing and opened the public hearing at 6:38 p.m.

Lydia Embry asked when this would be done for mixed-use.

As there were no further public comments forthcoming, Casey closed the public hearing at 6:38 p.m.

Per a question from the commission, Spencer Burt said this is fairly straight forward and commented further.

Eric Hansen asked about secondary entrances that may not be paved, which Spencer said would have to be paved and explained further.

Nelson Boren said fire safety is also a reason to do this.

Nan Isaacson said it's safer for employees as well.

00:13:23 Motion

Nelson Boren made a motion to make a positive recommendation to the City Council to modify the code as presented. Eric Hansen seconded the motion. A vote was called and the motion passed unanimously.

6:45 Public Hearing to receive public input on consideration and possible recommendation to modify the North Logan City code, Title 12 Land Use, to include 12I Dedication of Water System Shares, Water Rights and/or Sources.

00:14:18

Spencer Burt said this has not changed since it went before the City Council. As it's written, shares for developments would be given to the City and then leased back to ensure enough water, and explained further. He discussed the verbiage that currently would have the City Council vary from this ordinance and implement the system that has already been in place until systems are in place to manage this ordinance. He said currently, excess shares are donated to the City and whatever is needed on the property remains there.

Alan Luce discussed the current administration issues until we have more staff to administer this.

Per a question from the commission, Alan said we have enough rights for what we need currently.

Alan addressed questions from the commission. Per a question from the commission, Alan said this serves to help our culinary capacity. He said this is only for new development. He also said the City is working with the state to get more water rights. Per a question about what we do if there were not enough water rights, Alan said development could then not happen.

00:26:47

Casey Moriyama opened the public hearing at 6:56 p.m.

Lydia Embry said we are making water more valuable than land. She said she doesn't know how the City can demand that the water stay within the town. She said shares belong to individuals and that she doesn't think we can actually do this. She said the Department of Natural Resources sent out a letter in July 2019 saying there is a secondary water requirement that applies only to irrigation companies, community water systems who provide pressurized secondary, non-culinary to their customers, and it is non-agricultural. She said people with agricultural water rights will follow the City's ordinance rather than the rights under the state water use law.

As there were no further public comments forthcoming, Casey Moriyama closed the public hearing at 6:59

Spencer said in relation to Lydia's comments, he has to look at the ordinance. He said this is also being reviewed by the City Attorney, which should be included in any motion, any changes he might make.

Alan said the state ordinance is very aggressive with secondary water and explained further.

The commission discussed various related items.

Lance Anderson explained various items, including the difference between water shares and water rights.

Nan asked if this essentially keeps the rights and shares in the City, which Lance said was correct.

Casey asked if there has been any feedback from developers which Alan addressed.

The discussion continued.

00:44:47 Motion

Eric Hansen made a motion to make a positive recommendation to the City Council to modify the code as presented, which shall include the legal review that is currently being done by the City Attorney and any changes and amendments that need to be made. Nan Isaacson seconded the motion. A vote was called and the motion passed unanimously.

Discussion regarding a potential revision to North Logan City Code 12C-1060 City Center Code, 12C-1063.12 (J)(2) to include brick or stone percentages as a requirement for homes in the SF6 zone, and example images in 12C-1066.02 Small - Single Family (SSF).

00:46:07

Spencer Burt explained the impetus behind this, brought about by a recent project, and it was discussed bringing this back into the SF-6 zone. He discussed the simple change made to the code to include SF-6. He discussed the issues with the images that don't concur with this and should be removed from the code document.

The commission discussed various related items. Nelson Boren mentioned that the stone needs to go all the way around the building. He also mentioned that rear garages were taken out of the code, which he said should also probably be put back in the code. Roof pitch was discussed.

They discussed any other possible areas where SF-6 might go.

Nelson Boren made the point that it needs to be real stone and not cultured stone.

They also discussed having developers bringing in materials boards.

Discussion and review regarding planning commission agenda items and planning commissioner goals for the upcoming year.

01:18:18

Spencer Burt discussed coming up with items for discussion that are more proactive as well as having goals that the commissioners can discuss, in order to better plan.

The commissioners gave Spencer various ideas for discussion, including affordable housing, proactive rezoning, elements of the general plan like the land use element, access to the east bench, the K-mart building, and, walkability and running trails. Alan mentioned how these items relate to elements of the General Plan, which they can discuss.

Set Next Agenda and/or Adjourn

01:35:01

Spencer said the Mayor and City Council would like another joint workshop, and discussed doing so on February 19th, which is a City Council meeting night. All of the Planning Commission members said they could be there.

Spencer mentioned a free training being put on by Cache County for Planning Commissioners on February 11th, at 8:00 a.m. on the ground floor of the county building. He asked the Planning Commissioners to let him know if they'd be attending.

01:38:10 Motion

Nelson Boren made a motion to adjourn the meeting. Nan Isaacson seconded the motion. A vote was called and the motion passed unanimously.

The meeting adjourned at: 8:08 p.m.

Approved by Planning Commission:

February 6, 2020

Transcribed by Marie Wilhelm

Recorded by



Scott Bennett/City Recorder