



North Logan Planning Commission

September 2, 2021

Minutes of the North Logan City
Planning Commission
Held on September 2, 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 and Dwight Whittaker. (Jeff Coleman and Craig Cartwright were excused.)

Others present were: Lydia Embry, Spencer Burt, Alan Luce and Marie Henchman.

The Pledge of Allegiance was led by Dwight Whittaker.

An invocation was given by Lyndsay Peterson.

Adoption of Agenda

00:01:38 Motion

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

Approval and Follow-up of Minutes for August 19, 2021 Planning Commission Meeting

00:01:45

Not available for approval until the next meeting.

Follow-up

00:01:51

Spencer Burt said the industrial setback ordinance was approved by the City Council at their meeting the previous evening, so that will go into effect.

He also mentioned that staff did see plans for the Hidden Hollow rezone, but they did not get to him in time to review them before tonight's meeting, as requested. He said those plans will hopefully be received and reviewed, and be on the agenda for the September 16th Planning Commission meeting.

New Business

Discussion about a potential draft modification of North Logan City Code, adding requirements for storage units as a conditional use in the zones in which they are permitted.

00:02:41

Spencer Burt mentioned the many previous discussions held on this, and said the main concern in the last discussion was regarding getting "more targeted" verbiage in relation to self-storage, and detailed changes further, including potentially clarifying the definition of small multi-unit storage and continue the use of that term, which would essentially only be in effect if the use is primarily for storage of property, and does not include other types of uses, which he explained further.

Dwight Whittaker asked [whether the term] "primarily" is defensible, which Spencer addressed.

Lyndsay Peterson asked if "primarily" is defined in the code in the definitions section. Spencer said he did not think it was. This was discussed further, and Lyndsay said she did not think it was necessary to define it.

Lyndsay asked if we want this to apply to large warehouses as well as small, multi-unit [facilities].

Spencer addressed this and discussed various situations that these terms could pertain to.

Lyndsay also asked about defining the term "storage" which Spencer addressed.

Spencer continued to answer questions from the commission, and their discussion continued.
Spencer said he would get a public hearing scheduled, which he said would likely be for the meeting after next.

The discussion continued, briefly.

Discussion about a potential modification of North Logan City Code and the Design Standards Technical Manual, to adjust requirements for ingress and egress in new development.

00:12:44

Spencer Burt said that he and Lyndsay Peterson met with City Attorney, Seth Taite, to discuss this, and said they're at the very beginning stages of this. He said they want to avoid situations that they've had with past developments and subdivisions, where we continue to build on, with only one access point; and make sure we don't allow additional access points to be built off of a road that might not be sufficiently connected, and explained further. He said we currently have an ingress/egress code in our design standards manual, which includes not allowing more than 30 residential lots without a connection being made. He said it can be phased, but until there is another connection, you can only have 30 lots, and 750 linear feet. He said this would not necessarily stop a subdivision from going 750 feet, and then another subdivision going another 750 feet, and we need to avoid this. He said this is a bit tricky, and explained some potential ways of dealing with this.

Lyndsay Peterson expressed her concern that we are potentially making a specific code for a specific situation, which she explained further, including how this might relate to other properties in the City, like on 3100 North; and said they discussed specific, potential ways to manage connectivity.

Eric Hansen asked about reviewing how this has been done in other cities, and incorporating those examples into our standards, which Spencer addressed, and said he would look into that further.

The commission continued to discussed various, related items. They also discussed how they would proceed.

Discussion about a potential modification of North Logan City Code Water Conservation Plan requirements within North Logan City for new development.

00:28:42

Spencer Burt said this is only applicable to new commercial and residential subdivisions, and would not apply to new homes being built in existing subdivisions, and explained further. He said currently, the City requires a water conservation plan, and further explained this section. He said for areas without secondary water, they might want to include more specific recommendations to minimize culinary water use, and explained further the need to have direct, clear language in the code to avoid having to deal with these situations on a case-by-case basis. He also detailed the possibility of requiring a landscape plan, which he explained further.

Spencer continued to comment, and said he wanted to get the Planning Commission's feedback on this.

Lyndsay Peterson said she thinks this would be a benefit to have this for developers, and Spencer addressed her questions regarding square footage of the lots, as well as enforcement.

Alan Luce said enforcement was one of the mail items discussed and explained the situation further.

The discussion continued.

Dwight Whittaker thanked Spencer for sending out the information in advance of the meeting; and also asked how many canal companies we have within the City limits, which Alan explained.

The commission continued to discuss and review the draft.

Staff Business

Staff Business/Discussion

00:46:42

Spencer Burt discussed with the Planning Commission members, their attendance at the Utah

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110 League of Cities and Towns Conference.

111

112 **00:48:15 Motion**

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

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116 The meeting adjourned at: 7:19 p.m.

117

118 Approved by Planning Commission:

October 7, 2021

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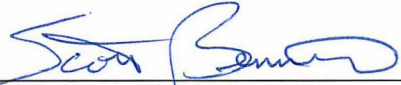
120 Transcribed by Marie Henschman

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122 Recorded by

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Scott Bennett/City Recorder