



North Logan Planning Commission

September 19, 2019

**Minutes of the North Logan City
Planning Commission
Held on September 19, 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.)*

***00:00:43**

The meeting was called to order by Casey Moriyama at 6:30 p.m.

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

Others present were: K. Craig Loosle, David Loosle, J. Clair Batty, Lydia Embry, Brad Crookston, Spencer Burt, Alan Luce and Marie Wilhelm.

The Pledge of Allegiance was led by Eric Hansen.

An invocation was given by Buzzy Mullahkhel.

Adoption of Agenda

00:01:58

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 September 5, 2019 Planning Commission Meeting

00:02:21

Buzzy Mullahkhel made a motion to approve the minutes as presented. Nelson Boren seconded the motion. A vote was called and the motion passed unanimously.

Follow-up

00:02:53

Spencer Burt discussed the APA conference taking place on Friday, October 4th, and said the Planning Commission members are registered.

New Business

6:35 Public Hearing: Consideration and possible recommendation of a Conditional Use Permit for an Attached Accessory Dwelling Unit located at 3180 North 1450 East, North Logan. (Clair Batty)

00:05:25

Spencer Burt introduced the item and explained the situation that was originally done in August 2018; that this was already built and approved with the building department, but that a hearing was never held to approve a conditional use permit for this ADU at a Planning Commission meeting. He reviewed the project and explained two minor items that were missing from the checklist which have subsequently been taken care of, which were a notarized letter stating the occupancy, and the payment of the fee.

Casey Moriyama read aloud the guidelines for speaking at public hearing and opened the public hearing at 6:40 p.m.

Lydia Embry noted that the address in the public notice that went into the newspaper was incorrect. Spencer Burt said it was applicant Clair Batty's address at the time of the initial application.

Casey Moriyama closed the public hearing at 6:44 p.m.

North Logan Planning Commission

September 19, 2019

It was determined that because the address listed in the newspaper was now an incorrect address, the item would be re-noticed for another public hearing at the next Planning Commission meeting, in order for the Planning Commission to consider this for approval.

Discussion of zoning east of Naomi Circle and Meadowlark Lane with consideration of removing a section 2350 East from Canyon Ridge Drive to Meadowlark Lane from the Transportation Master Plan.

00:14:10 Discussion

Spencer Burt explained the situation and the potential of rezoning this differently, possibly as RE-2, or creating an RE-5 zone. He said the City Council agrees with rezoning this area, and said the Planning Commission needs to discuss how to move forward, including potentially removing the section of road as previously discussed. He said there will be further discussion with the area property owners. The alignment of the road was discussed.

Nelson Boren discussed rezoning the adjacent Wheatland Hills area to a lower density. This was discussed further. Brad Crookston commented on this, including on the difficult terrain in this area.

Various related items were discussed at length. They reviewed projected photographs of this area.

Eric Hansen commented that he was in favor of creating an RE-5 zone for this area.

They discussed the process for rezoning this and the recourse the property owners would have if they didn't agree with it.

Nelson discussed no longer using the density determinate option in this area.

The discussion continued.

Discussion and review of workshop results for zoning west of Main Street from approximately 2000 North to 2500 North.

00:44:05 Discussion

Spencer Burt explained the situation and said this is aside from the discussion regarding 400 West. He said this discussion is based on the workshop held with the City Council. Spencer explained the various zones and where the zones might best fit different areas.

The commission discussed this further at length and Spencer and Alan addressed questions from the commission.

Discussion of the Moderate Income Housing Plan and goals, based on the 2017 data that has been gathered with help from the Bear River Association of Governments.

01:10:47 Discussion

Spencer Burt explained the plan, and information given from the Bear River Association of Governments, and further discussed goals and points to focus on.

Nelson Boren suggested letting the public know about ADUs and commented further.

The commission agreed and discussed this further.

Set Next Agenda and/or Adjourn

01:17:59

Eric Hansen made a motion to adjourn the meeting. Buzzy Mullahkel seconded the motion. A vote was called and the motion passed unanimously.,

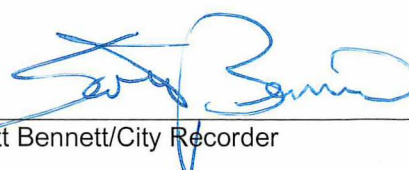
The meeting adjourned at: 7:49 p.m.

Approved by Planning Commission:

October 3, 2019

Transcribed by Marie Wilhelm

Recorded by



Scott Bennett/City Recorder