



Minutes of the North Logan City
Planning Commission
Held on January 6, 2022
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 Nan Isaacson at 6:31 p.m.

Commission members present were: Eric Hansen, Nan Isaacson, Jeff Coleman, Dwight Whittaker and Herond Hoyt.

Others present were: Bob Strebel, Sabine Barcatta, Emily Schmidt, Barbara Middleton, Jon Keller, Bonnie Flandro, Spencer Burt and Marie Henchman.

The Pledge of Allegiance was led by Jeff Coleman.

An invocation was given by Eric Hansen.

Adoption of Agenda

00:01:41

Nan Isaacson asked Herond Hoyt, new Planning Commission member, to introduce himself and give a bit of his background, which he did.

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

Follow-up

00:03:54

Spencer Burt said the City Council approved the concept plan for the Smiling H subdivision with some conditions, which he further explained. He addressed questions from the council.

Spencer also said the City Council tabled approving the egress/ingress ordinance until the City Attorney has finished giving a red-line on the document.

New Business

Item #1:

Consideration and possible recommendation of a request for Post Division approval of an improper subdivision including approximately 6.3 acres located at approximately 2100 East 2500 North (parcels 04-050-0085, 04-050-0087, 04-050-0086). The proposed Post Division Approval includes 3 lots in the RE-1 zone and all lots proposed include at least 1 acre. (Grey Wilson & Bob Strebel)

00:06:01

Spencer Burt said this was discussed at their last meeting; and gave an overview of the location and situation for these three parcels, which he said is just north of the North Logan City cemetery.

Spencer and the Planning Commission discussed various related items and issues, at length, including regarding the width of the road and whether it meets the requirements; having adequate access; and, fire safety.

00:35:52

Barbara Middleton said that she was on The History Committee when the City was working on the road to the cemetery, in the early 2000s, and explained what took place in terms of the development of the road over the canal in that area, and to the North Logan cemetery. She further explained some of the issues with that, including the road standards in terms of emergency access, and commented further.

The discussion continued, at length, including with developers Grey Wilson and Bob Strebel, and Fire Marshal, Jon Keller.

00:52:36 Motion

Eric Hansen made a motion to make a negative recommendation to the City Council on this Post Division approval of an improper subdivision. Dwight Whittaker seconded the motion. A vote was called and the motion passed with Nan Isaacson, Jeff Coleman, Eric Hansen and Dwight Whittaker voting in favor, and Herond Hoyt voted against the motion.

Dwight Whittaker said there might be opportunities on the east end to facilitate the proposal.

Grey Wilson said he regrets that there was not an approval done conditional upon the improvement of the east end, and commented further, briefly.

Item #2:

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

00:55:01

Spencer Burt explained this situation and said that the City Council wants another review of this by the Planning Commission before a public hearing is scheduled, and commented further.

Spencer and the Planning Commission continued to discuss and review the modifications, at length.

Item #3:

Discussion about Planning Commission training topics for the upcoming calendar year, and overview of the General Plan and its individual elements.

01:23:35

Spencer Burt said the General Plan will be an item that will be discussed more in detail at another meeting, but discussed working on the next budget and trying to hire a consultant to work on the General Plan. He also explained where the General Plan is located on the North Logan City website per a question from the commission, and reviewed the various elements included in it.

Jeff Coleman discussed needing adequate time for reviewing and training, for the items on the agenda that are going to be discussed. Jeff pleaded to have the information at least three or four days prior to the meeting, and commented at length regarding having adequate time to prepare.

Dwight Whittaker agreed and said they would like to have the information at least 48 hours in advance of the meeting.

Nan Isaacson agreed and discussed some of the basic items they would like information on, like what the zoning regulations are and a little training on that, as well as information ahead of time so that they can come to the meetings prepared.

Eric Hansen said in terms of training, he would like to know what the zones mean and what the density determinant is when they're discussing a subdivision.

The discussion continued.

Staff Business:

Set Next Agenda and/or Adjourn

01:33:44

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

The meeting adjourned at: 8:05 p.m.

Approved by Planning Commission: March 24, 2022

Transcribed by Marie Henchman

Recorded by



Scott Bennett/City Recorder