

**Minutes of the North Logan City
Planning Commission
Held on August 20, 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.)*

***00:00:11**

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 Craig Cartwright. (Dwight Whittaker was excused).

Others present were: Zac Humes, Jim Hickman, Joylynn Nelson, Lydia Embry, Brad Crookston, Alan Luce, Spencer Burt, Marie Wilhelm.

The Pledge of Allegiance was led by Nan Isaacson.

An invocation was given by Lyndsay Peterson.

Adoption of Agenda

00:01:40 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 August 6, 2020 Planning Commission Meeting

00:02:04 Motion

Jeff Coleman made a motion to approve the minutes. Craig Cartwright seconded the motion. A vote was called and the motion passed unanimously.

Follow-up

00:02:26

Spencer Burt said the City Council wanted to thank the Planning Commission for all their work on the Main Street ordinance and the Parking ordinance, which were approved at the previous evening's City Council meeting.

New Business

Consideration and possible recommendation of a Concept Plan for the Contrada Subdivision (11 lots) located in the RE-1 zone at approximately 1200 E 2500 N, North Logan. (HTW Development)

00:03:21

Spencer Burt explained the situation for this 11-lot subdivision on 11.87 acres. He used an aerial photograph of the site to further explain. He said it will be done with the density determinate method. He said construction will begin immediately. He explained various items from the staff report. He said it will be recorded by plat. He used a drawing of the plan to explain further, including the minimum lot size, which will be approximately half of an acre. He said staff recommends approval on this concept plan.

Spencer addressed various questions from the Planning Commission, including regarding the road, the phasing which is now being done in one phase, and access.

Craig Cartwright asked about the impact on the City's culinary water system.

Spencer and Alan Luce explained that secondary water will be used for exterior of the property which will reduce the impact on culinary water. This was discussed further.

Spencer said there is infrastructure in place for the sewer.

Developer, Zac Humes said the people developing this subdivision all intend to live there, so their intention is to have a really nice subdivision. He discussed the secondary water situation and said there is plenty available for this subdivision.

00:14:16 Motion

Lyndsay Peterson made a motion to make a positive recommendation on this concept plan to the City Council, including staff recommendations made in the staff report. Jeff Coleman seconded the motion. A vote was called and the motion passed unanimously.

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.

00:15:12

Spencer Burt explained the various particulars up for discussion on this. The Planning Commission discussed the percentage required for landscaping, which Spencer lowered from 20% to 10%, per their previous discussion. They discussed whether or not to require a certain number of shrubs. They discussed needing to plan for 2500 North.

Spencer confirmed that this is just a discussion at this point, but a public hearing will need to be held, likely at the next meeting.

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

00:26:23

Spencer Burt introduced the item and reminded the commission about their last discussion on this. Spencer explained the discussions he had with people who work in this field and the information he obtained. Spencer said currently, this is handled under the City's Nuisance Ordinance. He explained various information further. He reviewed points in the draft ordinance on this with the commission.

The Planning Commission reviewed the ordinance and discussed various related points.

Set Next Agenda and/or Adjourn

00:54:07

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

The meeting adjourned at: 7:24 p.m.

Approved by Planning Commission:

September 3, 2020

Transcribed by Marie Wilhelm

Recorded by



Scott Bennett/City Recorder