

**Minutes of the North Logan City
Planning Commission
Held on June 19, 2014
At the North Logan City Library, North Logan, Utah**

The meeting was called to order by Chris Nelson at 7:00 p.m.

Commission members present were: Chris Nelson, Brett Robinson, Geri Christensen and Brad Crookston. (Nathan Hult and Kevin Christensen were excused).

Others present were: Mitch Duffin, Teresa Theurer, Clair Theurer, Scott Theurer, Russell Goodwin, Lydia Embry, Cordell Batt and Marie Wilhelm.

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

Adoption of Agenda

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

Follow-up

Cordell Batt let the commission know that Roger Anderson will be the new City Council representative to the Planning Commission.

Brett Robinson said he would like to get together with Cordell, Roger Anderson, Chris Nelson, and Nathan Hult to discuss the issues regarding the east/west corridor.

Chris Nelson discussed the Action Items list that Cordell put together for them; and Cordell briefly addressed various questions from the commission.

New Business

Consider the Concept Plan for a minor subdivision (2 lot) .03 acres located just east of the recently approved Keller Lane Subdivision (approximately 1260 North 1800 East) in the R-1-12 Zone. (Mitch Duffin)

Cordell Batt presented the concept plan for this subdivision to the Planning Commission. He reminded the commission about, and explained briefly, a "regular" subdivision that had been previously approved by the commission for Keller Lane. He further explained various particulars of this plan for a two-lot, minor subdivision. He said it is staff's recommendation that the Planning Commission give a positive recommendation to the City Council for this concept plan. Various items were discussed, including the width of the lane and the size of the remaining lot. Per a question from Brett Robinson about a potential bottleneck of the road; there was discussion with Mitch Duffin about widening the road, as well as potentially relocating the telephone pole. Cordell said it will be reviewed by Public Works as well as the Fire Department, and that they will go with those recommendations.

Brad Crookston made a motion to make a positive recommendation to the City Council on this concept plan including staff's recommendations made in the staff report; with a note to have staff review the potential need to move the power pole and widen the lane. Brett Robinson seconded the motion. A vote was called and the motion passed unanimously.

Consider the Development Plan and Preliminary Plat for a 5 lot (2.25 acres) located at approx. 1200 East 2200 North (south side) in the R-1-12 Zone. (Clair Theurer)

Cordell Batt presented this development plan and preliminary plat. He said staff has reviewed this and explained further. He said the only concern that Public Works had is that we need to work with the developer on the timing of stubbing out the water and sewer which he further explained, including how it relates to this street being redone in Spring of 2015. He said aside from that, staff is recommending approval. Although he said, there also needs to be a note listed on the plat to reflect how the water shares will be distributed. Cordell addressed various minor questions of the commission.

Brett Robinson made a motion to make a positive recommendation to the City Council on this development plan and preliminary plat, including the need to put the water shares on the plat. Geri Christensen seconded the motion. A vote was called and the motion passed unanimously.

61 Discussion of "Ownership" as set forth in the existing Accessory Dwelling requirements for qualifying
62 for an Accessory Dwelling Conditional Use Permit. (Staff)

63 Cordell Batt said he put this on the agenda at the request of the Planning Commission at the last
64 meeting. He said the City has had the Accessory Dwelling situation since he has worked here and that
65 it has worked very well, and explained it further.

66 Cordell discussed various aspects of this with the Commission. He said there have not been any
67 known problems with them, and also mentioned that there have only been seventeen accessory
68 dwellings in North Logan in the last twelve years. The conversation continued.

69 Chris Nelson recommended bringing this issue back to a meeting when Kevin Christensen and Nathan
70 Hult are in attendance to give them the opportunity to comment on this.

71 Brad Crookston said he doesn't have a solution for this but does see it as a potential issue. He said
72 he thinks the wording is unclear in that it doesn't clearly specify whether the owner *has* to live there, or
73 *can* live there.

74

75 Continued discussion on proposed changes to the city General Plan Land Use Element. Specifically
76 to be reviewed is a final revised "district map" and review of a draft statement to be put forth to the City
77 Council on the Planning Commission's proposed procedure to move forward with district planning.

78 Chris Nelson recommended discussing this when Nathan Hult and Kevin Christensen are in
79 attendance.

80 Cordell discussed the "statement" that Chris Nelson made at the last meeting regarding how to move
81 forward. Cordell recommended that either he or a Planning Commission member simply state it to the
82 City Council in person, rather than submitting a written statement to them; and then move ahead.

83 Chris Nelson agreed.

84 Cordell said that shouldn't happen until after Kevin Christensen and Nathan Hult have an opportunity
85 to comment on this; therefore it should be put on a future agenda.

86 Chris Nelson suggested November or October as the time to work with the various groups.

87 Cordell Batt also discussed getting some information from Envision Utah, including some tapes that
88 could be played for the commission.

89

90 Russell Goodwin commented on this, as well as being able to make copies of the Envision Utah tape
91 that Cordell discussed, which could be distributed to the Planning Commission members. He said he
92 is working with the library to accomplish this.

93

94 Set Next Agenda and/or Discussion

95 - Discuss future meeting schedule

96 Cordell explained that the City Council has moved their meetings to the second and fourth
97 Wednesdays of the month, and recommended that the Planning Commission continue to follow the
98 City Council meetings; and to therefore have the Planning Commission meetings on the second and
99 fourth Thursdays of the month. This was further discussed.

100 Chris Nelson proposed to the commission that they accommodate staff and move the Planning
101 Commission meetings to the second and fourth Thursdays of the month. He also discussed with them
102 moving the meetings to 6:30. The commission also discussed only holding one meeting per month.
103 Cordell recommended maintaining two meetings per month, and changing that as needed.

104 The Planning Commission agreed to move the meetings to the second and fourth Thursdays of the
105 month, and start the meetings at 6:30 p.m. Brett also asked Cordell to give them a revised calendar of
106 meetings; and Cordell said he would email them copies of that, as well as distribute hard copies.

107

108 *Brett Robinson made a motion to adjourn the meeting. Geri Christensen seconded the motion. A vote*
109 *was called and the motion passed unanimously.*

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111 The meeting adjourned at: 7:54 p.m.

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113 Approved by Planning Commission: August 14, 2014

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115 Transcribed by Marie Wilhelm

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117 Recorded by

118



Scott Bennett/City Recorder