

1 **Minutes of the North Logan City**  
2 **Planning Commission**  
3 **Held on February 5, 2009**  
4 **At the North Logan City Library, North Logan, Utah**  
5

6 The meeting was called to order by Keith Christensen at 7:07 p.m.

7  
8 Commission members present were: Glen Hansen, Keith Christensen, Bob Balling and Mark  
9 Hancey. (Bruce Henderson and Frank Prince were excused)

10  
11 Others present were: Rod Blossom, Val Sorensen, Sue Williams, Lydia Embry, Russell Goodwin,  
12 Cordell Batt and Marie Wilhelm.

13  
14 The Pledge of Allegiance was led by Bob Balling.

15 An invocation was given by Keith Christensen.

16  
17 **Adoption of Agenda**

18 The Planning Commission agreed to wait for Mark Hancey's arrival prior to discussing the item  
19 regarding the election of a Planning Commission chairman and vice-chairman, therefore revising  
20 the agenda.

21  
22 *Glen Hansen made a motion to adopt the agenda as revised. Bob Balling seconded the motion.*  
23 *A vote was called and the motion passed unanimously.*

24  
25 **Approval and Follow-up of Minutes for January 8, 2009 Planning Commission Meeting**

26 *Bob Balling made a motion to approve the minutes as presented. Glen Hansen seconded the*  
27 *motion. A vote was called and the motion passed unanimously.*

28  
29 **Follow-up**

30 Cordell Batt mentioned the information he had given to the Planning Commission regarding an  
31 upcoming Envision Utah meeting that is being held specifically for City Council and Planning  
32 Commission members. He discussed the three opportunities to attend a meeting, and said there  
33 is no registration, but there is an RSVP. Cordell further discussed Envision Cache Valley briefly.

34  
35 **New Business**

36 **Consideration of a conditional use permit for (Happefrog Kidlets) child-care located at 1878 North**  
37 **600 East in North Logan. (Susan Williams)**

38 Cordell Batt presented the location and situation per the status report, and reviewed some of  
39 those details, including that there will be more than six children cared for at this site. He said that  
40 it is staff's recommendation to approve this permit with the conditions as discussed, including that  
41 the applicant obtain and maintain any licenses required by the state of Utah to run the childcare  
42 at this location; that the applicant obtain a City Fire Department inspection and approval; that the  
43 maximum number of children allowed is fifteen, and if more are desired, then the applicant will  
44 have to return to the Planning Commission for consideration

45 Per a question from Keith Christensen, the applicant said that the state allows up to sixteen  
46 children; but that realistically, they're only expecting eight children at this site. She also  
47 mentioned that she already had, and passed, the fire inspection.

48 Cordell mentioned that the City is considering revising the ordinance to raise the number to eight  
49 children, to concur with what the state allows.

50 Bob Balling asked if notices were sent to the surrounding neighbors regarding this situation.  
51 Cordell said the only noticing done is when the item is on the agenda and is listed in the  
52 newspaper for the meeting. The applicant stated that all of her neighbors are in fact aware of  
53 this; and also mentioned that they know that the children are not allowed to leave her fenced  
54 premises.

55 Cordell discussed and explained other various minor issues and reiterated that staff saw no  
56 problems with this application.

57

58 *Glen Hansen made a motion to approve the conditional use permit with the stipulations made by*  
59 *staff. Bob Balling seconded the motion. A vote was called and the motion passed unanimously.*

60

61 Consideration of Development Plan and Preliminary Plat for the Stone Gate Estates Subdivision  
62 (7 lots) located at 1475 East 1900 North. The property is 4.2 acres in the R-1-12 zone. (Steve  
63 and Victoria Hamman represented by Cache Landmark Engineering)

64 Cordell Batt presented the details of the plan and said that City Council had already approved the  
65 concept plan, and discussed the typical items they usually discuss. He further discussed the  
66 various recommendations and requirements as made by staff to the developers. He said that in  
67 terms of the water conservation report, the developers still need to meet with the irrigation  
68 company to determine which shares go with which lots, which will be noted on the plat; and  
69 further stated that staff will ensure that gets done. Cordell mentioned that the developers have  
70 the ability to get fifteen lots with this, but are only asking for seven. He said staff (as well as the  
71 City Engineer) has reviewed all of the information, including the reports, and feels comfortable  
72 that all major issues have been worked out. He said the City Council had some concern about  
73 the developers working out an issue with the irrigation line with a neighbor; but Cordell said he  
74 feels that that will all be worked out with the irrigation company; for which the developers gave a  
75 brief explanation regarding the extension of that line.

76 Bob Balling asked about lot number four, where it connects adjacent to the road on 1450 East,  
77 and asked if there will be a fence that goes right up to the back edge. The developers and  
78 Cordell explained the situation briefly, and said that a setback is not required; that there is enough  
79 space. Cordell said it is staff's recommendation that the Planning Commission review the  
80 submitted materials, and receive any public comment if desired, and consider making a positive  
81 recommendation to the City Council for the development plan and preliminary plat, with the  
82 conditions as set forth in the staff report. Cordell also mentioned that the developers are  
83 proposing a different entry than is currently displayed on the plans; and that some individuals who  
84 want to purchase lots within the subdivision and have requested that the developers consider  
85 gating the community. Glen Hansen asked how that would work with issues such as garbage  
86 collection, snow removal, etc. The developers explained that they spoke to the City regarding  
87 snow removal, as it is a public road; and that there is plenty of room, and that a lock-box could be  
88 installed; which also deals with the situation of mail delivery. Cordell read the report explaining  
89 staff's recommendation for approval for this plan. Bob Balling said he likes the way it looks; and  
90 the rest of the commission concurred that they do not have any issue with this. Keith Christensen  
91 mentioned that Mark Hancey had reviewed the documentation, as well, and had no issues with it.

92

93 *Bob Balling made a motion to make a positive recommendation to the City Council for approval of*  
94 *the development plan and preliminary plat. Glen Hansen seconded the motion. A vote was*  
95 *called and the motion passed unanimously.*

96

97 Consideration and recommendation of the Tree Ordinance and Manual for the City of North  
98 Logan to the City Council. (Staff)

99 Per a question from the Planning Commission regarding whether there is a need for a tree  
100 ordinance, Cordell Batt discussed the tree ordinance as well as the manual, and the reasoning for  
101 having them; as well as what will essentially be included in them. He explained that the City  
102 Council was very interested in having this completed. He said the Parks and Rec Department will  
103 really be the entity primarily utilizing this ordinance, and it will mostly be managed by the Parks  
104 and Rec Director. Cordell also discussed some of the procedures for various issues.

105 Per a question from Keith Christensen, Cordell said that anything related to permitting and  
106 charging any fees had been taken out of the documentation, particularly at the request of the  
107 Parks and Rec Committee. He also explained that this ordinance does not require anything, such  
108 as requiring a development to put in trees; that if a development *has* trees, for example, then it  
109 takes care of the trees on public property and dictates what can and cannot be done with those  
110 trees.

111 The Planning Commission continued to discuss various issues.

112 Per a question from Keith, Cordell Batt said that the City owns the trees and will take care of their  
113 maintenance. Keith said his concern is that this ordinance might cost the individual homeowners

114 something; and Cordell said it will not; that it will only cost the City something, potentially. Cordell  
 115 said citizens will need to get approval for pruning street trees. He said this ordinance is about  
 116 keeping public trees alive and well, and covers all the trees that the City owns on public property,  
 117 or in public rights-of-way.

118 Per a question from Keith Christensen, Cordell said that the City Council has not reviewed this  
 119 yet. He said they won't until the Planning Commission agrees with its content and passes it on to  
 120 them. Cordell also said, per a prior question from Mark Hancey, that the Parks and Rec Board  
 121 put this together for the City to be able to qualify for Tree City USA Programs, through the Arbor  
 122 Foundation, and for the City to receive some funding through various organizations, if the City  
 123 does in fact qualify. Cordell said that most cities already have something like this ordinance in  
 124 place.

125 *Mark Hancey arrived at this time, 8:01pm.*

126 Cordell said that this ordinance will also be given to the City Attorney to ensure that the language  
 127 within the document is acceptable.

128 Keith Christensen said he supports this, but has concerns that the homeowners might not feel  
 129 that the trees in the front of their house in the park strip, actually belong to the City.

130 The Planning Commission continued to review and discuss various issues and concerns with this  
 131 ordinance; as well as the language of the ordinance itself, and further discussed various changes  
 132 they wanted to potentially make.

133 The Planning Commission again agreed to review the documentation individually, and to come  
 134 back to the next meeting with their comments.

135

136 Election of Planning Commission Chairman and Vice-chairman, and review of the Planning  
 137 Commission Policies and Procedures.

138 The commission briefly reviewed the policies and procedures, and discussed the fact that they  
 139 did that extensively the previous year.

140

141 *After further discussion, Mark Hancey made a motion to nominate Bruce Henderson as Chairman*  
 142 *of the Planning Commission. Glen Hansen seconded the motion. A vote was called and the*  
 143 *motion passed unanimously.*

144 *Keith Christensen made a motion to nominate Mark Hancey as Vice-Chairman of the Planning*  
 145 *Commission. Glen Hansen seconded the motion. A vote was called and the motion passed*  
 146 *unanimously.*

147

148 Workshop Session (Planning Commission)

149 - Continued work session on the General Plan's Transportation Use Element

150 The Planning Commission continued to discuss and review the General Plan's Transportation  
 151 Use Element. The commission discussed the "Safe Routes to School Program", Ross Lapray's  
 152 issues with low impact roads and the deterioration of the associated gutter system; and the  
 153 potential difficulty in the designation of "rural" roads.

154

155 Set Next Agenda and/or Discussion

156 Cordell Batt said that projects by Jack Nixon, as well as Blake Parker, may be on an upcoming  
 157 agenda; but that the transportation element is the only certain item for the next meeting's agenda.

158

159 *Mark Hancey made a motion to adjourn the meeting. Glen Hansen seconded the motion. A vote*  
 160 *was called and the motion passed unanimously.*

161

162 The meeting adjourned at: 9:20pm.

163

164 Approved by Planning Commission:

March 19, 2009

165

166 Transcribed by Marie Wilhelm

167

168 Recorded by

169

  
 Scott Bennett/City Recorder

**THE CITY OF NORTH LOGAN  
PLANNING COMMISSION NOTICE AND AGENDA**

**February 5, 2009**

The North Logan City Planning Commission will hold a regular meeting on Thursday, **February 5, 2009** in the Meeting Room at the North Logan Library, 475 East 2500 North, North Logan, Utah. The regular meeting will begin at **7:00 p.m.**

**Opening Business:**

- Roll Call, Welcome, Opening Ceremony
- Adoption of agenda
- Approve minutes of previous Planning Commission Meetings
- Follow-up on issues from previous Planning Commission meetings

**Commission Business:**

1. Election of Planning Commission Chairman and Vice-chairman, and review of the Planning Commission Policies and Procedures.
2. Consideration of a conditional use permit for (Happefrog Kidlets) child-care located at 1878 North 600 East in North Logan. (Susan Williams)
3. Consideration of Development Plan and Preliminary Plat for the Stone Gate Estates Subdivision (7 lots) located at 1475 East 1900 North. The property is 4.2 acres in the R-1-12 zone. (Steve and Victoria Hamman represented by Cache Landmark Engineering)
4. Consideration and recommendation of the Tree Ordinance and Manual for the City of North Logan to the City Council. (Staff)
5. Workshop Session (Planning Commission)
  - Continued work session on the General Plan's Transportation Use Element

**Staff Business:**

- Set Next Agenda and/or Discussion
- Adjourn

The order in which items are discussed during this meeting is subject to change throughout the meeting. Persons interested in attending the meeting for specific items should plan to be in attendance at the beginning of the meeting. Any public hearings on the agenda will be no sooner than the time specified but may be later.

# NORTH LOGAN CITY PLANNING COMMISSION MEETING

Date: February 5, 2009

**PLEASE** print clearly:

1. Tim DeBlossom
2. Val Sorenson
3. Soo Williams
4. RUSSEN GOODWIN
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_
11. \_\_\_\_\_
12. \_\_\_\_\_
13. \_\_\_\_\_
14. \_\_\_\_\_
15. \_\_\_\_\_
16. \_\_\_\_\_
17. \_\_\_\_\_
18. \_\_\_\_\_
19. \_\_\_\_\_
20. \_\_\_\_\_
21. \_\_\_\_\_
22. \_\_\_\_\_
23. \_\_\_\_\_
24. \_\_\_\_\_
25. \_\_\_\_\_
26. \_\_\_\_\_
27. \_\_\_\_\_

In order to keep accurate records of attendance and names of speakers, we would appreciate it if you would clearly PRINT YOUR NAME.

IF YOU WISH TO SPEAK DURING THE MEETING:

1. PLEASE WAIT TO BE RECOGNIZED BY THE CHAIR.
2. DO NOT SPEAK FROM THE AUDIENCE.
3. STEP TO THE PODIUM AND **GIVE YOUR NAME** BEFORE PRESENTING YOUR REMARKS.
4. **PLEASE NOTE:** REMARKS NOT MADE AT THE MICROPHONE MAY NOT BECOME PART OF THE OFFICIAL RECORD, NOR BE AVAILABLE FOR COMMISSION MEMBERS TO REVIEW.