

1 **Minutes of the North Logan City**
 2 **Planning Commission**
 3 **Held on March 17, 2011**
 4 **At the North Logan City Library, North Logan, Utah**
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8 The meeting was called to order by Glen Hansen at 7:00 p.m.

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 10 Commission members present were: Glen Hansen, Mike McGrath, Bob Balling, Geri Christensen
 11 and Frank Prince. (Mark Hancey was excused.)
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13 Others present were: Emily Pannell Johnson, Roxanne Gibbons, Jay Baker, Lydia Embry,
 14 Cordell Batt and Marie Wilhelm.
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16 The Pledge of Allegiance was led by Geri Christensen.
 17 An invocation was given by Frank Prince.
 18

19 **Adoption of Agenda**

20 *Mike McGrath made a motion to adopt the agenda as presented. Bob Balling seconded the*
 21 *motion. A vote was called and the motion passed unanimously.*
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23 **Approval and Follow-up of Minutes for February 17, 2011 Planning Commission Meeting**

24 *Bob Balling made a motion to approve the minutes as presented. Mike McGrath seconded the*
 25 *motion. A vote was called and the motion passed unanimously.*
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27 **Follow-up**

28 Nothing at this time.
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30 **New Business**

31 Consideration of the Development Plan and Preliminary Plat for a two (2) lot subdivision (North
 32 Logan Library Subdivision) in the R-1-12 zone located at approximately 475 East 2500 North,
 33 North Logan. (North Logan City).

34 Cordell Batt presented this item. He said the City Council had approved the conceptual plan. He
 35 explained that the parcel is being split into two lots, and oriented those in attendance to the site
 36 and to the preliminary plat. He said lot one will be 1.4 acres, and lot two will be the remaining
 37 parcel. He explained the shared access with the Library, as well as which reports will be waived,
 38 and which ones required, per the staff report.

39 Cordell Batt continued to explain various items to the Planning Commission. He explained that
 40 there is a right-of-way for the future 600 East that will eventually go through and tie into the Hyde
 41 Park road that ties in from the north. Cordell detailed more from the staff report and said that staff
 42 recommends a positive recommendation on the development plan and the preliminary plat. He
 43 also said that Jeff Jorgensen is working with the irrigation company on the water shares and that
 44 they will put together a note that will be on the plat before it is signed and approved. He said one
 45 share will go with lot one and the remaining shares with lot two.

46 The Planning Commission continued to briefly discuss various items including access and
 47 landscaping.
 48

49 *Geri Christensen made a motion to make a positive recommendation to the City Council,*
 50 *including recommendations made by staff in the report. Frank Prince seconded the motion. A*
 51 *vote was called and the motion passed unanimously.*
 52

53 **7:15 pm Public Hearing and possible consideration of a Conditional Use Permit for an**
54 **accessory dwelling located at 1089 East 2100 North, North Logan (R-1-10 Zoning) (Wally and**
55 **Roxanne Gibbons).**

56 Cordell Batt explained the situation and oriented those in attendance to the location via an
57 overhead aerial map, as well as street photos, of the site. He said an inspection was done that
58 day and there were a few very minor things for the owners to take care of, but said the inspector
59 approved it as an accessory dwelling. He said before the City sends a final approval letter to the
60 owners, they are requiring a notarized letter from the owners stating that they will be living in the
61 home, as that is one of the stipulations. Cordell Batt further outlined the requirements listed in the
62 staff report. Cordell said he would ensure that all the requirements are finished before the final
63 approval letter is sent out. The Planning Commission discussed various minor issues.

64
65 *Glen Hansen opened the public hearing at 7:26 p.m., and as there were no public comments,*
66 *closed the public hearing at 7:27 p.m.*

67
68 *Frank Prince made a motion to approve the conditional use permit, including the requirements*
69 *made by staff. Geri Christensen seconded the motion. A vote was called and the motion passed*
70 *unanimously.*

71
72 **Planning Commission Training Session by Jay Baker (Cache County-wide Planner).**
73 Jay Baker gave his presentation to the Planning Commission on the Powers, Duties and Authority
74 of the Planning Commission and Appeal Authority, utilizing PowerPoint.

75
76 **Set Next Agenda and/or Discussion**

77 Cordell Batt said we don't have anything for the next Planning Commission meeting. He said a
78 mixed use project may come in, which can be discussed at the meeting the second week in April.

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81 *Bob Balling made a motion to adjourn the meeting. Mike McGrath seconded the motion. A vote*
82 *was called and the motion passed unanimously.*

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84 The meeting adjourned at: 8:42 p.m.

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87 Approved by Planning Commission: April 21, 2011

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90 Transcribed by Marie Wilhelm

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92 Recorded by



Scott Bennett/City Recorder

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