



**Minutes of the North Logan City
Planning Commission
Held on June 3, 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.)*

***00:00:08**

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: Nic Porter, Gordon Younker, Lydia Embry, Brad Crookston, Alan Luce, Spencer Burt and Marie Henschman.

The Pledge of Allegiance was led by Nan Isaacson.
An invocation was given by Lyndsay Peterson.

Adoption of Agenda

00:01:31

Eric Hansen made a motion to adopt the agenda as presented. Jeff Coleman seconded the motion. A vote was called and the motion passed unanimously.

Approval and Follow-up of Minutes for May 20, 2021 Planning Commission Meeting

00:01:56

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

Follow-up

00:02:07

Spencer Burt gave an update on the Canyon Gates development situation and said that the developer went to the City Council meeting the evening before, and said the Development Agreement has not yet been modified. He said there is a long list of items to be considered, which he detailed further; and said they just have to work through these items.

Spencer discussed a training course being put on by LUAU (The Land Use Academy of Utah) that he emailed a link on to the Planning Commission; and said that would satisfy all of the hours of training required, in addition to the meetings, so he recommended that they do this training, which he said is fairly basic. He commented further.

Spencer discussed the upcoming meeting schedule and potential conflicts with people's summer plans. He explained that the City Council cancelled their second meeting in June and would only be having one meeting in July on the 14th. After further discussion, the Planning Commission agreed to meet on June 17th and only have one meeting in July on the 15th.

Spencer said 3100 North is being paved today and is close to opening up, and commented further.

Spencer discussed the new BMX course at Elk Ridge Park that is being updated, and explained further; and said a grand opening will take place in a couple of weeks. He said it's getting a lot of use and is really popular. He also said the pickleball court development is moving forward, and the plans are being refined. Lyndsay Peterson asked if the courts will be done this summer, which Spencer said was the plan, and explained further. Nan Isaacson asked about the

playground at Elk Ridge Park, and Spencer said that would be going in near the end of June and explained details further. He also discussed the splash pad and, answered questions from the commission.

Dwight Whittaker asked about an affordable housing conference taking place mid-month at the "Cache County Center" which Spencer addressed and said he would look into this further and get more information for the commission.

New Business

Consideration and possible recommendation of a Concept Plan for the Hidden Hollow Subdivision of approximately 36.11 acres located at approximately 2400 East 2800 North (parcel 18-006-0004). The proposed subdivision includes 7 lots in the RE-5 zone and is being proposed to be subdivided using the density determinant method. (Nick Porter)

00:12:47

Spencer Burt explained the situation, location and layout. He explained additional details, including that the originally-planned road was removed from this; it was rezoned to R-E-5; and, a boundary line adjustment was also done to expand the land a bit, which gives them some more acreage. He said the total acreage is 36.11, which will give a maximum of seven lots here; and said that the minimum lot size is two acres because they're using the density determinant. He used a plat map of the site to explain additional details. He explained that there are significant slopes with this in portions of it, and the lots are arranged to have buildable areas on each one, but non-buildable areas will be noted, and explained further. He discussed some of the challenges that exist with this, including regarding the utilities relating to water pressures issues; as well as the slope, soils and geology, all of which he explained further. He said an important item to be considered with this is the Water Conservation Plan, particularly as there is no secondary water in this area, and detailed this further. He also said in terms of making conditions, that in relation to the Bonneville Shoreline Trail, they will want to see a rough alignment for a trail on the concept plan before it goes to the City Council, and explained further. He also said that the fee for this did not get paid before tonight's meeting, so the commission will not be able to take action tonight, but that they can at the next meeting, and the City Council will then get this at their July meeting.

Nic Porter, Developer, said he thinks this will be a beautiful addition to this area and commented further.

Lyndsay Peterson asked about their plan for water, which Nic addressed. He said only part of the 36 acres is usable, and further explained how some of the lots are laid out due to the topography, and that the water conservation plan can address the specifics of this area. He said he is personally building in this subdivision and will not be having a large lot that would need a lot of water.

Lyndsay asked him to explain what portions of the lots are actually buildable, which Nic explained and discussed, using a map of the site; and said due to the natural beauty of the area, he doesn't think there will be a lot of lots needing water because of landscaping. Lyndsay said for her, that will have to be explicit in the conditions, rather than trusting that people will leave it "natural."

This was discussed further.

Nan Isaacson said we will need to see the water conservation plan before they can make "an intelligent decision" on this. The commission agreed. Spencer said they can recommend that that be required, as that will be done at the next stage. He discussed this further, including potential ways to handle water management for this.

Alan Luce said currently, the water line goes up and dead-ends at the top of Wildercrest, and discussed potential plans for the extension of the line, as well as managing the pressure issues at the top. He explained how this subdivision would help with the redundant line, and further explained the drought issues and the water conservation measures North Logan will soon be taking. Alan said there will have to be a very strict water conservation plan for this subdivision.

Jeff Coleman asked about the layout of the water line, which Nic explained. Jeff asked whether this line will support other infrastructure such as Wildercrest as well, or just this subdivision. Alan explained how it will help the City in general, as well as this subdivision. Spencer clarified that it

112 does benefit more than just this subdivision.
113 The discussion continued.
114 Jeff asked about fire breaks, which Alan addressed and explained.
115 Nic and Alan addressed further, minor questions.
116 Eric Hansen asked Alan about the timeline of the trail development. Alan explained the grants
117 that the City has received to help develop this, and explained further.
118 Dwight Whittaker asked about easements and access. Nic said he does "not love where the
119 Bonneville Shoreline trail is" and commented further. He said he thinks it's a big privacy issue for
120 the Wildercrest landowners. He said he is a strong proponent of outdoor recreation, but said
121 there should be a way to protect the landowners' privacy and not put a highway of people there.
122 He said he encouraged the commission to walk up there and look at how they impact other
123 peoples' backyards and viewpoints. He commented further and said he would have put the
124 Bonneville Shorelines trail in a different area and further explained. He said he encouraged the
125 City to take another hard look at that and understand who decided where that was going to be put
126 and what the implications of that are, and commented further.
127 Spencer explained that this is not just a North Logan trail, that it was a bigger than just North
128 Logan; and also said that alignment was in place and proposed to be there before this subdivision
129 was there. He explained further and discussed how planning would be managed.
130 Lyndsay said the fact needs to be recognized that the trail was there first, and commented
131 further.
132 Alan said in 2003, the Bonneville Shoreline Trail came together at a state-wide level and is
133 planned to go to the border of Utah/Idaho down to Nephi, and explained further. He agreed with
134 Spencer that we will want to work with the landowner to make sure the impacts are minimized,
135 and explained further; including that the City is working with Wildercrest to re-work the trail there.
136 Dwight asked if Nic had worked with the Forest Service to address any concerns or issues they
137 have. Nic said he had spoken to them and there are no issues that he is aware of.
138 Dwight discussed the fire issues in this location and in general, and said it is not a small matter,
139 and commented further.
140 Nic said he thinks the location and width of the Bonneville Shoreline Trail will serve as a fire
141 break, but will need to look at this further.
142 Per a question from Dwight about when fire issues and snow management will need to be
143 considered; Spencer said some of those details are reviewed later in the process, and also said
144 he will check with the Fire Marshal to ensure that all the issues are considered and looked at.
145 Spencer also discussed snow removal management. Alan discussed the difficulty of plowing in
146 this area and how that is being dealt with, currently.
147 Jeff asked about traffic and referred to the one-way-out access issue with the Wildercrest
148 subdivision. He said we all know that there are issues with only having one way out of the
149 subdivision, and said that needs to be understood.
150 Lyndsay said when Wildercrest was done, it was under the assumption that phase 2 was going to
151 produce that additional access. She agreed with Jeff about the concern about adding this
152 development to that situation.
153 Lyndsay told Nic that he is getting feedback on the Planning Commission's feelings on this, and
154 reiterated that water and access, particularly for City services, are two big issues, and
155 commented further.
156 Nic asked the commission to comment further regarding access, because he said this is
157 something he cannot solve; and said it seems like an easy fix to pave the section of road in
158 Wildercrest for access.
159 Lyndsay addressed and discussed the issues of that access road.
160 Nic asked if his ability to develop this is contingent on creating another access point.
161 Lyndsay said that is a factor and commented on the issue of emergency vehicles going to this
162 area, or the need to evacuate in an emergency. She said this is against City code as far as
163 access is concerned.

Alan said there is an element of that, and further discussed the Planning Commission previously working on access, which he further explained. He also discussed the planned access for this area, as well as the temporary emergency access in this location, and that emergency vehicles are the only ones allowed to go through. He said that access and water will be the two major points of discussion on this.

Lyndsay asked when Nic wanted to begin, and Nic said in three months, and that he would like to break ground the second this gets approved.

Nic asked Alan if the City has something in the code that could stop this. Alan said they will have to look at the code regarding access and commented further. Nic asked then, if this is good to go if it meets code. Alan said if it meets code, it's good to go, and if it doesn't, then it is not.

Nick asked Spencer if he could send the code to him. Spencer said he could, and then they could set up another meeting to discuss this as well as water conservation, prior to the next meeting.

Nic asked about the code in relation to water conservation and whether it is something they just follow; which Spencer addressed and explained. Alan commented on this and said the water conservation plan for this would have to be strict right now.

Nic discussed needing clear instructions and guidelines to proceed, and commented further.

This was discussed further. Lyndsay discussed the fact that we may just not have the water to divert to seven more homes and commented further.

Spencer discussed the benefit of having a couple of Planning Commission members, as well as Alan, Jordan Oldham and potentially Lance Anderson, to discuss these issues when he has the meeting with Nic, and commented further.

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.

00:54:18

Spencer Burt explained the situation and said he is not finding much of any similar code in other cities on this, as they had discussed him finding. He explained the information he put together on this and said he will want to review it carefully with the City Attorney.

He reviewed the various items that he included, as well as the proposed modifications made.

The Planning Commission continued to make comments and revisions.

Jeff Coleman had to leave at this time, 7:46 p.m.

The discussion continued.

Discussion about the potential modification of North Logan City Code, 12C-515 Requirements for Accessory Dwelling Units in Single Family Residence, to update requirements for attached Accessory Dwelling Units to comply with newly passed state code.

01:21:06

Spencer Burt explained the situation and reviewed the modifications with the Planning Commission. He addressed questions from the commission. They discussed public noticing.

Planning Commissioner training regarding zoning and permitted and conditional uses within North Logan City.

01:26:29

Spencer Burt reviewed zoning and permitted and conditional uses within North Logan City with the commission. He addressed minor questions from the commission.

Set Next Agenda and/or Adjourn

01:35:19

Per a question from the commission, Alan explained the photo shoot taking place the next day for North Logan City website staff I.D. photos.

218 Alan explained the following dates for upcoming events, to the Planning Commission:

- 219 • Wednesday, June 23rd will be the BMX Grand Opening event at Elk Ridge Park, potentially
220 around 6:00 p.m.
221 • Thursday, June 24th will be the North Logan City employee party at Elk Ridge Park at the
222 north end, at approximately 6:00 p.m.
223 • Tuesday, July 1st is the Burn Out Contest event in conjunction with the Cruise-In, which will
224 be near the RSL building on 2850 North. He discussed the event further.
225 • Friday, July 23rd is the date of North Logan City's Pioneer Day events.

226

227 **01:40:48 Motion**

228 *Eric Hansen made a motion to adjourn the meeting. Nan Isaacson seconded the motion. A vote*
229 *was called and the motion passed unanimously.*

230

231 The meeting adjourned at: 8:16 p.m.

232

233 Approved by Planning Commission:

June 17, 2021

234

235 Transcribed by Marie Henschman

236

237 Recorded by

238

239



Scott Bennett/City Recorder