

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on December 17, 2009**
4 **At the North Logan City Library, North Logan, Utah**
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7 The meeting was called to order by Bruce Henderson at 7:00 P.M.

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

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12 Others present were: Lydia Embry, Cordell Batt and Marie Wilhelm.

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14 The Pledge of Allegiance was led by Bob Balling.
15 An invocation was given by Bruce Henderson.

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17 **Adoption of Agenda**

18 *Mark Hancey made a motion to adopt the agenda as presented. Glen Hansen seconded the*
19 *motion. A vote was called and the motion passed unanimously.*
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21 **Approval and Follow-up of Minutes for November 5' 2009 and November 19, 2009 Planning**
22 **Commission Meetings**

23 **November 5, 2009 Planning Commission Meeting Minutes**

24 *Mark Hancey made a motion to approve the minutes as amended. Bob Balling seconded the*
25 *motion. A vote was called and the motion passed unanimously.*
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27 **November 19, 2009 Planning Commission Meeting Minutes**

28 *Glen Hansen made a motion to approve the minutes as presented. Mark Hancey seconded the*
29 *motion. A vote was called and the motion passed unanimously.*
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31 **Follow-up**

32 Cordell discussed the Terms of Service document he gave to the Planning Commission members
33 and said if they are interested in continuing to serve on the Planning Commission, they should
34 discuss it with the Mayor. Mark Hancey and Bob Balling both mentioned that they had submitted
35 their names for the open slot on the City Council. Cordell mentioned that Allen Kartchner and
36 Lucy Watkins have both submitted their names, as well. Cordell said the Mayor will be contacting
37 each of the Planning Commission members whose terms are expiring, to determine whether or
38 not they want to continue on the Planning Commission.

39 Cordell said that the City Council wants to discuss the Transportation Element further before
40 passing it. He briefly mentioned some of their concerns and comments, and said that the City
41 Council would like to schedule 40 minutes or so to discuss it at the next City Council meeting in
42 January.

43 Cordell mentioned that the individual who came to a previous Planning Commission meeting and
44 offered to help the City with its Housing Element, is no longer in the same position. He said that
45 Brian Carver, who attended the meeting with that person that evening, has offered to step in and
46 help. Cordell said they will likely work on that in January.

47 Per a question from Bob Balling, the results of the North Logan Christmas Light contest were
48 reviewed.
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50 **New Business**

51 Discussion on making changes to the Permitted and Conditional Uses in Zones Matrix, found in
52 the Code, Title 12.C LAND USE – ZONING, Chapter 12.C-1001. The suggested changes would
53 allow additional compatible uses in the commercial/industrial zones (multi-family housing as an
54 example). Staff

55 Cordell mentioned that the City has had several requests for projects that could only go through if
56 a rezone were to take place. He said it was discussed among Staff, that rather than having to
57 consider a re-zone each time a request comes in, to instead possibly modify the City's Permitted
58 and Conditional Use matrix. He further discussed this, and also explained how proposed
59 changes to this matrix would allow more compatibility between uses in the commercial/industrial
60 zone. The Planning Commission discussed this further. Cordell said that at this meeting, he is
61 simply trying to get feedback from the Planning Commission on whether or not changing the
62 matrix is something they might want to do; and if so, Cordell will work up some documentation,
63 which the Planning Commission will review. The Planning Commission agreed that this is the
64 direction to take.

65 Cordell said he also wanted the Planning Commission to consider some issues with the code,
66 including setbacks for buildings, as well as clarifying height regulations for residential buildings,
67 which the Planning Commission discussed. He said another issue to be considered is the City's
68 current definition for an accessory dwelling, which currently is required to be attached to the
69 home. He said he would like to propose allowing a detached accessory dwelling. He also
70 explained the issue of setbacks in relation to accessory dwellings, and said that needed to also
71 be reviewed; which the Planning Commission continued to discuss. They further discussed with
72 Cordell, the code's definition for family, regarding how many related and unrelated individuals are
73 allowed to live together in the same residence. Cordell said currently, the City's definition is
74 "Family plus One", but that the County is suggesting that the City increase that, to possibly family
75 plus three, or even four. He said the City Council is reviewing this; and further explained the
76 various negatives issues with allowing so many in a home.

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79 *Mark Hancey made a motion to adjourn the meeting. Bob Balling seconded the motion. A vote*
80 *was called and the motion passed unanimously.*

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

84 Simply mentioned that the next meeting will be held on January 7, 2010

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87 The meeting adjourned at: 8:17 P.M.

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90 Approved by Planning Commission:

January 21, 2010

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92 Transcribed by Marie Wilhelm

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94 Recorded by

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Scott Bennett/City Recorder

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

December 17, 2009

The North Logan City Planning Commission will hold a regular meeting on Thursday, **December 17, 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
- Follow-up on issues from previous Planning Commission meetings

Commission Business:

1. Discussion on making changes to the Permitted and Conditional Uses in Zones Matrix, found in the Code, Title 12.C LAND USE – ZONING, Chapter 12.C-1001.. The suggested changes would allow additional compatible uses in the commercial/industrial zones (multi-family housing as an example). Staff

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.