



Minutes of the North Logan City
Planning Commission
Held on July 21, 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 Jeff Coleman at 6:31 p.m.

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

Others present were: Chris Chlarson, Emily Schmidt, Alan Luce Spencer Burt and Marie Power.

The Pledge of Allegiance was led by Dwight Whittaker.

An invocation was given by Herond Hoyt.

Adoption of Agenda

00:02:03 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.

Approval and Follow-up of Minutes for April 14, 2022 Planning Commission Meeting

00:02:15 Motion

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

Follow-up

00:02:45

Spencer Burt said that the City Council adopted the Active Transportation Plan at their meeting the previous evening, per the Planning Commission's recommendation, and commented further.

New Business

Item #1 Consideration of a Development Plan for the Chlarson Place Subdivision approximately 2.17 acres located at approximately 2700 North 400 East (parcel 04-059-0012). The proposed subdivision includes 6 lots in the R-1-12 zone and is being proposed to be subdivided using the density determinant method. (Christopher & Kelsey Chlarson)

00:03:16

Spencer Burt gave an overview of the Development Plan for this, which he said the Planning Commission had previously reviewed at the concept plan stage. He explained various details, including that this will be officially called the Green Canyon Grove Subdivision; and also explained an agreement the applicant is making with the adjacent property owners, per a recommendation from staff, that those property owners have to sign off on anything that gets piped, which he explained further.

Spencer and Alan Luce addressed a myriad of questions from the Planning Commission, including items regarding secondary water, which applicant, Chris Chlarson, explained. Chris also addressed additional questions from the commission

The related road situation was also reviewed and discussed, including regarding snow removal and EMS vehicle turn-around. Herond Hoyt also asked about the road being wide enough for there to be garbage pick-up, and this was discussed further. Herond said he wants information brought back about what happens with the garbage situation, and whether Logan Environmental will be picking up the garbage down that lane. This was discussed further.

00:15:19 Motion

Dwight Whittaker made a motion to make a positive recommendation to the City Council on this Development Plan, as presented. Herond Hoyt seconded the motion. A vote was called and the motion passed unanimously.

Item #2 Discussion about potential updates to the North Logan City Code regarding parking requirements for some non-residential uses.

00:17:19

Spencer Burt discussed the situation with the new medical building on 400 East and the issues with the parking there; and said staff wanted to look at the code on this to ensure that we don't have a situation again where there is not enough parking for this type of use. He explained that it won't fix this situation, but will help in future development. He explained the situation further, including the code, and what has been done historically for parking situations; as well as the recent changes made, right after this medical building was built. He discussed the parking code for other various cities in Utah and said he doesn't feel ours is too restrictive, but that he wanted to get the Planning Commission's feedback.

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

After further discussion the Planning Commission generally agreed that they were comfortable leaving the parking code as it is.

Staff Business:

Staff Business/Discussion

00:30:38

Spencer Burt reviewed the upcoming Pioneer Day events. He also discussed the rest of the Upcoming List of Events with the commission.

Jeff Coleman asked about the status of the development of the pickleball courts, which Spencer explained.

Planning Commissioner Business/Discussion

00:36:14

Dwight Whittaker asked about water conservation, which Spencer addressed. Spencer and Alan Luce discussed various items related to culinary water, and addressed further questions and comments from the commission.

Set Next Agenda and/or Adjourn

00:39:25 Motion

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: 7:13 p.m.

Approved by Planning Commission:

October 20, 2022

Transcribed by Marie Power

Recorded by



Scott Bennett/City Recorder