



North Logan Planning Commission

August 19, 2021

**Minutes of the North Logan City  
Planning Commission  
Held on August 19, 2021  
At the North Logan City Library, North Logan, Utah**

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*\*(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: Spencer Burt and Alan Luce.

The Pledge of Allegiance was led by Eric Hansen.  
An invocation was given by Nan Isaacson.

**Adoption of Agenda**

**00:01:48 Motion**

*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 July 15, 2021 and August 5, 2021 Planning Commission Meetings**

**00:02:01**

Dwight Whittaker mentioned a potential correction to "the last minutes" in which he thought an extra "and" needed to be added, but was not sure where. (Marie Henschman subsequently reviewed and corrected the item.)

*Nan Isaacson made a motion to approve the minutes for the July 15, 2021 and August 5, 2021 Planning Commission meetings, with the potential correction made, as discussed. Dwight Whittaker seconded the motion. A vote was called and the motion passed unanimously.*

**Follow-up**

**00:03:25**

Spencer Burt explained that the rezone request that was mentioned two weeks ago as being on tonight's agenda has been postponed again, and will likely be on the agenda for September 2<sup>nd</sup>, and commented further.

He also said another item previously mentioned regarding having a consultant come to a meeting to discuss the General Plan, will likely now come to a meeting in September, rather than August, due to scheduling issues.

**New Business**

**6:35 Public Hearing** to receive public input on modifying the North Logan City code, Title 12 Land Use, modifying the table in 12C-1003 Area, Width and Yard Regulations to reduce the required front setback in the Manufacturing, Heavy Commercial zone from fifty (50) feet to thirty (30) feet.

**00:05:15**

Per a comment from Lyndsay Peterson, Spencer Burt agreed that this had been discussed at length previously; and said it is on the agenda because it needed to be noticed for a public hearing.

*Lyndsay Peterson read aloud the guidelines for speaking at a public hearing; and opened and then closed the hearing, as there were no public comments forthcoming. This occurred at approximately 6:35 p.m.*

Dwight Whittaker asked if there were any “negatives” to this; and Spencer said potentially, that it is closer to the street, which he said isn’t necessarily a negative, and commented further.

**00:06:26 Motion**

*Nan Isaacson made a motion to make a positive recommendation to the City Council to approve the modification to the North Logan City code, as presented, reducing the required front setback from fifty feet to thirty feet. Eric Hansen seconded the motion. A vote was called and the motion passed unanimously.*

Discussion about a potential modification of North Logan City Code, to add an ordinance for post-division approval of improper subdivisions.

**00:07:08**

Spencer Burt said they will have to work closely with the City Attorney to ensure that the code is complete on this; but is something that has been applied in several different communities in Cache Valley, and commented further. He explained that when parcels are split, they are required to go through the subdivision process; but said that it has been common practice for [owners of] large areas of land to just parcel off sections without going through that process. He discussed some of the problems with this; including when, often many years later, people want to build on that land, and have to then go through the property subdivision process, and the issues that arise when doing so. He said this ordinance essentially provides a way to legalize those improper lots, after the fact, and explained further; including the need to ensure that no loopholes are created with this so that those infrastructure costs don’t get passed on to the City years later, and then ultimately to the taxpayers. Alan Luce commented on this, as well.

Spencer said this is just an “introduction” discussion at this point, and commented further.

The Planning Commission reviewed and discussed the ordinance with Spencer and Alan and made potential changes; and he and Alan addressed their questions.

Discussion and update on the Active Transportation Plan.

**00:22:57**

Spencer Burt reviewed with the Planning Commission, the presentation that Lloyd Sutton, a graduate student from Utah State University, who is working on North Logan City’s Active Transportation Master Plan, gave to the City Council the previous evening.

Spencer and the Planning Commission discussed various, related items.

**Set Next Agenda and/or Adjourn**

**00:33:58**

Spencer Burt discussed upcoming trainings and conferences with the commission, and their potential attendance.

Eric Hansen expressed his concerns about water and infrastructure issues, and asked how the City is looking to manage these situations and how they’re planning for the future. Nan Isaacson agreed and expressed similar concerns and questions.

Spencer and Alan Luce addressed this and answered questions from the commission. They continued to discuss various, related items.

**00:53:0 Motion**

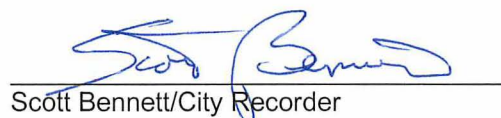
*Nan Isaacson made a motion to adjourn the meeting. Dwight Whittaker seconded the motion. A vote was called and the motion passed unanimously.*

The meeting adjourned at:

Approved by Planning Commission: October 7, 2021

Transcribed by Marie Henchman

Recorded by

  
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Scott Bennett/City Recorder