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**Minutes of the North Logan City
Planning Commission
Held on March 3, 2011
At the North Logan City Library, North Logan, Utah**

9 The meeting was called to order by Mark Hancey at 7:15 p.m.
10 *(Late start due to technical difficulties with recording equipment.)*

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

14
15 Others present were: Karen Bradley, Barbara Middleton, Darren West, Emily Pannell Johnson,
16 Lydia Embry, Cordell Batt and Marie Wilhelm.

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

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21 **Adoption of Agenda**

22 *Glen Hansen made a motion to adopt the agenda as presented. Mike McGrath seconded the*
23 *motion. A vote was called and the motion passed unanimously.*

24
25 **Approval and Follow-up of Minutes for February 17, 2011 Planning Commission Meeting**

26 *Not available for review.*

27
28 **Follow-up**

29 Nothing at this time.

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31 **New Business**

32 **Consideration of a Conditional Use Permit for an assisted living facility located at approximately**
33 **450 East 2500 North, North Logan (R-1-12 Zoning).**

34 Cordell presented this item which is for a senior, assisted living facility named "Caring Hearts".
35 He also explained the proposed location, which is just west of the North Logan Library. He said
36 that the City Council approved the City's concept plan for the two lot subdivision encompassing
37 this site, at the previous evening's City Council meeting. He explained various minor details
38 further, and also said that this proposed use is in harmony with intent of the City's General Plan.

39 Darren West, Developer of Caring Hearts, gave a presentation outlining the use and intent of his
40 facility.

41 The commission discussed minor issues with Cordell Batt and Mr. West. Per a question from
42 Mark Hancey, Mr. West said the facilities he operates have cared for people other than seniors,
43 who needed the kind of care they provide, but that 98% of the care their facilities typically provide
44 is for senior citizens. Cordell said that Jeff Jorgensen received word from the adjacent LDS
45 Church that they approved of this particular use. Cordell recommended that a condition be
46 included in the approval that allows for a maximum of (sixteen) 16 residents, which Mr. West
47 agreed with.

48 The commission continued to discuss various issues.

49
50 *Mike McGrath made a motion to approve the conditional use permit, including recommendations*
51 *made by staff, as well as limiting the maximum total number of residents to sixteen (16). Glen*
52 *Hansen seconded the motion. A vote was called and the motion passed unanimously.*

53

54 Per a question from Mr. West, Cordell explained the City's timeline for how things will likely
55 proceed.

56

57 Consideration/Recommendation of new proposed development application fees. (Staff)

58 Cordell explained the situation and said these fees have needed to be reviewed for quite some
59 time and that the fees have not changed for more than nine years. He described the worksheet
60 that he made and explained how the proposed increases were determined, which are essentially
61 based on the time actually spent to do the work.

62 Mark Hancey recommended that the City look at Cache County's ordinance addressing lot lines
63 for unplatted land. Cordell said the prior lot-line adjustment process is no longer in state code.

64 The Planning Commission continued to discuss various issues. It was discussed that the City
65 has not ever charged for performing general plat amendments; and Cordell suggested that the
66 City should in fact charge for that, as there is a lot of work involved. Cordell discussed the fact
67 that developers consider North Logan City's fees to be very low, particularly in comparison to
68 other cities. Cordell also explained that the reason this issue has come up is that there are going
69 to be two categories coming to the Planning Commission in the near future, for which there have
70 never been fees; therefore the City is having to come up with fees for those two categories and
71 he thought it was appropriate to review all of the fees at once, especially since the fees have not
72 been reviewed in many years.

73

74 *Glen Hansen made a motion to make a positive recommendation to the City Council for these
75 new proposed fees. Frank Prince seconded the motion.*

76

77 Mark Hancey recommended reviewing the lot line adjustment issue. He said the state statute site
78 for how boundary line adjustments occur, is 10-9A-608(5)a.

79

80 *A vote was called and the motion passed unanimously.*

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82 Continued review/discussion of the first draft of the Proposed Recreational Vehicle Parks Code
83 Section making it a Conditional Use. (Staff)

84 Cordell Batt explained the current status of the draft, and said that the changes he received,
85 including those from the Planning Commission, have been incorporated. The Planning
86 Commission continued to review and discuss the draft. Frank Prince brought up the fact that in
87 Section D, numbers 1, 2 and the first sentence of 3, directly address recreational vehicles
88 themselves, versus *RV Parks*, and asked whether those items should really be included. He
89 discussed with the commission the regulations concerning people being allowed to stay in
90 recreational vehicles on their own property. The Planning Commission discussed this further and
91 agreed that these items should be removed from the ordinance, as they do not have to do with
92 RV parks, specifically.

93 The Planning Commission continued to discuss other items in the draft. They discussed Geri
94 Christensen's comments regarding installing an eight foot fence, as well as standard curb and
95 gutter; but agreed that the fence would not be something they would want included, and also
96 agreed that a standard curb and gutter would be too prohibitive. The commission agreed that
97 Cordell can incorporate the discussed changes and take it to the City Council for review, without
98 bringing it back again to the Planning Commission.

99

100 *Frank Prince made a recommendation to give this to the City Council, including the discussed
101 changes, with a positive recommendation. Mike McGrath seconded the motion. A vote was
102 called and the motion passed unanimously.*

103

104 Set Next Agenda and/or Discussion

105 Cordell Batt said that, per previous discussion, Jay Baker from Cache County will present a
106 training session to the Planning Commission at the next Planning Commission meeting. He said
107 Mr. Baker has three to four sessions which are approximately an hour in length each.

108 Cordell also mentioned the National Planning Conference in Boston coming up, as previously
109 discussed. He said that Bob Balling showed an interest in going, and he will try to confirm that
110 with Bob.

111 Cordell said that APA Utah will put on their Spring Conference in Richfield, Utah on May 5th and
112 6th; and discussed this further.

113 Cordell said the City Council approved Frank Prince and Bob Balling to continue for another term
114 on the Planning Commission.

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117 *Glen Hansen made a motion to adjourn the meeting. Frank Prince seconded the motion. A vote*
118 *was called and the motion passed unanimously.*

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The meeting adjourned at: 8:21 p.m.

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123 Approved by Planning Commission: April 21, 2011

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126 Transcribed by Marie Wilhelm

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Recorded by

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Scott Bennett/City Recorder