Minutes of the North Logan City Planning Commission Held on February 8, 2024 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.)

***00:00:01**
The meeting was called to order by Nan Isaacson at 6:30 p.m.

Commission members present were: Nan Isaacson, Herond Hoyt, Heather Ericson, Gavin Payne, Teresa Theurer and Tracy Walker.

Others present were: Dane Weed, Kelly Brown, Aaron Brown, Stacee Flygare, Yvonne Norman, Scott Perkes and Alan Luce.

An invocation was given by Teresa Theurer.
The Pledge of Allegiance was led by Gavin Payne.

Welcome new Alternate Planning Commissioner Tracy Walker
00:01:15
Nan Isaacson welcomed and introduced new Alternate Planning Commission member Tracy Walker, and asked him to give a bit of his background, which he did.

Adoption of Agenda
00:01:59 Motion
Gavin Payne made a motion to adopt the agenda as presented. Herond Hoyt seconded the motion. A vote was called and the motion passed unanimously with Nan Isaacson, Herond Hoyt, Heather Ericson, Gavin Payne and Teresa Theurer voting in favor.

Follow-up
00:02:26
Scott Perkes said in the time since the Planning Commission last met, there has been some follow-through done with the City Council for items that previously went before the Planning Commission; and explained that at the January 17th City Council meeting, multiple hearings were held and the City Council reviewed and approved the Subdivision Ordnance changes that the Planning Commission has been working on for the last several months, in response to state Senate Bill 174. He explained further, and said the City Council adopted that and it is now being codified into the City code. He also mentioned that the City Council wanted to pass along their appreciation to the Planning Commission's for all of their work and efforts on that.

New Business

Regular Commission Business:

Item #1 - Elections of Planning Commission Chair and Vice Chair for 2024.
00:03:47 Motion
Teresa Theurer made a motion to elect Nan Isaacson as Chair, and Gavin Payne as Vice-Chair, for the year 2024. Herond Hoyt seconded the motion. A vote was called and the motion passed unanimously with Nan Isaacson, Herond Hoyt, Heather Ericson, Gavin Payne and Teresa Theurer voting in favor.

Item #2 - CUP-2023-03: Review and action on a request to amend an existing Conditional Use Permit for a "Church or Other Religious Facility" to allow for an expansion to the New Life Fellowship facilities located at 2045 N 800 E.

00:04:59

Scott Perkes explained the request of the applicant, to amend the existing Conditional Use Permit for an item that falls under "Church or Other Religious Facility." He explained the site and the zoning for this area, and that this use is allowed in the two zoning types that encompass this site. He also explained that the Planning Commission is to review and consider an amendment to the existing Conditional Use Permit.

Scott explained items included in the Staff Report, including a copy of the original Conditional Use Permit for this that was issued in 2010, as well as well as other related documentation; and further explained the building and the related land and parking for this Church. He reviewed the changes the applicant is wanting to make to this which include additional rooms for office space and restrooms; as well as space for a 'Children's Area' upstairs, including a Children's Church, Pre-School, Nursery area, and restrooms, which he detailed further.

Scott explained additional details and City requirements that the applicant's plans will have to adhere to in order to be compliant with City code, which he said they are.

He said the biggest question on this is parking; and said that since they're essentially expanding, they will need to determine the needs for sufficient parking. He detailed the City code and the related parking requirements for something like this. He said the submitted plans indicate that the maximum occupancy could be upwards of 456 people, and the addition would add another 133 people to that maximum code allowed occupancy. He discussed this further and said their main sanctuary has 260 seats; and that the commission needs to take into consideration how this facility is actually going to be used. He said if just the square footage is considered in relation to parking, they would fall well short of the parking requirement; however, he said the commission has to consider this differently in terms of what they're actually using the facility for, and explained this further.

He said as indicated in the Staff Report, staff recommends that, given the unique nature of the addition, Scott and staff did not think that more parking should be required at this time; but that there is a recommended condition that they add parking when and if they begin to have to park out on the street. He commented on this further. He recommended having the applicant speak to this, as they are more familiar with their day-to-day operations, and their parking demands.

He continued to discuss various details of the current building and lot, including landscaping and screening.

Scott said staff recommends approval of the amendment to this existing Conditional Use Permit, with the following three conditions which he detailed a bit further, including, (1) no on-street parking allowed; (2) that all of their exterior lighting be downwardly directed and fully shielded; and, (3) that their exterior finish materials match those that are currently being used on their existing facility.

Per a question from Herond Hoyt, Scott said they will not be eliminating *any* current parking spaces with this expansion.

Teresa Theurer said she's heard complaints of things getting approved without sufficient parking; and does not want to be listed as voting/approving something that is a possible parking problem. She said having the child-care facility might increase the attendance of the church, and commented further. She said she has concerns about that, and that if we do approve this, she would like it to say something different than the subjective statement that is in there now regarding parking.

Nan Isaacson said that is her concern, as well. She said she thinks it's a beautiful addition, and a great addition to the community; but that her concern is parking, and asked that if they exceed parking, what we would do.

Scott said that is when the City would have to go through the revocation process, which he explained in detail.

Applicant and Pastor Dane Weed from the New Life Fellowship Church addressed items from the commission, and explained various details on this project. He said that adding parking would take a large amount of money, and would pause their building plans going forward. He explained that currently, their congregation is split between two services that take place on Sunday

mornings, at 9:00 a.m. with approximately 70 adults plus about 20 to 30 children who attend; and that at the 10:30 a.m. service, they have approximately 180 to 200 adults, along with about 40 to 50 children who attend. He said the sanctuary has 260 chairs, and said they have never reached the 500 maximum allowed capacity in there, although, he joked, he would love that. He said he would obviously want for their people to have the best parking situation possible; but they will go with whatever the Planning Commission and City recommend.

Per a question from Nan about what the number of parking spaces there are, Pastor Weed said there are 119 parking spaces on site. Nan said then on Sundays, they have plenty of parking there, which Pastor Weed said was correct, and said they would state that no one is allowed to park on the street, and commented further. He said currently, their parking lot meets their needs; but that he totally agrees, that if they're seeing growth, they would expand the parking. He said he wants what's best for their people and would not want people parking on the street and having to walk to the building.

Teresa asked how it could be stated that they need to expand the parking when more is needed; rather than them "beginning to push out onto the street;" and asked how they could put that into the approval, so that it's not so subjective.

Scott said we could reword it, or find another mechanism to be a little bit more specific as to when we would expect more formal changes to be made to their parking. He said he feels that it's whenever it becomes an issue, based on getting complaints from neighbors or having traffic issues.

Pastor Weed said he would be more than happy to connect with Scott every six months and let him know where they're at, and whether they're seeing an increase at that time, if that works.

Scott discussed what is says in the staff report regarding the building code and maximum capacity of the building in relation to the seat count, and how many people are actually there at one time; and commented further about how many people actually use the building versus what the building code says they're legally allowed to cram into a structure. He said he would argue that what's in the staff report is probably a worst-case-scenario for maybe a type of facility that is a restaurant that is maximizing every square inch of their floor space, and commented further.

Heather Ericson discussed what could be an issue of only a few people deciding to park on the street, and the neighbors complain about it, and now we have a need to construct $500,000 worth of asphalt. She said people *choose* where they *want* to park, at any church building in the valley.

Teresa asked that if we did do the note regarding not allowing street parking; whether there is signage there now, or would signage be put there.

Scott said that could be a requested condition, and explained additional possibilities for how this could potentially be managed.

Scott and Planning Commission continued to discuss this, as well as parking situations historically, and he addressed their various questions and comments. They also discussed how they could move forward with this, in a motion. Pastor Weed also addressed questions from the commission.

The discussion and review continued.

00:31:52 Motion

Gavin Payne made a motion to approve the amendments on the existing Conditional Use Permit for a "Church or Other Religious Facility" to allow for an expansion to the New Life Fellowship Church facilities, as presented, along with the facts, findings and conditions in the Staff Report. Heather Ericson seconded the motion.

Teresa Theurer made an amendment to the motion to take out the statement that states "begins to push parking onto the street" and instead stating "parking will need to be added as the facility's parking demand increases."

Gavin said that stating "increases" is more vague to him, than what is already in there.

This was discussed further. Nan said she thought that the existing language in the proposed amendments is going to be okay for now, and that it will work, and commented further, briefly.

Teresa withdrew her amendment to the motion.

A vote was called and the motion passed unanimously with Nan Isaacson, Herond Hoyt, Heather Ericson, Gavin Payne and Teresa Theurer voting in favor.

Scott explained to the applicant, Pastor Weed, that the City will provide him with a formal Notice of Decision, which will be an updated permit for his records; and that he can expect that in the next few days.

Item #3 - CUP-2024-01: Review and action on a request for a Conditional Use Permit for a Dog Kennel at a single-family residence in the RE-1 Zone (2225 E 3025 N).

00:34:15

Scott Perkes described the location for this request, and explained that the City allows two dogs in all residential zones; but that when you want to increase that number, you have to apply for a Conditional Use Kennel Permit, which he explained are only conditionally allowed in larger lot, residential zones. He explained this further and said that an applicant can request an increase to having four dogs. He said this applicant is wanting two more dogs to the one they already have, for a total of three; and would potentially keep a fourth dog out of a future litter of puppies.

Scott further explained in detail, the code and its requirements for the Planning Commission members; and also described the specifics of this request and situation further.

Applicant Stacee Flygare addressed questions from the commission about her request.

Scott also addressed questions and comments from the commission, and they continued to review various elements of this situation; and also discussed how to proceed, including adding potential language to this regarding allowing the dogs to be outside, unattended.

00:57:00 Motion

Teresa Theurer made a motion to approve this Conditional Use Permit for a Dog Kennel, along with the facts, findings and conditions in the staff report; with an amendment to Condition #3 to add the verbiage of "unattended." Herond Hoyt seconded the motion. A vote was called and the motion passed unanimously with Nan Isaacson, Herond Hoyt, Heather Ericson, Gavin Payne and Teresa Theurer voting in favor.

Commission Work Session:

Item #4 - Work Session - General Plan Rewrite Public Open House #1 Recap.

00:57:52

Scott Perkes gave the Planning Commission a status update on the process of the General Plan Rewrite, as well on as the Open House that was held and the input received.

Scott addressed questions and comments from the commission, and the discussion continued.

Scott also discussed the "homework assignment" he has for the Planning Commission, to work on, over the next two or three weeks. He said staff is putting together formal surveys on specific topics such as the general direction, land-use, transportation, parks, recreation and trails; and are wanting the Planning Commission, City Council and the Steering Committee review these draft surveys, and make sure that the questions we are asking are done in a way that we get the outcome that we are looking for. He explained further, including how the survey process would be done.

Staff Business:

Planning Commissioner Business/Discussion

01:17:32

Gavin Payne asked how the Conditional Use Kennel Permit item (discussed this evening) came about; and Scott explained that they had come in to register their dog, and it proceeded from there, and explained further.

Set Next Agenda (2/22/2024) and/or Adjourn

01:18:19

Scott Perkes said he wanted to tell the Planning Commission about a training opportunity with the Utah Land Use Institute, who he further explained. Scott said they are having a conference on Friday, March 22nd. He said the commissioners could attend it in person in St. George if they want to go down for the day; or they can watch it on-line via Zoom. He explained further details, and said what is good about this conference, is that it is the first one in what Scott said he calls "Conference Season" following the Legislation period; and is the first opportunity to hear what passed, and what didn't, and how it affects local governments, and what we might need to change in our code. He explained further and asked them to let him know if they're interest in attending.

01:19:51 Motion

Herond Hoyt made a motion to adjourn the meeting. Gavin Payne seconded the motion. A vote was called and the motion passed unanimously with Nan Isaacson, Herond Hoyt, Heather Ericson, Gavin Payne and Teresa Theurer voting in favor.

The meeting adjourned at: 7:50 p.m.

Approved by Planning Commission: February 22, 2024

Transcribed by Marie Power (Via Recording)

Recorded by:

Scott Bennett/City Recorder