Minutes of the North Logan City Planning Commission Held on November 17, 2011 At the North Logan City Library, North Logan, Utah

5 6

The meeting was called to order by Mark Hancey at 7:05 p.m.

7 8 9

Commission members present were: Mark Hancey, Glen Hansen, Geri Christensen, Brett Robinson, Bob Balling and Brad Crookston. (Frank Prince was excused).

10 11 12

Others present were: Brian Carver, Annie Colledge, Amanda Morton, Bill Dalebout, Dorothv Jones, Bradley Crookston, Lydia Embry, Cordell Batt and Marie Wilhelm.

13 14 15

The Pledge of Allegiance was led by Bob Balling. An invocation was given by Mark Hancey.

16 17 18

19

20

21

Adoption of Agenda

Cordell Batt explained that Bob Balling is stepping down from his position on the Planning Commission [this will be his last meeting], and said that Mayor Berentzen recommended, and the City Council appointed Brad Crookston as Bob's replacement. Brad then joined the Planning Commission on the dais, officially.

22 23 24

Glen Hansen made a motion to adopt the agenda as presented. Brett Robinson seconded the motion. A vote was called and the motion passed unanimously.

25 26 27

Approval and Follow-up of Minutes for October 20, 2011 Planning Commission Meeting Brett Robinson made a motion to approve the minutes as presented. Geri Christensen seconded the motion. A vote was called and the motion passed unanimously.

29 30 31

32

33

34

35

36

37

28

Cordell Batt updated the Planning Commission on the situation at the RV Park run by Steven Taylor. He said a letter was given to the Taylors giving them 30 days to become compliant to the City's requirements. He said Ross Lapray had gone to the site to see if there had been any progress on the improvements; but that it did not appear anything had been done. He said the Taylors have requested to meet with the City and have set up two appointments, which they subsequently canceled; and said that another appointment is currently set up for the upcoming Tuesday, November 22nd.

38 39 40

41

42

43

44

45

46

56

New Business

Consideration and recommendation of a development plan and preliminary plat for the Keller Lane Subdivision located at 1800 North 1200 East, North Logan. (Bill Dalebout) Cordell presented the item and briefly described the history of the situation. He said the conceptual plan was reviewed by the Planning Commission and then recommended on to the

City Council, who approved it; and now this has progressed to this next step. He briefly reviewed the situation. He discussed the requirements of the developers at the time of the City Council's

approval of the concept plan, which the developers have since taken care of. One of the items 47 48

included that access off of Keller Lane for lots two and three be determined and approved by the

current owner, Ron Keller; as well as determining how the lane is maintained and what 49

agreements exist. Cordell said a letter from Mr. Keller approving the owners' use of the lane is 50 included in the packet. 51

Mark Hancey referred to the letter and said there is mention of the owners contributing to the cost 52 and maintenance of snow removal, but there are no specifics listed; and that another letter in the 53

packet states that there have been discussions, but there is little interest on Mr. Keller's part to 54

deal with an agreement regarding the maintenance. 55

Per Cordell, there is not currently a maintenance or snow agreement.

- 57 Property owner Bill Dalebout stated that he believes strongly in having an agreement for the
- 58 maintenance of the lane, as well as for snow removal. He said he has met with Mr. Keller, who
- 59 does not seem to see a need for an official agreement; however Mr. Dalebout said they would
- really like to have an agreement done and said he feels it is an appropriate thing to have. He
- also stated that he does not feel that they have the authority to make something like this happen,
- and would like official notice from the Planning Commission to be able to move forward,
- otherwise they feel they cannot proceed.
- The Planning Commission discussed trying to work with Mr. Keller to put an agreement in place
- 65 for use of the lane. Mr. Dalebout said he was willing to go to Mr. Keller and state that the City has
- asked them to create an agreement. The Planning Commission discussed with Mr. Dalebout how
- the maintenance of the lane has occurred in previous years. Mr. Dalebout commented that the
- 68 problem will still be there, whether or not this [development plan] is approved, as there are five
- other homes at the end of that lane.
- Mark Hancey said the deeded right of way that is going to be part of this process, will have to be
- signed by Mr. Keller. Mark said the letter included in the packet is not a signed grant of a right-of
- way; either is having it on the plat. He said therefore, Mr. Dalebout needs to obtain a separate,
- deeded right-of-way, from Mr. Keller, for the benefit of lots two and three (as well as lot one,
- which has already been done). Mark also said that a maintenance provision could be included in
- 75 the easement agreement.

76 77

- Brett Robinson made a positive recommendation to the City Council on this development plan and preliminary plat for the Keller Lane Subdivision, including a condition that prior to final
- and preliminary plat for the Keller Lane Subdivision, including a condition that prior to final approval, a deeded right-of-way from the record title holder of the roadway be done for the benefit
- of lots two and three; a requirement that a note be put on the plat that this is a private lane, and
- therefore not subject to snow removal and further maintenance by the City; and, a
- recommendation that a Maintenance Agreement be created and signed by those along the lane,
- 83 including Mr. Keller.

84 85

86

- Review Housing Element with revised/updated census information provided by BRAG and decide on next steps of recommendations to make. (Staff)
- 87 The Planning Commission continued to review and discuss the latest draft of the Housing
- 88 Element which included the revised/updated census information, with Brian Carver.
- The Planning Commission discussed reviewing a final draft at the next Planning Commission
- meeting and considering it for a positive recommendation at that time.

91 92

93

94 95 96

Set Next Agenda and/or Discussion

- Bob Balling said goodbye to the Planning Commission and expressed his gratitude in working on the commission and stated how much he enjoyed working with everyone.
- Cordell Batt mentioned the upcoming North Logan City employee Christmas party happening on December 9th.

101

Bob Balling made a motion to adjourn the meeting. Brett Robinson seconded the motion. A vote was called and the motion passed unanimously.

102 103 104

The meeting adjourned at: 8:10 p.m.

105 106 107

Approved by Planning Commission:

Transcribed by Marie Wilhelm

December 22, 2011

- 108 109
- 110

111 112

Recorded by

113