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**Minutes of the North Logan City  
Planning Commission  
Held on August 13, 2015  
At the North Logan City Library, North Logan, Utah**

The meeting was called to order by Brett Robinson at 6:30 p.m.

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

Others present were: Gae Murray, Jesse Wilson, 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**

*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.*

**Follow Up**

Cordell Batt said the City Council was unable to discuss the Land Use Element at their meeting the previous evening; and said it will be on the next City Council agenda, and said it would be helpful to have some of the Planning Commission members there to help discuss it.

Brett Robinson asked about an accessory dwelling on Keller Lane, which Cordell explained.

**New Business**

**6:35 p.m. PUBLIC HEARING** and consideration for a conditional use permit for an accessory dwelling located at 660 East 2200 North, Lot #24 in the Green Belt Phase 2 Subdivision, North Logan. (Jesse and Mary Wilson)

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 introduced the item and discussed the application and request for an accessory dwelling. He used an overhead projected photo of the site to further explain the situation. Cordell reviewed various requirements listed in the staff report given to the Planning Commission. He said staff is recommending approval.

*Brett Robinson opened the public hearing at 6:40 p.m. and read aloud the City's guidelines for speaking at a public hearing.*

Gay Murray said she lives next door to the applicant. She said they are okay with this and are glad that the Wilsons are obeying the law and going through the system. She asked how long the permit lasts and what happens during the renewal process. She said she wishes people would come to the meetings to educate themselves, and commented further.

*As there were no further public comments, Brett Robinson closed the public hearing at 6:44 p.m.*

Cordell explained that the length of the conditional use permit runs with the ownership, and not the actual home, and it does not need to be renewed every year, per questions from Mrs. Murray. He explained that a citizen can have a family related plus one unrelated living in the home, or four unrelated; and it doesn't matter whether rent is being charged or not. He explained further. He said if the City is made aware of a violation, the City will contact police to deal with it.

60 Nathan Hult asked about the parking situation, which Mr. Wilson (the applicant) explained, and  
61 said roughly eight cars could fit on the property.

62  
63 *Chris Nelson made a motion to approve the conditional use permit including the conditions listed*  
64 *in the staff report. Geri Christensen seconded the motion. A vote was called and the motion*  
65 *passed unanimously.*  
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67 Consideration of a conditional use permit for the addition/expansion of the existing hospital  
68 building at the Cache Valley Hospital in North Logan. (Cache Valley Hospital)  
69 Cordell Batt explained the situation and that this is being done under an existing conditional use  
70 permit, and said this also has to go to City Council for approval. He further explained the  
71 intentions of the developers to add an addition to the north side of their existing building. He said  
72 it will be similar architecturally. Cordell said it will look similar to what is already there, and that  
73 staff has decided not to have the Design Review Board look at this. He further explained the  
74 zoning, as well as various items the City is requiring of the development. He said it is staff's  
75 recommendation that the Planning Commission give the City Council a positive recommendation  
76 on this, and briefly, further explained the documentation given to the Planning Commission.  
77 Cordell addressed various questions of the commission, as did John Morley, CEO of Cache  
78 Valley Hospital.

79 Geri Christensen asked about the notation made about future expansion, which Mr. Morley  
80 addressed and explained how it relates to the number of beds.

81 Geri said that having been a neighbor to this facility from the beginning, she wanted to state for  
82 the record that they have been great neighbors; that they are not as noisy as everyone thought  
83 they were going to be; that they keep up their property very well; and said she does not have a  
84 problem with them. She said she is thrilled to see them adding on.

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86 *Chris Nelson made a motion to make a positive recommendation to the City Council as outlined,*  
87 *and recommended by staff. Geri Christensen seconded the motion. A vote was called and the*  
88 *motion passed unanimously.*  
89

90 **Set Next Agenda and/or Discussion**

91 Per a question from Brett Robinson, Cordell Batt discussed the current status of the canals and  
92 the associated trails. He said that Alan Luce is well aware of the situation and is on top of it.

93  
94 Cordell mentioned that the City Council approved the annexation of Dan Cox's property into North  
95 Logan City; but that they did not approve the concept plan; and want to have further discussion,  
96 particularly in relation to the road.

97  
98 Per a question from Brett Robinson regarding 3100 North; Cordell said it is being worked out, and  
99 that it will be going to 1600 East. He explained further.

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102 *Nathan Hult made a motion to adjourn the meeting. Chris Nelson seconded the motion. A vote*  
103 *was called and the motion passed unanimously.*  
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106 *Nathan Hult made a motion to adjourn the meeting.*  
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108 The meeting adjourned at: 7:03 p.m.  
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111 Approved by Planning Commission: January 7, 2016  
112

113 Transcribed by Marie Wilhelm  
114

115 Recorded by  
116   
Scott Bennett/City Recorder