

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on January 10, 2013**
4 **At the North Logan City Library, North Logan, Utah**
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7 The meeting was called to order by Brett Robinson at 7:04 p.m.

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9 Commission members present were: Kevin Christensen, Chris Nelson, Geri Christensen, Brett
10 Robinson and Brad Crookston. (Mark Hancey was not in attendance).

11
12 Others present were: Brian & Megan Cook, Ward Wessels, Joan Findlay, Lydia Embry, Damon
13 Cann and Marie Wilhelm.

14
15 The Pledge of Allegiance was led by Geri Christensen.
16 An invocation was given by Chris Nelson.

17
18 **Adoption of Agenda**

19 *Brad Crookston made a motion to adopt the agenda as presented. Kevin Christensen seconded*
20 *the motion. A vote was called and the motion passed unanimously.*

21
22 **New Business**

23 **7:05 PUBLIC HEARING - To receive public input on the proposed conditional use permit to**
24 **allow an accessory dwelling unit at 2887 N. 775 E. (Daines Way), Lot #8 in the Daines**
25 **Subdivision, North Logan and after public hearing a consideration of approval (Brian and Megan**
26 **Cook).**

27 *Brett Robinson opened the public hearing at 7:05 p.m.*

28
29 Per the request of the commission, Megan and Brian Cook explained their situation in wanting to
30 finish their basement in order to be able to rent it out to help them pay their mortgage. They also
31 explained the additional parking space and garage dedicated to the rental space.

32 The Cooks addressed various, minor questions from the commission.

33
34 *As there were no public comments, Brett Robinson closed public hearing at 7:14 p.m.*

35
36 *Brad Crookston made a motion to approve the conditional use permit including staff's*
37 *recommendations listed in the staff report. Geri Christensen seconded the motion. A vote was*
38 *called and the motion passed unanimously.*

39
40 **Beginning discussions on remaining mixed-use zoning and proposed ordinance.**

41 The Planning Commission reviewed their various questions and concerns regarding draft of the
42 mixed-use ordinance; and discussed Section II at length regarding the properties that are still
43 zoned mixed-use general.

44 Kevin Christensen asked about the term "City Center Zoning Regulations" on page two, #3; and
45 whether it should instead be called "City Center Code". The commission agreed that this needed
46 to be clarified. They also discussed the term "City Center Zone" on the last bullet point on page
47 two, at the top of the page, and whether that term was stated accurately. They further reviewed
48 other minor items in the document.

49 Chris Nelson mentioned some difficulty in determining the colors and their associated zones on
50 the map, as they are hard to see.

51 The commission discussed this, and further discussed at length the remaining parcels included in
52 the mixed-use general zone, to determine how they should be zoned. They first discussed
53 Section II, "A"; and Chris gave various options for this location. He said he would prefer to make
54 this all general commercial which he said would correspond better with what is along that street,
55 including area "D".

56 Brett Robinson and Brad Crookston both said they agreed with that.
57 Damon Cann said that zoning it either CCC or General Commercial would be the two best
58 options, and commented further. He gave what he thought were the pros and cons of each zone
59 type.
60 The commission continued their conversation. They agreed that "D" should remain as is. They
61 continued to discuss "A" under Section II.
62 Brett said he liked Cordell Batt's recommendations "B" and "C", and discussed "C" briefly.
63 The group discussed "E". Chris suggested going with staff's recommendations, which the
64 commission agreed with. They agreed with staff's recommendation for "F", as well.
65 The commission agreed that they still need to discuss "A", but that everything else was okay.

66
67 Beginning discussion on reformatting existing elements of General Plan with new layout, etc. and
68 other items to accomplish in the new year.

69 The commission discussed this briefly, and agreed that they needed clarification on the document
70 from Cordell. Chris asked if it was really necessary to add the phrase "like the urban
71 redevelopment area" after the use of the term "planning tools" in paragraph one, on page one of
72 the Land Use Element; and said it should just end with "planning tools". He commented further.
73 He said they could not really discuss the elements further until the information had been updated.

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75 The commission agreed to review the documents and discuss it when Cordell is present.
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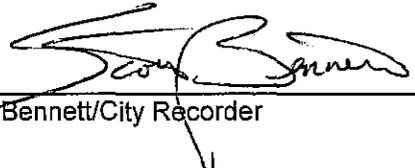
79 *Geri Christensen made a motion to adjourn the meeting. Chris Nelson seconded the motion. A*
80 *vote was called and the motion passed unanimously.*
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84 The meeting adjourned at: 7:58 p.m.
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87 Approved by Planning Commission: February 7, 2013

88 Transcribed by Marie Wilhelm

89 Recorded by

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Scott Bennett/City Recorder