

**Minutes of the North Logan City
Planning Commission
Held on September 18, 2014
At the North Logan City Offices, North Logan, Utah**

The meeting was called to order by Kevin Christensen at 6:30 p.m.

Commission members present were: Kevin Christensen, Geri Christensen, Brett Robinson, Brad Crookston, Nathan Hult and Chris Nelson (who arrived at 8:38 p.m.).

Others present were: Gary Anderson, David Bessinger, Lydia Embry, Cordell Batt and Marie Wilhelm.

The Pledge of Allegiance was led by Kevin Christensen.
An invocation was given by Nathan Hult.

Adoption of Agenda

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

Approval and Follow-up of Minutes for July 10, 2014 Planning Commission Meeting

The minutes were approved as presented.

Follow-up

Nathan Hult asked about whether the City had a policy for the opening ceremony of our city meetings, as discussed previously. Cordell said that Jeff confirmed that there was one in place and that he would get a copy of that for the Planning Commission.

New Business

Consideration and recommendation of a Concept Plan for a 3 lot commercial subdivision located at the southwest corner of Main and 2500 North, North Logan, Utah. (David Bessinger)

Cordell Batt introduced the item, and explained why the consideration of the development plan can follow the consideration of the concept plan [at the same meeting]; because there is not the same kind of regimented process for commercial subdivisions like there is for residential subdivisions.

Chris Nelson arrived at this time 6:38 p.m.

Cordell oriented those in attendance to the site via an overhead, projected map of the location and surrounding area. He further explained the situation and said that lots one and two already have existing developments on them; and explained the developer's request to waive certain studies. Cordell explained that any studies required by staff will be done at the time of the building permit process, which Cordell said is typical for commercial subdivisions. He further explained the things they will have to do, and which ones they won't, with this being an existing facility. He said staff recommends approval of this concept plan, along with Staff's recommendations.

Chris Nelson asked questions regarding various items including about how the properties are laid out; the water retention area; the parking lot; and, access. Cordell and developer David Bessinger addressed these questions. Mr. Bessinger said this is likely to become a type of steak restaurant, owned and run by Dell Loy Hansen and John Booth, and explained further. He said they will likely try to open their facility approximately November 25th [2014].

Kevin Christensen asked if there are any utility issues that are related to that property, which Cordell explained, and essentially said there will really not be.

Cordell continued to address various questions from the Planning Commission.

David Bessinger confirmed that he is selling one of the lots to Dell Loy Hansen.

Geri Christensen asked about access which Cordell explained.

Kevin Christensen made a motion to make a positive recommendation to the City Council for approval of this concept plan with staff's recommendations, and to have the Public Works department clarify the need for the water drainage system shown on the plat. Geri Christensen seconded the motion. A vote was called and the motion passed unanimously.

61 Consideration and recommendation of a Development Plan and Preliminary Plat for a 3 lot
62 commercial subdivision located at the southwest corner of Main and 2500 North, North Logan,
63 Utah. (David Bessinger)

64 Cordell Batt discussed the preliminary plat, which he said is essentially the same as the concept
65 plan, except all of the unnecessary information will be left off of the plat. He explained the
66 different requirements further.

67 Various items were discussed further.

68 Access was discussed, and Mr. Bessinger discussed that he will have an agreement in place
69 regarding the shared area to be used for parking and access.

70 Cordell said it is staff's recommendation to approve the preliminary plat, as he said there really is
71 not a development plan, per say.

72 Cordell explained access further, per a question from Brett Robinson.

73 Nathan Hult said that when a plat is approved, it is beneficial to have things clear for the new
74 owner, and recommended that the access agreement between the two owners be recorded with
75 the plat.

76 Mr. Bessinger explained the history of the parking lot, as well as the agreement he has with the
77 new owners for the parking lot.

78 Nathan Hult commented and said he still feels like the agreement for parking should be noted on
79 the plat.

80 Brad Crookston asked if the plat should show that there is retention there; and Cordell said it is
81 not typically shown on a plat, but is on the construction drawings. Brad asked whether retention -
82 *should* be listed on the plat, and Cordell recommended having staff review that, and commented
83 further.

84
85 *Brad Crookston made a motion to make a positive recommendation to the City Council on this*
86 *preliminary plat, with the note that staff is going to review whether the retention information is*
87 *going to be put on the plat, and that the plat will include a note regarding the parking agreement.*
88 *Kevin Christensen seconded the motion. A vote was called and the motion passed unanimously.*

89
90 Consideration and recommendation of a plat amendment for the Cache Valley Specialty Hospital
91 located at 2380 North 400 East, North Logan, Utah.

92 Cordell Batt explained the situation. Gary Anderson explained the history of the lease situation
93 with Cache Valley Specialty Hospital, and further explained the situation with the property line
94 issues and the discrepancy with the boundary line. He commented on how he thought the
95 original line had likely been determined. He discussed the situation further and what they
96 discovered, and why this needs to be rectified. He said they are here to amend this and the
97 situation will be taken care of.

98 Cordell Batt said staff has reviewed this and explained the situation further.

99 Brett Robinson referred to the trail easement and said this canal goes all the way to Logan; and
100 commented that it would be a great goal to have a trail easement all along there.

101 The commission continued to discuss various minor items.

102
103 *Brett Robinson made a motion to make a positive recommendation on this plat amendment for*
104 *the Cache Valley Specialty Hospital. Geri Christensen seconded the motion. A vote was called*
105 *and the motion passed unanimously.*

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107
108 *Brett Robinson made a motion to adjourn. Kevin Christensen made seconded the motion. A vote*
109 *was called and the motion passed unanimously.*

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111 The meeting adjourned at: 7:31 p.m.

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113 Approved by Planning Commission:

October 9, 2014

114
115 Transcribed by Marie Wilhelm

116
117 Recorded by



Scott Bennett/City Recorder