



Minutes of the North Logan City
Planning Commission
Held on October 7, 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: Russell Goodwin, Dennis Newell, Barbara Middleton, Lydia Embry, Brad Crookston, Alan Luce, Spencer Burt and Marie Henschman.

The Pledge of Allegiance was led by Jeff Coleman.

An invocation was given by Eric Hansen.

Adoption of Agenda

00:02:15

Lyndsay Peterson mentioned that they would not be discussion agenda item #1 regarding the rezoning proposal from Nic Porter.

Nan Isaacson made a motion to adopt the agenda as amended. Dwight Whittaker seconded the motion. A vote was called and the motion passed unanimously.

Approval and Follow-up of Minutes for August 19, 2021 and September 2, 2021 Planning Commission Meeting

00:02:42 Motion

Eric Hansen made a motion to approve both sets of the above-referenced minutes, as presented. Dwight Whittaker seconded the motion. A vote was called and the motion passed unanimously.

New Business

Discussion about a potential modification of North Logan City Code regarding water line size requirements in new development.

00:03:35

Spencer Burt said this is a simple change for new subdivisions, only as they go through their development regulations. He said this was brought to their attention by staff who work on the water line sizes and water meter sizes in the City, and are running into problems as they go to replace them. He said this one change to the code ensures that water service lines match the size of the water meter; and said the water line size is determined by the International Building Code and the Public Works Department. He said this ensures that we don't end up with undersized meters, with people moving into a fully-developed lot who find out they don't have sufficient water coming from their meter; that we don't have water lines bigger than meters coming off of those meters; and, we have the ability to plan for the future so that we don't run into any issues.

Alan Luce discussed the size of the line coming from the road and how it relates to various things, including the impact fees; and, the situation with multi-family housing or a large business that require a larger meter, and also explained the issues with installing the incorrect size.

Eric Hansen asked about specifying in the verbiage, who should determine the larger-sized meter, which Alan addressed. How to clarify this in the document was discussed further.

Changes were discussed further and Spencer said he would incorporate it into the document. He

also said this change will require a public hearing, which he explained further.

Discussion about a potential modification of North Logan City Code regarding maximum slopes of city streets in new development to bring the code requirements in line with the Design Standards Technical manual.

00:09:06

Spencer Burt explained the situation and said they discovered that our code regarding road slopes (in subdivisions), does not match in both standards, which he said leads to some confusion; and further explained the discrepancy between the North Logan City code and the Design Standards Technical Manual. He said this code change will take that standard and language and put it into our City Code so that they will match and be less confusing.

Per a question from Dwight Whittaker, Spencer said this only applies to new subdivisions, moving forward; nothing "retroactive."

Eric Hansen asked where these code percentages came from, which Alan Luce addressed.

Spencer and Alan addressed questions from the commission.

Comparing examples of slopes in other cities was discussed. Lyndsay Peterson said she thought getting that information would be helpful, particularly in discussing this with the public, and the reasons for choosing the slope percentages.

Dwight Whittaker asked if we were going with the 8-10% grade, which the commission said was the case.

Training and takeaways from the Utah League of Cities and Towns (ULCT) annual conference sessions.

00:14:26

Spencer Burt discussed some of the items he learned at the Utah League's annual conference, particularly as it relates to the Planning Commission, including regarding public infrastructure districts, on which he gave an overview. Spencer addressed questions from the commission and the discussion continued.

Spencer said another main issue discussed at the conference was regarding housing and various related items. He discussed the need to update our code as the state of Utah continues to pass changes.

He said he also received information on good funding sources for our Active Transportation Plan, which he discussed further. Lyndsay asked about the timing of the Active Transportation Plan, which Spencer explained, and said it should be finished up around late summer of 2022.

Alan Luce discussed PIDs and said he would encourage the City Council and Planning Commission to perhaps let other cities try them out first and see how that works out, and commented further.

He continued to explain items discussed at the League conference, and said that housing was a huge discussion, including trying to meet housing demands throughout the state, and commented further.

He said water conservation was another main item of discussion, which he detailed further, and answered questions from the commission. This was discussed further. Dwight Whittaker said that it would be good to give some notice to the North Logan residents thanking them for helping preserve our water through this tough time. Jeff Coleman, Marie Henchman and Alan said that it was in our monthly newsletter, but Alan said that perhaps we can do more. Alan also mentioned that our City is strategically working with the highest users and commented further. Jeff discussed letting residents know where they are in terms of usage.

Alan mentioned getting grants in relation to trails.

He also discussed the recruitment battle in terms of employment.

Dwight Whittaker discussed his attendance at the conference and said he attended 13 different sessions and has 10 pages of notes; and that he would put the information together and send it to

the Planning Commission, along with slide presentations he received from the some of the presenters. He explained some of the matters discussed including items related to regional planning, which he said was strongly emphasized, and explained further; the housing shortage in Utah; having "middle housing" available to people with lower and moderate income; a presentation on "Housing Tools 101 for Elected and Appointed Officials; and, ethics. He commented generally on some of the additional presentations.

Staff Business:

Set Next Agenda and/or Adjourn.

00:50:08

Spencer Burt discussed upcoming agenda items, including some public hearings. He also mentioned the meeting schedule in December and said there is typically only meeting held in that month in the third week, as the North Logan Christmas party is usually held on that first Wednesday of the month, as it is this year. He said the City Council is only having one meeting in December on Wednesday the 15th; and said the Planning Commission can follow suit and just have one meeting, or have two meetings if they prefer. This was discussed further and Lyndsay Peterson said she is okay with meeting on the 16th, and to potentially meet again, if needed, which the commission agreed with. It was discussed that they will now better in November whether or not to hold another meeting.

Nan Isaacson mentioned that she will be gone for the next meeting.

00:54:00 Motion

Dwight Whittaker made a motion to adjourn the meeting. Eric Hansen seconded the motion. A vote was called and the motion passed unanimously.

The meeting adjourned at: 7:26 p.m.

Approved by Planning Commission:

October 21, 2021

Transcribed by Marie Henchman

Recorded by



Scott Bennett/City Recorder