

**Minutes of the North Logan City
Planning Commission
Held on May 17, 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.)*

***00:00:16**

The meeting was called to order by Nelson Boren at 6:33 p.m.

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

Others present were: DeAnna E. Fry, Lauren Schreiber, Alice Lucherini, Monte Lucherini, Richard Mueller, Barbara Middleton, Dave & Bonnie Flandro, Brad Crookston, Lydia Embry, Cordell Batt, Alan Luce and Marie Wilhelm.

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

Adoption of Agenda

00:02:19 Motion

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

New Business

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)

00:04:04 Discussion and explanation.

Cordell Batt gave a status update on the situation. The Planning Commission discussed various related items and Cordell addressed their questions. The commission also read aloud and reviewed North Park Animal Control Officer Nolan Krebs' letter regarding this situation, with his stated recommendations for the situation.

The commission continued to discuss various, related items, as well as with the applicant, Lauren Schreiber, including the number of dogs allowed, size of dogs and compliance.

00:22:48 Comments from the public.

Dave Flandro asked if the number of dogs allowed included the ones the applicant owns, which Nelson Boren said was the case.

Barbara Middleton discussed a dog rescue home business she worked with years previously, that was a similar size and situation to this, and that the home and yard were filthy. She said it was very inhumane and asked where the standard exists for how humanely the animals are treated, and commented on this further. She said there are better, higher quality models for doing this, and are done in commercial, industrial areas, and not in residential areas, and explained further, including that there is staff there to handle the different personalities and needs of the animals. She also said it is important for the Planning Commission to think about what kind of standard they are setting for the animals, as well as setting a precedent for what our neighborhoods could become. She said this number of dogs is way too high, and that she does not think this "doggy daycare" is proper for a residential neighborhood, and said there are lots of other places where this could be located.

Bonnie Flandro asked what the process is for this, specifically removing this situation if it is not wanted. Cordell explained the conditional use permit that this is managed under, and that if there are any complaints or they are out of compliance, the conditional use permit is removed, and the business has to stop.

The Planning Commission continued their discussion, particularly on the allowed number of dogs.

Robert Burt made a motion to limit the number of dogs for this home-based business to twelve (12) for this cycle, including the dogs the applicant owns, and allow the business-owner to request additional dogs, up to the maximum recommended by staff, which is sixteen (16), and including the revisions Cordell Batt made in the letter.

The motion died for lack of a second.

00:38:04 Motion

Casey Moriyama made a to approve this additional condition allowing a total number of ten (10) dogs for this conditional use permit, which number includes the dogs the applicant owns, and including the revisions made by Cordell Batt in the letter to the applicant. Craig Humphreys seconded the motion. A vote was called and the motion passed unanimously.

Consideration of the Development Plan, Agreement and Preliminary Plat for EP Systems Subdivision located in the Mtg. Heavy Commercial (MC) Zone at 2580 N 400 W, North Logan.

00:41:28 Discussion

Cordell Batt explained the situation, which came before the Planning Commission previously at the concept plan phase, and commented on the benefits of this business coming in to the City. Cordell explained various details of the plan and addressed questions from the commission.

00:51:06 Motion

Robert Burt made a motion to make a positive recommendation to the City Council on this development plan, agreement and preliminary plat. Buzzy Mullahkhel seconded the motion. A vote was called and the motion passed unanimously.

Discussion of parcel 04-050-0055 Monte Lucherini on a possible proposal to rezone the property.

00:51:44 Discussion

Cordell Batt briefly explained the proposal Monte Lucherini made to him to potentially rezone his property to develop a subdivision.

Monte further explained various details for his site. He addressed questions from the commission.

The discussion continued, particularly on the issue of higher density in this area, and planning density rather than doing it per parcel or development.

Casey Moriyama left at this time, 7:30 p.m.

The discussion continued at length. Robert Burt discussed the need to plan density.

Robert Burt left at this time, 8:04 p.m.

The Planning Commission continued their discussion. Nelson discussed the need for them to have professional expertise in being able to plan the community well.

01:44:57 Motion

Larry Hepworth made a motion to adjourn the meeting. Buzzy Mullahkhel seconded the motion. A vote was called and the motion passed unanimously.

The meeting adjourned at: 8:18 p.m.

Approved by Planning Commission:

December 13, 2018

Transcribed by Marie Wilhelm

Recorded by



Scott Bennett/City Recorder