



North Logan Planning Commission

November 3, 2022

**Minutes of the North Logan City
Planning Commission
Held on November 3, 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 6:32 p.m.

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

Others present were: Christopher Taylor, Connie Taylor, Todd N. Taylor, Jon Keller, Nolan Gerber (sic?), Emily Schmidt, Alan Luce, Scott Perkes and Marie Power.

The Pledge of Allegiance was led by Dwight Whittaker.
An invocation was given by Jeff Coleman.

Adoption of Agenda

00:01:35 Motion

Kenny Reese 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 October 20, 2022 Planning Commission Meeting

00:02:23 Motion

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

Follow-up

00:02:58

Scott Perkes discussed what the City Council approved at their meeting the previous evening, which were, the adjustments to the signage ordinance as recommended by the Planning Commission; the adjustment to the zoning use table to add city administrative offices as a permitted use in the R-1-12 zone; and, they approved an easement vacation, which Scott explained did not previously come before the commission, and commented further.

New Business

Item #1 - Consideration and possible recommendation of a Concept Plan for a residential +subdivision of approximately 1.8 acres located at approximately 2100 North and 1700 East (Parcel ID: 05-003-0008). The proposed subdivision involves the division of a single parcel into two residential lots in the R-1-12 zone using the standard subdivision method. (Christopher Taylor)

00:04:32

Scott Perkes presented the proposed Concept Plan for a two-lot subdivision, and explained various related details, including location, lot layout, the water situation, and, more. He said secondary water is not available due to its location being east of the canal, and explained further. He referred to the related 2100 North, which he said is wide enough, until you get to the bridge over the canal, which he explained further; primarily that it does not meet the width requirement in our code for road standards, and would have to be a minimum of 26 feet wide at that point, instead of the 20 feet that it is. He said those improvements will have to be made before we move forward with building permits and final approval, and commented further. Per a question



from Kenny Reese about cost, Scott said costs would be the responsibility of the developer. He continued to review and explain other staff recommendations and requirements listed in the staff report. He also explained that this parcel is partially located in a FEMA flood zone area, which he said is something that the applicant likely wasn't aware of until recently, and explained further. He said that this area is not looked at closely; and said the zone essentially means that there is a potential flood hazard, but there is more analysis that is needed to determine exactly where those flood boundaries are. He also discussed the ordinance the City has to govern development in a flood zone, which he said is out of date, however; therefore, the City will need to work with the applicant and the City engineer to determine what needs to be submitted, to ensure that we are compliant with whatever the state and federal regulations are. He continued to go through items in the staff report. He said this will be recorded with a plat, which is typical for this type of subdivision.

Kenny Reese asked Scott about a future sewer line; and asked what the time line is, and said he would not want to see a patch work of septic tanks, which Scott addressed and explained.

Scott addressed various questions from the commission. There were several questions in relation to the road, including regarding fire access, which Scott addressed.

The questions and discussion continued.

Applicant Christopher Taylor said he appreciated all of Scott Perkes' work on this. He said they have been working on this for several years to get to this point. He said that the bridge has been discussed in the past, and explained that they have been told that they would not need to do the bridge and explained further. He said this is just he and his sister dividing a piece of land that their grandmother had and is being purchased from the trust for fair market value, and explained further. He said he understands and is willing to put in a sewer [line] along the front; but that this bridge makes it so it is not possible for them to build. He said he understands that this is a subdivision; but that it is a minor subdivision, and that in Utah State Law, it says that anything "under ten" is considered a minor subdivision. He said he spoke to the Fire Marshal, and explained that there is a gravel turn-around at the end of the dirt road that is still in the public domain at this time that he said he feels is adequate for someone to turn around currently, and commented further. He further discussed the road situation in this area. He said he appreciates Scott wanting to follow the letter of the law, but feels that applies for major developers; and said he is not looking make any money off of this, but just hoping to build a home for his family, and hoping to have his sister build next to them.

Mr. Taylor addressed questions from the commission.

Kenny Reese said it seems that this is at a stalemate if the City is requiring them to widen the road, but the developer is saying that's not feasible for them.

Jeff Coleman said we just went through this with a similar proposal for a property nearby this one. He said the code is the code, and the Planning Commission does not have the ability to waive the code just because it's only two lots; and said the one previously was for three lots. He said their recommendation has to be based on whether or not the proposal meets the code, and commented further on what the Planning Commission's requirements are.

The discussion continued. Mr. Taylor discussed the potential discrepancy about whether or not the road is 500 feet [which would require the 26-foot minimum width]. Nan Isaacson concurred with Jeff in that we have to abide by the code; and told Mr. Taylor that if the Planning Commission gives this a positive recommendation [to the City Council] it is with Mr. Taylor fixing the road on the bridge.

Herond Hoyt asked Mr. Taylor if the property owner to the east of his willing to work with him in developing sewer systems and widening that bridge in order to meet the City code. Mr. Taylor said he is not interested in developing at this time.

Nolan Gerber (sic?) said he is the executor of the trust for this land, and that Mr. Taylor is his nephew. He said that they have owned this property for 60 years, paid taxes for 60 years, and got no benefit from it. He said now we finally have a third generation that desires to do something with this property. He asked if they'd be before this board if they weren't subdividing. Scott



explained that whether or not it's being subdivided, it would still have to be brought up to the standards required for the road, improvements, sewer connectivity, etc., as discussed.

Mr. Gerber said we do not need to go any further, because they are not going to widen the road, because they cannot afford to do that. He said he has a problem, that when they brought this up, they [North Logan] said the bridge was adequate; and said it's also in [Scott's] report that the bridge is adequate. He said, so with that, we then spent money to do this sewer study to see if it was feasible to do this. He said if the City would have told them right at the beginning that this is not code, and they would have had to widen the road, they wouldn't have spent the money to go and do the sewer. He said he is "bothered by that; that if this is a known thing.....we go and spend all this money to try and come up to where we can, and now all of a sudden they block it. I don't know if that's a problem for you, but that's a problem for me."

Nan said they understand that, but that the commission still has to abide by the code.

Mr. Gerber said he understands that, but we should then pass that down to whoever moves us to this point, and say, if you're not going to change the bridge, then don't pay any more money, don't do all your tests, etc. He said our only choice now is to sell it to a developer to build whatever he wants to build.

Kenny Reese asked if anyone had done an analysis to determine an estimated cost to widen that bridge.

Connie Taylor said she is part of the trust, as well, and Christopher is her son. She said an engineer told them it would cost \$100,000, give or take, [to widen the bridge]. She said they'd also have to move three irrigation gates, and that would entail getting permission from all three irrigation [companies].

Dwight Whittaker said he appreciated the applicant's input and the discussions they had with staff before, and reiterated that the Planning Commission is required to abide by the code that exists. He said they do have a responsibility to respond to the agenda item.

00:43:30 Motion

Dwight Whittaker made a motion to make a positive recommendation to the City Council to approve this Concept Plan, including the provisions and recommendations provided by staff, and conditional upon the City and the developer working through all of those recommendations. Jeff Coleman seconded the motion. A vote was called and the motion passed unanimously.

Item #2 - Work session discussion regarding current zoning regulations of small multi-unit storage facilities and potential regulatory amendments.

00:45:03

Scott Perkes explained what they are wanting to review with storage units. He explained the uses and definitions in City code, and various, related items, aspects and issues with storage units

The Planning Commission discussed this at length.

Staff Business:

Staff Business/Discussion

01:11:55

Scott Perkes asked the Planning Commission to take a picture for the Christmas party, which they did.

Set Next Agenda and/or Adjourn

01:14:10

Marie Power reminded the Planning Commission to RSVP by November 18th, if possible, for the North Logan City Employee Christmas Party taking place on Wednesday, December 7th, from 6:00 to 8:00 p.m.

Nan Isaacson said she will not be at the November 17th meeting and said Jeff Coleman will be



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chairing.

Scott Perkes said the City Council asked the Planning Commission to discuss branding, and explained further.

Dwight Whittaker asked if the City is applying for a community development block grant which Scott said is the case, and detailed this further.

01:20:21 Motion

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

The meeting adjourned at: 7:52 p.m.

Approved by Planning Commission:

November 17, 2022

Transcribed by Marie Power

Recorded by



Scott Bennett/City Recorder