

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on January 7, 2010**
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.

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

11
12 Others present were: Justin Taylor, Steven Taylor, Dan Turner, Larry Soule, Lydia Embry, Cordell
13 Batt and Marie Wilhelm.

14
15 The Pledge of Allegiance was led by Glen Hansen
16 An invocation was given by Bob Balling.

17
18 **Adoption of Agenda**

19 *Glen Hansen made a motion to adopt the agenda as presented. Bob Balling seconded the*
20 *motion. A vote was called and the motion passed unanimously.*

21
22 **Approval and Follow-Up of December 17, 2009 Planning Commission Meeting Minutes**

23 Not available at this time.
24

25 **Follow-up**

26 Cordell Batt mentioned a flyer from the Cache Citizen Planner Training series he gave to the
27 Planning Commission members. He said it is something that Cache County is doing and said he
28 highly recommends that the Planning Commission members try to attend some of the training
29 sessions. He said they are holding several sessions, and the next one is being held on Thursday,
30 January 21st, from 11:30 A.M. to 12:45 P.M., and you need to bring your own lunch. (This
31 session will repeat the first session, previously held on January 5th). Cordell briefly discussed the
32 topic of the training and further discussed the idea that is being pushed by the Utah League of
33 Cities and Towns, which is to have the City Council be a legislative body. He also mentioned a
34 new item in state code, which no longer requires a public hearing for subdivisions, and explained
35 some of the benefits of this. Per a question from Bob Balling, Cordell said that noticing for new
36 subdivisions is no longer required by the state; but that the city *can* do it, if they feel it necessary.

37
38 Cordell mentioned that the City Council will be reviewing the Transportation Element at their
39 January 20, 2010 meeting. He said the City Council is not requiring that the Planning
40 Commission be there, but that it might be beneficial if they are.

41
42 **New Business**

43 **Recommendation of the concept plan for the Northern Meadows Subdivision, a 6-lot subdivision**
44 **(2.0 acres) in the R-1-12 zone located at approximately 800 East ad 2630 North, North Logan.**
45 **(Craig Champlin)**

46 Cordell Batt presented the plan and oriented those in attendance to the site using a map on an
47 overhead projector, as well as displaying an aerial photo of the area. He said this plan complies
48 with the zoning of the area. He said there is existing water and sewer off of 800 East which they
49 will tie into; and continued to explain and review further details included in the staff report.
50 Cordell explained that when Craig Champlin purchased the property, he was told there were no
51 water shares associated with the property, which Mr. Champlin is checking into with the irrigation
52 company. Cordell said Mr. Champlin has some water shares of his own; and also said that the
53 City will require that Mr. Champlin install a secondary water system, which will all be worked out
54 in the next step of the development plan (which will take care of the water conservation plan
55 requirement). Cordell said that Mr. Champlin will be required to comply with all of the City's
56 design standards in terms of curb, gutter and sidewalk, or any other necessary improvements, as
57 well as any ancillary agreements that may come up. Cordell said that the bonus determinate is
58 being utilized, therefore the lots may be slightly less than 12,000 square feet; but that the lots

59 cannot go over the total density for that area in that zone. He said staff is recommending that the
60 Planning Commission consider giving a positive to the City Council for this plan, with the inclusion
61 of the stated items listed in the staff report.

62 The Planning Commission discussed various minor items, including access and setbacks.

63

64 *Glen Hansen made a motion to make a positive recommendation to the City Council including the*
65 *conditions made in the staff report. Bob Balling seconded the motion. A vote was called and the*
66 *motion passed unanimously.*

67

68 Recommendation of the concept plan for the Krebs Trust Subdivision, a 5-lot subdivision (5.0
69 acres) in the RE-1 zone located at approximately 1250 East and 2700 North, North Logan.
70 (Krebs Trust represented by Steven Taylor)

71 Cordell Batt presented the situation and oriented the attendees to the site via an overhead map.
72 He explained that this is being developed through the Krebs Trust (and that this subdivision does
73 not yet have a name). He said they are looking at dividing the five acres, into five one-acre lots.
74 He said they are going to use the bonus determinate. He also explained that when the
75 application meeting was held, the owners said there are some property lines which are still in-flux,
76 and will have to be clarified during the surveying process, which *might* make some of those lots
77 slightly smaller than one acre. He said smaller is allowed, but with the bonus determinate, they
78 just cannot go over the five lots total. He also said they will tie into the existing water and sewer.

79 *Keith Christensen arrived at this time: 7:27 P.M.*

80 Cordell said they are going to install curb, gutter and sidewalk, and in agreement with the City,
81 will determine when that will be done. He explained which reports will both be waived, and
82 required. He said the developers are required, per the conservation plan, to meet with the
83 irrigation company; and, as part of the subdivision, will be required to install a secondary water
84 system, and declare how those shares will be divided. He said there will be no open space
85 proposed for this. He said staff is recommending that the Planning Commission consider
86 granting a positive recommendation on this to the City Council, including all of the conditions as
87 listed in the staff report.

88 Per a question from Keith Christensen regarding the right of way on the road, Cordell said that
89 will be worked out. Cordell briefly explained some of the surveying confusion for that area, and
90 said it will be worked out with the surveyor and the City Engineer.

91 Steven Taylor briefly explained the current boundary situation, and said it will be worked out.

92 Per a question from Bruce Henderson, Cordell said that curb and gutter will be required on both
93 streets. Cordell further discussed improvements and that certain items are still to be worked out;
94 which information will be included in the report next time this goes before the Planning
95 Commission. After further discussion of various items, including the fact that the original Krebs'
96 home and the accessory buildings will remain with *that* property; Cordell said this plan is very
97 straightforward.

98

99 *Keith Christensen made a motion to make a positive recommendation to the City Council for this*
100 *plan. Bob Balling seconded the motion. A vote was called and the motion passed unanimously.*

101

102 Continued discussion and possible recommendation on changes to the Permitted and Conditional
103 Uses in the Zoning Matrix, found in the Code, Title 12.C LAND USE – ZONING, Chapter 12.C-
104 1001. The suggested changes would allow additional compatible uses in the
105 commercial/industrial zones (multi-family housing as an example). Also, suggested changes to
106 the accessory dwelling conditional use to allow detached units and better code language
107 clarifying height of buildings, accessory dwellings and setbacks for these. (Staff)

108 Cordell Batt mentioned an Envision Cache Valley recommendation to review and do exactly what
109 the City's proposing to do, which they say will help with future planning. Cordell also referred to
110 the comments he received from City Attorney, Bruce Jorgensen, regarding the potential changes
111 to the document, which the Planning Commission agreed to go through at the end of their review
112 of the accessory dwelling language. Cordell went over the list of the changes and the Planning
113 Commission discussed this at length. He said they are proposing to make several changes to
114 "accessory dwelling", and went on to explain them (including the new definition for "accessory
115 dwelling"), and how the process will potentially go. He discussed how these changes could help
116 facilitate different types of housing in the City, as well as accessory dwellings. The Planning

117 Commission continued to discuss other items such as set-backs, possibly removing annual
118 conditional use permit approvals, annual inspections, etc. Per a question from Cordell, the
119 Planning Commission agreed that the new definition for accessory dwelling was acceptable.
120 Cordell and the Planning Commission discussed some of the changes Atty. Jorgensen suggested
121 regarding accessory dwellings. The Planning Commission agreed to strike the sentence
122 requiring annual inspections; and agreed that it can be changed again in the future, if issues
123 arise. (For clarification, all of #2 will be deleted). They continued to review Atty. Jorgensen's
124 changes. They discussed the fact that the conditional use permit an applicant gets for their home
125 "goes away" when the home is sold; and that the new owner may need to make costly changes to
126 the building in order to bring it up to current code, if he is interested in having a rental unit.

127 Keith Christensen asked about any potential non-compliance issues in the case of "old" standards
128 not being currently up to code on an accessory dwelling/residence, when a renter remains living
129 in a property, but the property has changed ownership. Cordell said the resident could remain in
130 the residence until the new owner makes the changes; or if the owner decides the changes would
131 be more costly than he could bear, he would have to have the tenant move out. He said there
132 are actually very few situations like that which exist in this area. He said he will ask Atty.
133 Jorgensen about this, however.

134 Bruce Henderson said, for the record, his own property may be in conflict with this because it is
135 within the RB zone; and Cordell said Bruce is not in conflict, as he is not the one proposing these
136 changes.

137 The Planning Commission continued to discuss additional items, including mixed use, and other
138 potential changes. Cordell mentioned a correction needing to be made on page 70, where the
139 item "FR" (Forest Recreation) was stricken; and said it actually needs to remain. He said he
140 didn't think there were any locations that fit that within the City; but he discovered that when
141 annexations were recently done, the City annexed in a piece which includes FR (i.e., the area the
142 ice area is in, because the County requires that it be FR). They discussed simply changing it to
143 "Recreation", but after discussion, decided it should remain as is.

144 The Planning Commission also discussed some changes Bruce Jorgensen is recommending
145 regarding height requirements for residential and accessory buildings. Bruce Henderson brought
146 up an item in the document (#5 on page 70) that he thought they had previously changed
147 regarding requiring buildings be 35 feet, rather than "two and one half stories". Cordell said "35
148 feet" is correct, and not changing that was an oversight, which he will correct. They continued to
149 discuss Atty. Jorgensen's proposed changes. Cordell said a draft of this will be given to City
150 Council, and that they will have approximately a week to review it; and that then the Planning
151 Commission will discuss it again. He said when the City Council is then comfortable to do so,
152 they will hold a public hearing (which is required when changing an ordinance).
153

154 *Keith Christensen made a motion to make a positive recommendation, with the inclusion of City*
155 *Attorney Bruce Jorgensen's changes, as discussed, in addition to addressing the issue of a five-*
156 *foot over-hang. Glen Hansen seconded the motion. A vote was called and the motion passed*
157 *unanimously.*
158

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

160 Cordell mentioned that the election of Chair and Vice Chair for the Planning Commission will be
161 taking place at a meeting in February.
162

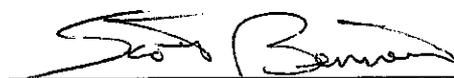
163 *Glen Hansen made a motion to adjourn the meeting. Bob Balling seconded the motion. A vote*
164 *was called and the motion passed unanimously.*
165

166 The meeting adjourned at: 8:55 P.M.
167

168 Approved by Planning Commission: February 4, 2010
169

170 Transcribed by Marie Wilhelm
171

172 Recorded by
173
174



Scott Bennett/City Recorder

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

January 7, 2010

The North Logan City Planning Commission will hold a regular meeting on Thursday, **January 7, 2010** 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. 7:15 pm – 7:30 pm Recommendation of the concept plan for the Northern Meadows Subdivision, a 6-lot subdivision (2.0 acres) in the R-1-12 zone located at approximately 800 East and 2630 North, North Logan (Craig Champlin)
2. 7:30 pm – 7:45 pm Recommendation of the concept plan for the Krebs Trust Subdivision, a 5-lot subdivision (5.0 acres) in the RE-1 zone located at approximately 1250 East and 2700 North, North Logan (Krebs Trust represented by Steven Taylor)
3. 7:45 pm – 9:20 pm Continued discussion and possible recommendation on changes to the Permitted and Conditional Uses in the Zoning 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). Also, suggested changes to the accessory dwelling conditional use to allow detached units and better code language clarifying height of buildings, accessory dwellings and setbacks for these. (Staff)

Staff Business: 9:20 pm – 9:30 pm

- 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: *January 7, 2010*

PLEASE print clearly:

1. *Justin Taylor*
2. *Steven Taylor*
3. *DAD TUZIDER*
4. *Larry Soule*
5. _____
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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.