

1 **Minutes of the North Logan City**  
2 **Planning Commission**  
3 **Held on September 25, 2014**  
4 **At the North Logan City Library, North Logan, Utah**  
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8 The meeting was called to order by Chris Nelson at 6:34 p.m.

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

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13 Others present were: Anna Willtroat, Aiden Wood, Rick Calderwood, Russell Goodwin, Bruce  
14 Hall, Lydia Embry, Cordell Batt and Marie Wilhelm.

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16 The Pledge of Allegiance was led by Brad Crookston.

17 An invocation was given by Brett Robinson.

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19 **Adoption of Agenda**

20 Per a comment from Chris Nelson, Cordell said he will discuss the proposed urban deer herd  
21 ordinance at the end of the meeting during staff discussion.

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23 *Brad Crookston made a motion to adopt the agenda as presented. Geri Christensen seconded*  
24 *the motion. A vote was called and the motion passed unanimously.*

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26 **Follow-up**

27 Cordell Batt mentioned that the City Council approved the plat for David Bessinger's corner, so  
28 that they could move forward with their plans to open the restaurant planned for the site.

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30 **New Business**

31 **6:35 p.m. Public Hearing** and then consideration of a conditional use permit to allow an  
32 accessory dwelling located at 2790 N 2200 E (Canyon Ridge Dr.), North Logan, parcel # 04-140-  
33 0032. (Richard and Nancy Calderwood)

34 *Chris Nelson opened the public hearing at 6:36 p.m. and read aloud the rules for speaking at a*  
35 *public hearing.*

36  
37 Cordell Batt briefly introduced the item and referred to the overhead projected map of the site.  
38 He addressed various questions of the staff, including the fact that there are no CC&Rs against  
39 this. Cordell and Mr. Calderwood continued to address minor questions from the commission.

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41 *As there were no public comments, Chris Nelson closed the public hearing at 6:39 p.m.*

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43 The conversation with the commission continued. The slope of the site was discussed.

44 Cordell discussed staff's recommendations, including having City inspectors review the site,  
45 which had been done. Cordell mentioned the access to the outside doors, and Mr. Calderwood  
46 said he installed steps to those doors in the last week. Parking was also discussed and it was  
47 determined that there was sufficient parking.

48 Brett Robinson said he appreciates people coming in to do things right and per the code.

49  
50 *Brad Crookston made a motion to approve the conditional use permit, along with staff's*  
51 *recommendations as discussed, and to ensure that the walkway and access to the outside doors*  
52 *is inspected and sufficient. Brett Robinson seconded the motion. A vote was called and the*  
53 *motion passed unanimously.*

54  
55 Consideration and recommendation of the Development Plan and Preliminary Plat for the Terra  
56 Port Commons Industrial Subdivision (5 lots) located at 500 West 2500 North, North Logan.  
57 (Bruce B. Hall)

58 Cordell Batt discussed the situation and said the Planning Commission and City Council both  
59 previously approved the concept plan for this development. Cordell explained various points,  
60 including the utility infrastructure that is being installed. Cordell also explained that the City  
61 requires that the developers meet with UDOT to review access. He explained that the City had to  
62 use the residential subdivision ordinance for this commercial subdivision; and also mentioned that  
63 the City Council has asked the Planning Commission to work on the creation of an ordinance for  
64 private lanes for *commercial* subdivisions. Per a comment from staff, Cordell mentioned that the  
65 City previously approved a similar situation with Blake Parker's commercial subdivision across  
66 the street that has four lots off of a private lane. He explained access further. He said the  
67 developers included a 25-foot easement that he provided for a future road, which will be listed on  
68 the plat. He said the road will remain private, at least for now, and explained further.

69 *Kevin Christensen arrived at this time, 6:53 p.m.*

70 Cordell said that the developers comply with everything, and also mentioned that there is no  
71 existing water with the property. He said as each lot is proposed to be developed, the developers  
72 will have to propose what kind of irrigation system will be done; and that at that time, staff will also  
73 determine which reports and studies staff will require of the developers.

74 He said staff is recommending a positive recommendation to the City Council on this.

75 Bruce Hall mentioned that the sewer system had been developed and detailed that further.

76 Mr. Hall asked about the 25-foot easement which is going to be a dedicated right-of-way. He said  
77 he has to dedicate that to someone, and asked who has the right to that easement. Cordell  
78 explained the difference between an easement and a right-of-way. He explained why there is no  
79 need to dedicate this, as this is an easement, and not a right-of-way.

80 Brett Robinson recommended making this easement for future road access more clear on the  
81 plat, which Cordell agreed should be done.

82 Mr. Hall addressed various questions from the commission; and access and the road were further  
83 discussed. Chris Nelson clarified that currently the road is private; but that if in the future, this  
84 road were to become a City road, it is wide enough for the City to adopt it, but it is not up to  
85 current City code, which would have to be done by the developers.

86 The commission continued to discuss various items.

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88 *Brett Robinson made a positive recommendation on this preliminary plat and development plan to*  
89 *the City Council with staff's recommendations, and to include the easement information for a*  
90 *potential future road to be listed on the plat. Brad Crookston seconded the motion. A vote was*  
91 *called and the motion passed unanimously.*

92

93 Chris said he wanted included in the minutes, that part of the Planning Commission's future plan  
94 is to work on an ordinance regarding private lanes in commercial subdivisions; therefore, Cordell  
95 said, accepting the City Council's assignment to have the commission do this.

96

97 Continued discussion on proposed changes to the city's General Plan Land Use Element.

98 Specifically to be discussed are "final district plan changes and updated maps" to work with the  
99 new proposed future land use map. (Staff)

100 The Planning Commission briefly discussed the current draft of the City's General Plan Land Use  
101 Element; specifically the maps included therein.

102 The meeting schedule was discussed in terms of proceeding forward with this document,  
103 including holding a meeting with the City Council.

104

#### 105 **Set Next Agenda and/or Discussion**

106 Cordell discussed the situation with the urban deer herd and the steps the City Council is taking  
107 to help with the situation, including forming an ordinance that will allow residents to install special  
108 types of fencing; and further explained other possible solutions for the deer situation. Cordell  
109 asked the Planning Commission to review the fence ordinance.

110 Cordell said there will be a public hearing at the next Planning Commission meeting about this,  
111 which he said will focus on the fencing.

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

The meeting adjourned at: 7:25 p.m.

Approved by Planning Commission:

November 13, 2014

Transcribed by Marie Wilhelm

Recorded by



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Scott Bennett/City Recorder