

1 **Minutes of the North Logan City**  
2 **Planning Commission**  
3 **Held on June 21, 2012**

4 **At the North Logan City Library, North Logan, Utah**

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7  
8 *Chris Nelson made a motion to appoint Geri Christensen as Chairman Pro Tem in Mark Hancey's*  
9 *absence, until he arrives at the meeting. Brett Robinson seconded the motion. A vote was called*  
10 *and the motion passed unanimously.*

11  
12 The meeting was called to order by Geri Christensen at 7:02 p.m.

13  
14 Commission members present were: Kevin Christensen, Chris Nelson, Brett Robinson and Geri  
15 Christensen. Mark Hancey arrived at 7:48 p.m. (Brad Crookston was excused).

16  
17 Others present were: Carlos F. Anderson, Randy Williams, Rebecca & Eric Hansen, Dee Ann  
18 Wood, Matthew Wood, Jake Young, Jeanne Anderson, Christie Hansen, Damon Cann, Lydia  
19 Embry, Cordell Batt and Marie Wilhelm.

20  
21 The Pledge of Allegiance was led by Brett Robinson.  
22 An invocation was given by Chris Nelson.

23  
24 **Adoption of Agenda**

25 *Chris Nelson made a motion to adopt the agenda as presented. Brett Robinson seconded the*  
26 *motion. A vote was called and the motion passed unanimously.*

27  
28 **Approval and Follow-up of Minutes for June 13, 2012 Planning Commission Meeting**

29 Not available at this time.

30  
31 **Follow-up**

32 Cordell Batt mentioned the list he gave the Planning Commission reflecting the members and  
33 their terms. He said he also gave them a sheet showing them their membership in the APA, and  
34 said that information has their membership numbers listed on it. He told them about the APA  
35 newsletter he regularly receives that he will give copies of to the commission members. He also  
36 mentioned the comments he received from Mark Hancey that he sent copies of to the  
37 commission.

38  
39 **New Business**

40 **Consideration of a conditional use permit for a dog kennel located at 2785 North 1400 East, North**  
41 **Logan. (Mark Hansen)**

42 Cordell explained the request and oriented the commission to the site. He further outlined the  
43 staff report for the commission and said staff is recommending approval of this permit. He further  
44 described the situation.

45 The commission discussed various issues and questions with the applicant.

46  
47 *Brett Robinson made a motion to approve the conditional use permit, including the conditions*  
48 *made in the staff report. Kevin Christensen seconded the motion. A vote was called and the*  
49 *motion passed unanimously.*

50  
51 **PUBLIC HEARING – Consideration of a conditional use permit for an accessory dwelling located**  
52 **at 1910 North 1650 East in the Water Tree Subdivision, North Logan. (Terry and Randy**  
53 **Williams)**

54 *Geri Christensen briefly introduced the item and opened, and then closed, the public hearing at*  
55 *7:25pm, as there were no public comments forthcoming.*

56

57 Cordell explained the parameters of an accessory dwelling and described this situation. He said  
58 staff recommends a positive recommendation.

59 The applicant explained, per the commission's questions, that they planned on perhaps renting it  
60 to a married couple. They said they planned on building this for their parents, which is now not  
61 going to happen.

62 Kevin Christensen asked about the utilities which Cordell explained.

63 Cordell said they have to have an inspection, which he further explained.

64

65 *Brett Robinson made a motion to approve the conditional use permit with the staff's conditions in*  
66 *the staff report and as discussed. Kevin Christensen seconded the motion. A vote was called*  
67 *and the motion passed unanimously.*

68

69 Consideration of an amended conditional use permit for the Caring Hearts of Cache Valley  
70 building located at 435 East 2500 North, North Logan. The applicant is asking for an amended  
71 site plan with access off of 2500 North instead of using the existing Library access. (Caring  
72 Hearts of Cache Valley)

73 Cordell said the applicant did not come to the meeting and that typically, a decision is not made  
74 when an applicant is not present, although the Planning Commission can discuss the item if they  
75 choose to.

76 Chris Nelson mentioned his concerns with the new access being in such close proximity to the  
77 adjacent outlet and intersection. He explained the high traffic nature of this specific area and that  
78 it can be a challenging intersection to maneuver through, particularly at certain times of the day,  
79 and with certain events and activities.

80 Geri Christensen discussed how busy this intersection is when school is letting out, and  
81 expressed her concern with the safety of the children; which is why she said she was in favor,  
82 from the beginning, of the development using the library access. She said she feels this is an  
83 area where we need to be careful of how many accesses the City allows.

84 Cordell explained the history of the situation and that these issues were reviewed when the  
85 project was first proposed; and said that is why the City suggested the developer consider using  
86 the library access. He said at that time, there were concerns about having all of the traffic for  
87 both facilities using that access.

88 Chris reiterated some of his concerns, including the issue of left-hand turns being made out of the  
89 location.

90 Cordell said that the assistant City engineer [Ross Lapray] reviewed this and said there is  
91 sufficient turn distance, and that the number of people using this access is low. He described this  
92 further.

93 Brett Robinson said this seems premature in terms of whether another building is planned for this  
94 site.

95 Kevin Christensen asked if Chief Kim Hawkes reviewed this, and Cordell said no; that the  
96 assistant City engineer did, and that he wrote the letter recommending approval on this.

97 The Planning Commission continued to discuss various options, as well as their concerns about  
98 this, and how to proceed.

99 *Chris Nelson made a motion to table this item until the parties are present.*

100 Brett Robinson said this would be a no vote for him, and that it is likely that it would be for Mark  
101 Hancey, as well.

102 The discussion continued.

103 *Mark Hancey arrived at this time, at 7:48 p.m.*

104 Marie Wilhelm expressed her concerns about this request for a second access, which seems to  
105 indicate the developer's desire for a second building, which she said was not part of the original  
106 request. She said the part of the approval for the original request seemed to be based on the fact  
107 that this development was going to house a small group of people, including staff, and that now  
108 they're asking for more, and are going to end up doubling what they asked for originally. Geri

109 Christensen and Mark Hancey agreed. Cordell said the developers originally proposed two  
110 buildings. Mark said that was never part of the original application that the Planning Commission  
111 reviewed, and Geri agreed.

112 *Chris Nelson made a motion to transfer the position of Chairperson back to Mark Hancey. Brett*  
113 *Robinson seconded the motion. A vote was called and the motion passed unanimously.*

114 The Planning Commission discussed the potential safety issues of this request.

115  
116 *Chris Nelson made a motion to deny approval of this conditional use permit. Geri Christensen*  
117 *seconded the motion. The reasons for denial include: the General Plan discourages access*  
118 *points on arteries, and this is an artery; it is close to the school access; that this was originally*  
119 *approved based on shared access with the North Logan City Library; and, the City's plans for this*  
120 *area include a police station which would add more traffic to this area.*

121  
122 Kevin Christensen discussed denying this, in light of what the engineer recommended.  
123 Brett Robinson said he does not know whether the engineer considered the safety issues. Mark  
124 commented that Ross Lapray's report focused more on the geometry of the access of the  
125 intersection. Mark said the intersection is not the issue; but that the issues are the artery; that it is  
126 close to the school; and, the future police station being built in the area. He said these three  
127 things were not addressed by Ross, and that if they had been in his report, he would be more  
128 inclined to consider this.

129  
130 *A vote was called and the motion passed with Chris Nelson, Brett Robinson and Geri Christensen*  
131 *voting in favor and Kevin Christensen voting against.*

132  
133 Consideration of final changes to the Housing Element and possible recommendation to City  
134 Council. (Planning Commission)

135 Cordell Batt said the City Council requested a date for when they see this, and they want to put  
136 this on the City Council agenda as a public hearing for the first meeting in August. He further  
137 discussed the timeline.

138 Mark asked if the Planning Commission could make a recommendation subject to the City  
139 Attorney's issues being addressed. Cordell discussed this and said that could be done. Mark  
140 asked about the issue of 'affordable' vs. 'moderate', which Mark and Cordell discussed further.

141 The commission continued their review of the draft and discussed how to proceed. They  
142 discussed striking goal number three. Mark said therefore, this will move forward with the City  
143 Attorney's changes, including using the terms "affordable" and "moderate" appropriately in the  
144 document, and better defining the use of the term "affordable", as well as striking goal number  
145 three.

146  
147 *Chris Nelson made a motion to recommend this document to the City Council for approval,*  
148 *including the changes as designated above (making the City Attorney's changes and corrections*  
149 *including using the terms "affordable" and "moderate" appropriately in the document, and better*  
150 *defining the use of the term "affordable", as well as striking goal number three). Brett Robinson*  
151 *seconded the motion. A vote was called and the motion passed unanimously.*

152  
153 Continued discussion of Planning Commission's Policy and Procedures. (Planning Commission)

154 The Planning Commission continued to discuss and review the policies and procedures  
155 document, particularly the ex parte issue. The commission discussed this at length and  
156 discussed how to word this issue. Mark recommended changing "matter" to "administrative  
157 matter" on 3.3, which the Planning Commission agreed with and further discussed. Mark also  
158 suggested taking out the words "discuss or" on 5.5, which he explained further. The commission  
159 discussed additional changes.

160  
161 Cordell suggested moving to the next item in order to give the consultant enough time to give his  
162 presentation [on form-based codes].

163

164 Presentation of City Center Survey results and introduction of proposed form-based code for the  
165 mixed-use zones by the City's Consultant. (Staff/Jake Young with Civil Solutions)

166 Jake Young gave his presentation on form based codes, and the results of the City Center  
167 Survey, and explained the basic time line for the City Center.

168 Jake answered various questions from the commission and the attendees regarding the survey,  
169 and the Planning Commission continued to discuss various aspects including the planning of the  
170 City Center, density and housing in the City Center area, and the zones within the City Center  
171 area.

172 *Chris Nelson left at this time, 9:30 p.m.*

173  
174 **Set Next Agenda and/or Discussion**

175 Cordell said the above item will be on the next agenda.

176  
177  
178 *Brett Robinson made a motion to adjourn the meeting. Geri Christensen seconded the motion. A*  
179 *vote was called and the motion passed unanimously.*

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181  
182 The meeting adjourned at: 9:51 p.m.

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184  
185 Approved by Planning Commission: July 19, 2012

186  
187 Transcribed by Marie Wilhelm

188  
189 Recorded by

190  
191   
Scott Bennett/City Recorder