

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on July 23, 2015**
4 **At the North Logan City Library, North Logan, Utah**
5
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7 Training session with David Church for the City Council, Planning Commission and other invited
8 guests. (Staff)

9 David Church, Attorney with the League of Cities and Towns, gave a presentation and training on
10 various items. This began at 6:30 p.m.
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13 The meeting was called to order by Brad Crookston at 8:02 p.m.
14

15 Commission members present were: Geri Christensen, Chris Nelson, Kevin Christensen and
16 Brad Crookston. (Nathan Hult and Brett Robinson were excused).
17

18 City Council members present were: Damon Cann, Kristen Anderson and John Bailey.
19

20 Others present were: Mark Lynne (Hyde Park Planning Commission), Melinda Lee (Hyde Park
21 Planning Commission), Stacey Everhart, Gordon Younker, Scott Bennett, Lydia Embry, Cordell
22 Batt, Jeff Jorgensen and Marie Wilhelm.
23

24 **Adoption of Agenda**

25 *Chris Nelson made a motion to adopt the agenda as presented. Geri Christensen seconded the*
26 *motion. A vote was called and the motion passed unanimously.*
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28 **Approval and Follow-up of Minutes for March 12, 2015 and April 9, 2015 Planning**
29 **Commission Meetings**

30 *Chris Nelson made a motion to approve both sets of minutes as presented. Geri Christensen*
31 *seconded the motion. A vote was called and the motion passed unanimously.*
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33 **Follow-up**

34 Cordell Batt gave an update on the canal right of ways and how the City was handling that.
35 Cordell said he spoke to Alan Luce and Jordan Oldham and said they are following this issue
36 very closely. Cordell said they told him that the canal companies don't typically involve the City
37 with any of their meetings, or really work with us. He said the people the canal company has
38 hired to handle the burying of the pipe, and the easements, are working with the City, and have
39 kept the City informed as to what is happening. Cordell said it is in the City's interest to maintain
40 those easements, especially in relation to trails and the master plan, and commented further.

41 Cordell and the commission discussed this further.
42

43 Brad Crookston said he sent out an email regarding the Dan Cox development, and commented
44 further. Cordell explained the conversation that the City Council had on this at their meeting the
45 previous evening. The commission discussed this further.
46

47 **New Business**

48 Consideration of a conditional use permit for the second phase (second building) of the The
49 Gables of North Logan, an assisted living and care facility located at 455 E 2500 N, North Logan
50 (The Gables of North Logan, Mike Robbins represented by Rossiter Architecture)

51 Cordell Batt explained the conditional use permit for this and explained the situation further, and
52 that this is now under different ownership (formerly Caring Hearts). He said because the
53 ownership has changed, staff felt that it should be brought before the Planning Commission,
54 since they are approving the second phase of development. He said the new owners are calling
55 this The Gables of North Logan, and further discussed items in the staff report. Cordell said
56 when the first building was done, there were items that were not taken care of, and some of them
57 have since been taken care of, and some not, which he further described. He said staff is
58 recommending that the Planning Commission consider these conditions and recommend
59 approval, along with the conditions outlined in the staff report.

60 Chris Nelson asked if this is still essentially the same as was previously approved, but with some
61 minor changes, which Cordell said is correct, and further described those changes. Cordell said
62 in the operation of the existing building, they found some things they wanted to amend, which
63 architect, Marshall Rossiter described, including the history of the situation. He said he has built
64 several buildings for The Gables facility. He said they wanted to have some of the rooms larger.
65 He said they want the new building to look like the original building and for it to fit in with the
66 community, which he further discussed and described the plans for the new building, and the
67 differences compared to the original, existing building. Chris mentioned an item #4 regarding
68 public works checking out a "bridged culvert", which Cordell said he recommends removing from
69 this because it was done. They discussed with the developer having a fence along the property
70 line.

71 Cordell addressed some minor questions from the commission.

72 Cordell further discussed some of the changes from the last building and corrections in the
73 paperwork, including regarding the old paperwork on the previous driveway issue.

74 Mr. Rossiter addressed various questions from the commission.

75 Kevin Christensen asked about the number of parking spaces on the site; and Mr. Rossiter said
76 he does not see any issue with it.

77

78 *Chris Nelson made a motion to approve the conditional use permit, including removing item #4 as*
79 *recommended and discussed, and to ensure that a fence and tie-out is included along the*
80 *property line, as discussed. Geri Christensen seconded the motion. A vote was called and the*
81 *motion passed unanimously.*

82

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

84 Brad Crookston recommended discussing various items related to the training at the beginning of
85 the meeting, at the next Planning Commission meeting. Cordell said he would put it on the next
86 agenda.

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89 *Chris Nelson made a motion to adjourn the meeting. Geri Christensen seconded the motion. A*
90 *vote was called and the motion passed unanimously.*

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93 The meeting adjourned at: 8:28 p.m.

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96 Approved by Planning Commission: January 7, 2015

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98 Transcribed by Marie Wilhelm

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100 Recorded by

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Scott Bennett/City Recorder