

**Minutes of the North Logan City
Planning Commission
Held on April 14, 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 6:30 p.m.

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

Others present were: Mitch Schiffman, Stacy & Julie Nelson, Craig Humphreys, Eric Hansen, Bert Israelsen, Teresa Israelsen, Steven Carrell, Brent Lawyer, Linda Young, Alan Luce, Ben Johnston, Ron & Nancy Jensen, Gary Anderson, Spencer Burt and Marie Power.

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

Adoption of Agenda

00:01:43 Motion

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

Follow-up

00:02:03

Spencer Burt said the Orchard View Estates Development Plan was approved by City Council. He also said that the Concept Plan for the Becks Farm/Younger subdivision is waiting for another date for City Council, when the applicants can be there for the meeting.

New Business

Item #1 - Consideration and possible recommendation of a Development Plan for the Smiling H Subdivision approximately 40 acres located at approximately 600 East 2400 North (parcels 04-061-0014 and 04-061-0044). 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).

00:02:54

Spencer Burt gave an overview of the project, and said this has been reviewed many times, and that the Development Plan and Preliminary Plat was submitted just before the last meeting. He said since then, staff and the City Engineer met with the applicant, and there has been a list of needed revisions. He said the applicant has made a lot of those minor changes to be more in line with our requirements. He explained various details further. He said staff recommends a positive recommendation on this, with the condition that things continued to get ironed out.

Dwight Whittaker discussed the concerns about secondary water and having a written agreement about that, which Spencer addressed and explained.

Spencer addressed various questions from the commission and the discussion continued.

Nan Isaacson asked if they could have a condition requiring a written statement from the irrigation company that the water situation is worked out, which Spencer said they could.

Per a question from Dwight regarding the secondary lines, Spencer and applicant Ben Johnston addressed and explained the situation further. Applicant Matt Bishop also explained how much less the water consumption is for this, rather than this being 106 acres of alfalfa.

The applicants and Spencer continued to address various questions from the commission.

00:17:10 Motion

Herond Hoyt made a motion to make a positive recommendation to City Council on this Concept Plan, with the condition that there is a written agreement made with the irrigation company for secondary water, and submitted. Jeff Coleman seconded the motion. A vote was called and the motion passed unanimously.

Item #2 - Consideration and possible recommendation of a Concept Plan for the Log Cabins Subdivision approximately 10.67 acres located at approximately 2828 North 1600 East (parcels 04-52-0007, 04-052-0008, 04-052-0051). The proposed subdivision includes 27 lots in the R-1-12 zone and is being proposed to be subdivided using the density determinant method. (Log Cabins Development)

00:17:49

Spencer Burt explained the request for this subdivision, including the lot and potential road layout, which he explained in depth, including that the applicant is asking for less lots than allowed. He continued to explain staff's recommendations and various details; including the potential for a property line adjustment for a lot that is short of the standard width or that they might have to do a variance. He said the applicant is willing to work with the City for whatever works best, and said staff recommends a positive recommendation on this Concept Plan.

Spencer addressed various questions from the commission. Per a request from Jeff Coleman to explain the right-of-way; Spencer explained various items in relation to this, including the potential cul-de-sac and temporary access points that would be fully finished with the second phase. Per a question from Jeff about having an approved fire access road, Spencer explained the two options. Per a comment from Jeff, Spencer said they could make detailing the road requirements, a condition of approval.

Gary Anderson, trustee for a home in one of the phases, said he and his sister, who owns an adjacent lot, are willing to do a new right-of-way and explained further.

This was discussed further. Jeff said for him, it has to be clear that stating that it's a right-of-way, does not meet the code for fire access. He said if it's going to be used as a fire access road, then it has to meet all the requirements of a fire access road.

The discussion continued. Jeff said he would like the term "maintained" in there, as well.

Applicant Bert Israelsen asked who would maintain the road. Spencer said if it's dedicated over and is a public street; we would need to speak to staff and make sure it is done in a way that they can maintain it.

Alan Luce said if the Planning Commission decides to require a secondary access road, it would have to meet the requirements for a fire road access; and said if they bring it to that level, the City will maintain it, and explained further.

Spencer addressed questions from Bert Israelsen and the commission, and various details were discussed further. Spencer explained the planned development of 600 East.

00:43:05 Motion

Jeff Coleman made a motion to make a positive recommendation to the City Council on this Concept Plan with the conditions that what is currently called the right-of-way is deemed a permanent access road that meets the minimum fire-access standards; that lots 11 and 12 will meet the minimum width requirements; and, that we follow staff's recommendation on the cul-de-sac in Phase II that it be a straight road that will allow us to get further into future development. Heather Ericson seconded the motion. A vote was called and the motion passed unanimously.

Item #3 - Discussion about legislative updates and session takeaways from the American Planning Association Spring Conference.

00:44:06

Spencer Burt reviewed various items he learned about at the APA spring conference with the Planning Commission, including explaining some of the new state requirements.

Herond Hoyt asked when people on secondary water are going to have to go on meters.

Spencer explained that new people will be on it. Alan Luce said it will be 2025 when existing users will have to be on meters. Per a question from Herond, Alan said it will be for individual

111 homes, and that homeowners will have to foot the expense.

112

113 **Staff Business:**

114 Staff Business/Discussion

115 **00:54:41**

116 Spencer Burt said the next meeting will be on May 5th, and the meeting following that, on May
117 19th, will be the workshop with the City Council.

118

119 Set Next Agenda and/or Adjourn

120 **00:57:19**

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

123

124 The meeting adjourned at: 7:32 p.m.

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126 Approved by Planning Commission:

July 21, 2022

127

128 Transcribed by Marie Power

129

130 Recorded by

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Scott Bennett/City Recorder