

57 Cordell mentioned that staff had decided that a traffic report was not necessary, but the developer
58 had already contracted to have it done, and it shows that the traffic situation there will be fine.
59 Cordell explained other related items further.

60 Brett Robinson asked what they anticipate that the cost of rents will be. The developer said one-
61 bedroom units will start from \$600-\$700, with two-bedroom units being between \$700 and \$800.
62 Per a question about how the developer determined the demographics, the developer explained
63 that they had a market study done, and also said they based their information on their 35 years of
64 experience doing this.

65 The commission continued to discuss various items with the developers.

66 The developers discussed various amenities of the facility.

67 Bob Balling discussed maintenance of the open lot area with the developers, and Cordell
68 explained that that area will be included in the landscaping plan the developers will be required to
69 provide [later in the process].

70

71 *Brett Robinson made a motion to recommend a positive recommendation to the City Council for*
72 *the development plan for the mixed use and the development plan and preliminary plat for the*
73 *subdivision. Frank Prince seconded the motion. A vote was called and the motion passed*
74 *unanimously.*

75

76 **PUBLIC HEARING – and consideration of a Conditional Use Permit for an Accessory Dwelling**
77 **located at the residence 2113 North 728 East, North Logan. (Mary Jones)**

78 Cordell Batt said that since the proponents were at the meeting, the commission can move ahead
79 with the public hearing, and have the item on a future agenda for discussion, if necessary.

80 Cordell explained that this is for an accessory dwelling and described the required noticing that
81 was done for the public. He explained various items in the staff report. He said the City
82 approved a Conditional Use Permit for this owner at this house before, and said the owner built
83 the house with the idea that she would be doing a preschool. He said she built it with an outside
84 entrance and a wider driveway to facilitate extra parking. Cordell said they had the inspectors go
85 back and check the home, since it had been a while since the first permit approval, and some
86 things had changed. He said there were some minor items which the owner has taken care of.
87 Cordell said that staff recommends approval on this.

88 Per a question from Brett Robinson, Cordell Batt explained why this was being termed an
89 accessory dwelling, and briefly described some of the requirements. He explained that with the
90 approval of an accessory dwelling conditional use permit, the owner would be allowed to have
91 two separate families living in her home, and that she can therefore rent her basement out. Per
92 further questions from the commission, Cordell explained that the pre-school situation is separate
93 from this request.

94

95 *Glen Hansen opened the public hearing at 7:50 p.m.*

96

97 Lydia Embry asked how many conditional use permits are allowed within one house.

98

99 Cordell explained briefly, and said there are typically only two conditional use permits allowed in a
100 single home.

101

102 *As there were no further public comments, Glen Hansen closed the public hearing at 7:52 p.m.*

103

104 Cordell described the conditions listed in the staff report, which he said are typical.

105

106 *Bob Balling made a motion to approve the conditional use permit with the conditions listed in the*
107 *staff report. Geri Christensen seconded the motion. A vote was called and the motion passed*
108 *unanimously.*

109

110 **Discussion and Recommendation to City Council on whether RV Parks should be allowed in the**
111 **City as a conditional use. (Staff)**

112 Cordell Batt gave a copy of the City's zoning map to the commission. He said he also put a
113 document together including all of the commission's comments. He said he also gave the latest

114 draft of the ordinance to the commission for them to review, which includes minor changes that
115 he made, which he briefly described.

116 Geri Christensen said she thinks it should be approved with the changes Cordell made.

117 Per a question from Frank Prince, Cordell explained that in the current draft, RV parks are only
118 allowed in the industrial zone as a conditional use, per the City Council's request. He said the
119 Planning Commission can discuss whether they want it to remain that way. He also reminded the
120 commission that currently, the use is completely out of the City's ordinance and is not allowed
121 anywhere in the City.

122 Cordell and the commission continued their discussion.

123 Brett Robinson said he does not see a big draw for North Logan having an RV park, which he
124 discussed further, including the fact that there are not a lot of places that could be adjacent to an
125 RV park in terms of recreation.

126 Glen Hansen said the Planning Commission previously discussed not wanting to limit anyone's
127 options.

128 Brett said he would be concerned about placing them in an industrial zone rather than a
129 commercial zone, which would potentially make a park more successful, which he discussed
130 further. He also said he does not have a problem with placing one in either zone, to which Glen
131 agreed.

132 Per a question from Glen, Cordell confirmed that the current draft has RV parks only being
133 allowed in the Manufacturing Heavy Commercial zone.

134 Cordell said he would not recommend putting it in the CC zone, but in the CG zone, which is
135 commercial, which is essentially along the highway.

136 The Planning Commission discussed the disadvantages of only having them in the industrial zone
137 and discussed that it should not be excluded from the commercial zone.

138 Allen Kartchner gave a bit of a historical time line on the situation and the City Council's general
139 thoughts about the use and ordinance.

140 The Planning Commission continued their discussion.

141 The commission discussed that their general consensus is that the use should be allowed in both
142 the industrial as well as the commercial zone.

143 Cordell said he put the Planning Commission's comments together and if there are any other
144 changes, he will include that as well, and give it to the City Council for review.

145 The Planning Commission continued their discussion.

146

147 *Brett Robinson made a motion to recommend to the City Council that they reconsider including*
148 *RV parks as a conditional use within the City, in the Manufacturing Heavy Commercial Zone and*
149 *the General Commercial Zone. Geri Christensen seconded the motion. A vote was called and*
150 *the motion passed unanimously.*

151
152 **Set Next Agenda and/or Discussion**

153 Cordell said there will be a meeting in two weeks.

154

155

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

158

159 The meeting adjourned at: 8:40 p.m.

160

161 Approved by Planning Commission: July 20, 2011

162

163 Transcribed by Marie Wilhelm

164

165 Recorded by

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Scott Bennett/City Recorder