



North Logan Planning Commission

May 7, 2020

Minutes of the North Logan City
Planning Commission
Held on May 7, 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.)*

***00:00:01**

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: Brad Crookston, Alan Luce, Matt Brog and Marie Wilhelm.

The Pledge of Allegiance was led by Lyndsay Peterson.
An invocation was given by Craig Cartwright.

Adoption of Agenda

00:02:06

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 April 16, 2020 Planning Commission Meeting

00:02:41

Nan Isaacson made a motion to approve the minutes as presented. Lyndsay Peterson 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 Brog Flag Lot Subdivision (3 lots) located in the R-1-12 zone at approximately 1950 North 1200 East, North Logan. (Matthew Brog)

00:04:20

Spencer Burt explained the situation and used an overhead projected photograph of the site to further explain. He said the concept plan was approved previously and they are now coming in with the development plan. He explained various details in the staff report with the commission. He said this is the maximum number of lots allowed for this site at three. He said staff is requesting to ensure that secondary water is used for outside irrigation. He said there will be a simple development agreement with this. Staff recommends approval with a development agreement and water conservation plan "fleshed out".

Spencer addressed various questions from the commission.

Jeff Coleman asked about concrete pad which applicant Matt Brog addressed.

Per a question from Eric Hansen, Spencer Burt discussed what would be included in the development agreement, which he said would be very simple, and would include utilities, and the water conservation report and various things that are typical with all subdivisions.

00:14:32 Motion

Jeff Coleman made a motion to make a positive recommendation to the City Council on this development plan and preliminary plat, along with staff recommendations. Nan Isaacson seconded the motion. A vote was called and the motion passed unanimously.

Consideration and possible recommendation of a Concept Plan for the Murdoch Minor Subdivision (3 lots) located in the R-1-12 zone at approximately 1565 North 1200 East, North Logan. (Reece & Launa Murdoch)

00:16:51

Spencer Burt explained the situation per previous discussions that were held regarding the rezone on this. He used a picture of the site to explain further. He explained various items from the staff report. He reminded the commission that more details would be worked out during the development plan phase. He said the only improvements required will be front sidewalk. He said staff is requiring a water conservation plan to delineate water shares for irrigation. He said this is a minor subdivision and can be done with metes and bounds, but staff is requiring that it is recorded by plat instead. He said staff recommends approval on this.

Spencer addressed questions from the commission.

Brad Crookston asked about the legal description of the first lot and the front footage and a potential discrepancy there. Spencer said that would need to be verified and can be part of the motion. This was discussed further. Spencer said it will have to be reviewed to ensure that this will not become legal non-conforming.

00:38:50 Motion

Lyndsay Peterson made a motion to make a positive recommendation to the City Council on this concept plan with the stipulation that the owners clarify the survey issue, along with staff recommendations. Nan Isaacson seconded the motion. A vote was called and the motion passed unanimously.

Discussion of short-term rental ordinances in other Utah municipalities and applicability of similar ordinances within North Logan City.

00:39:54

Spencer Burt explained the situation with Air B and Bs and short-term rentals, per previous discussions. He said they will want to review this more in depth along with looking at what other cities are doing. He said there are some restrictions on what the City can do per state code, which he said cannot be prohibited, or the parties punished for listing a short-term rental. He said there are cities in Utah that have short-term rental ordinances, which he discussed further. He said it is beneficial to have something in place before issues potentially arise. He said it also ensures safety in these rentals. He said this is just an initial discussion. He further discussed other cities' code on this. He displayed some of the short-term rentals currently in this area.

Alan Luce explained the situation with these ordinances further. He said nuisances are a major factor in these ordinances.

The commission discussed various related items including tax collection on these and occupancy numbers and limiting that, in addition to nuisances and safety.

The Planning Commission agreed to review the code Spencer provided and come back for further discussion at the next meeting.

Set Next Agenda and/or Adjourn

00:58:43

Spencer Burt said he got some feedback per the previously approved conditional use permit on the cell phone tower and how our ordinance relates to other cities. He said we may want to update our ordinance to include a solid brick wall and make that part of the ordinance rather than doing it as a conditional use. He said we could also look at changing the height, as taller towers may mean less towers. He said he wanted some feedback from the commission about whether they wanted to review this further. Nelson said we don't see a lot of these come through. Jeff said he was uncomfortable with the subjectivity of the wall design and said we might want to have something more solid "on the books". Nan Isaacson agreed. The discussion continued briefly. Nelson said in Arizona they make the towers to look like palm trees.

Spencer Burt gave an update on the Main Street site development ordinance and said that the intern is working on it and said it will likely be on the next agenda.

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01:04:13 Motion

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

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The meeting adjourned at: 7:36 p.m.

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Approved by Planning Commission:

May 21, 2020

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Transcribed by Marie Wilhelm

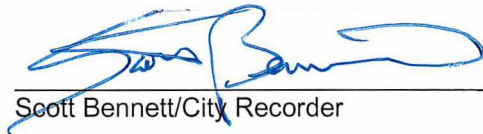
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Recorded by

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Scott Bennett/City Recorder