

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on August 6, 2009**
4 **At the North Logan City Library, North Logan, Utah**
5

6 The meeting was called to order by Bruce Henderson at 7:02 p.m.

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

9 Others present were: Randy Williams, Terry Williams, Wade Dewey, Dee Fowers, Renee
10 Hawkes, Lydia Embry, Jeff Jorgensen and Marie Wilhelm.

11 The Pledge of Allegiance was led by Frank Prince.

12 An invocation was given by Glen Hansen.

13
14 **Adoption of Agenda**

15 Since Mark Hancey and Keith Christensen were unable to attend this Planning Commission
16 meeting, the Planning Commission agreed to remove Item #4 (i.e., Work Session on the
17 Transportation Use Element) from the agenda and work on it at the next meeting.

18
19 *Frank Prince made a motion to adopt the agenda as amended. Glen Hansen seconded the*
20 *motion. A vote was called and the motion passed unanimously.*

21
22 **Approval and Follow-up of Minutes for July 16, 2009 Planning Commission Meeting**

23 *Glen Hansen made a motion to approve the minutes as presented. Frank Prince seconded the*
24 *motion. A vote was called and the motion passed unanimously.*

25
26 **Follow-up**

27 Nothing at this time.

28
29 **New Business**

30 **7:15 PUBLIC HEARING – To receive public input and to consider a proposed conditional use**
31 **permit to allow an accessory dwelling in the basement of the residence belonging to Jerry Stein**
32 **at 1772 North 1200 East in North Logan. Accessory dwelling units are allowed under Ordinance**
33 **00-05 in the Land Use – Zoning Section of the Code, Section 12C-515. (Jerry Stein)**

34 Jeff Jorgensen presented the details of the request and the situation, and briefly explained the
35 ordinance pertaining to this kind of situation. He said the location has been inspected by City
36 staff, and staff recommends a positive approval for this request.

37 Frank Prince asked that if the same family who will be renting the basement continues to do so,
38 whether the owner will still have to renew the conditional use permit each year, and Jeff
39 Jorgensen confirmed that the owner would, in fact, be required to do so.

40
41 Jerry Stein, owner, explained the history of his home and location, and explained why he wanted
42 it to be a rental unit, which was primarily for extra income.

43
44 *Bruce Henderson opened the public hearing at 7:17pm.*

45 *As there were no public comments, Bruce Henderson closed the public hearing at 7:18pm.*

46
47 Jeff Jorgensen explained that actually, since the owner currently lives there by himself, per the
48 ordinance, an unrelated family *could* live there, with him being the "unrelated" renter and this
49 request would then actually not be necessary; but that as soon as his son comes home, which
50 the owner said is the plan, there would be an issue, which is why this request is taking place for
51 this situation. He said this request fits with the ideals of North Logan in maintaining the character
52 of a single family residence.

53
54 *Glen Hansen made a motion to approve this conditional use permit with the four stipulations that*
55 *staff included in the staff report. Frank Prince seconded the motion. A vote was called and the*
56 *motion passed unanimously.*

57

58 **7:30 PUBLIC HEARING** – to receive public input on a proposed minor subdivision concept plan
59 on a parcel located on Highland Drive (1.65 acres) into two (2) lots located at approximately
60 1408 East 1780 North (Highland Drive). Planning Commission may consider and recommend
61 this minor subdivision on to City Council. (Bryce Larsen)

62 Jeff Jorgensen presented the details of this location, utilizing a map of the site on an overhead
63 projector. Frank Prince asked about the process for recording the plat, which Jeff Jorgensen
64 clarified.

65
66 *Bruce Henderson opened the public hearing at 7:31pm.*
67 *As there were no public comments, Bruce Henderson closed the public hearing at 7:32pm.*

68
69 *Frank Prince made a motion to pass this on to City Council with a positive recommendation, as*
70 *proposed. Glen Hansen seconded the motion. A vote was called and the motion passed*
71 *unanimously.*

72
73 *Bruce Henderson called for a recess for 15 minutes; beginning at 7:25pm to 7:40pm.*

74
75 **7:45 PUBLIC HEARING** – To receive public input and to consider a proposed conditional use
76 permit to allow an accessory dwelling in the basement of the residence belonging to Renee
77 Hawkes at 1941 North 1650 East in North Logan. Accessory dwelling units are allowed under
78 Ordinance 00-05 in the Land Use – Zoning Section of the Code, Section 12C-515. (Renee
79 Hawkes)

80 Jeff Jorgensen briefly explained the situation, and said that Staff recommends approval for this
81 conditional use permit.

82 Applicant Renee Hawkes presented her case.

83
84 *Bruce Henderson opened public hearing at 7:45pm.*
85 *As there were no public comments, Bruce Henderson closed public hearing at 7:46pm.*

86
87 *Glen Hansen made a motion to approve the conditional use permit including the four stipulations*
88 *made by staff. Frank Prince seconded the motion. A vote was called and the motion passed*
89 *unanimously.*

90
91 **Set Next Agenda and/or Discussion**

92 Jeff Jorgensen discussed a Utah Land Institute training that Cordell had previously mentioned,
93 planned to be held for four days, one day per week, over four weeks, to be held starting
94 September 24th, 2009, at Sherwood Hills in Wellsville Canyon. He said if any of the Planning
95 Commission members are interesting in going, we have to let them know and pay any registration
96 fees.

97 Jeff also mentioned the Utah League of Cities and Towns convention being held in Salt Lake City,
98 and said there is one particular day (Thursday, September 10th) that will be particularly useful for
99 Planning Commissioners, as "land use" be discussed in depth. Jeff also briefly discussed a
100 conference being held in New Orleans, which more information will be forthcoming on.

101
102 The Planning Commission agreed to discuss the Transportation Use Element at the next
103 meeting, as they did not receive the information they needed to continue working on it.

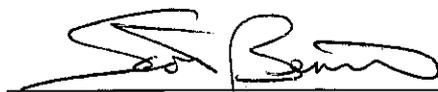
104
105 *Glen Hansen made a motion to adjourn the meeting. Frank Prince seconded the motion. A vote*
106 *was called and the motion passed unanimously.*

107
108 The meeting adjourned at: 7:50pm

109
110 Approved by Planning Commission: August 20, 2009

111
112 Transcribed by Marie Wilhelm

113
114 Recorded by

115

Scott Bennett/City Recorder

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

August 6, 2009

The North Logan City Planning Commission will hold a regular meeting on Thursday, **August 6, 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. **7:15 PUBLIC HEARING** – To receive public input and to consider a proposed conditional use permit to allow an accessory dwelling in the basement of the residence belonging to Jerry Stein at 1772 North 1200 East in North Logan. Accessory dwelling units are allowed under Ordinance 00-05 in the Land Use – Zoning Section of the Code, Section 12C-515. (Jerry Stein)
2. **7:30 PUBLIC HEARING** – to receive public input on a proposed minor subdivision concept plan on a parcel located on Highland Drive (1.65 acres) into two (2) lots located at approximately 1408 East 1780 North (Highland Drive). Planning Commission may consider and recommend this minor subdivision on to City Council. (Bryce Larsen)
3. **7:45 PUBLIC HEARING** – To receive public input and to consider a proposed conditional use permit to allow an accessory dwelling in the basement of the residence belonging to Renee Hawkes at 1941 North 1650 East in North Logan. Accessory dwelling units are allowed under Ordinance 00-05 in the Land Use – Zoning Section of the Code, Section 12C-515. (Renee Hawkes)
4. Work Session (Planning Commission)
 - Continued Work Session on the General Plan's Transportation Use Element, working on Implementation Strategies

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: August 6, 2009

PLEASE print clearly:

1. Randy Williams
2. Terry Williams
3. Wade Dewey
4. Dee Fowdells
5. Renee Hawkes
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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.