

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on April 8, 2010**
4 **At the North Logan City Library, North Logan, Utah**
5
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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: Bruce Henderson, Mark Hancey, Geri Christensen and
10 Glen Hansen. (Frank Prince and Bob Balling were absent.)

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12 Others present were: Craig Champlin, Lyman Stevens, Kathryn Stevens, Marla Bennion, Sam
13 Bennion, Allen Kartchner, Kate Clark, Justin Taylor, Steven Taylor, Jack Nixon, Mark Thomas,
14 Nolan Krebs and Cordell Batt.

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16 The Pledge of Allegiance was led by Mark Hancey.
17 An invocation was given by Bruce Henderson.

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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.*

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23 **Approval and Follow-up of Minutes for March 4, 2010 Planning Commission Meeting**

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

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27 **Follow-up**

28 Cordell reminded the Commissioners of the continued training opportunities sponsored by the
29 County and the next one was the Legislative Update on April 15, 2010 at 11:30 am held in the
30 County Administration Building Room 109. Mark Hancey and Geri Christensen indicated that
31 they would try and attend.

32
33 **New Business**

34 **7:15 pm PUBLIC HEARING** is being held to receive public input, as required by Code, on a
35 proposed subdivision development plan (Krebs Subdivision) located on parcel 04-052-0015
36 (5.017 acres) located at approximately 1255 East 2700 North, North Logan into five (5) lots. This
37 parcel is located in the RE-1 zone. (Nolan Krebs)

38 Cordell reviewed the details of this subdivision with the Planning Commission, indicating that the
39 City Assistant Engineer had reviewed the submitted Development Plan and Preliminary plat and
40 still had many outstanding issues that needed to be addressed. A list of these issues was found
41 in the Staff report. Cordell recommended that the Planning Commission go ahead and hold the
42 Public Hearing to receive public comment, but was not recommending that they pass on any
43 recommendation to City Council until the applicant had time to submit the additional information
44 required by the City Engineer.

45 The applicant, Steven Taylor quickly reviewed the list of issues with the Planning Commission
46 and indicated that they would get the information necessary to address each item on the list and
47 get them submitted for review by Staff.

48
49 *Bruce Henderson opened the Public Hearing. There were no comments. Bruce then closed the*
50 *Public Hearing.*

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52 Mark Hancey again stated that all of the items from the Engineer's list should be cleared prior to
53 coming back to the Commission. Cordell indicated that they would not bring this back to the
54 Planning Commission until all the necessary information was received and reviewed by Staff.

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No motion was made.

7:20 pm PUBLIC HEARING is being held to receive public input, as required by Code, on a proposed subdivision development plan (Northern Meadows) located on a parcel 04-059-033 (2.0 acres) located at approximately 2660 North and 800 East, North Logan into six (6) lots. This parcel is located in the R-1-12 zone. (Craig Champlin)

Cordell reviewed the details of this subdivision with the Planning Commission indicating that the City Assistant Engineer had reviewed the submitted Development Plan and Preliminary plat and did not have any outstanding issues that needed to be addressed. Cordell recommended that the Planning Commission hold the Public Hearing to receive comment and indicated that Staff was recommending they make a positive recommendation for this subdivision to City Council. The Planning Commission asked the applicant, Craig Champlin, about the water shares for this subdivision. Craig indicated that when the property was purchased, the water rights were not purchased with the property and that they had been sold. He did state, however, that he already owned enough water shares on this canal and would use some of these shares for this subdivision. Cordell indicated that this would be worked out with the local irrigation company and noted on the plat.

Bruce Henderson opened the Public Hearing. There were no comments. Bruce then closed the Public Hearing.

Geri Christensen made a motion to recommend approval to the City Council for the Development Plan and Preliminary Plat for the Northern Meadows Subdivision, with Staff's recommendations. Mark Hancey seconded the motion and added a friendly amendment that the irrigation shares be worked out and noted on the plat as discussed. Geri accepted this friendly amendment. A vote was called and the motion passed unanimously.

7:30 pm PUBLIC HEARING is being held to receive public input, as required by Code, on the proposed conditional use permit to allow an accessory dwelling in a new residence that will belong to Mark and Suzanne Thomas located at 1835 North 1900 East, North Logan. This Lot is located in the Green Canyon View Estates Subdivision and is zoned R-1-12. (Mark and Suzanne Thomas)

Cordell reviewed the information in the Staff report with the Planning Commission and indicated that Staff had no concerns with this accessory dwelling in this neighborhood. He indicated that this was a new neighborhood and that this was a new home being built; and that the applicant would be building it to the standards so that it would comply with the requirements of the conditional use permit for an accessory dwelling. He said that Staff was recommending approval for this accessory dwelling. The applicant, Mark Thomas stood and stated that a personal illness was the reason he was applying for the conditional use.

Bruce Henderson opened the Public Hearing. There were no comments. Bruce then closed the Public Hearing.

Glen Hansen made a motion to approve the Accessory Dwelling for the Mark and Suzanne Thomas Residence with Staff's recommendations. Mark Hancey seconded the motion and added a friendly amendment that included the findings of fact in the Staff's Report as part of the motion. Glen accepted this friendly amendment. A vote was called and the motion passed unanimously.

Consideration and possible recommendation of a Zoning Amendment to rezone the Maple Rock Commercial Condominium Project (4.85 acres) from a Community Commercial Zone to a Mixed-Use General Zone to allow a mix of uses not currently allowed on this parcel. The Maple Rock Commercial Condominium Project is located at 1700 North 200 East, North Logan. (Nixon and Nixon, Inc.)

Cordell reviewed this rezone request for the Maple Rock Commercial Condominium Project.

111 He said that the applicant intends to build a Senior Apartment Complex Development with a retail
112 pad off 200 East. This would require the rezone of the 4.85 acres from its current zoning of "CC"
113 Community Commercial to a "MX-G" Multi-Use General Zone.

114 Considering the location, the need for this type of housing in North Logan and the existing uses
115 around the proposed change, Cordell said that Staff feels this is a reasonable request.

116 Cordell also reviewed some of the items the Planning Commission should consider and discuss
117 before making a recommendation. He said it would be important for the Planning Commission to
118 consider the objectives and policies that correlate with the current General Plan and how they
119 relate to this proposed project and requested zone change. A discussion followed.

120 The applicant stood and gave some additional information on what they wanted the project to be,
121 and said that they had done many other similar projects and stated how successful they were.
122 They also indicated that they thought that this was the first senior apartment-type project in the
123 Valley that they knew of, and that the demand for this type of housing was high.

124 Cordell indicated that Staff was recommending that Planning Commission forward a positive
125 recommendation to the City Council on the Zoning Change to rezone the 4.85 acres from it's
126 current zoning of "CC" Community Commercial to a "MX-G" Multi-Use General Zone. He also
127 indicated that a Public Hearing would be required, and all those adjacent to the requested rezone
128 property would be properly notified for the hearing.

129
130 *Geri Christensen made a motion to recommend approval to the City Council for the rezone of the*
131 *Maple Rock Commercial Condominium Project (4.85 acres), from a Community Commercial*
132 *Zone to a Mixed-Use General Zone, to allow a mix of uses not currently allowed on this parcel.*
133 *Glen Hansen seconded the motion. A vote was called and the motion passed unanimously.*

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

136 Bruce Henderson made the announcement that he had accepted employment in Hawaii and
137 would be leaving shortly. He stated that he had been a hard decision to make. He said that he
138 had considered it a privilege to serve the City as a Planning Commissioner and would miss being
139 able to serve with everyone on the Commission.

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141 The Planning Commission happily sang Happy Birthday on tape to Marie who was not able to be
142 there.

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144 *Mark made a motion to adjourn. Glen Hansen seconded. A vote was called and the motion*
145 *passed unanimously.*

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147 The meeting adjourned at: 8:30 pm

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150 Approved by Planning Commission:

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153 Transcribed by Cordell Batt

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155 Recorded by

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Scott Bennett/City Recorder

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

April 8, 2010

The North Logan City Planning Commission will hold a regular meeting on Thursday, **April 8, 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 – 7:20 pm** **PUBLIC HEARING** is being held to receive public input, as required by Code, on a proposed subdivision development plan (Krebs Subdivision) located on parcel 04-052-0015 (5.017 acres) located at approximately 1255 East 2700 North, North Logan into five (5) lots. This parcel is located in the RE-1 zone. (Nolan Krebs)
2. **7:20 pm – 7:30 pm** **PUBLIC HEARING** is being held to receive public input, as required by Code, on a proposed subdivision development plan (Northern Meadows) located on a parcel 04-059-033 (2.0 acres) located at approximately 2660 North and 800 East, North Logan into six (6) lots. This parcel is located in the R-1-12 zone. (Craig Champlin)
3. **7:30 pm – 7:40 pm** **PUBLIC HEARING** is being held to receive public input, as required by Code, on the proposed conditional use permit to allow an accessory dwelling in a new residence that will belong to Mark and Suzanne Thomas located at 1835 North 1900 East, North Logan. This Lot is located in the Green Canyon View Estates Subdivision and is zoned R-1-12. (Mark and Suzanne Thomas)
4. **7:40 pm – 8:00 pm** Consideration and possible recommendation of a Zoning Amendment to rezone the Maple Rock Commercial Condominium Project (4.85 acres) from a Community Commercial Zone to a Mixed-Use General Zone to allow a mix of uses not currently allowed on this parcel. The Maple Rock Commercial Condominium Project is located at 1700 North 200 East, North Logan. (Nixon and Nixon, Inc.)

Staff Business: **8:00 pm – 8:30 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: April 8, 2010

PLEASE print clearly:

1. Craig Champlin
2. Lyman Stevens
3. Kathryn Stevens
4. Marla Bennion
5. Sam Bennion
6. Allen Kartchner
7. Kate Clark
8. Justin Taylor
9. Steven Taylor
10. Jack Nixon
11. Mark Thomas
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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.