



North Logan Planning Commission

April 15, 2021

**Minutes of the North Logan City
Planning Commission
Held on April 15, 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.)*

***00:00:01**

The meeting was called to order by Lyndsay Peterson 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: Sue McCormick, Jon Keller, Brad Crookston, Alan Luce, Spencer Burt and Marie Henschman.

The Pledge of Allegiance was led by Nan Isaacson.

An invocation was given by Eric Hansen.

Adoption of Agenda

00:02:03 Motion

Eric Hansen made a motion to adopt the agenda. Nan Isaacson seconded the motion. A vote was called and the motion passed unanimously.

Approval and Follow-up of Minutes for March 18, 2021 and April 1, 2021 Planning Commission Meetings

March 18, 2021 Minutes

00:02:24 Motion

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

April 1, 2021 Minutes

00:02:54 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

00:03:13

Spencer Burt discussed the Canyon Gates subdivision request that came in a few weeks ago at the public hearing, and what occurred at that meeting. He said they are not going to come back with any rezone or increase in density; but instead, are going to go with the original Development Plan on that subdivision. He said they are looking to modify slightly some of the road alignments, and he used a displayed rendering of the site to further explain their plan, which includes moving some of the lots to create space for a pool and clubhouse, as well as "shrinking" some other lots to make room. He said there are no cottage lots, and that they are following the original Development Plan that was submitted and approved. He explained the original agreement made regarding density. He said this will then go to the City Council to modify the Development agreement, likely on May 5th; and then a Development Plan for phase 2 will go before the Planning Commission soon after that. He explained further and said they *may* modify the phasing plan; and said each phase will come before the City Council and Planning Commission.

Nan Isaacson asked, that since the original plan is from 2009, whether the traffic plan they came up with is still viable. Spencer said it is all still valid, and explained further.

Nan asked about the lots going smaller by the swimming pool, which Spencer explained.

Lyndsay Peterson asked about the timing of the road alignment. Spencer said they still haven't indicated if that will get done in the first phase. He said it is obviously a priority for the City, and

explained further.

Alan Luce said if this is approved, because of the flood plain that goes through this subdivision, whatever phase it is, they will have to do the north portions of the subdivision because the rest is in a flood plain. He said as they complete that basin and apply to the state for a map revision; the state and FEMA could then come in and modify the flood plain, but they can't build anything until that is done

Nan asked what some of the "white" areas on the map were, which Spencer said is area with existing homes and is just not shown on this map. This was discussed further.

Lyndsay asked if we know the timing of this. Spencer said they are trying to move ahead very quickly, which he explained further.

Nan discussed the issue of letting the public know what is happening with this, after getting so much public input on this originally. Spencer said Mayor Cann addressed this last night [at City Council] and explained that we will reach out to the public, and said this will be discussed further with Alan Luce and Mayor Cann to determine the best way to get that information across.

Dwight Whittaker said the major concerns from the public hearing were the lot size and the number of lots, and asked if this still meets those requirements. He said a lot of the comments were also about going back to the original plan and asked if he was remembering that correctly, which Spencer said was the case. Dwight said, then he would think we'd be okay.

Jeff Coleman commented on this and said what they have here is actually better than what we could allow and commented further.

This was discussed further.

Alan said if the Development Agreement is approved, each phase would have to come back before the Planning Commission and the City Council, for the Development Plan and Preliminary Plat for each phase of the subdivision.

Jeff Coleman said there is nothing there, though, that can address the concerns of the citizens; such as whether it fits in with the existing neighborhoods in terms of the 8,000 square foot lots, which he said does not fit in.

The commission continued to discuss the concerns of the citizens at the last meeting. Lyndsay said she wonders how they went from them not being able to lessen their plan by even *one* lot, and now we're here at this point.

The discussion continued, including regarding CC&Rs and zoning.

Dwight said he appreciates the fact that the legal counsel has said it's a "done deal", and also that we had an opportunity to take a look at it.

New Business

Consideration and possible approval of North Logan City Planning Commission's Policies and Procedures for the calendar year 2021.

00:20:32

Spencer Burt reviewed the changes he made to the document based on the Planning Commission's previous discussion about this.

The commission discussed the item relating to conflict of interest and they made changes to clarify it.

The commission continued to discuss and review the document and make changes as necessary.

00:32:23 Motion

Nan Isaacson made a motion to approve the Planning Commission policies and procedures as discussed and amended. Jeff Coleman seconded the motion. A vote was called and the motion passed unanimously.

Discussion about the potential modification of North Logan City Code, 12A-200 definitions, to update definitions of private and public recreation facilities. Also, discussion of potential modification to the conditional use table regarding private recreation facilities.

00:32:43

Spencer Burt said this is a discussion item only, and explained the code that deals with these kinds

of facilities. He further discussed the issues with private and public recreation facilities and explained the changes made to the code to better manage these situations. He also explained the modification made to the table to deal with private recreation facilities, some of which are in a "grey area", including facilities that charge a fee. Spencer discussed the potential of adding conditions to this use and add some specific conditions to them, such as we have with the ADUs and dog kennels, and commented further. He said he wanted to discuss with the commission whether they feel this is something we want to pursue; and that if we were to put specific conditions on this, what kinds of categories would be important to note or look into.

Eric Hansen asked if there was something that was the impetus for having this discussion. Spencer said there are teams that are currently operating in that "grey area" and using a private property as a somewhat-public access, and charge a fee. He said when someone buys land next to a park, they know what they are getting into, but when a large piece of land turns into a field, it can be difficult, and the City wants to make sure this is clear.

Spencer addressed various questions from the Planning Commission and they continued their discussion; particularly relating to determining the line between private properties and people practicing sports in a backyard, versus property owners having a lot of people on their property for an event. Spencer said that currently, the line is drawn where a fee is charged, which he said is not clear in the code, and explained further.

The frequency of events was discussed, as well as various scenarios. Alan addressed this and discussed the issue of events taking place repetitively, and commented further.

Various related items were discussed further.

Lyndsay Peterson read a letter out loud from citizen Frank Howe (sic?) that stated 'I think it's particularly important to establish limits on the size of gatherings, the frequency, how many days a week and/or months a year, acceptable noise levels, when the facilities are in residential neighborhoods.'

Jeff Coleman asked why we are just looking at recreation, and not also for things like concerts.

The commission continued their discussion.

Sue McCormick said she lives at 1780 Highland Drive, and said her property backs up to the property [they are specifically addressing], and said that property owner has approximately five acres. She said her concern is when you hear this, three nights a week, and all day on Saturday, during the entire soccer season, with at least 50 cars parked there. She said this is not a small or large family function; this is an organized sporting event. She said they are running up and down the fence and screaming at the kids for hours. She said they are in the preliminary stages, because each year, they see a growth. She said they are concerned about lighting, sound, and how this is going to be controlled, or not. She said it's disruptive, and said if she wanted to live next to a park, she would have done that; and said she wouldn't want it to be a dirt track with motocross bikes either. She said she thinks there needs to be parameters in place for sound, because it is right up against the fence line, and not like in a park where it would be out 500 yards in the middle of a multi-acre site; it's the entire property. She said they are very concerned that it is going to grow.

Eric asked if she had any proposed solutions to deal with the sound.

Ms. McCormick said there are a number of things that can be done, including putting a setback in place, requiring berms, requiring landscaping that would muffle the sound (like electronic audio systems) if needed, and commented further. She said they like the neighborhood and would just like to see some controls.

Nan asked her how often this was occurring.

Ms. McCormick said currently they're practicing three nights during the week, and on Saturdays, for about 4 hours. She said the real issue is the number [of people].

Dwight Whittaker asked if reducing the numbers would help the sound.

Ms. McCormick said he's a very vocal couch.

Per a question from Dwight, she said it's a combination of factors, and commented on the days when there are three games going on at once.

Alan Luce said the sound is an issue and that is something very hard to regulate and explained further. He said the other items are much easier to regulate.

Jeff asked if this is a commercial operation. Alan said there is a fee charged.

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Nan asked if there are games held, which Alan confirmed, and said they started this year.
Jeff said this makes sense, as the City limits where we put auto locations; and Lyndsay agreed and said also businesses [have limitations].
Ms. McCormick said this is the first year and they have seen it grow exponentially; and said the worry and concern is that if this is not addressed now, some real sound systems could come into play.
Lyndsay asked if parking is an issue.
Ms. McCormick said not for her specifically, but that when she looks out there, there are approximately 50 cars.
Alan addressed this in relation to the number of cars, as well as issues of ingress and egress.
Per a comment from the commission, Ms. McCormick said future lighting is also a concern.
Lyndsay said she assumed that this is not something that a citizen could pursue with the nuisance ordinance.
Spencer said that was correct and is why they are trying to modify the code in order to deal with this type of situation, and make it clearer.
Per a question from Lyndsay about where this stands, Spencer said he was trying to determine which categories or items to specifically focus on, and commented further on the items, including frequency, fees, density, noise, lighting and electronic sound systems. He said he will then review and compare code from other cities to try to find some benchmark numbers so that we can have a good reference point for limits. He said the next time he brings this in, items will be more "fleshed out". The commission continued to discuss the various items.

Training regarding the approval process for Subdivisions and Site Plans within North Logan City.

00:57:49

Spencer Burt reviewed the subdivision approval process using a PowerPoint presentation, to train and educate the commission on this.
Lyndsay Peterson said this was helpful, and said it would be good to give this to new Planning Commissioners.
Spencer addressed various questions from the commission. He also discussed site development with them for the process of commercial development.

Set Next Agenda and/or Adjourn

01:10:47

Spencer Burt discussed the upcoming Utah League of Cities and Towns conference and said he will give a run-down about it to the Planning Commission at the May 6th meeting.
Spencer confirmed the May 20th joint meeting between the Planning Commission and the City Council. He discussed the agenda and said they could perhaps discuss trails, including canal trail updates, as we have them. He said they could also discuss mixed-use, and commented further. He asked the Planning Commission to let him know of any topics they wanted to discuss that night.
Lyndsay Peterson said she will not be able to attend that meeting.

01:13:36 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: 7:45 p.m.

Approved by Planning Commission:

May 6, 2021

Transcribed by Marie Henchman

Recorded by



Scott Bennett/City Recorder