

59 *and Kevin Christensen abstaining from voting.*

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61 *Kevin Christensen nominated Brad Crookston as Vice Chair of the Planning Commission. Brett*
62 *Robinson seconded the nomination. A vote was called and the vote failed with Chris Nelson,*
63 *Brett Robinson, Brad Crookston and Geri Christensen voting against, and Kevin Christensen*
64 *voting in favor of the nomination.*

65

66 Annual Review and adoption of Planning Commission's Policies and Procedures.

67 The Planning Commission discussed possible revisions to the policies.

68 Kevin Christensen referred to page three, under section 3.2, referring to compliance of "3.1 e";
69 and said he wondered if that should really refer to "3.2 d", which he further explained. Cordell
70 agreed that it should be "d" and not "e".

71 Kevin said that since being on the commission, he has had the understanding that if the Chair
72 and Vice Chair were absent; the commission would vote someone in to act as those positions [for
73 that meeting]. He said in the policies under section 4.4 , on page four, where it discusses doing
74 just that, the verbiage seems to indicate that it only refers to the meeting that the Planning
75 Commission's Policies and Procedures are discussed, not all of the meetings throughout the
76 year. The commission discussed further how to clarify this. It was suggested that the sentence
77 under discussion, starting with "In the absence of the Chair..." would become new paragraph "b",
78 and former paragraph "b" would become "c".

79 Cordell took note of these changes.

80 The commission continued to discuss various changes and revisions, which Cordell took note of
81 to revise.

82 Kevin mentioned page six, section 5.3, and asked if the word "such" should be removed as it
83 does not seem to fit with the language. This was discussed further.

84 The council discussed the necessity for explaining a denial for a motion. The commission further
85 discussion other minor items. Chris Nelson asked about the Land Use Authority, which Cordell
86 explained. He also said that while the City Council has that authority at this point; state law says
87 the Planning Commission can recommend that the Planning Commission be the Land Use
88 Authority, which he said is what a lot of other cities do. The commission discussed this further.
89 Cordell said it has been recommended, including by the attorney for the Utah League of Cities
90 and Towns, that it would be better to have the Planning Commissions be the Land Use Authority,
91 particularly as it is the Planning Commission that deals with land use and its related ordinances,
92 and commented further. They discussed this further.

93

94 *Kevin Christensen made a motion to adopt the North Logan City Planning Commission Policies*
95 *and Procedures with the following changes:*

96

- 97 1) *Under 3.2, that the first sentence be changed to read "unless and until the commissioner*
98 *complies with 3.1 d (i.e., replacing "e" with "d");*
- 99 2) *On 4.4 on page 4 (four), the third sentence beginning "if both the chair or the vice chair*
100 *are absent or unable to preside over the meeting..." be changed to paragraph "b", with*
101 *the remaining piece of paragraph "a" staying the same; and paragraph "b" being changed*
102 *to paragraph "c"; and,*
- 103 3) *Under 5.3 on page 6 (six), the second word "such" being removed and nothing added in*
104 *its place;*

105

106 *and for the rest of the Policies and Procedures to remain the same. Brad Crookston seconded*
107 *the motion. A vote was called and the motion passed unanimously.*

108

109 Consideration of Concept Plan for a 3 lot subdivision with flag lots (1.5 acres). This proposed
110 subdivision is located at approximately 1537 E 2100 N, North Logan in the R-1-12 Zone. (Matt &
111 Carolyn Larson)

112 Cordell presented the item and reminded the Planning Commission that they had discussed this
113 briefly at their last meeting. He further explained the proposal and oriented those in attendance

114 to the site and the intentions of the applicants, via an overhead, projected drawing of the site;
115 explaining that their intention is to create a three-lot subdivision utilizing the flag lot ordinance.
116 He said he included in the report comments from Public Works, most of which he said will be
117 taken care of and considered in the development plan stage. He explained that the only study
118 staff is requiring of the applicant is the grading and drainage plan, and commented further. He
119 said in relation to water conservation, the applicant does have water rights and will work with the
120 irrigation company to put that together. He also explained that instead of a plat, because this is
121 under the "minor" subdivision ordinance, the applicant is not required to create a plat; and is
122 asking instead to put together the documents that will be recorded by description only, which is
123 how this will be done and is what staff recommends. Cordell said with the recording of those
124 documents; staff will also put together a sheet that describes how the water shares will be broken
125 up between the three lots.

126 Cordell said staff is recommending that the Planning Commission recommend approval of this
127 three-lot subdivision, using the flag lot ordinance.

128 Cordell addressed some questions from the commission.

129 Per a question from the commission, he said the ten foot portion of the flag lot lane will become
130 part of the lot, and will become part of the legal description.

131 Chris Nelson asked about a shed on the property which applicant Carolyn Larson explained. This
132 was discussed further and Carolyn said the building will likely get torn down in the future.

133 Kevin Christensen asked Cordell if there are setbacks for the roadways from property lines.
134 Cordell explained, and said that the flag lot road can be right on the property line.

135

136 *Kevin Christensen made a motion to make a positive recommendation to the City Council on the*
137 *concept plat, including staff's recommendations made in the staff report, including the public*
138 *works comments on proposed subdivisions related to this, as a secondary document. Brad*
139 *Crookston seconded the motion.*

140

141 Chris asked if the current property has agricultural rights because of the size of the property.
142 Cordell said all properties have animal rights in North Logan, and explained further. Chris asked
143 if this is subdivided, whether any portion of the land is grandfathered in for animal rights, and
144 further explained. Cordell said he thought that if they subdivided, they would lose the right to
145 have larger animals. Cordell said you have to have $\frac{3}{4}$ of an acre on a single lot to have large
146 [farm type] animals.

147

148 *A vote was called and the motion passed unanimously.*

149

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

151 Cordell said a proposal for the land east of Elk Ridge Park has been worked out and a concept
152 plan for that will likely be on the agenda for the next meeting.

153

154 Brett Robinson said he will not be at the next meeting.

155

156 Cordell mentioned a man named John Jenson who was previously a community development
157 director in West Valley and is now retired; and now works with a group that develops ordinances
158 utilizing a template that integrates form-based codes into communities. Cordell said Mr. Jenson
159 sent an email to him in order to put together a network of Planning Commission members that
160 could give input, and explained further; and asked if any of the Planning Commission would be
161 interested in participating. The Planning Commission discussed this briefly and it was the general
162 consensus that they would not pursue this.

163

164 Kevin Christensen referred to district plans and asked if there would be any advantage to bringing
165 back a previous Planning Commission member to this workshop who could discuss the reasons
166 for districts being done the way they were. The pros and cons of doing this were discussed
167 further. Chris suggested having someone from Logan City come and explain their districts to
168 North Logan City and how they were determined. This and districts were discussed further.

169

170

171 *Kevin Christensen made a motion to adjourn the meeting. Geri Christensen seconded the*
172 *motion. A vote was called and the motion passed unanimously.*

173

174

175 The meeting adjourned at: 8:14 p.m.

176

177 Approved by Planning Commission:

March 6, 2014

178

179 Transcribed by Marie Wilhelm

180

181 Recorded by

182

183



Scott Bennett/City Recorder