

**Minutes of the North Logan City
Planning Commission
Held on April 4, 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.)*

***00:00:04**

The meeting was called to order by Casey Moriyama at 6:33 p.m.

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

Others present were: Barbara Middleton, Matthew Brog, Carolina Brog, Don Summit, Janet Summit, Susan Durham, Matt Nielson, Matt Cook, Elle Moriyama, Susan Smart, Brad Crookston, Lydia Embry, Alan Luce and Marie Wilhelm.

The Pledge of Allegiance was led by Eric Hansen.

An invocation was given by Nan Isaacson.

Adoption of Agenda

00:01:39 Motion

Eric Hansen made a motion to adopt the agenda as presented. Buzzy Mullahkhel seconded the motion. A vote was called and the motion passed unanimously.

Approval and Follow-up of Minutes for March 21, 2019 Planning Commission Meeting

00:02:05 Motion

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

New Business

Consideration and possible recommendation of a Concept Plan for the Matt Brog flag lot subdivision (3 lots) located in the R-1-12 zone at 1950 North 1200 East, North Logan. (Matthew & Carolina Brog)

00:02:00 Explanation and discussion

Spencer Burt introduced the item and explained the situation. He reviewed various items for this subdivision consisting of three lots, proposed with a 25-foot right of way for the road. He went through the items in the staff report, including the requirements for a flag lot, most of which he said would be addressed in the development plan stage. He mentioned that staff is requesting a water conservation plan, particularly to provide the information as to how the water shares will be split among the three lots. He explained details from the staff report further. He said the applicant is requesting a minor subdivision recorded by metes and bounds, but staff is requesting this be recorded by plat and explained further.

Spencer addressed questions from the commission, including regarding the lane for this.

Casey Moriyama asked why flag lots are discouraged by the City, which Alan Luce addressed, including that flag lots cause dead end streets and reduce connectivity.

Nelson Boren commented that he thinks this is a "clean solution" to these kinds of situations.

Per a question from Casey, Spencer further clarified the road dimensions.

00:13:00 Motion

Nelson Boren made a motion to make a positive recommendation to the City Council on this concept plan for a flag lot as presented with the conditions set in the staff report. Eric Hansen seconded the motion. A vote was called and the motion passed unanimously.

Consideration and possible recommendation of a Concept Plan for the TBD Subdivision (23 lots) located in the SF6 zone at approximately 400 East 2150 North, North Logan. (Sierra Homes)

00:15:13 Explanation and discussion

Spencer Burt explained the situation and the location of this site in an SF-6 zone, which he said is in the City Center area. He commented that the applicant will need to determine a name for this subdivision. He used a projected map to orient those in attendance to the site. He reviewed the plan for this subdivision and explained various details from the staff report, including which studies staff is requiring and which ones can be waived. He also discussed what is required from the applicant with this being built in the City Center zone with that code, including having to hold a public hearing.

Eric Hansen asked about potential water table liability, which Spencer explained and said that the soil study will address any of those issues.

Developer Matt Nielsen referred to the soils report requirement; and argued that they are not going to have basements on this, the water table is fairly low, and that one was done for The Cove nearby, and said he doesn't think a soils report is needed, and commented further.

Nelson Boren asked if they were going to be sold as lots or built out, and referred to the high design standards required for this area and read some of the code aloud for this zone; and discussed the need to control those standards. He said we don't want to see garages on these properties which he said will have to be adjusted on this as well as other items; and commented further on his concerns about something getting built without Matt's knowledge, that does not fit the design standards and City Center code.

Per a question from Matt, Spencer explained that his property is in fact within the area for City Center Code, and that the SF-6 zone is only in the City Center.

Nan Isaacson said that anyone purchasing a lot will need to be made aware of the design standards requirements.

Matt said they will include this on the plans.

00:36:21 Motion

Buzzy Mullahkhel made a motion to make a positive recommendation to the City Council on this concept plan, including the recommendations made by staff in the staff report.

Eric Hansen asked about Matt Nielson's request not to do a soils study. Spencer explained why a soils study will still need to be required, particularly for structure and build-ability, and commented further on why he would still recommend that one be done. This was discussed further.

Eric Hansen seconded the motion. A vote was called and the motion passed unanimously.

Consideration and possible recommendation of a Concept Plan for the Matt Cook flag lot subdivision (2 lots) located in the R-1-12 zone at 2186 North 1600 East, North Logan. (Matthew Cook)

00:38:37 Explanation and discussion

Spencer Burt introduced the item and explained the request for two lots. He explained and reviewed the staff report, including regarding the road, and that this is being done with the density determinate subdivision because of the width. He said this will be recorded by plat.

Eric Hansen asked about the width of the driveway, which Spencer addressed.

Applicant Matt Cook addressed minor questions from the commission.

Casey Moriyama asked about the flag lot requirements for address display and other items, which Spencer addressed.

The commission discussed various related items.

Buzzy Mullahkhel asked about visibility in relation to fencing, which Spencer addressed and discussed site requirements.

00:50:07 Motion

Nelson Boren made a positive recommendation to the City Council on this concept plan as presented, including recommendations made in the staff report. Buzzy Mullahkhel seconded the motion. A vote was called and the motion passed unanimously.

Continued discussion and possible recommendation of ordinance changes proposed by staff making changes to pet daycare and boarding, and conditional use permits for dog kennels. (12A-200, 12C-1001, 12C-512, 16-305).

00:50:10 Explanation and discussion

Spencer Burt explained the situation and that there are items still needing to be clarified, which he further explained, including regarding minimum square footage required, which they lowered from 70 to 60, which he said was a balance of what is typically required. He said this also manages the number of allowed animals. He explained determining the definition for "Core" vaccinations and having a standard from the American Veterinary Medical Association. He also discussed the items relating to a kennel permit which is separate from daycare facilities, but rather for a residence. He said the Planning Commission could discuss this for determination and explained the possibilities further. He also discussed an item included putting North Logan City in compliance with state code in relation to impoundment.

The commission discussed various related items. They discussed the "family dogs in one kennel" situation and that ultimately they decided it was not a good idea for family dogs that do not get along.

A citizen's email was discussed, and Spencer said they need to discuss adequate fencing, and said this needs to be reviewed with the City Attorney, and explained further.

The discussion continued.

Nelson Boren asked how the kennel number allowing between four and six dogs, relate to breeding. Spencer said there is a stipulation that say that dogs under two months are exempt from the kennel law and explained further, and said it allows for a small scale litter in a residence, and explained further.

Nelson explained why he feels that six dogs allowed in a home were too many. Eric Hansen agreed. This was discussed further.

Spencer said with the kennel permit, Nolan [Krebs, Animal Control Officer] is allowed to visit those kennels. He said staff worried that if we set the number too low, those doors would not be open to the Animal Control Officer visits and people would have whatever they wanted. He said it was Nolan's recommendation to allow four to five dogs.

Nelson asked if there was a nuisance ordinance that would take care of those issues, whether someone has a kennel permit or not, which Spencer said there was. Nelson said he is personally not comfortable with that number [6] of dogs.

Nan Isaacson said if Nolan recommended four to five, that's what we should do.

Casey Moriyama concurred.

Barbara Middleton discussed item the item regarding Core vaccinations. She recommended that we also use the standard set by the Cache Veterinary Practitioner's Association (CVPA), as they know what is necessary and appropriate for this area; so there is then a national as well as a local standard. She discussed how this related to horses and said she would forward to the City any additional information she obtains.

Eric Hansen said there may be an issue with a conflict in standards between the two.

This was discussed further. The commission generally agreed they would likely use the CVPA's information.

Nan recommended that the kennel owner should post whatever the regulations are.

The commission continued to discuss the allowed number of dogs. Spencer discussed the arguments for both a larger versus a smaller number of dogs, particularly owners with more dogs than allowed potentially not bothering to license some of their dogs.

The discussion continued. Per a question from Buzzy Mullahkhel, Spencer explained that this is only for dogs owned by a resident; that situations like Rover.com and any other pet daycare or boarding are only allowed in the industrial zones and not in residential. He commented further.

Eric discussed the need to determine what is best for the community as a whole, and said for him, the number four seems appropriate.

The discussion continued.

Casey said he would also lean towards keeping it at four dogs and commented further, including trusting Nolan's experience on this.

Nan said she also recommends four dogs.

01:17:16 Motion

Buzzy Mullahkhel made a motion to make a positive recommendation to the City Council on this ordinance change, with the changes of: limiting the dogs to four per kennel permit, and to use the just the CVPA's recommendations for core vaccinations. Eric Hansen seconded the motion. A vote was called and the motion passed unanimously.

Continued discussion concerning pending Accessory Dwelling Unit (ADU) ordinance revisions from current ordinance (12C-515).

01:18:41 Discussion

The Planning Commission continued their ongoing discussion and review of this. Spencer Burt and Alan Luce addressed various questions.

Set Next Agenda and/or Adjourn

02:20:33 Motion

Nelson Boren made a motion to adjourn the meeting. Eric Hansen seconded the motion. A vote was called and the motion passed unanimously.

The meeting adjourned at: 8:53 p.m.

Approved by Planning Commission:

April 18, 2019

Transcribed by Marie Wilhelm

Recorded by



Scott Bennett/City Recorder