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**Minutes of the North Logan City
Planning Commission
Held on June 3, 2010
At the North Logan City Library, North Logan, Utah**

The meeting was called to order by Mark Hancey at 7:00 p.m.

Commission members present were: Mike McGrath, Geri Christensen, Glen Hansen, Frank Prince, Bob Balling and Mark Hancey.

Others present were: Dane Wead, Clay Bodily, Allen Kartchner, Lydia Embry, Cordell Batt and Marie Wilhelm.

The Pledge of Allegiance was led by Geri Christensen.
An invocation was given by Glen Hansen.

Adoption of Agenda

Glen Hansen made a motion to adopt the agenda as presented. Geri Christensen seconded the motion. A vote was called and the motion passed unanimously.

Approval and Follow-up of Minutes for April 16, 2010 Planning Commission Meeting

Geri Christensen made a motion to approve the minutes as presented. Mike McGrath seconded the motion. A vote was called and the motion passed unanimously.

Follow-up

Cordell Batt mentioned some information he gave to the Planning Commission regarding the Envisioning process, as well an upcoming training on June 17th held by Cache County.

Bob Balling arrived at this time.

Mark Hancey asked about next agenda and Cordell mentioned that Brian Carver from BRAG will be coming in to discuss the housing element with the Planning Commission; and the Krebs subdivision will also be on the agenda for review.

New Business

Consideration of a conditional use permit for a dog kennel use located at the residence 3245 North 1800 East, North Logan (3/4 acre lot in the RE-1 zone) for three dogs. (Todd Braeger)

Cordell Batt presented this item and discussed the details of this request. He reminded the Planning Commission that the reason for this request is because the resident wants to have three dogs at the location, which is one more than the two allowed without a Conditional Use Permit. He said the owner had to be out of town for tonight's meeting and asked if this could be approved without him being in attendance. Cordell said this is a large home and the dogs are three small dogs. He said that if a dog run is ever done on the property, the applicant will need to comply with the City's requirements for a dog run. Cordell explained the other recommendations and requirements for this request.

The Planning Commission discussed various items briefly, including that there have been no comments received from any neighbors, negative or otherwise.

Bob Balling made a motion to approve the Conditional Use Permit, including the stipulations as made in the staff report. Frank Prince seconded the motion. A vote was called and the motion passed unanimously.

54 Consideration of a conditional use permit for a church and accessory building (phased) located at
55 2045 North 800 East, North Logan in the R-1-12 zone (3.11 acres). (Cache Valley Christian
56 Center)

57 Cordell Batt presented the situation and explained the details of the permit request, and displayed
58 the location of the site via an overhead projection. He said this is a request for a new church
59 building, and the building will be built in phases, with the smaller, accessory building being built
60 first; with two subsequent phases to follow. He explained that any building done aside from
61 residential is required to go through the City's Design Review Process, which this plan has in fact
62 gone through; and he further explained that process. He mentioned that Frank Prince is part of
63 that board and was at the meeting. Cordell briefly mentioned the suggested, minor changes
64 discussed at that meeting, which he said the applicant is willing to comply with. Cordell also
65 discussed various items briefly including landscaping requirements, signage, etc. He also
66 mentioned that the applicant worked with the City regarding some existing drainage issues and
67 helped to relieve some of those problems. He said it is staff's recommendation that the Planning
68 Commission approve this conditional use permit for this church, with the one condition that the
69 applicant work with City staff to meet all of the technical design standards and development site
70 requirements for this project as put forth in the report.

71
72 Dane Wead, Pastor for the Cache Valley Christian Center, said that the congregation is without a
73 church building currently. He explained that this accessory building will be a garage in its final
74 stage, but that in the meantime, the building will be used for offices, mid-week bible study, boy-
75 scouts, and other various activities, until the main building is completed. Per a question from the
76 commission, Pastor Wead said this building will not be used as a residence.

77
78 Cordell briefly explained some of the design intentions.

79
80 *Frank Prince made a motion to approve the conditional use permit, subject to approval by Design*
81 *Review, and including staff recommendations. Geri Christensen seconded the motion. A vote*
82 *was called and the motion passed unanimously.*

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

85 Cordell passed out copies of the book 'Utah's Land Use Training Handbook' for each of the
86 members of the Planning Commission to review. He discussed it briefly with the commission and
87 how they would use it for future training sessions at commission meetings.

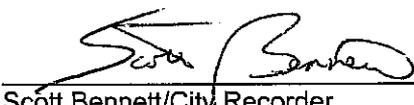
88
89 Cordell also mentioned that the City Council approved the change in the code to allow the
90 heliport, therefore a conditional use permit for that should be forthcoming. Allen Kartchner briefly
91 discussed some of the City Council's comments on this when they voted on this item.

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93
94 *Glen Hansen made a motion to adjourn the meeting. Bob Balling seconded the motion. A vote*
95 *was called and the motion passed unanimously.*

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98 The meeting adjourned at: 7:35 p.m.

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101 Approved by Planning Commission: June 17, 2010

102
103 Transcribed by Marie Wilhelm

104
105 Recorded by 
106 _____
107 Scott Bennett/City Recorder
108

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

June 3, 2010

The North Logan City Planning Commission will hold a regular meeting on Thursday, **June 3, 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:

- 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. Consideration of a conditional use permit for a dog kennel use located at the residence 3245 North 1800 East, North Logan (3/4 acre lot in the RE-1 zone) for three dogs. (Todd Braeger)
2. Consideration of a conditional use permit for a church and accessory building (phased) located at 2045 North 800 East, North Logan in the R-1-12 zone (3.11 acres). (Cache Valley Christian Center)

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: June 3, 2010

PLEASE print clearly:

1. DANE WEAD
2. Clay Bodily
3. Allen Kartchner
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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.