

**Minutes of the North Logan City
Planning Commission
Held on May 3, 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.)*

***00:00:12**

The meeting was called to order by Nelson Boren at 6:30 p.m.

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

Others present were: Kaylene Johnson, Lucy Johnson, Larry Johnson, Randall Coleman, Michael King, Cathryn King, Lynn Krebs, Carolyn Krebs, Bonnie Flandro, Dave Flandro, Gordon Alley, Alice Lucherini, Monte Lucherini, Jerry Andrews, Conna Andrews, Lauren Schreiber, Beth Larchar, Trent Cragun, Carolyn Jarrett, Lynn Jarrett, Winona Perry, Linda Hammond, Richard Mueller, Zac Humes, Korby J. Christensen, Marian Christensen, Jake Young, Tina Mc_ _ ber (illegible), Cordell Batt, Alan Luce and Marie Wilhelm.

The Pledge of Allegiance was led by Robert Burt.
An invocation was given by Casey Moriyama.

Adoption of Agenda

Cordell Batt mentioned that they would be discussing item number three first (regarding the Greenville School District Subdivision) due to a scheduling conflict, which the Planning Commission agreed with.

00:02:05 Motion

Casey Moriyama made a motion to adopt the agenda as presented. Robert Burt 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

00:02:43 Motion

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

New Business

Consideration of the Development Plan and Preliminary Plat for the Greenville School District Subdivision (2 Lot) located at approximately 2063 N 1200 E in the Community Commercial (CC).

00:03:23 Explanation and discussion

Cordell Batt introduced the item and explained the location and situation. He said this is very straightforward; the only real question raised was about the water shares, and Cordell explained that the plat now indicates which water shares go with which plat. He said staff recommends approval on this.

00:06:40 Motion

Robert Burt made a motion to make a positive recommendation to the City Council on this development plan and preliminary plat, along with the recommendations made in the staff report. Casey Moriyama seconded the motion. A vote was called and the motion passed unanimously.

Consideration of an additional condition limiting number of dogs for conditional use permit for the new kennel permit with dog boarding/daycare located at 2595 N 1600 E, North Logan. (Lauren Schreiber)

00:07:36 Explanation and discussion.

Cordell Batt introduced the item and per a question from Nelson Boren explained what a conditional use permit is, for the benefit of the attendees. He explained further details of this situation and that the number of dogs allowed still needs to be discussed. He said there have been concerns from the neighbors, and staff had the animal control officer look at this; and said the Planning Commission should consider limiting the allowed number of dogs, as well as some other potential conditions recommended by the animal control officer, which Cordell reviewed with the Planning Commission.

The commission discussed the various issues at length, including the City code related to this, what the applicant is requesting, the animal control officer inspecting the property, the potential impact to surrounding neighbors, the City's requirements of the applicants, and more.

Applicant Lauren Schreiber discussed her request; and explained that they have been doing this same thing in Logan City for two years and have not had any complaints, have a lot of experience, and further explained how they have managed their business.

The discussion continued, and Lauren answered questions for the commission.

00:36:39 Public Comments.

Nelson asked for **public comments** from the attendees:

Winona Perry said she was there as the district representative for this district, which she said is the only district in the City to allow something like this. She said her biggest concern is that when this was done, it related to families, not commercial ventures and home businesses. She said this is more like a veterinary office or childcare situation. She said childcare has state regulations, and that she thinks we need ordinances that are in place to help the City make these decisions, because what the Planning Commission does here will affect the future in their district. She said on the City's chart, there is a statement that if something comes up that does not fit, it should go before the City Council and a public hearing held; and said she thinks this warrants having a bigger discussion to put into place guidelines that the Planning Commission is trying to figure out on their own.

Bonnie Flandro said she lives directly to the north of this and that in the last two years they have had neighbors who have had three dogs who barked all the time, and those neighbors yelled at their dogs all the time to be quiet. She said they put up with it and didn't say anything, because she didn't want to be a problem. She said they have another neighbor who is a farmer and farms during a lot of hours at night, and said they know with that noise, that the dogs will be barking also, and commented further, and said this is a problem, and she is concerned about it. She said there is also a retaining wall that has not been mentioned; and said when those neighbors who lived there would drive down that little part to the north of the house, has caused that retaining wall to now bend down, and it is a short time that that will become a problem as well. She also said when trucks would deliver hay or grain in the winter, they could not drive up that hill to get out of that parking area, and that is where this applicant is going to have the parking. She also said the dog-waste is another concern, and that the previous owners did not clean up their dog waste as much as they should have, and the smell is terrible and commented further. She said these are just a few of her concerns.

Lauren addressed the parking concern.

Larry Johnson said his concern is the future, and that what they want to do potentially in the future expands past a home business. He asked that at what point, this needs to be considered at a higher level. He said his concern is that if all of this gets approved, then at what point does a [store like] Walmart come in across the street.

Richard Mueller said that the City ordinance says that 'the use of a residence in the municipality for the purposes of a home-based business should be clearly and obviously subordinate to the main purpose of the property as a residence. Home-based businesses shall only involve only a minor portion of the residence'. He said he is therefore not sure how ten to twenty dogs in a 2600 square foot [home] could be considered to be a minor portion.

Lucy Johnson asked about parking and how that would be managed, which Cordell addressed.

Gordon Alley said he lives directly south of this property. He said he is not as concerned about the dogs, as he is the road that was "railroaded through with Mayor Watkins and the people he influenced, to come through and knock down that house eventually" and to knock down his barn and hayshed to get a road through there. He said he has considered selling his property and has spoken to several realtors who have told him they will not even consider selling his property until the City will state where the road goes; and said the City will not say where the road is planned to go. He said he has planned to build a garage on the North side; but that that is where the road could go, and he would not have the [required] 30-foot setback so he can't do that. He said so now, he has no option to sell his property. He said supposedly within a few years, the road is going to come up through there because Mayor Watkins didn't want it to go through his property; and that instead of a "T", it is going to knock down that house and his barn and hayshed, and they won't say where the road goes. Per a comment from Nelson, Gordon said there are worse things than a dog kennel that could go in next to you.

Dave Flandro said he lives to the north of this. He said initially, if there are 15 dogs in there with a family of three that could potentially be larger; that implies that the basement will be used as the housing center for this business. He said this should be a safety concern for children to be living in the same "shelter" as a number of dogs, especially if these dogs are from other owners. He said if there is any kind of mishap, there could be safety issues related to the children, and said he can envision chaos in the home and is concerned about the well-being of the children.

The Planning Commission discussed this further. Casey Moriyama and Robert Burt both discussed the potential for this growing and "spilling out into the neighborhood"

Craig Humphreys said he has received calls on this and addressed the issues of inspections and said that conditions can be set to deal with potential issues. He commented that dogs can be very unpredictable and is something the applicant will have to watch. He discussed his concern about how to set the limit, and whether it would be more appropriate for that to come from the animal control officer. He commented further.

The Planning Commission discussed various, related items and potential issues further.

Ed Taggart said he is not in favor of this and said he has animals that are not compatible with this, and said that is a concern. He also said he is speaking for neighbor Mike Bullen, and that he has some very valuable rodeo horses and told Ed his is "adamantly against this".

The Planning Commission continued their discussion. Per a question from the commission, Lauren said if they were only allowed six to eight dogs, it would shut them down right now.

The Planning Commission discussed having the animal control officer inspect the property and determine the allowed number of dogs.

01:16:09 Motion and clarified at 01:17:51

Casey Moriyama made a motion to table the approval until the animal control officer inspects the home and determines an allowed number of dogs, and along with the additional conditions. Robert Burt seconded the motion. A vote was called and the motion passed unanimously.

Per a question from the applicant about when a decision will be made, Cordell said it will be on the agenda for the next Planning Commission meeting in two weeks.

Consideration of the Development Plan, Agreement and Preliminary Plat for the Elk Ridge Farm Subdivision (4 Lots) located at 1250 E 2500 N, North Logan, in the RE-1 zone. (Brett Robinson)

01:23:22 Explanation and discussion.

Cordell Batt introduced the item and explained the current situation, including items that have been worked through since the conceptual plan phase. He said staff is recommending approval.

Developer Brett Robinson discussed his development and addressed question from the commission. He also explained the conversations they had with neighbors and discussed the costs of installing the road and how to potentially manage the development of it. Cordell also addressed this, and Alan Luce detailed the potential options.

Cordell discussed the issue of the plan showing a sidewalk instead of a trail along 2500 North, which he said will have to be reviewed, as this is part of the master plan, which is staff's recommendation.

01:35:23 Motion

Craig Humphreys made a motion to make a positive recommendation to the City Council on this Development Plan, Agreement and Preliminary Plan, including staff recommendations as presented. Robert Burt seconded the motion. A vote was called and the motion passed unanimously.

Consideration of the Concept Plan for the Wolfpack Crossing Mixed-Residential Development proposed in the City Center RM-8 zone located at approximately 2350 N Wolfpack Way. (Life Style Homes)

01:36:22 Explanation and discussion.

Jake Young from Lifestyle Homes did a slide presentation showing their intentions for this project, which he said is zoned for M-R-8 and is eight units per acre, and said it is designed to have a mixture of building types. He further described the site and said they are pitching 32 total units, which is made up of 22 townhomes and 10 single family lots, and detailed the project further. He said it will be 35% open space, which is double the requirement, and also that there will be one HOA playground.

He said each townhome has two parking stalls in a garage, which is a requirement, and said there are 30 allowed on the street. He said they have 11 off-street guest parking stalls, which he said meets the requirements. He said all of the garages are behind the homes, and the townhomes will face the road, Wolfpack Way. He said there will be an HOA which will take care of the open space as well as the private drives. He discussed various further details.

He addressed various questions from the commission, and the commission continued their discussion.

They further discussed the road. Per a question from Craig Humphreys, Jake said the road will be 39 feet, curb to curb, with a six inch curb. He said they are allowing for parking on both sides, with 20 feet in the middle. Emergency vehicle access was discussed. Jake discussed affordability relating to this time, and this project.

Robert Burt asked if they would be open to limiting the number of rental units allowed in this development. Cordell Batt said he did not know if they can do that legally. Robert said the state is discussing this. Developer Trent Cragun said he is not willing to make that decision and does not want to be in that position and has no power to "police that".

Density in North Logan was discussed further. Robert Burt discussed the benefits of having a more owner-occupied area.

Jake continued his presentation and displayed some architectural concepts for the development. He said this has already been approved by the Design Review Committee, and discussed and displayed further design elements. He said they meet all of the requirements of the ordinance.

Nelson discussed the City Center code and the need to follow that for this project, and mentioned areas where he felt that was not the case, and said he felt that some modifications could be made without adding cost in just modifying the design. This was discussed further and Jake said they would take a look at that. Nelson said he could not approve it without those design details being amended to comply with the City Center Code requirements.

The Planning Commission and Jake continued to discuss various related items and issues.

02:19:27 Motion

Craig Humphreys made a motion to make a positive recommendation to the City Council on this concept plan, along with the conditions from staff. Casey Moriyama seconded the motion. A vote was called and the motion passed unanimously.

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

02:20:08 Discussion

Nelson Boren said that in a future meeting, he would like to spend some time speaking with the Planning Commission, staff and citizens, and to hold a public meeting to discuss some of the on-going and upcoming issues regarding density and growth, as well as related items.

Robert Burt discussed his opposition to having high density in our City.

This was discussed further, particularly accommodating growth. Density was discussed at length.

Per a question from Cordell, Nelson said he would like some time at every meeting to discuss this, and for the Planning Commission members to do some research on this.

02:49:40 Motion

Casey Moriyama made a motion to adjourn the meeting. Robert Burt seconded the motion. A vote was called and the motion passed unanimously.

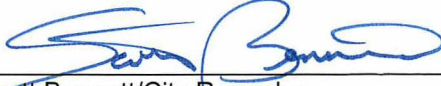
The meeting adjourned at: 9:21 p.m.

Approved by Planning Commission:

December 13, 2018

Transcribed by Marie Wilhelm

Recorded by



Scott Bennett/City Recorder