



Minutes of the North Logan City
Planning Commission
Held on April 2, 2020
Via Zoom, 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.)*

***00:05:41**

The meeting was called to order by Eric Hansen at 6:30 p.m.

Commission members present Via Zoom were: Nelson Boren, Eric Hansen, Nan Isaacson, Lyndsay Peterson, Jeff Coleman, Craig Cartwright.

Others present Via Zoom were: Nate Whitaker, Spencer Burt, Alan Luce and Marie Wilhelm.

The Pledge of Allegiance was led by Lyndsay Peterson.

An invocation was given by Nan Isaacson.

Adoption of Agenda

00:08:30 Motion

Lyndsay Peterson 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 March 5, 2020 Planning Commission Meeting

00:10:05 Motion

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

New Business

Consideration and possible recommendation of a Development Plan/ Preliminary Plat for the Whitaker Flag Lot Subdivision (3 lots) located in the R-1-10 zone at approximately 980 East 2200 North, North Logan. (Nathan Whitaker)

00:11:26

Spencer Burt explained the situation referring to the previous discussions on this, which was approved by the City Council. He said it's back as a Development Plan and Preliminary Plat. He used a map of the site to further explain the details. He reviewed various details from the staff report. He said staff recommends approval on this with recommendations he further detailed from the staff report including regarding existing horse properties, water shares, a right-of-way easement and moving the access drive slightly to not be over the irrigation line. He also briefly discussed the simple development agreement.

Applicant Nate Whitaker briefly concurred with what was presented.

Eric Hansen asked about the turn around for fire trucks, which Spencer addressed and said that is part of our flag lot code and commented further. He said it should not be a problem. He said it just needs to be shown on the plat and construction documents. Nate said they will make sure that is added to the documents.

Spencer addressed questions from the commission. Per a question from Jeff Coleman, Alan explained that a fire hydrant would not be required. Jeff asked if there is sufficient water with water lines to support sprinklers, which Alan said was in fact the case, and explained further. This was discussed further. Spencer said they will have the Fire Marshal review this before it goes to City Council. Alan also said the existing irrigation easement needs to go through lot three and added to the plans. Alan said the public utility easements along the boundaries also need to be added to the plat.

The easement in relation to the road was discussed. Alan said the road will be move slightly to the west so as not to be over the irrigation line.

Spencer addressed additional questions from the commission and Nate explained more details of the site.

00:29:23 Motion

Lyndsay Peterson made a motion to make a positive recommendation to the City Council on this Development Plan and Preliminary plat, along with staff's recommendations and, including the irrigation easement being added to the plans. Jeff Coleman seconded the motion. A vote was called and the motion passed unanimously.

Discussion and review of Main Street Committee progress and next steps moving forward.

00:30:42

Spencer Burt introduced the item and gave a status on the situation.

Nelson Boren presented a slide show on this, including showing the potential for making changes along Main Street and improving it.

Spencer said at this point the main purpose is for the commission to work on creating a vision.

Spencer discussed the intern hired to help with this.

The Planning Commission discussed various related items and Spencer and Nelson addressed their questions.

Discussion of COVID-19, and current municipal strategy.

01:05:27

Spencer Burt discussed the strategies staff at North Logan City is employing in working with and under the COVID-19 directive.

Alan Luce commented on this with and explained the City working under the directive, while still providing services.

Eric asked about how to manage public hearings during this time, which Alan discussed. He explained the options we are considering for holding public hearings via Zoom or another method.

Spencer and Alan addressed questions from the commission.

Set Next Agenda and/or Adjourn

01:17:22 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: 7:42 p.m.

Approved by Planning Commission:

April 16, 2020

Transcribed by Marie Wilhelm

Recorded by



Scott Bennett/City Recorder