

**Minutes of the North Logan City
Planning Commission
Held on January 21, 2021
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.)*

***00:00:09**

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, Craig Cartwright and Dwight Whittaker.

Others present were: Jon Keller, Brad Schumann, Barbara Middleton, Zac Covington (via Zoom), Alan Luce, Spencer Burt and Marie Henchman.

The Pledge of Allegiance was led by Lyndsay Peterson.

An invocation was given by Nan Isaacson.

Adoption of Agenda

Spencer Burt asked if they could switch the order of the items, so that the commission discussed item two before item one, so that Zach Covington could do his presentation first.

00:02:40 Motion

Dwight Whittaker made a motion to adopt the agenda as presented, with item two being discussed before item one, as discussed. Lyndsay Peterson seconded the motion. A vote was called and the motion passed unanimously.

Approval and Follow-up of Minutes for January 7, 2021 Planning Commission Meeting

00:03:23 Motion

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

Follow-up

00:03:55

Spencer Burt mentioned the short-term rental ordinance that was reviewed and discussed at last night's City Council meeting and explained some of the concerns, and the changes made based on that discussion.

New Business

Consideration and possible recommendation of a Bear River Region Pre-Disaster Mitigation Plan.

00:06:02

Zac Covington from BRAG (Bear River Association of Governments) gave a presentation on a proposed pre-disaster mitigation plan. He explained that the Disaster Mitigation Act was passed in 2000, and that any communities that want to access that federal funding need to have a FEMA-approved pre-disaster mitigation plan. He explained further and said in our region, the plan is completed and ready to be adopted. He explained further, including the main points of the plan. He continued his presentation. He said this plan is good for five years. He also said the plan does not commit us to anything, but *does* make us eligible for support, if needed, and commented further. He said they've received good feedback from Spencer and Alan Luce, and said he believed that North Logan has adopted this plan every five years, every time there's been an update.

Per a question from the commission, Zac briefly explained the approval process, including the public input process, which he said had already been done.

Nan Isaacson said it makes sense to adopt this and that this will be helpful to the community.

Lyndsay Peterson agreed and commented further, and said she feels they're ready to make the motion.

00:14:44 Motion

Lyndsay Peterson made a motion to make a positive recommendation to the City Council on the Bear River Region Pre-Disaster Mitigation Plan. Nan Isaacson seconded the motion. A vote was called and the motion passed unanimously.

Dwight Whittaker said he showed this plan to Bill Tolbert who said he had some recommendations for changes, which he further explained. He recommended that staff or someone could get ahold of Bill to discuss this.

Zac said they can update the plan as needed, and asked Spencer if he could get Bill's contact information to him so that he can discuss any further comments or recommendations with Bill, which Spencer said he would do.

Consideration and possible recommendation of a Development Plan for the IFA Commercial Subdivision (2 lots) located in the General Commercial (CG) zone at approximately 2250 North Main Street, North Logan. (IFA)

00:17:05

Spencer Burt detailed the situation and used a site map of the location to further explain. He said they are trying to get this through soon, and said it is a very straightforward subdivision; and mentioned the previous discussions the City Council and Planning Commission held on this. He displayed the plat to explain that this is for one parcel, with a portion in the parking lot that will be split off; and further explained, and said the building pad will be on the SW side. He said another thing they included in the Development Plan is the sidewalk along Main Street, which he said is really the only development requirements of the Main Street code. He said there is still some discussion that needs to occur on this; and said they want to do this in a way that meets the Main Street code, but also find a way to not impact or replace the capacity of the storm water basins. He said they are therefore still in discussions about this, and he said that should be a condition of recommendation. He reviewed items in the staff report with the commission. Per a question from Dwight Whittaker, Spencer explained the waiving of the studies. He said staff reviewed this with the City Engineer, and further explained some of those items, including adding easements so that the new parcel has access through the existing access points on 2200 North and Main Street; that any utilities needed would be noted; an outline for the stormwater easement shown; potential road dedication; CCRs; and the sidewalk item. He explained further. He said staff recommends a positive recommendation on this, with staff's conditions in the staff report.

Spencer addressed minor questions from the commission.

00:25:31 Motion

Nan Isaacson made a motion to make a positive recommendation to the City Council on this Development Plan, along with staff's recommendations. Jeff Coleman seconded the motion. A vote was called and the motion passed unanimously.

Consideration and possible recommendation of a Development Plan for a subdivision of North Logan City property along Wolfpack Way at approximately 2600 North Wolfpack Way and 2700 North Wolfpack Way. The subdivision would include two (2) lots in the General Commercial (GC) zone. (North Logan City)

00:26:25

Spencer Burt explained the situation, per the previous discussions on the concept plan phase of this. He said everything is essentially developed here, so it is just a matter of the lines, and explained further. He said the City Council recommended that this be done in two separate documents and two separate plats, as opposed to one of each. He said this one is for the smaller parcel, and the next one is for the larger parcel.

Eric Hansen asked if this opened it up for the City to then sell this off or do something themselves, which Spencer addressed and said it does make it more usable. Spencer said this does open it up to be used in different ways, and said the City could build on it; could leave it vacant, as is; or, they could sell it. He explained further.

Alan Luce said there are two are three options and explained further. He said currently, the City can't do anything, as it is tied to the Federal and COGG monies that were tied to the road. He explained the extensive process for selling the land if the City chooses to do that. He said it's more likely that the south parcel will be sold, but that the City will likely do something with the north parcel.

Per a question from Jeff Coleman, Alan said this formalizes the lot lines.

Alan gave a bit of background on this area and how it was divided.

Jeff asked who maintained the east portion. Alan said that the City would, and further explained the situation with the parcels.

Jeff asked if the City acquired these as part of the road going through, which Alan said was the case and explained further.

Alan addressed further questions.

00:33:28 Motion

Dwight Whittaker made a motion to make a positive recommendation to the City Council on this Development Plan, along with staff's recommendations. Jeff Coleman seconded the motion. A vote was called and the motion passed unanimously.

Set Next Agenda and/or Adjourn

00:34:14

Spencer Burt explained a small committee that has been formed to discuss trails, specifically canal trails, and said they had a meeting that day, and explained further. He said there was interest expressed at the meeting to have regular monthly meetings. He said they can have one, or a maximum of two Planning Commission members attend, and asked if anyone on the commission would like to be included in those meetings. He said the next meeting is on February 24th. Lyndsay Peterson said she received an email about it and was planning to attend. Nan Isaacson said she would also be interested in attending.

Eric Hansen asked Spencer if there were any future agenda items that the Planning Commission should be preparing for in relation to the proposed zoning change on the east bench.

Spencer explained that a workshop was held the day before with some developers looking at the Canyon Gates property, and that an application may be coming in. He said Eric Hansen and Lyndsay Peterson were at the workshop, along with a couple of City Council members. He said a public meeting will likely be occurring soon. He said this would be a large subdivision, and that with what they're proposing, a rezone would be required. Spencer showed a satellite map of the location, which he said is located at approximately 2300 North and 1600 East, and briefly explained some details further.

00:39:46 Motion

Lyndsay Peterson 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: 7:10 p.m.

Approved by Planning Commission:

February 4, 2021

Transcribed by Marie Henchman

Recorded by



Scott Bennett/City Recorder