

**Minutes of the North Logan City
Planning Commission
Held on July 16, 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.)*

***00:00:12**

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

Commission members present were: Eric Hansen, Nan Isaacson, Lyndsay Peterson, Jeff Coleman and Dwight Whittaker. (Craig Cartwright was excused).

Others present were: Jeanine Anderson, Carlos Anderson, Barbara Middleton, David Rawlings, Reece Murdoch, Lydia Embry, Spencer Burt and Marie Wilhelm.

The Pledge of Allegiance was led by Nan Isaacson.

An invocation was given by Dwight Whittaker.

Adoption of Agenda

00:02:15

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

Approval and Follow-up of Minutes for June 18, 2020 Planning Commission Meeting

00:02:31

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

Follow-up

00:03:01

Spencer Burt we'll have a public hearing at the next meeting regarding Main Street and Parking Requirements.

He mentioned that the Jenks subdivision concept plan was approved by the City Council the previous evening. He said the City Council had a couple of follow up items on the Westates subdivision before they could approve it, so it will come back to the City Council at their next meeting.

Eric Hansen introduced new Planning Commission member Dwight Whittaker. Eric thanked Nelson Boren for his service on the Planning Commission.

New Business

Consideration and possible recommendation of a Development Plan/Preliminary Plat 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)

00:05:43

Spencer Burt explained the situation for this minor subdivision as well as the location. He used a projected plan of the location to further explain. He reviewed the staff report and explained various items listed within. He mentioned that there was a communication error with their engineer and what is shown on the plan will be amended, which he explained further. He discussed the various reports and said they were all waived except the water conservation plan which will show secondary water information. He said prior to City Council, the lot layout needs to be modified, and a simple development plan needs to be done, and the water conservation plan showing how the water shares

will be split up, which he explained further. He said with these items, staff recommends a positive recommendation to the City Council on this development plan and preliminary plat.

Per a question from Jeff Coleman, Spencer explained the actual lot lines, rather than what is shown on the plat. Jeff asked about the sizes of the lots, which Spencer said he will verify.

Spencer addressed minor questions from the commission.

00:13:04 Motion

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

Discussion of a revised Water Rights Ordinance that would add Section 12 I - Dedication of Water System Shares or Water Rights to Title 12 of the North Logan City Code.

00:13:56

Spencer Burt explained the situation and the review with City Council and staff, where significant changes were made, and that it is back before the Planning Commission for review. He said another public hearing will need to be held before the Planning Commission can take action on this. He further explained the major changes made. He discussed that previously, when land was developed, the water shares would go to the City and be leased back to the property owners so that the water shares stayed on site, which he said created some administrative challenges, which he explained further. He discussed the changes, and said now, when land is developed, the excess would go to the City as part of the development process, which he explained further. He said this only applies to land that is being developed, or subdivided, which he said needs to be clarified.

Lyndsay suggested making the ordinance applicable only to the portion that is developed or subdivided; so that if half of it remains a field, they aren't forfeiting water rights for that portion.

Spencer agreed. The discussion continued and Spencer addressed further related points. He said we're trying to keep the water shares with the land, essentially. He said the water conservation plan is there for when there are no water shares available, and commented further. He said they need to define xeriscaping, and commented further. He said it will be good to have Alan Luce and Lance Anderson here for the public hearing.

The review continued and Spencer addressed various questions from the commission. Spencer explained that if there is not an ordinance in place, what can happen if you don't keep water rights with the land, is that it can take a toll on the City's culinary water supply. He said that according to state code, private residents have a certain amount of years to put their water rights to beneficial use, or else the state takes them away; so if they're only using half of their water shares, the state can take them away, and said having those excess donated means those shares don't get taken, and explained further. He said the City needs water rights, as well, to supply the water to the City and public lands in the City.

The discussion continued. The commission asked if the City Attorney and City Engineer could come to a meeting before the public hearing to review various items with them, so they are more versed on this.

Carlos Anderson discussed his role with the Greenbelt Irrigation Company and what the canal company covers and what they do. He said if the City thinks they can take their water shares and start running things, they will sue, and commented further. He said they've been in operation for fifteen years and explained their system further. He discussed the other two canal companies in the City. He discussed his meeting with the City in relation to developing canal systems properly.

Lydia Embry said water does not run with the land. She said there is no requirement in the state of Utah that requires that.

The discussion continued. The Planning Commission reiterated having the City Attorney at a meeting where this could be discussed.

North Logan Planning Commission

July 16, 2020

Discussion of landscaping requirements for development in Industrial Zones found in 12C-1100 (I) Amount of area Required to be Landscaped, and the required percentage of landscape in similar zones for other cities in the valley.

00:41:03

Spencer Burt continued the previous discussion held on this with the Planning Commission. They discussed potentially using a percentage for the landscaping requirements. He displayed a chart reflecting the percentages that other cities in the valley and Utah use for landscaping. He said most cities are at 10% and we are at 20%. He discussed the cities further. He discussed an applicant who would like it to go down to 10% for his project. He showed pictures of another project this applicant did where the landscaping is at 15% to show what that percentage looks like, and commented further. The commission discussed this. Spencer reiterated that this is just for industrial, and that commercial is already at 10%. Jeff Coleman said he would lean more towards 10%. Lyndsay Peterson discussed having it at 15%. Nan Isaacson said she went down and looked at the project and said she thinks 15% looks good and they have the room they need. Eric Hansen said if 15% is where it naturally aligns, he would be in favor of that, as well. The discussion continued. They also discussed ensuring that the landscaping and trees look a certain way and are placed appropriately on the site. The discussion continued.

Barbara Middleton said she works on the tree committee and said she has spent a lot of time in this area. She said we need to look at the human use of this area. She said people who work in this area spend a lot of time walking. She said there's another place there that uses a tree for shade at a picnic table that they all try to get under. She said there is individual tree planting and cluster tree planting. She said these are things to consider for people in these areas when people take breaks. She also discussed the gateway and asked if we could make this look like a green area rather than just industrial. She mentioned putting restaurants in as well for the people who work in this area to utilize. She further discussed cluster planting for better gathering places in these areas, in addition to shrubs, for wind resistance and shade.

Discussion about a possible ordinance to add regulations for beehives and apiaries in residential zones.

01:07:06

Spencer Burt explained the situation and reviewed a proposed ordinance for these situations. He said they've had some questions about these lately, which is why he put some things together for this ordinance. He discussed having the number of hives allowed, location of hives, setbacks, etc. He discussed other cities' code on this. He discussed a situation that occurred in our City.

Eric Hansen discussed his experience having beehives.

Lyndsay Peterson asked if the nuisance ordinance takes care of this, if necessary, which Spencer said it did in one case, but is not sure if it would cover all issues.

Lyndsay said she likes the idea of having a very basic ordinance in place and commented further. The discussion continued.

Eric said he would put information together and bring it back to the Planning Commission.

They discussed getting information from someone at USU on this.

Set Next Agenda and/or Adjourn

01:33:17

Lyndsay Peterson 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: 8:06 p.m.

Approved by Planning Commission:

August 6, 2020

Transcribed by Marie Wilhelm

Recorded by



Scott Bennett/City Recorder