



Minutes of the North Logan City
Planning Commission
Held on March 24, 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.)*

***00:00:02**

The meeting was called to order by Jeff Coleman at 6:40 p.m.

Commission members present were: Jeff Coleman, Dwight Whittaker, Herond Hoyt and Heather Ericson. (Nan Isaacson and Kenny Reese were excused.)

Others present were: M.K. Jeppesen, Tim Martin, Trevor & Daisy Hughes, Brent Lawyer, Brent Hoggan, Stacy R. Nelson, Lyman R. Godfrey, Douglas Younker, Gordon Younker, Barbara Middleton, Ben Johnson, Heather Stevens, Emily Stevens, Joni Kartchner, Marie Younker, Wes Clark, Jon Keller, Emily Schmidt, Alan Luce and Marie Power.

The Pledge of Allegiance was led by Herond Hoyt.
An invocation was given by Dwight Whittaker.

Adoption of Agenda

00:03:32

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

Approval and Follow-up of Minutes for January 6, 2022 and January 20, 2022 Planning Commission Meetings

00:03:54

Herond Hoyt made a motion to approve both sets of the above-referenced minutes. Dwight Whittaker seconded the motion. A vote was called and the motion passed unanimously.

Follow-up

00:04:26

Alan Luce asked the Planning Commission members to register by March 30th if they're interested in attending the Utah League of Cities and Towns conference.

New Business

Item #1 - Consideration and possible recommendation of a Development Plan for a subdivision of approximately 12 acres located at approximately 1800 East 2800 North (parcels 04-050-0031 and 04-050-0099). The proposed subdivision now includes 10 lots in the RE-1 zone and is being proposed to be subdivided using the density determinant method. (Nic Porter)

00:04:55

Jeff Coleman said this was tabled at the last Planning Commission meeting, and that the applicant is going to present some of those follow-up items tonight.

Alan Luce explained the location and the revised layout plan since this was last brought before the commission. He detailed the proposed revisions and also explained that one of the requirements made by the Planning Commission was that the applicant, Nic Porter, provide a letter confirming that he would be able to use water shares above the Logan-Hyde Park-Smithfield Canal, which Mr. Porter provided. Alan explained this further, and the Planning Commission discussed this, including that the all of the necessary water shares have not yet actually been obtained, but that Mr. Porter is in the process of working that out. Herond Hoyt and Dwight Whittaker expressed their concerns about this, and Dwight recommended sending this to City Council with a recommendation including a condition regarding obtaining the necessary

water rights. Heather Ericson agreed.

00:21:15 Motion

Dwight Whittaker made a motion to make a positive recommendation to the City Council on this Development Plan, conditional upon the applicant obtaining the necessary lease of water rights, and provide that proof, in writing, to the City. Heather Ericson seconded the motion. A vote was called and the motion passed unanimously.

Item #2 - Consideration and possible recommendation of a Development Plan for the Smiling H Subdivision approximately 40 acres located at approximately 700 East 2500 North (parcels 04-061-0047, 04-061-0011, 04-061-0015, 04-061-0042, 04-061-0045). The proposed subdivision includes 111 lots in the R-1-12 zone and is being proposed to be subdivided using the density determinant method. (OLO Builders).

00:22:07

Alan Luce oriented the commission to the location and said the Planning Commission and City Council had previously approved the concept plan for this. He discussed what is approved at the Concept Plan stage versus the Development Plan phase. He reviewed details on the various items being considered for this proposed Development Plan. He also discussed the situation with secondary water for this subdivision, and piping it from the canal to this location through another property, which was discussed further.

Alan and applicant Ben Johnson explained the process and logistics for managing the secondary water; as well as the sewer line, for which there is a separate, specific Development Agreement, which he further explained. Alan also discussed stormwater and the low-impact design they are planning, which he detailed further.

Alan continued to review the items, and address questions from the commission.

Jeff Coleman commented that most items have been submitted except for a couple of things; but that there are several items that still need to be reviewed by staff, which Alan said was correct. Ben addressed some items, and also said they wouldn't move forward until the other items are approved.

The commission continued to ask about various items, which were addressed by Alan and Ben.

Jeff said he is hesitant to push this through, as there is significant review to be done on many items; and that he isn't comfortable approving this with so many conditional items.

Herond Hoyt expressed his concerns about the density of this with no open space for kids to play, and expressed what he feels is the need for low-income housing so that these families would have a better support system, and commented further.

Heather Ericson said she feels dissimilarly to Herond in that we live near parks and open space, so that is not as big of a concern. She said she is uncomfortable moving forward, however, without more being done and approved; but that it sounds like that could be happening very soon, and the applicant is close.

The commission's discussion continued, including how to potentially proceed.

00:53:57 Motion

Herond Hoyt made a motion to table this item until the unfinished items are completed. Heather Ericson seconded the motion. A vote was called and the motion passed unanimously.

Item #3 - Consideration and possible recommendation of a Concept Plan for the Beck Farms Subdivision approximately 12.31 acres located at approximately 2828 North 1600 East (parcels 04-52-0007, 04-052-0008, 04-052-0051). The proposed subdivision includes 9 lots in the RE-1 zone and is being proposed to be subdivided using the density determinant method. (Garden LLC).

00:54:22

Alan Luce explained this application for a Concept Plan. He explained that this subdivision is a bit different in that the lots proposed are larger than they are required to be, and this subdivision includes a park in a future phase; which is a type of legacy park being developed to preserve the historical aspect of this area, and maintain things that have been historically been here, and said

they are donating the portion for the park to the City. He detailed the situation further. Gordon Younker explained the impetus for the concept on this; and discussed some of the iterations of the plan and the changes they made. He further explained their plans for the site, as well as some of the infrastructure details.

Alan, Gordon, and Doug Younker addressed various questions from the Planning Commission, and the discussion continued at length.

01:32:25 Motion

Dwight Whittaker made a motion to make a positive recommendation to the City Council on this Concept Plan. Heather Ericson seconded the motion. A vote was called and the motion passed unanimously.

Item #4 - Discussion and determination of the Planning Commission Meeting Schedule for April.

01:33:12

Alan Luce explained the situation with the City Council needing to move the meetings forward a week, and the City Council and Planning Commission not holding their second meetings the next week.

The Planning Commission discussed this and agreed to hold their meeting on April 14th and to just hold that one meeting in April.

Staff Business:

Set Next Agenda and/or Adjourn

01:35:28

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

The meeting adjourned at: 8:10 p.m.

Approved by Planning Commission:

May 19, 2022

Transcribed by Marie Power

Recorded by



Scott Bennett/City Recorder