

1 **Minutes of the North Logan City**  
2 **Planning Commission**  
3 **Held on July 21, 2011**  
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 7:05 p.m.  
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10 Commission members present were: Mark Hancey, Frank Prince and Geri Christensen  
11 (Brett Robinson, Bob Balling, and Glen Hansen were excused).  
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13 Others present were: James Wakefield, Lydia Embry, Cordell Batt and Marie Wilhelm.  
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15 The Pledge of Allegiance was led by Geri Christensen.

16 An invocation was given by Frank Prince.  
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18 **Adoption of Agenda**

19 *Geri Christensen made a motion to adopt the agenda as presented. Frank Prince seconded the*  
20 *motion. A vote was called and the motion passed unanimously.*  
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22 **Approval and Follow-up of Minutes for July 7, 2011 Planning Commission Meeting**

23 *Frank Prince made a motion to approve the minutes as presented. Geri Christensen seconded*  
24 *the motion. A vote was called and the motion passed unanimously.*  
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26 **Follow-up**

27 Cordell Batt said the City Council discussed the RV Park ordinance at the previous evening's City  
28 Council meeting and that Allen Kartchner summarized the Planning Commission's comments to  
29 them. Cordell said he felt that the City Council did not feel that there was enough in support to  
30 move forward with it, and no action was taken, and the situation stands as is.  
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32 **New Business**

33 **Consideration and approval of a Conditional Use Permit for the Legacy Apartments Phase II**  
34 **located at approx. 1625 North 400 East, North Logan in the recently rezoned Residential Multi-**  
35 **family Zone (RM) on 3.69 acres. Also consider and make recommendation on the Concept Plan**  
36 **for the 2-lot subdivision that accommodates the Legacy Phase II multi-family development and**  
37 **community commercial property. (MV Properties - James Wakefield)**

38 Cordell presented the item and reviewed the documentation that he gave to the Planning  
39 Commission. He said the two-lot subdivision is being proposed to facilitate the building of  
40 additional apartments for Legacy Apartments. He explained the zoning that was done for this  
41 piece. He mentioned a correction that needed to be made in that the total acreage listed is in  
42 error, and is actually 3.69 acres (as opposed to the 5.19 which he has listed in the  
43 documentation). He said that will be taken care of when the final plat is done. He explained that  
44 because the zoning is RM, a conditional use permit is required, which is part of the approval  
45 process for this. He said one item the Planning Commission should consider is how many people  
46 are allowed in a unit, and that staff is recommending that the City's definition for a family be used,  
47 which is one family plus one, or four unrelated; for each unit. He said staff also feels that the  
48 parking for each unit be determined, so there is sufficient parking. He said that the developers  
49 are meeting the requirement for two spaces for each unit, plus an additional nine spaces for the  
50 complex for "guests" which he said is typical, and that staff feels that is sufficient. Cordell said  
51 that he has given this to the Fire Department for their review, but have not yet received a  
52 response, which typically means that they do not have any issues.

53 The Planning Commission briefly discussed various minor issues with Cordell.

54 Cordell reviewed the information listed in the staff report, including which reports staff  
55 recommends be done and which waived. He said any information regarding water shares will be  
56 clearly defined on the final plat, as is typical.

57 Cordell said staff recommends approval on this, with the conditions as listed in the staff report.

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59 *Frank Prince made a motion to approve the conditional use permit, and to give a positive*  
60 *recommendation to the City Council for the subdivision, including the conditions and*  
61 *recommendations made in the staff report. Geri Christensen seconded the motion. A vote was*  
62 *called and the motion passed unanimously.*

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64 **Set Next Agenda and/or Discussion**

65 Cordell said the developers for Four Seasons are starting to submit their package for their  
66 development plan. He said they want to "fast track" this a bit and are concurrently submitting  
67 their construction plans. He discussed this further, and said it will be on the next Planning  
68 Commission meeting agenda. Cordell said he would not be at the next meeting, but that Jeff  
69 Jorgensen would try and be there to present that and cover the meeting.

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73 *Frank Prince made a motion to adjourn the meeting. Geri Christensen seconded the motion.*  
74 *A vote was called and the motion passed unanimously.*

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78 The meeting adjourned at: 7:24 p.m.

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81 Approved by Planning Commission: September 8, 2011

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84 Transcribed by Marie Wilhelm

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86 Recorded by

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Scott Bennett/City Recorder