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**Minutes of the North Logan City
Planning Commission
Held on October 7, 2010
At the North Logan City Library, North Logan, Utah**

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

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11 Commission members present were: Geri Christensen, Glen Hansen, Bob Balling, Frank Prince
12 and Mark Hancey. (Mike McGrath was excused).

13
14 Others present were: Patrick Merrick, David & Hazel Manning, Mary Jones, Matt Bangerter,
15 Lydia Embry, Cordell Batt and Marie Wilhelm.

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

19
20 **Adoption of Agenda**

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

23
24 **Approval and Follow-up of Minutes for August 5, 2010 and August 19, 2010 Planning**
25 **Commission Meeting**

26 **August 5, 2010 Minutes**

27 *Frank Prince made a motion to approve the minutes as amended. Geri Christensen seconded*
28 *the motion. A vote was called and the motion passed unanimously.*

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30 **August 19, 2010 Minutes**

31 *Bob Balling made a motion to approve the minutes as presented. Glen Hansen seconded the*
32 *motion. A vote was called and the motion passed unanimously.*

33
34 **Follow-up**

35 Cordell Batt suggested that the commissioners report about their attendance at the League of
36 Cities and Towns, as well as the Utah APA Conference that Bob Balling attended. Bob said it
37 was a very good meeting, which he described further. Cordell Batt also discussed some of the
38 conference topics with the commission.

39 Mark Hancey mentioned a previous discussion regarding whether or not it was wise to approve a
40 conditional use permit prior to approving a subdivision; and said after reviewing it, he feels it is, in
41 fact, the proper approach. He said if a conditional use permit is not granted initially, a developer
42 is not going to want to proceed further with subdividing, as it would be a waste of time. He
43 discussed this further.

44
45 **New Business**

46 **7:15 PUBLIC HEARING and consideration of a Conditional Use Permit for an accessory**
47 **dwelling at the residence of Matthew Bangerter located at 2895 North 1000 East (Lot 19, North**
48 **Park Village Subdivision, Unit 2), North Logan, Utah. (Matthew Bangerter)**

49 Cordell Batt presented the item and explained the related information, included in the staff report.
50 He said it is staff's recommendation to consider approving this permit request, along with [the
51 usual] conditions, as listed in the report.

52
53 *Mark Hancey opened the public hearing at 7:26 p.m.*

54 *As there were no public comments, Mark Hancey closed the public hearing at 7:26 p.m.*
55

56 Bob Balling asked about the parking situation, which Cordell explained. Mr. Bangerter explained
57 that there is enough parking for eight cars. Mark Hancey clarified with Mr. Bangerter that parking
58 is not allowed on the street in the winter.

59 *Glen Hansen made a motion to approve the conditional use permit including the conditions set in*
60 *the staff report. Bob Balling seconded the motion. A vote was called and the motion passed*
61 *unanimously.*

62
63 Consideration of a Conditional Use Permit for a home-based day-care for more children (up to
64 16) located at 2113 North 728 East, North Logan, Utah. (Mary Jones)

65 Cordell Batt presented the item and reviewed the staff report with the commission. He reminded
66 the commission of the change the City made recently to allow the care of up to eight children, as
67 opposed to the previous number of six allowed, for a home day-care; and that anyone asking for
68 more than that has to ask for approval through a conditional use permit. He said the state allows
69 up to sixteen children. He briefly explained the requirements, including an inspection from the
70 Fire Department, which the applicant said had been done. Cordell said they have to have a
71 business license for up to eight children, and beyond that they have to apply for a conditional use
72 permit, to ensure that North Logan City has the information on the entire situation. The
73 commission discussed the revoking of a license, briefly.

74
75 *Bob Balling made a motion to approve the conditional use permit with the conditions set forth in*
76 *staff report. Geri Christensen seconded the motion. A vote was called and the motion passed*
77 *unanimously.*

78
79 Continued review/discussion and possible recommendation of the draft (rewrite) of the Housing
80 Element for the City of North Logan's General Plan. (Staff)

81 The Planning Commission continued to discuss and review the current draft of the Housing
82 Element of the General Plan.

83
84 Hazel Manning commented that a lot of housing would be provided by people who want to have a
85 small apartment for rent, or "mother-in-law" apartment, within their home. She said in years past,
86 they had an apartment within their home in Logan that they rented out, and it was a great asset to
87 them. She discussed this further. She also said they would prefer that owner-occupied house be
88 the ones to allow a "mother-in-law" apartment. She said it is important to have mixed income
89 levels within the same area. She said it is not good to put people of moderate income all in one
90 area. She said it is hard for those families and their children to live with the issues in those types
91 of areas.

92
93 Mark Hancey discussed with Cordell Batt not making a recommendation on this tonight. Mark
94 said it would be wise to get more public input.

95
96 Patricia Merrick commented regarding multi-level housing and said that it is a visual pollution to
97 her, and is something that should be avoided. She also said that the previous suggestions
98 should be taken into consideration; and said she does not feel that additional building needs to be
99 done in order to satisfy the need for increased housing; or at least not that much needs to be
100 done.

101 The Planning Commission continued to discuss various issues briefly.

102
103 Lydia Embry asked how many parts of the General Plan there are going to be. She discussed
104 her issues with the information in the charts within this element. She asked about the differences
105 in the numbers and how the numbers were obtained, and that there seemed to be discrepancies
106 with the numbers. Mark Hancey said that they will have to be addressed with the people who put
107 the numbers together. She said she does not feel that a deep enough review can be done to get
108 accurate information in order to determine the reality of housing and the needs thereof.

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110 Mark Hancey and Cordell Batt discussed the process, and the fact that the 2000 Census is the
111 one having to be used.

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Set Next Agenda and/or Discussion

Bob Balling made a motion to adjourn the meeting. Geri Christensen seconded the motion. A vote was called and the motion passed unanimously.

The meeting adjourned at: 8:26 p.m.

Approved by Planning Commission:

November 4, 2010

Transcribed by Marie Wilhelm

Recorded by



Scott Bennett/City Recorder

AMENDED

THE CITY OF NORTH LOGAN PLANNING COMMISSION NOTICE AND AGENDA

October 7, 2010

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

- 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 PUBLIC HEARING** and consideration of a Conditional Use Permit for an accessory dwelling at the residence of Matthew Bangerter located at 2895 North 1000 East (Lot 19, North Park Village Subdivision, Unit 2), North Logan, Utah. (Matthew Bangerter)
2. Consideration of a Conditional Use Permit for a home-based day-care for more children (up to 16) located at 2113 North 728 East, North Logan, Utah. (Mary Jones)
3. Continued review/discussion and possible recommendation of the 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: October 7, 2010

PLEASE print clearly:

1. Patricia Merriek
2. David & Hazel S. Manning
3. Mary Jones
4. Matt Bangerter
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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.