

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on November 4, 2010**
4 **At the North Logan City Library, North Logan, Utah**
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8 The meeting was called to order by Mark Hancey at 7:00 p.m.

9
10 Commission members present were: Mike McGrath, Geri Christensen, Frank Prince, Glen
11 Hansen and Mark Hancey. (Bob Balling was excused)

12
13 Others present were: Hazel S. Manning, Dave Manning, Pat Merrick, Ann Kingsford, Elmer
14 Kingsford, Shanna Duke, Chelsea Wiebergall, Allen Kartchner, Lydia Embry, Cordell Batt and
15 Marie Wilhelm.

16
17 The Pledge of Allegiance was led by Frank Prince.
18 An invocation was given by Mike McGrath.

19
20 **Adoption of Agenda**

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

23
24 **Approval and Follow-up of Minutes for October 7, 2010 Planning Commission Meeting**

25 *Frank Prince made a motion to approve the minutes as presented. Glen Hansen seconded the*
26 *motion. A vote was called and the motion passed unanimously.*

27
28 **Follow-up**

29 Nothing at this time.

30
31 **New Business**

32 Consideration and possible recommendation of an ordinance modifying the regulations on single
33 family residences and recreational vehicle (RV) overnight parks within Title 12C – Land Use, of
34 the City's Code of Revised Ordinances. (Staff)

35 Cordell presented this item and explained that North Logan City was the only city in the valley
36 that allowed recreational vehicle parks, which is why the developers came to us. Cordell said the
37 North Logan City Council did not want that to happen again, so part of the ordinance the Planning
38 Commission is reviewing tonight is to remove the RV Park portion of the matrix as a conditional
39 use. Mark Hancey asked why we aren't eliminating the group entirely, which Cordell explained,
40 and said it is not unusual for a city do this. Cordell explained that in the future, anyone wanting
41 something like this will have to come in and make a request to change the ordinance.

42 Per a question from Glen Hansen, Allen Kartchner explained the problems that the City Council
43 had with this kind of item, such as the facilities not being kept up well, RV Parks are transient, etc.

44 The Planning Commission discussed this further.

45 Lydia Embry asked if the City is then giving this RV park a monopoly in not allowing any others to
46 be built.

47 Allen Kartchner explained that if this request had only been for use on one of the two zones
48 encompassing the site, it would have been a permitted use, and it would not have gone before
49 the City Council or the Planning Commission for approval. He discussed this further. He said the
50 concern of the City Council is whether this is even a permitted use that North Logan wants in its
51 community and that there was a strong feeling from some of the council members that it was not.
52 The second question was whether it should be "conditional", which raises the whole issue of how
53 much the City can realistically control how well a property is managed and taken care of.

54 Geri Christensen asked if there had been any comments or response from neighboring
55 properties, and Cordell Batt said there have not.

56 Mark Hancey said the other aspect of the ordinance deals with single family residence and the
57 definition of a family, which Cordell explained is being done in order to bring the City up to code.
58 He further discussed this, and reviewed the document he had given to the Planning Commission
59 to explain why North Logan City is changing the definition.

60 Cordell discussed the LUDMA requirements with the commission, and read the definitions for the
61 various combinations for definitions of a family. Essentially our change states that the North
62 Logan City will allow four unrelated people (which are the state required minimum) in a single-
63 family residence, which will make the City in compliance with the state's requirements.

64 Glen Hansen discussed with the commission the reasonableness of disallowing RV parks in the
65 matrix. The Planning Commission discussed this. Glen expressed his concerns about telling
66 people what they can and cannot do with their property. Cordell Batt said he has never had a
67 problem with this use; and that it is a use along Main Street that is temporary which will be
68 replaced if something that has a higher and better use comes along. He further discussed items
69 the developers have had to do based on the City's requirements. Glen asked Allen Kartchner if
70 the [negative comments] were unanimous with the City Council, and Allen said it was not. Mark
71 suggested splitting the recommendation.

72
73 *Glen Hansen made a motion to (1) send a positive recommendation to the City Council regarding*
74 *the recommendation on the definition of a single family, and (2) send a negative recommendation*
75 *to the City Council regarding modifying the RV Park ordinance, and ask the City Council to craft*
76 *an ordinance or create some kind of conditional use that would allow for an over-night RV Park,*
77 *which still has restrictive enough conditions that the City deems sufficient. Geri Christensen*
78 *seconded the motion.*

79
80 Mike McGrath said he felt that in striking out the two items [regarding the RV park], as discussed,
81 does not necessarily preclude allowing an RV Park to come in, it only precludes it from happening
82 "automatically". He said the City actually had no opportunity to accept or reject this RV Park; that
83 what the City conditioned was the access to it. The Planning Commission discussed this further.

84 Allen Kartchner said that those on the City Council, who were opposed to it, were strong in their
85 opinion, and that what made that stronger was when the council was told by the developer that
86 North Logan City was the only city in the valley where an RV park was allowed. Allen said that
87 the council recognized that if not for the access road, they could have just done their project
88 [without having to get approval from the City Council or Planning Commission].

89
90 *A vote was called and the motion passed unanimously.*

91
92 Continued review/discussion and possible recommendation of the draft (rewrite) of the Housing
93 Element for the City of North Logan's General Plan. (Staff)

94 Cordell explained that the Planning Commission was at the point of potentially passing this on to
95 the City Council, but that at the last meeting, the commission wanted further public comment
96 before passing it on. He also mentioned the comments given to the Planning Commission by
97 Lydia Embry. He explained that he also had received the statistics/ numbers from BRAG (Bear
98 River Association of Governments) and adjusted those areas within the document accordingly.
99 He discussed which sources were used to obtain the information. He further discussed other
100 various issues.

101 Cordell suggested that the Planning Commission choose at least two commission members to sit
102 with Cordell and go over Lydia Embry's comments, as well as any other public comments
103 received, and go through the document to make the changes. Mike McGrath volunteered to go
104 through the document; and Glen Hansen and Mark Hancey said they would assist. Cordell
105 mentioned that the next scheduled Planning Commission meeting is not until the third Thursday
106 in December.

107

108 Lydia Embry asked if "moderate" and "affordable" is the same thing. The Planning Commission
109 discussed this and that the state statute uses the term "moderate".

110
111 The commission discussed possibly making a recommendation on this at the next meeting, the
112 second meeting in December (December 16th).

113
114 **Set Next Agenda and/or Discussion**

115 The commission simply confirmed when the next meeting will be held. Cordell also reminded the
116 Planning Commission that the first Thursday in December, which would have been the Planning
117 Commission, is when the North Logan City Christmas party is being held.

118
119 *Glen Hansen made a motion to adjourn the meeting. Mike McGrath seconded the motion. A*
120 *vote was called and the motion passed unanimously.*

121
122 The meeting adjourned at: 8:02 p.m.

123

124

125 Approved by Planning Commission:

December 16, 2010

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128 Transcribed by Marie Wilhelm

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130 Recorded by

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Scott Bennett/City Recorder

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

November 4, 2010

The North Logan City Planning Commission will hold a regular meeting on Thursday, **November 4, 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 and possible recommendation of an ordinance modifying the regulations on single family residences and recreational vehicle (RV) overnight parks within Title 12C – Land Use, of the City’s Code of Revised Ordinances. (Staff)
2. 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

NORTH LOGAN CITY PLANNING COMMISSION MEETING

Date: November 4, 2010

PLEASE print clearly:

1. Hazel S. Manning
2. DAVE MANNING
3. Pat Merrick
4. Ann Kingstora
5. Elmer Kingstora
6. Shanna Duke
7. Chelsea Wiebergull
8. Allen Korte hner
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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.