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Nathan Hult said that he notes with interest that some years ago this property was planned as future soccer fields and is now proposed to be disposed of by the City. He said the beauty of having this property on 2500 North is that it has ready access to a major thoroughfare for the purpose of sports activities; and it was anticipating the future growth and the future needs of North Logan City. He said he is wondering if sufficient comments or questions have been asked of the Parks Department; what they anticipate the size of North Logan City will be, and what their needs will be in this regards. He said it would seem to make sense to keep all of the playing fields that the City will need in the future in a contiguous location rather than scattered around the City, which he said is his major concern. He said his other question is regarding the mentioned "trade" with the church, and asked what that trade is. He said if the City is going to give up such valuable land, he asked whether it is equal to what private land would cost in North Logan City for this purpose. He asked if that information is available. He also referred to the flag lot and said there is concern and said it seems to be counter to City policy.

Cordell Batt said as far as the land use, trade and purchase, it is being handled through the City Council. He said the Parks Department has been aware of the trade, and have been involved; and when this plan for locating the church on this site was first discussed, plans were drawn up on how that would work with what property was left over. He said the additional property located to the south of the existing park is in the master plan for use as park expansion. He said that land actually works better than this land would for soccer fields and play fields.

Mark Hancey said since this piece is still designated as park land on the master plan, the master plan should be changed first. Cordell Batt explained land they've shown on the Master Plan is potential park land, and said it is more about what the City would *like* to purchase, and have first right of refusal on it, rather than what will definitely be. Mark Hancey said it would be wise for the City Council to consider changing the master plan.

Geri Christensen asked about that potential purchase of land and whether North Logan City actually has first right of refusal on it. Cordell Batt said that North Logan City is keeping an eye on it.

Lydia Embry referred to the City's master plan and said some of her property is encumbered by a future City parks plan. She said her taxes have been assessed too high because of that plan; and the City's regulations state that the City's master plan has to be changed before other things can be done with the property. She said she recommends to the City Council that they follow procedure.

Allen Kartchner said objections have been raised to this plat revision, and the City Council is therefore holding a public hearing on September 1st to hear public comment on this. He said he agrees that if the City is going to proceed, it would be good to change the master plan.

Jessie Embry asked if the City was planning for a park when they purchased that property.

Mark Hancey explained that City plans can change.

Per a comment from Lydia Embry about this being "surplus" property, Cordell said this is *not* surplus property; and that the City does not *have* surplus property, we *own* property. He explained further. He said the master plan is the City's idea of its "best plan" of what the City would like to do. He said if a better use is determined for a location they had plans for, then the City considers that option.

Cordell discussed this further with the commission and reiterated that the Planning Commission is only reviewing the plat amendment which changes this site from two to three lots; they are not considering the use.

Cordell reminded the Planning Commission that they approved the conditional use for the site at the last commission meeting. Cordell briefly explained the reviewing process. There was some discussion as to whether it was wise to approve the conditional use prior to the approval for the plat amendment.

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Frank Prince made a motion to make a positive recommendation to the City Council to approve the plat amendment as is, with the recommendation that the City Council review the Master Plan and make any necessary changes. Geri Christensen seconded the motion.

Mark Hancey commented that there are other requirements that need to be addressed on a flag lot, which are in fact addressed in the application itself, and are consistent with the flag lot ordinance, which the Planning Commission agreed with.

Glen Hansen made a friendly amendment that this plat amendment is compliant with the City's flag lot ordinance. Frank Prince accepted the friendly amendment. A vote was called and the motion passed unanimously.

Continued review/discussion of the first draft (rewrite) of the Housing Element for the City of North Logan's General Plan. (Staff)

The Planning Commission continued to review and discuss the draft of the Housing Element of the City's General Plan. Cordell said when this is brought to the City Council for review, he will have Brian Carver there, as well. The Planning Commission also discussed the issue of the definition of a family.

Frank Prince left at this time 8:01pm.

Set Next Agenda and/or Discussion

Cordell said the Housing Element will be on the agenda again. He said if Jeff Jorgensen has the "family" ordinance written, that will also be on the agenda. Cordell said the City Council may want the Planning Commission to take a close look at permitted and conditional uses that the City has in the code, and explained further.

The Planning Commission discussed the RV Park situation briefly with Allen Kartchner.

Mike McGrath made a motion to adjourn the meeting. Glen Hansen seconded the motion. A vote was called and the motion passed unanimously.


The meeting adjourned at: 8:10 p.m.

Approved by Planning Commission:

October 7, 2010

Transcribed by Marie Wilhelm

Recorded by



Scott Bennett/City Recorder

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

August 19, 2010

The North Logan City Planning Commission will hold a regular meeting on Thursday, **August 19, 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. Recommendation of a plat amendment to change the North Logan Subdivision Plat (property currently owned by North Logan City). The changes are a boundary adjustment, shifting the boundary lines for Lots 1 and 2 and creating a new Lot 3. These boundary adjustments create a Flag Lot on Lot 2. The reason for the plat amendment is to create a lot for the LDS Church to purchase and build a church building on in the near future. (Staff)
2. Continued review/discussion of the first draft (rewrite) of the Housing Element for the City of North Logan's General Plan. (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.

NORTH LOGAN CITY PLANNING COMMISSION MEETING

Date: August 19, 2010

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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.