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**Minutes of the North Logan City  
Planning Commission  
Held on June 11, 2015  
At the North Logan City Library, North Logan, Utah**

The meeting was called to order by Brad Crookston at 6:30 p.m.

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

Others present were: Chelsea Mamanakis, Steven Mamanakis, Daniel Kn\_\_\_\_\_ (illegible), Lydia Embry, Cordell Batt and Marie Wilhelm.

The Pledge of Allegiance was led by Nathan Hult.

An invocation was given by Chris Nelson.

**Adoption of Agenda**

*Chris Nelson made a motion to adopt the agenda as presented. Nathan Hult seconded the motion. A vote was called and the motion passed unanimously.*

**Approval and Follow-up of Minutes for February 26, 2015 Planning Commission Meeting**

*Brett Robinson made a motion to approve the minutes as amended. Chris Nelson seconded the motion. A vote was called and the motion passed unanimously.*

**Follow-up**

Nathan Hult asked if the City Council could move forward on the General Plan so that we could begin working on district meetings in the fall. Cordell Batt explained that the City Council has been busy with the budget and that he told them he will bring the Land Use Element to them in a couple of weeks to review.

**New Business**

**6:35 PUBLIC HEARING** and consideration for a conditional use permit for an accessory dwelling located at 2975 North 2150 East, Lot #13 in the Canyon Ridge Estates Phase 3 Subdivision, North Logan. (Steven Mamanakis)

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

Cordell Batt presented the item and explained the situation with this conditional use being attached to a house being built. He further explained the reason and purpose for going through the conditional use permit. He further discussed some of the particulars of this situation. He also reminded the commission that the conditional use permit runs with the *ownership* of the home, and not the home itself. He said it is staff's recommendation for the commission to make a positive recommendation on this, after any public comments or concerns are made.

*Brad Crookston opened the public hearing at 6:34, and as there were not public comments forthcoming, closed it at 6:34 p.m.*

Steven Mamanakis addressed various questions from the commission.

*Chris Nelson made a motion to approve this conditional use permit as presented, along with the recommendations made in the staff report. Nathan Hult seconded the motion. A vote was called and the motion passed unanimously.*

Discussion on the Roads / Transportation Master Plan. Specifically relating to 3100 North and the existing proposed widths.

61 The Planning Commission continued their discussion and review of the Transportation Master  
62 plan, particularly as it relates to road widths.

63 The varying width of 3100 North was discussed, as well as putting it through. Brett Robinson  
64 commented on the need for there to be better communication between two communities of North  
65 Logan and Hyde Park, which was discussed further.

66 Chris Nelson recommended changing the map to accurately reflect the 80 foot right-of-way from  
67 the railroad track to 600 East, and that we hold a public hearing if necessary, to get the citizen  
68 input. This was discussed further.

69 Brett Robinson said he would like to see what Hyde Park has on their master plan, which Cordell  
70 said he would bring next time. Cordell said Hyde Park shows an 80 foot right-of-way all through  
71 Hyde Park on 3100 North, and further explained.

72 The discussion continued, including working with Hyde Park.

73 Nathan Hult said one issue is that we should ensure that whatever we do is consistent with what  
74 Hyde Park does, and that we want to put pressure on them to do things right. He suggested  
75 perhaps explaining to Hyde Park that we are in the planning stage; and that we will share our  
76 plans with them, and that we would like them to share their plans with us. Nathan said he would  
77 also like to see the design plans of the road and commented further.

78 The commission discussed this further.

79 Chris Nelson said the map is incorrect, in that we only have a right-of-way for 80 feet. He said we  
80 can either change the map and have a public hearing to change it to the 80 feet; or the City  
81 Council can acquire an additional 10-20 feet, the full length, in order to make it a 99 foot road. He  
82 said the other issue is that, because of the nature of Hyde Park, perhaps our City Council and  
83 Mayor could speak to their City Council and Mayor to come to a firm agreement on 3100 North,  
84 and commented further.

85 Cordell mentioned that, in relation to the school, a portion of 3100 North, from at least 200 East to  
86 400 East, is being designed as an 80 foot right-of-way, which he said will be put in as the school  
87 is built, and commented further.

88 Chris Nelson commented on how to proceed, including that any negotiations that occur should  
89 take place with the legislative branch, i.e., the City Council. He reiterated the need to correct the  
90 map, along with a public hearing; and strongly recommend to the City Council that there be a firm  
91 agreement in writing with Hyde Park that 3100 North will go directly as 3100 North, and that there  
92 not be variations in the direction of the road, and that it be 80 feet in its full distance.

93 There was further discussion about maintaining the width of the road as deemed necessary.

94 The conversation continued and Brad Crookston discussed the Ashley Pointe subdivision and the  
95 need for the development of 600 East. Cordell addressed this as well.

96 After further discussion, Chris Nelson recommended that the Planning Commission send a  
97 message to the City Council that they feel that it is definitely in the best interest of North Logan  
98 City that 600 East go through; and that [Dan Cox's] property be annexed into North Logan City,  
99 and that from a planning standpoint, that is the only thing that makes sense.

100 The conversation continued. Cordell recommended that Brad Crookston and Chris Nelson put a  
101 statement together to give to the City Council.

102 Brett Robinson said he has heard that the canals west of his home are going to be covered,  
103 potentially as soon as this fall. He said he wonders when we need to start working on making the  
104 trail a reality, and commented further.

105

106 *Chris Nelson made a motion to adjourn the meeting. Brett Robinson seconded the motion. A*  
107 *vote was called and the motion passed unanimously.*

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109 The meeting adjourned at: 7:19 p.m.

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111 Approved by Planning Commission:

November 19, 2015

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113 Transcribed by Marie Wilhelm

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115 Recorded by

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Scott Bennett/City Recorder

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