

**Minutes of the North Logan City
Planning Commission
Held on May 16, 2019
At the North Logan City Library, North Logan, Utah**

**(The time stamps throughout the minutes below, located next to an item, indicate the time an item begins in the recording of the meeting.)*

00:00:05

The meeting was called to order by Buzzy Mullahkhel at 6:30 p.m.

Commission members present were: Nelson Boren, Buzzy Mullahkhel, Eric Hansen and Nan Isaacson. (Casey Moriyama was excused).

Others present were: Craig Winder, Daniel Knigge, Susan Durham, Barbara Middleton, Susan Smart, Spencer Burt, Alan Luce and Marie Wilhelm.

The Pledge of Allegiance was led by Eric Hansen.
An invocation was given by Nan Isaacson.

Adoption of Agenda

00:01:39

Nelson Boren made a motion to adopt the agenda as presented. Eric Hansen seconded the motion. A vote was called and the motion passed unanimously.

Approval and Follow-up of Minutes for May 2, 2019 Planning Commission Meeting

00:02:06

Eric Hansen made a motion to approve the minutes as presented. Nan Isaacson seconded the motion. A vote was called and the motion passed unanimously.

New Business

6:35 Public Hearing to receive public input on a proposal to rezone approximately 11.75 acres at 2200 North 200 West (parcels 04-062-0034, 04-080-0007) from General Commercial (CG) zoning to City Center Adjacent (CCA). The immediate surrounding area is currently zoned General Commercial (CG) to the south, east and north, Agricultural (A-10) to the west, and Manufacturing/Heavy Commercial (MC) to the northwest.

00:05:16

Spencer Burt introduced the item and oriented those in attendance to the site via an aerial photograph, and explained that this has different requirements as it is in the City Center zone. He explained additional details of the development including the potential of having live/work units with retail on the ground floor of those units.

Spencer addressed minor questions from the commission.

Craig Winder briefly outlined the project and explained some of the details, including that the location makes it difficult to have general commercial so he would therefore like to "provide rooftops" to support existing commercial. He gave further details of the building materials and asked to potentially have some more creativity. He also discussed their improvement of 2200 North and 200 East.

Craig and Alan Luce explained the North Logan City's adjacent right-of-way.

Alan also mentioned to the Planning Commission, that this is part of CMPO's plan for 200 East and explained further, including that this is a key connector.

Craig explained the water shares attributed to this and said there is approximately the same number of shares as there are acres, if not more.

Nelson Boren discussed the design requirements with Craig.

00:19:19

Buzzy Mullahkhel read aloud the guidelines to speak at the public hearing and opened, and then

closed the public hearing at 6:51 p.m., as there were no public comments forthcoming.

Nelson Boren said he really likes this concept and would like to see more of it, and said this is going to be the entrance to the City and the landscape code has been rewritten to be designed with certain requirements. He said he likes the concept of mixed use and commented further. He said that 75% of the residential lots in North Logan are one acre, which excludes a lot of people who want to live here but cannot afford a lot here.

Eric Hansen said this is a place where it makes sense to have high-density housing.

Nan Isaacson agreed and said she likes this plan for this piece of property.

00:23:59 Motion

Nelson Boren made a motion to make a positive recommendation to the City Council for this rezone as presented. Eric Hansen seconded the motion. A vote was called and the motion passed unanimously.

Review and consideration of proposed parking plan for the proposed Lotus Salon as a conditional use (12C-300).

00:25:09 Explanation

Spencer Burt explained the situation and why this is falling under the conditional use process. He further discussed the hair salon planned for this site and the parking necessary. He used a projected aerial photograph of the site to explain further.

He addressed questions from the commission.

00:29:28 Motion

Eric Hansen made a motion to approve this conditional use. Nan Isaacson seconded the motion. A vote was called and the motion passed unanimously.

The Planning Commission discussed with the code regarding conditional use permits to consider how it is managed. They agreed to bring this back to a meeting for further discussion.

Draft Review and consideration of Accessory Dwelling Unit (ADU) related ordinance changes (12A-200, 12C-515, 12C-1004). After review, the Planning Commission may consider making a recommendation regarding the proposed changes.

00:33:45 Explanation and discussion

Spencer Burt explained the latest changes, including whether or not to include garage space as well as the location of the ADU to the main property. He also discussed the inclusion of an item requiring that the ADU needed to be placed to the rear of the main structure and further explained the allowed size. He said the use will either have to change, or the building would have to be smaller to allow for some uses.

The Planning Commission continued to review and discuss various items in the document.

Buzzy Mullahkel said he felt comfortable moving this forward to the City Council at this point.

Daniel Knigge said he has a proposed ADU that is for a detached unit and explained his situation for his property that is shaped like a triangle. He said his wife has a home-based business that they would like to build a large garage for that will include an office upstairs. He said the reason it falls under the detached ADU ordinance is because they might want to have a bathroom and a kitchen in the space. He said there are a lot of home-based businesses in their subdivision and that if the proposed changes take place, they would not be able to build a garage with an office that is larger than 1000 square feet in total structure space; nor a pool house, and said there are several pool houses in their neighborhood. He recommended limiting the livable space but not the structure; or if the structure is limited, not to limit it to the same size as the accessory dwelling part of it, which he explained further. He said he may want to have one of his children ultimately live in this space but that the proposed ordinance wouldn't allow that. He also discussed the issues with setbacks in relation to his lot layout. He said this ordinance change will affect the community as a whole.

He discussed various, related items with the commission.

Eric Hansen said he could do all he wants to do without a cooking space.

This was discussed further, including the ordinance not being able to address every exception. They discussed potential issues with setbacks and striking the line in the document regarding front setbacks.

The discussion continued.

Alan Luce said where he lived previously, they allowed garages on a lot in front of the house and it created an aesthetic issue; but then it also became a safety issue relating to fire safety, access and more.

They discussed how to proceed. Nelson Boren said it's important for the City Council to know that these situations come up.

The discussion continued and Eric reiterated that they are not going to be able to appease every situation that comes up and commented further.

01:22:42 Motion

Eric Hansen made a motion to make a positive recommendation to the City Council on this amended ADU ordinance along with the change to strike the setback statement definition. Nelson Boren seconded the motion. A vote was called and the motion passed with Buzzy Mullahkel, Nelson Boren, and Eric Hansen voting in favor and Nan Isaacson voting against the motion.

Discussion and draft review of Water Rights Ordinance proposed by staff regarding secondary water shares and new development.

01:24:19 Discussion

Spencer Burt introduced the item and referred to the recent draft of the ordinance, which they reviewed at the last meeting.

Spencer and Alan Luce addressed various questions from the commission.

Per a question from Eric Hansen regarding who owns the water shares; Alan said the shares can be retained by either the developer or sold to the land owner, but that the shares will stay with the land.

The commission discussed various, related issues.

Per a question from Buzzy Mullahkel, Alan said the City Attorney has not reviewed this yet, and will when it is in a more final ordinance form.

Nelson Boren confirmed that the main goal is to use secondary water and to keep it with the land, which Alan explained further.

The language of the document was discussed and the need for clarification and the proper order of explanation.

Nelson Boren said the City Center ordinance needs to be on the website.

Set Next Agenda and/or Adjourn

01:34:38 Motion

Nelson Boren made a motion to adjourn the meeting. Nan Isaacson seconded the motion. A vote was called and the motion passed unanimously.

The meeting adjourned at: 8:05p.m.

Approved by Planning Commission:

June 6, 2019

Transcribed by Marie Wilhelm

Recorded by


Scott Bennett/City Recorder