

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

7 The meeting was called to order by Bruce Henderson at 7:00 P.M.
8

9 Commission members present were: Bruce Henderson, Mark Hancey, Glen Hansen, Bob
10 Balling, Keith Christensen and Frank Prince.

11
12 Others present were: Clayton Fulton, Ken Holman, Nathan Terry, Sandra Khan, Stefanie
13 Sorensen, Reed Sorensen, Rick Sparrow, Linda Hastings, Keith Bennett, Brian Carver, Cordell
14 Batt and Marie Wilhelm.

15
16 The Pledge of Allegiance was led by Glen Hansen.
17 An invocation was given by Mark Hancey.
18

19 **Adoption of Agenda**

20 *Mark Hancey made a motion to adopt the agenda as presented. Glen Hansen seconded the*
21 *motion. A vote was called and the motion passed unanimously.*
22

23 **Approval and Follow-up of Minutes for September 3, 2009 Planning Commission Meeting**

24 *Mark Hancey made a motion to approve the minutes as presented. Glen Hansen seconded the*
25 *motion. A vote was called and the motion passed unanimously.*
26

27 **Approval and Follow-up of Minutes for October 8, 2009 Planning Commission Meeting**

28 *Mark Hancey made a motion to approve the minutes as presented. Bob Balling seconded the*
29 *motion. A vote was called and the motion passed unanimously.*
30

31 **Follow-up**

32 Cordell Batt mentioned an invitation to a meeting on the next step in the process for Envision
33 Cache Valley, which he gave to the Planning Commission (as well as to the City Council the
34 previous evening). He said they would like two members of the Planning Commission to commit
35 to attending (as well as two members of the City Council, and the Mayor). Cordell said he feels
36 that it would be important for the Planning Commission to attend, and feels their input would be
37 very beneficial. He explained that Envision Cache Valley would like input from jurisdictions,
38 which have dealt with this process before, which North Logan indeed has. Cordell read the
39 invitation/letter and discussed it further. He said the meeting is on Tuesday, November 17th at
40 7:00 P.M., at the Bridgerland Applied Technology College (BATC). Bruce Henderson and Glen
41 Hansen both said they would likely attend.

42 Cordell also mentioned a Cache Valley Transportation Safety Leadership summit, which will be
43 occurring on the same day, and will be held at the Cache County Courthouse (old building), from
44 10:00 A.M. to 1:15 P.M. Cordell said he would be attending; and Bob Balling said he could likely
45 attend this, but not the Envision Cache Valley meeting.

46 Cordell further mentioned information he gave to the Planning Commission on the planning
47 Logan City and Cache County have done on the Airport Master Plan. Cordell mentioned that he
48 was part of the technical committee on that, and has been part of the process all the way through.
49

50 **New Business**

51 Consideration of a Conditional Use Permit for a structure (storage facility for feed) and corrals on
52 private open space behind the residence of Reed Sorensen located at 1045 East 2650 North,
53 North Logan. This is complying with the Open Space ordinance and agreement approved for this
54 open space. (Reed Sorensen)

55 Cordell Batt presented the item and described the situation and the details of this conditional use
56 permit request; and said they comply with what the ordinance requires. Mark Hancey had a
57 question about the requirements regarding open versus enclosed storage, which Cordell
58 explained. Mr. Sorensen used the overhead, projected map to clarify various points for the
59 Planning Commission. Mark Hancey further discussed the language of the ordinance and said
60 that it may need to be changed to be more specific regarding not allowing enclosed facilities.
61 Cordell said that it was determined at previous meetings, that this type of facility will not be
62 considered "enclosed".

63

64 *Mark Hancey made a motion to approve the conditional use permit that would consist of the*
65 *language in the City's packet on attachment "C", paragraph five (5), and inclusive of all staff*
66 *recommendations in the staff report. Glen Hansen seconded the motion. A vote was called and*
67 *the motion passed unanimously.*

68

69 **7:15 pm - PUBLIC HEARING – Consideration of a Conditional Use Permit for an accessory**
70 **dwelling for Sandra Khan located at 909 East 2950 North, North Logan. (Sandra Khan)**

71 Cordell Batt presented the situation and explained the details of the request. He explained some
72 of the requirements including having sufficient off-street parking, access to the location, having
73 the home inspected, etc. He said the inspectors have reviewed the site and do not see any
74 reason for this not to go forward. He also mentioned that the owner (Sandra Khan) will be
75 required to submit a notarized letter stating that she is the owner and will in fact be living in a part
76 of the house that is actually attached to the home. He said that staff has reviewed this and
77 recommends that the Planning Commission approve this with the conditions staff has included in
78 the staff report. He further discussed the usefulness of this kind of situation, for people who may
79 be going through a life change, needing an additional income, etc. Cordell explained that
80 essentially, the definition for this use is two families: a family (family members) which is related,
81 plus one unrelated; and that one of those families has to be the owner/occupant. He explained
82 other requirements, including stating that the conditional use [allowance] does not run with the
83 property, it runs with the ownership (i.e., once the owners leaves the home, the conditional use
84 goes away). The Planning Commission also discussed that there will be four parking places on
85 site, including parking within the garage.

86

87 *Keith Christensen arrived at the meeting at this time, 7:28 P.M.*

88

89 *Bruce Henderson opened the public hearing at 7:32 P.M.*

90

91 Applicant Sandra Khan generally commented on the benefit of allowing families to "double up" in
92 homes, especially in residential neighborhoods, particularly in this economy. She said as a
93 whole, communities should be open to this. She also commented that in allowing her to live there
94 *with* a rental tenant, she, as the owner, would care more about maintaining the home in a good
95 way, as well as care about the feelings of the neighbors.

96

97 Liva Turner, a next-door neighbor to Sandra Khan, said that when Ms. Khan had her rental family
98 there before, it was really a nice family, and that she felt comfortable with them there as
99 neighbors. She said she has known Ms. Khan for several years and feels she is a really good
100 person and has no problem with her renting her home out.

101

102 Linda Hastings, who said she is the next-door neighbor on the *other* side of the home, expressed
103 her concerns about the parking situation. She said the previous renters had four medium-sized
104 cars, and Ms. Kahn had three or four of her own. She said, therefore, there were about seven or
105 eight cars there requiring parking. She said that with winter coming, she is concerned about the
106 parking. She said they park at a slant, as well as across the sidewalk, partially blocking it. She
107 asked Ms. Khan if she had cleaned out her garage and could now park in it.

108

109 Ms. Khan responded and explained the actual, current parking situation. She also explained that
110 there are only going to be a total of four vehicles being parked at the home; as well as the fact

111 that she put white markers on the driveway for the vehicles being parked there, to denote the
112 parking spaces. Ms. Hastings was satisfied with the current parking situation as Ms. Khan
113 explained it.

114

115 *As there were no further public comments, Bruce Henderson closed the public hearing at 7:38*
116 *P.M.*

117

118 Bob Balling asked how many residents would be in the home. Ms. Khan said she has not rented
119 it to an additional family yet.

120

121 *Glen Hansen made a motion to approve the Conditional Use Permit, including the conditions as*
122 *listed by staff in the staff report; and including an additional condition that there can only be a total*
123 *of four vehicles for the occupants living on site; not including visitors or guests. Mark Hancey*
124 *seconded the motion. A vote was called and the motion passed unanimously.*

125

126 Presentation by Clayton Fulton (Program Specialist), Department of Community and Culture,
127 State of Utah, on the processes and resources available in helping the city begin to put together a
128 revised/updated Housing Element for the General Plan. (Staff)

129 Cordell Batt introduced Program Specialist, Clayton Fulton, and said that Mr. Fulton would be
130 explaining how he could help North Logan City with our housing element for the general plan.

131 Mr. Fulton gave a presentation outlining some of the tools and resources that are available to the
132 City for creating a moderate-income housing plan, and discussed the process for doing so.

133 Per a question from Keith Christensen, Mr. Fulton said he would be at our City's disposal to assist
134 with this. Per a question from Mark Hancey, Mr. Fulton said his presentation was in PowerPoint,
135 and agreed to email a copy to the Planning Commission.

136 Brian Carver, Community and Economic Development Director for Bear River Association of
137 Governments, explained some of the assistance he has provided for local communities on
138 moderate income and workforce housing planning and implementation. He said he would send a
139 copy of a "Needs Assessment Model" to the City to aid in determining their needs. He said it is
140 an Excel spreadsheet; and also mentioned a workbook that goes along with it that not only
141 describes how to use the software, but also includes much useful information regarding what is
142 needed on this whole project. He said he would make his office available to North Logan City to
143 help with this and would assist in any way he could. He mentioned that at the end of the month, a
144 countywide workshop will be held regarding workforce housing planning and implementation, and
145 he will make sure an invitation is extended to North Logan City.

146

147 *Bob Balling left the meeting at this time, 8:19 P.M.*

148

149 Lydia Embry asked Mr. Carver how they defined and measured "area", who explained that they
150 typically used the parameters for "Metropolitan Statistical Area" (MSA) and that if there is no
151 MSA, then county statistics are used.

152

153 Review and comments on the 2500 North 200 East Subdivision Lot #4 Proposed Multi-family
154 Housing Development. (Overland Development Inc., Devon Stevenson)

155 Ken Holman explained that he and Rick Sparrow are partners on this development, on property
156 that he (Mr. Holman) owns. Mr. Holman said he is from Overland Development and briefly
157 explained what they do. He explained that they do a lot of multifamily housing. He briefly
158 explained the history of this development and said lot four was always planned to be utilized for
159 multi-family development. He gave further details of their intentions for the site. He said that they
160 simply wanted to get the Planning Commission's comments, review and concerns, and will then
161 take those back and include them with their site plan, and submit that site plan for approval. He
162 said they are planning to develop 168 apartment units, and further described some of the
163 amenities planned for the project, including a clubhouse, swimming pool, sports court, two tot
164 lots, etc. He said this is not designed for student housing necessarily, but rather for the
165 community, primarily for young families.

166 Mark Hancey mentioned prior issues regarding a subdivision being located on 200 East; and Mr.
167 Holman described how the street plan has changed to accommodate this (including the widening
168 of 200 East), as well as other details, and said that the layout will work better now.

169 Mark Hancey asked Cordell about this, and Cordell said that he gave them copies of the City
170 Council meeting minutes where this was discussed. He also said he spoke with Jeff Jorgensen,
171 and Cordell's understanding is that the City cannot stop the developer from developing while a
172 decision is waiting to be made based on the environmental study for 200 East and that ultimately
173 UDOT will have to base some of their decisions according to what happens with this development
174 and whether or not it goes through.

175 Cordell, the Planning Commission and Mr. Holman discussed various design elements regarding
176 this subdivision. Cordell also discussed the necessity of this development following the City's
177 design guidelines.

178
179 Final Review/Consideration and possible recommendation to City Council of the new proposed
180 Transportation Element to the city's General Plan with new changes/revisions proposed by the
181 public at the last Public Hearing. (Staff)

182 The Planning Commission mentioned a couple of typographical errors needing to be fixed and
183 briefly discussed other minor details.

184

185 *Keith Christensen made a motion to make a positive recommendation to the City Council,*
186 *including the changes as discussed. Glen Hansen seconded the motion. A vote was called and*
187 *the motion passed unanimously.*

188

189 Cordell said he will make the discussed changes, and put the copy on the North Logan City
190 website; then the City Council will set up their public hearing.

191

192 Lydia Embry expressed that she felt traffic coordination was terrible, specifically during the North
193 Logan City Pumpkin Walk.

194

195 Review and consideration of the proposed annexation, including zoning, for the following
196 properties: Cache County's property in the vicinity of the Eccles Ice Center, Quality Auto Sales'
197 property at 2828 N Main, the Berger property at 2800 N and 1150 E, and lots 7 and 8 of the
198 Verdant Vista Subdivision.

199 Cordell Batt described the situation and per Mark Hancey's question, said the property owners
200 are in agreement. Cordell said there are other properties that the City would have preferred to
201 annex in at the same time, but that there were property owners who did not want to do that right
202 now, for various reasons, and were therefore not included as part of this annexation. He said
203 there are still properties that are between North Logan City and Hyde Park that are still "County",
204 and will remain so until the City receives request to annex them. He said the City could have
205 forced the issue on those properties, but chose not to do that for those owners who do not want
206 to be part of the City yet. Per a question from Keith Christensen, Cordell said the City provides
207 services for some of those properties. The Planning Commission briefly discussed this further.
208 Per a question from Keith Christensen, Cordell said that an area adjacent to the Ice Arena is not
209 being considered at this time for a high school site, as was proposed several years ago. Cordell
210 said part of this annexation includes proposed zoning for those areas, which he said is consistent
211 with the surrounding properties (and is "General Commercial").

212

213 *Mark Hancey made a motion to make a positive recommendation to the City Council. Keith*
214 *Christensen seconded the motion. A vote was called and the motion passed unanimously.*

215

216 **Set Next Agenda and/or Discussion**

217 Cordell asked if the Planning Commission had any interest in having the consultant who worked
218 on the Logan Cache Airport Master Plan to do a presentation to the Planning Commission, which
219 is something they offered. The Planning Commission discussed this.

220

221 Cordell said he will not be at the next Planning Commission meeting, and that the only item
222 planned for that agenda at this time is an application for an industrial subdivision.

223

224

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

227

228

229 The meeting adjourned at: 8:55 P.M.

230

231

232 Approved by Planning Commission:

December 17, 2009

233

234

235 Transcribed by Marie Wilhelm

236

237 Recorded by

238

239



Scott Bennett/City Recorder

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

November 5, 2009

The North Logan City Planning Commission will hold a regular meeting on Thursday, **November 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: **7:00 p.m.**

- Roll Call, Welcome, Opening Ceremony
- Adoption of agenda
- Approve minutes of previous Planning Commission Meetings (September 3, 2009 and October 8, 2009)
- Follow-up on issues from previous Planning Commission meetings

Commission Business:

1. **7:15 pm - PUBLIC HEARING** – Consideration of a Conditional Use Permit for an accessory dwelling for Sandra Khan located at 909 East 2950 North, North Logan. (Sandra Khan)
2. Consideration of a Conditional Use Permit for a structure (storage facility for feed) and corrals on private open space behind the residence of Reed Sorensen located at 1045 East 2650 North, North Logan. This is complying with the Open Space ordinance and agreement approved for this open space. (Reed Sorensen)
3. Presentation by Clayton Fulton (Program Specialist). Department of Community and Culture, State of Utah, on the processes and resources available in helping the city begin to put together a revised/updated Housing Element for the General Plan. (Staff)
4. Review and comments on the 2500 North 200 East Subdivision Lot #4 Proposed Multi-family Housing Development. (Overland Development Inc., Devon Stevenson)
5. Final Review/Consideration and possible recommendation to City Council of the new proposed Transportation Element to the city's General Plan with new changes/revisions proposed by the public at the last Public Hearing. (Staff)
6. Review and consideration of the proposed annexation, including zoning, for the following properties; Cache County's property in the vicinity of the Eccles Ice Center, Quality Auto Sales' property at 2828 N Main, the Berger property at 2800 N and 1150 E, and lots 7 and 8 of the Verdant Vista Subdivision.

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 attend 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: November 5, 2009

PLEASE print clearly:

1. Clayton Fulton
2. Kent Holman
3. Nathan Terry
4. Sandra Khan
5. Stephanie Sorenson
6. Reed Spensen
7. Rick Jandow
8. Linda Hastings
9. Keith Bennett
10. BRIAN CARVER
11. _____
12. _____
13. _____
14. _____
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16. _____
17. _____
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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.