

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on June 5, 2014**
4 **At the North Logan City Library, North Logan, Utah**
5
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7 The meeting was called to order by Chris Nelson at 7:00 p.m.
8

9 Commission members present were: Chris Nelson, Kevin Christensen, Nathan Hult, Brad
10 Crookston and Brett Robinson. (Geri Christensen was not in attendance).
11

12 Others present were: Kevin R. Duke, L. Mont Poulsen, Nathan Poulsen, Russell Goodwin, Curtis
13 Jacobs, Lydia Embry, Cordell Batt and Marie Wilhelm.
14

15 The Pledge of Allegiance was led by Kevin Christensen.

16 An invocation was given by Brad Crookston.
17

18 **Adoption of Agenda**

19 *Kevin Christensen made a motion to adopt the agenda as presented. Nathan Hult seconded the*
20 *motion. A vote was called and the motion passed unanimously.*
21

22 **Follow-up**

23 Cordell gave a brief update on the subdivisions that are in various phases of construction, which
24 he reminded the Planning Commission they had approved recently.
25

26 **New Business**

27 **7:05pm Public Hearing** - The North Logan Planning Commission hereby announces a public
28 hearing to be held at 7:05 p.m. on June 5, 2014 in the Meeting Room at the North Logan City
29 Library at 475 East 2500 N., North Logan, UT. The Public Hearing is to receive public input on
30 the proposed conditional use permit to allow an accessory dwelling unit at 1760 North 400
31 East, North Logan. (Nathan Poulsen).

32 Accessory dwelling units are allowed under Ordinance 00-05 in the Land Use –
33 Zoning Section of the Code, Section 12C-515 – Requirements for Accessory
34 dwellings in Single Family Residences. Accessory dwellings are allowed as a
35 conditional use in residential zones according to the matrix found in 12C-1001. All
36 accessory dwellings shall conform to the regulations specified herein and are only
37 allowed when in total compliance with these regulations. Additionally, all dwellings
38 with accessory dwellings shall also conform to other development regulations for
39 residences in accordance with this ordinance.

40 Consideration of the Conditional Use maybe made after the Public Hearing.

41 *Chris Nelson opened the public hearing at 7:05 p.m. and proceeded to read aloud the rules for*
42 *speaking at a public hearing.*
43

44 Lydia Embry commented that she would like to have seen a better description of this property.
45

46 Kevin Duke said he and other people in his neighborhood were wondering what the accessory
47 dwelling is in this situation.
48

49 Dave Manning said he and his wife Hazel, owners of the property, are in the process of selling
50 this property to Mr. Poulsen.
51

52 *As there were no further public comments Chris Nelson closed the public hearing 7:10 p.m.*
53

54 Cordell Batt explained what an accessory dwelling is and explained that there are certain
55 regulations for having one, which he outlined. He explained the current situation, which he said
56 had been before the commission previously; and oriented those in attendance to the site. He
57 addressed various minor questions from the commission. He mentioned that one of the
58 recommendations made by staff for this situation is to not allow on-street parking for the

59 residence; that visitors can park on the street, but that the residents have to park on-site. He said
60 they included this to alleviate the parking issues that already exist in the area.

61 Cordell and the commission continued their discussion. Cordell further explained other various
62 aspects of the situation and the requirements; including that the owners are doing some
63 modifications to create two separate units within the home, which will be inspected to ensure that
64 the requirements are fulfilled correctly.

65 Cordell said even if it is approved tonight he will not send the letter of approval until all work
66 required by the inspectors is done. It was discussed that the owner will be living in the residence.

67 Cordell explained that this is a unique situation in that it is a single-family house, and when the
68 inspections are done, it is treated that way in terms of what is required; and there is only one
69 address, and one meter, and said it all goes through the property owner. He explained further.

70 The Planning Commission continued to discuss various items with Cordell. Ownership of
71 properties in terms of occupying the residence was discussed at length; and Brad Crookston said
72 he felt that this should be better defined. Mont Poulsen said that he and his son are equal
73 owners of the property, and [are listed that way] on every title and every deed.

74

75 *Brett Robinson made a motion to approve the conditional use permit for this accessory dwelling*
76 *including staff's recommendations and conditions. Nathan Hult seconded the motion. A vote was*
77 *called and the motion passed unanimously.*

78

79 Chris Nelson recommended putting on a future agenda a discussion item regarding ownership for
80 accessory dwellings.

81

82 Consider the revised Development Plan for the proposed Elk Ridge East Subdivision from ten
83 (10) lots with dedicated park land to eleven (11) lots with dedicated park land. This proposed
84 subdivision is located approximately at 1200 East 2400 North (east of Elk Ridge Park) in the RE-1
85 zone. (Curtis Jacobs)

86 Cordell Batt had developer Curtis Jacobs give an update on the current status of this
87 development; including that it was approved as a ten lot subdivision, and further discussed the
88 right of way ancillary agreement that he has with the City; and how that was worked out; and why
89 this is now an eleven lot subdivision. He also briefly explained how the layout will work.

90 Kevin Christensen asked about the reduction in parking and increased tennis courts, which Curtis
91 explained.

92

93 *Nathan Hult made a motion to make a positive recommendation to the City Council on this*
94 *revised Development Plan. Kevin Christensen seconded the motion. A vote was called and the*
95 *motion passed unanimously.*

96

97 Continued discussion on proposed changes to the city General Plan Land Use Element.
98 Specifically to be discussed are "district plans" and neighborhood committees/councils proposed
99 establishment.

100 The Planning Commission continued to discuss and review the Land Use Element of the General
101 Plan, particularly as it relates to the district plans.

102 The Planning Commission agreed to put "commercial" and "industrial" together into one district,
103 and potentially calling it a "business" district. They also agreed to combine "recreation/school"
104 and "small lot resident" into one district. They also agreed to let the remaining districts stay as
105 they are. Kevin commented on this said he felt that the land use element and district plan already
106 works as it is, and explained why he is more in favor of going with the original land use plan.

107 The commission continued to discuss how to proceed. They felt that they should give a
108 statement to the City Council explaining what the Planning Commission intends to do, which
109 Chris Nelson proposed and stated as follows:

110

111 *Here's the map as the Planning Commission discussed it; and that what the Planning*
112 *Commission wants to do is move forward with getting information from Cordell; organize groups*
113 *for people to come in and look at this information and find out about their geographic area and get*
114 *feedback from them. Once the Planning Commission has that information, we will then know*

115 *which steps to take; whether that is to change zoning laws; we will then know now to change the*
116 *land-use piece for geographic areas; and put wording in there that would be associated with that.*

117

118 Chris said then we will come back to the Planning Commission meeting and discuss the
119 statement.

120 Cordell said he would also have the map revised as discussed.

121

122

123

124 *Brad Crookston made a motion to adjourn the meeting. Brett Robinson seconded the motion. A*
125 *vote was called and the motion passed unanimously.*

126

127 The meeting adjourned at: 8:23 p.m.

128

129

130 Approved by Planning Commission: August 14, 2014

131

132 Transcribed by Marie Wilhelm

133

134 Recorded by

135

136



Scott Bennett/City Recorder