



Minutes of the North Logan City
Planning Commission
Held on September 17, 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.)*

***00:00:07**

The meeting was called to order by Lyndsay Peterson at 6:30 p.m.

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

Others present were: Arthur & Lynette Taylor, Zac Humes, Spencer Nelson, Barbara Middleton, Lydia Embry, Alan Luce, Spencer Burt and Marie Wilhelm.

The Pledge of Allegiance was led by Craig Cartwright.
An invocation was given by Dwight Whittaker.

Adoption of Agenda

00:02:04 Motion

Dwight Whittaker made a motion to adopt the agenda as presented. Craig Cartwright seconded the motion. A vote was called and the motion passed unanimously.

Approval and Follow-up of Minutes for September 3, 2020 Planning Commission Meeting

00:02:40 Motion

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

New Business

6:35 Public Hearing: to receive public input on a proposed conditional use permit to allow an accessory dwelling unit at 1441 E 2300 N, North Logan. (Arthur Taylor)

00:03:52

Spencer Burt explained the project and the changes that were made, before it was determined to be done as an ADU. He showed a site plan of the project to explain various items further, including the location of the access road as well as the ADU in relation to the existing dwelling. He also explained the location of the fire hydrant, which he said has been approved by the Fire Marshal. Spencer said the applicants submitted their notarized letter stating that they will be living on site. He reviewed various items in the staff report and what has been completed, including explaining staff's condition that there be a right-of-way dedicated up to the fire hydrant, which he explained further, as well as the septic tank situation.

Lyndsay Peterson read aloud the guidelines for speaking at a public hearing and opened the public hearing at 6:42 p.m.

Applicant Arthur Taylor explained a power pole that had to be moved, as it has caused traffic safety issues, which he wanted the City to be aware of.

He addressed minor questions from the commission.

As there were no further public comments, Lyndsay Peterson closed the public hearing at 6:45 p.m.

Dwight Whittaker asked if the City is okay with the sewer water arrangements, which Spencer

said was the case, and further addressed and explained.

00:12:58 Motion

Craig Cartwright made a motion to approve the conditional use permit, along with staff recommendations. Nan Isaacson seconded the motion. A vote was called and the motion passed unanimously.

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

00:13:53

Spencer Burt explained the situation for this subdivision with 11.8 acres in the R-E-1 zone for eleven lots, which he said is the maximum density for this zone. He said this was approved two weeks ago. He used a site plan to further explain the situation and layout, as well as 1200 East and the lot sizes. He reviewed various items in the staff report. He said staff recommends a positive recommendation to the City Council with some conditions, which he said are being finalized with the applicant. He said one of those items is the alignment of 1200 East and 2500 North and the radius of the curves, which he further explained. He said another item is that the public utility easements need to be five feet off of each lot line. He also discussed the pavement on 1200 East which currently shows as stopping at a certain point. He said they have been discussing this and working on a Development Agreement to work this through, and commented further. He said another item is regarding fencing restrictions around the stormwater basin and putting that language on the plat. He also said the Development Agreement needs to be negotiated and finalized, which he further explained. He said we are very close to solutions on all of these items.

Lyndsay Peterson asked about the public utility easements being five feet off the lot lines and whether that needs to be specified, and Spencer said that could be part of the motion.

Jeff Coleman asked about the negotiations regarding 1200 East and the pavement, which Spencer addressed. He explained that there have been discussions and negotiations as to what portion the City would play in the development of that, which he further detailed; and said those details are still being finalized. He said as of right now, the plan is to go to the edge, which he showed on the site plan, and said there is an additional 60 feet or so that would be the developer's responsibility to pave, and those funds would be put into an escrow account, and the City would cover the rest of it. He explained further.

Alan Luce said this is a COGG road, therefore this would be eligible for funding in the future, so that is why this portion is a key discussion point and explained further.

Lyndsay asked about the timing of the development of this, and the applicant said as soon as possible, likely in spring.

Dwight Whittaker asked if this parcel is wide enough to meet the City requirements for a road, which Spencer said was the case and commented further.

00:27:05 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's recommendations, including the public utility easements needing to be five feet off of each lot line. Dwight Whittaker seconded the motion. A vote was called and the motion passed unanimously.

Set Next Agenda and/or Adjourn

00:27:40

Spencer Burt discussed the commission registering for the upcoming Utah League of Cities and Towns convention. They discussed this further.

Lyndsay Peterson commented on the workshop held the previous evening with the City Council and said she felt that it might be more productive, particularly on the zoning issues, for the Planning Commission to review specific proposals and then bring it to the City Council. She said

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she felt they spent a lot of time at the workshop discussing policy and felt they "spun their wheels". She said it might be beneficial to look at specific areas of town, especially with the R-E-1 zoning, to review what makes sense to make higher density.

This was discussed further, including how often to meet.

00:37:47 Motion

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

The meeting adjourned at: 7:11 a.m.

Approved by Planning Commission:

October 8, 2020

Transcribed by Marie Wilhelm

Recorded by



Scott Bennett/City Recorder