

**Minutes of the North Logan City  
Planning Commission  
Held on April 5, 2018  
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.)*

**\*00:00:20**

The meeting was called to order by Nelson Boren at 6:36 p.m.

Commission members present were: Nelson Boren, Craig Humphreys and Casey Moriyama. (Larry Hepworth, Robert Burt and Buzzy Mullahkhel were excused).

Others present were: Lauren Schreiber, Steve Milne, Susan Durham, Debbie Murray, Neil Murray, Don Barringer, Aris Schreiber, Matt Nielson, Phil Nelson, Brad Crookston, Lydia Embry, Alan Luce, Cordell Batt and Marie Wilhelm.

The Pledge of Allegiance was led by Craig Humphreys.  
An invocation was given by Casey Moriyama.

**Adoption of Agenda**

**00:02:57 Motion**

*Craig Humphreys made a motion to adopt the agenda as presented. Casey Moriyama seconded the motion. A vote was called and the motion passed unanimously.*

**Approval and Follow-up of Minutes for July 20, 2017 Planning Commission Meeting**

Minutes were approved as presented.

**Follow-up**

**00:03:29** Cordell Batt explained an upcoming training that the Planning Commission might be interested in attending.

**New Business**

Consideration of a conditional use permit for a dog kennel located at 2595 N 1600 E in the RE-1 zone. (Lauren Schreiber)

**00:05:28 Explanation and discussion.**

Cordell Batt explained this request from the applicant to house a dog kennel in their home and to use it as a business for dog daycare. He explained that a conditional use is used for a dog kennel so that conditions can be put on the use. He mentioned that this is the only zone in the City that allows this. He explained the location and also said that this property is part of the City's Transportation Master Plan, with the future 2500/2600 North going through this area, but said until such time that that happens, the lot has an existing home. He asked the applicant, Lauren Schreiber, to explain their request for this.

**00:07:59 Applicant's comments.**

Lauren Schreiber said she currently lives in Logan City and runs a smaller version of this there for approximately two years, and said she is listed on a website that is like "Air B&B" for dogs. She said they get too many requests to handle in their little home currently and want to move to this new home and are in the process of purchasing the property, which she said is twice the size of her current home. She said they do in-home [dog] boarding. She said it's not a typical home and said they have people there nearly 24/7 [running the business], and also do daycare. She said they will be putting up six-foot fencing instead of the 8-foot as they originally stated. She asked if they could at some point put a dog park on their property.

**00:09:41 Additional explanation and discussion.**

Cordell explained the situation further. He said the City has received calls from citizens who are concerned about this request. He further detailed the conditions he is recommending for this conditional use permit, including: that the Planning Commission determine a maximum number of dogs that will be allowed at any one time and that if the applicant wants more, she can come back and make a request for more and try to get that approved; that any outside, fixed dog-runs comply

with all of the conditions set in the City's General Code for fixed dog-runs, as well as any other related City code compliance requirements; that all dogs be licensed as required; that they comply with the annual kennel permit and come in each year to renew that; that since they are running a business and having more than the number of dogs typically allowed, that the appropriate business licenses be obtained to run a home-based business for the boarding of dogs; and, to submit a written noise-control/dog barking plan so that the City knows how the applicant plans on handling that so that the City has that on record.

Cordell explained that if the Planning Commission approves the conditional use permit, and there are any complaints on the conditional use; the City informs the applicant of the complaints and then allows the applicant to address the issues and see if they can take care of them. If they can, then the City allows them to continue; but if not, the City has the ability to rescind the conditional use permit.

Nelson asked Lauren how many dogs she was considering. Lauren said they have been thinking about 20-30 dogs, expecting that on most days they would be at 50% or less capacity. She said if they got to the point where they were actually going to have that many dogs, she would be hiring some help as well; that it wouldn't just be her husband and her. She said she got a call from [North Park Police Animal Control] Officer Krebs who she said told her that North Logan City has actually been wanting a kennel to take impounded animals to and wondering if she would be open to that, which she told him she was, but that she would need to know how that would affect the numbers, because she said they need enough dogs to be able "make it a business".

Nelson asked her about the noise-control issue and how she would manage it. Lauren said she does not like hearing dogs bark and is in courses to learn how to be a dog-trainer, and said she has a lot of experience in working with dogs. She said their business is different than a typical kennel in that their dogs are not crated all day and don't have a reason to bark. She said if they are barking at night, they come into the "home environment"; and said they have therefore not had any complaints for the past two years, and said she knows how to determine why they're barking and remove the dog from that situation. Per a question from Cordell, Lauren said that at night, the dogs would be inside with them. Per a question from Lauren, Cordell explained some of the requirements of a fixed dog run.

Cordell addressed various questions from the commission.

Casey Moriyama asked about the dog park part of the request, which Cordell addressed briefly, including that if the request does come up in the future, the commission could make a condition that the applicant has to come before the Planning Commission to discuss it and get approval.

Lauren asked about the timing of the [development of the] potential road; and Cordell addressed this and explained that it depended on future development, including of hers and adjacent properties, so they really do not know. Nelson told her to be aware that it could be a possibility at any time.

Nelson Boren asked the attendees if anyone was at the meeting to express their concerns.

**00:18:25 Public Comments**, which were addressed by the commission, Cordell and Lauren:

Susan Durham said she lives just north of this and that her main concern is the number of animals, and whether they would be outside during the day, because she said the noise is her main concern. She said the dog park is another issue. She said that would be right next to where Gordon Alley keeps his horses, and said that it strikes her as a potential conflict for animal behavior. She said she would be happy to see this go forward, and can track it in the future if she has issues, but that she would want to know if the dog park is going to be part of this condition, or will be something assessed in the future.

The discussion continued.

Casey Moriyama commented on his concerns about the noise and smell issues that affect other people; and that if there are complaints, the conditional use permit can go away. He said that makes it a risk on the applicant, and commented further.

Cordell said that staff recommended approval on this with the conditions set forth in the staff report.

Casey said he has concerns with the number of dogs the applicant is asking for.

Cordell said the commission could limit the number if they wanted to. Casey reiterated his concerns about the smell and noise potentially carrying.

Lauren said they are adamant about keeping it clean.

Casey said that would be fine, but cautioned the applicant that there could be a lot that could "go wrong".

**00:25:57 Motion**

*Casey Moriyama made a motion to approve this conditional use permit with the recommendations made in the staff report, and with the applicant knowing that there is a possibility it could be rescinded if the issues become a problem, and that the dog park would be considered under a separate conditional use in the future, if the applicant decides to apply for it.*

Craig Humphreys asked if there should be a fixed number of dogs included in the motion. Casey said there needs to be a maximum number. There was further discussion about establishing a maximum number. Cordell said that in the past with other kennels, the maximum number set has been as high as sixteen. This was discussed further. Cordell said because the permit can be revoked at any time if things aren't handled right, he didn't think the commission needed to worry about a number.

*Craig Humphreys seconded the motion. A vote was called and the motion passed unanimously.*

Consideration of a concept plan for the new Greenville School District Subdivision. This is splitting the existing Cache County School property located at 2063 N 1200 E into two (2) lots. (Cache County School District)

**00:28:48 Explanation and discussion.**

Cordell Batt introduced the item and discussed the situation and request. He said they want to break the subdivision up into two lots so that they have the opportunity to sell those buildings separately, and explained briefly, further. He explained various additional details. He said staff recommends approval.

The commission discussed this further and Cordell, as well as Scott Rigby from CCSD addressed their questions.

Craig Humphreys discussed the need for a potential shared agreement regarding parking between CCSD and the North Logan Fire Department, which Mr. Rigby said they were fine with.

This was discussed further and Alan Luce said it could be tied to the deed as opposed to the plat. Cordell explained how that can be worked out at the Development Plan phase.

**00:36:28 Motion**

*Craig Humphreys made a motion to make a positive recommendation to the City Council on this concept plan. Casey Moriyama seconded the motion. A vote was called and the motion passed unanimously.*

Consideration of a concept plan for the proposed North Logan Village Mixed-use residential project in the City Center located at approximately 2050 N 400 E. (Matt Nielson)

**00:37:41 Explanation and discussion.**

Cordell Batt introduced the item and explained the situation briefly, and asked developer, Matt Nielsen to explain his project.

Matt discussed his project and various details, and also explained how they are meeting the City Center Code for this project, and the many ways they are benefiting the City with this project. He briefly explained some of the design details per displayed concept drawings.

The discussion continued and Matt and Cordell addressed their questions; and Cordell said staff is making a positive recommendation on this, with the recommendations made in the staff report. Nelson discussed the need for pedestrian access. Cordell said that will be worked out in the Development Plan phase of this. The commission discussed this further with Matt and recommended various options for this. Casey Moriyama said with this being the first project going in to the City Center, this project will set a precedent and needs to be done right, as this will be used as a standard going forward, and commented further, as well as the items that need to be included. Nelson also commented on this.

**01:11:19 Motion**

*Craig Humphreys made a motion to make a positive recommendation to the City Council along with staff's recommendations. Casey Moriyama seconded the motion.*

Nelson asked to ensure that Matt will look at the massing and the pedestrian walkways.

A vote was called and the motion passed unanimously.

Discussion of future development in relationship to updating the General Plan's District Plans.

**01:12:57 Discussion**

*Cordell reminded the commission that he needed to leave the meeting in approximately ten minutes.*

The Planning Commission continued their previous ongoing discussion on this. Nelson Boren referred to the letter he sent to the Planning Commission regarding this, and said he really wants the public to come in and give their input, and help them understand what the issues are; and further commented on the growth that is coming into the valley, which he said is approximately 5K people per year.

The Planning Commission continued to discuss various related items, including flexible zoning, density, the importance of having quality developments, and more.

Nelson Boren discussed the issue of urban sprawl, and that we have the opportunity at this point to develop a good plan for the City, and how to accommodate future growth; as well as the importance of having community involvement with this. Cordell addressed this.

Casey Moriyama said it seems that people move here because people like the rural feel, but it is an oxymoron to try to "accommodate growth" at the same time.

**01:15:15** Casey and Nelson asked the citizens in attendance to give their opinions on what was being discussed:

Neal Murray commented and said one of their biggest concerns is that the City's General Plan states that density will be spread throughout the City, but that it has almost been exclusively placed on the west part of town, and that Matt Nielson's new development and Curtis Jacob's project, both with higher density, are also not far from this.

*Cordell Batt left at this time, 8:05 p.m.*

Debbie Murray discussed the need to have the district meetings to pass this kind of information on to the citizens. She also discussed the need for owner-occupied townhomes, with sufficient parking. She also said the City needs to ensure that there is enough water for these projects, which Nelson and Alan Luce addressed. Debbie explained the concern regarding transportation and that there are not enough east/west roads.

Don Barringer said there is a "disconnect" between what the City wants to do for "proper planning" and what the residents want, and discussed having communication between the City and citizens, and as Cordell suggested, not just during a public hearing. He also discussed the high cost of housing and said we need to find a way to accommodate the growth, or the "middle class" will not be able to live here, as it is he said, in Park City.

The discussion continued. Alan discussed some of the things he learned at the Cache Valley Summit and said that planners discussed quality developments being the thing that makes the difference.

**02:00:27 Motion**

*Craig Humphreys made a motion to adjourn the meeting. Casey Moriyama seconded the motion. A vote was called and the motion passed unanimously.*

The meeting adjourned at: 8:36 p.m.

Approved by Planning Commission: December 13, 2018

Transcribed by Marie Wilhelm

Recorded by

  
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Scott Bennett/City Recorder