



Minutes of the North Logan City
Planning Commission
Held on August 22, 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.)*

***00:00:17**

The meeting was called to order by Casey Moriyama at 6:30 p.m.

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

Others present were: Ronda Kershisnik, Casey Isom, Anna Whitby, Jenny Whitby, Alexis Ault, Lydia Embry, Brad Crookston, Alan Luce and Marie Wilhelm.

The Pledge of Allegiance was led by Nan Isaacson.
An invocation was given by Nelson Boren.

Adoption of Agenda

00:02:22

Eric Hansen made a motion to adopt the agenda. Nan Isaacson seconded the motion. A vote was called and the motion passed unanimously.

Approval and Follow-up of Minutes for August 8, 2019 Planning Commission Meeting

00:03:06 Motion

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

Follow-up

00:03:22

Spencer Burt gave an update on the discussion the City Council held the previous meeting on the ADU ordinance and said they are still discussing the allowed square footage, as well as whether or not to include the garage in that. He said they are going to discuss it again in two weeks at their next meeting.

New Business

6:35 Public Hearing: Consideration and possible recommendation of a Plat Amendment to amend lot nine (9) of the Cache Recreation Complex Unit 1 Subdivision located at 2935 Wolf Pack Way, North Logan.

00:04:16 Discussion

Spencer Burt explained the situation for this commercial subdivision near Green Canyon High School. He explained further using an aerial photograph of the site, and said they are moving one lot (lot nine) in this subdivision, adjusting the lot line, to allow Heritage Auto to further expand their business.

He addressed minor questions from the Planning Commission.

Casey Moriyama read aloud the guidelines for speaking at a public hearing, and open then closed it at 6:40 p.m., as there were no public comments forthcoming.

00:09:56 Motion

Eric Hansen made a motion to approve this plat amendment as presented. Nan Isaacson seconded the motion. A vote was called and the motion passed unanimously.

6:45 Public Hearing: to receive public input and possibly recommend modifications to North Logan City Code Chapter 12C-1003 Area, Width, and Yard Regulations, adjusting front setbacks in the RE-1, R-1-30, R-1-20, R-1-15, R-1-12, R-1-10, MX-G, MX-CC, PR, CC, and GC zones.

00:10:57 Discussion

Spencer Burt explained the previous discussions held on this and reviewed the various changes made to this.

Casey Moriyama opened and then closed at the public hearing 6:45 p.m.

Nelson Boren expressed his comments on this and said he agreed with the setbacks in the RE-1 zone and commented further on the benefits of this.

Casey Moriyama said he agreed, as well as with the commercial set backs included.

00:15:44

Nelson Boren made a motion to make a positive recommendation on these modifications to the City Code to the City Council as presented. Eric Hansen seconded the motion. A vote was called and the motion passed unanimously.

Consideration of a conditional use permit for a Dog Kennel at 1910 East 3200 North in North Logan. (Ronda Kershisnik)

00:17:32 Discussion

Spencer Burt explained this request for a conditional use permit with the applicant wanting three dogs. He said the kennel permit allows a total of four, beyond the typical two dogs allowed, and outlined the kennel permit parameters further.

Ronda Kershisnik said she wants to get a third dog and has no intentions of breeding dogs. Per a question from Eric Hansen, the dogs stay in the house and do not wander. She said they're newfoundlands and they want to get a third one.

Casey Moriyama asked Spencer how many existing dog permits we have in the City, which Spencer said he would have to look up. Alan Luce said not very many, likely under 15. Casey commented on the issues we've had with dog permits in the City and said he wondered if we'd had issues with the ones currently in the City. Spencer said the majority of them are problem free and commented further.

Eric said as long as the conditions are met, then it should be fine.

Nan Isaacson asked Ronda if the neighbors are good with the dogs, and she said the neighbors loved their dogs and that one neighbor said she would come in support of her request at this meeting.

Spencer mentioned all the room that surrounds this property, with extra land.

Alan commented on the special provisions in the code that will be part of the conditions, including whether or not allowing breeding as part of the motion.

00:29:35 Motion

Eric Hansen made a motion to approve this conditional use permit with the condition that it is not for breeding and it meets the conditions set forth in the code and to default to the code allowing for four dogs. Nelson Boren seconded the motion. A vote was called and the motion passed unanimously.

Discussion and possible recommendation for an amendment to the North Logan roads Master Plan, removing 2350 East from the Master Plan from approximately 2700 North to 3000 North.

00:31:06 Discussion

Buzzy Mullahkel arrived at this time.

Spencer Burt explained the situation and gave a history of a subdivision that was planned for this area which is now not taking place, and explained further. He said the recommendation was made to develop just a few homes in this area but developing the road for this would not be

112 economically viable. He discussed the benefits of growing just the few homes up there, including
113 using much less water as well as preserving this bench area. He said a negative is that
114 Meadowlark Lane would not have a secondary access, but gave another option for a secondary
115 access. He used an aerial photograph of the site to explain further.

116 Eric Hansen asked how we would know that the situation with only a few homes being developed
117 would remain.

118 Casey Moriyama said this will be winding road and not a straight line because of all the ravines
119 and gullies. He asked whether, although it potentially could connect through a subdivision
120 development plan, it could still be a master planned road. Spencer said he wouldn't count on that
121 happening and said if it isn't required, he would doubt that a future developer would develop a
122 larger road.

123 Alan Luce said there is interest in people wanting to build one or two homes in this area, but for
124 someone to come through and have to put a road in here, due to the terrain and more, it would be
125 very cost-prohibitive and not proportional to what they would be building. He explained that if this
126 road is removed from the plan, there would likely be two dead-end roads here. He said the
127 Planning Commission could add a secondary access to the north on the master plan.

128 The discussion continued.

129 Nelson Boren asked why we're talking about this without a plan.

130 Spencer Burt said before a plan comes in, the road needs to be removed from the master plan.
131 He said the focus has been on the road, but the Isom family is interested in building here, and
132 there has been discussion about a plan for one or two homes.

133 Nelson said he would hate to take this road out before a plan is done and commented further. He
134 said what happens if we take this road out and a developer wants to subdivide this area and
135 develop that road. He said we already have too many dead ends roads in this town.

136 Spencer addressed this and said even if a plan comes in and is passed at the concept phase or
137 development phase, it doesn't mean it's going to get built. He said to put the money and time to
138 get to that phase, there needs to be some assurance that the road can be removed if they get to
139 that point, and commented further. He said this is coming before the Planning Commission to
140 see if they're even open to doing something like this.

141 Nelson reiterated his concern about eliminating this road and thinks it's a mistake before a plan is
142 brought forth.

143 Sid Crookston said he is purchasing the land behind Casey Isom's piece, and said there is no
144 way a road is going through there, because he would not let it happen, and commented further.
145 He said Mr. Isom just wants to build one home on his piece. He said there is only one other
146 owner up there.

147 Nelson discussed the benefit of just having one or two homes in there.

148 Casey Isom discussed his desire to build a home in this area and said he spoke to the adjacent
149 land owner, Bruce Nielson, who does not want to develop there. He said their lot owner, is
150 having the lines redrawn currently to preserve a single building spot for the future. He said at
151 most, there will be two homes in this area. Mr. Isom said he wants to build to have a little land
152 around their home. He said they are proposing a single home with a private lane coming off of
153 Naomi Drive, and commented further, briefly.

154 The discussion continued.

155 Mr. Isom said he didn't want to move forward with purchasing the land this without more
156 information on the road.

157 Nelson asked about development of the cul-de-sac at the end of Meadowlark Lane. Alan said the
158 owner has discussed very minimum development and further explained the cul-de-sac situation.

159 Alexis Ault, a Geosciences Professor at USU, said she lives in this area said she thinks Mr.
160 Isom's plan makes a lot of sense is in support of it. She said she has walked this area and
161 geologically, this would be an impossible road to build because of the lack of slope stability and
162 the drainages, and commented further on the geological issues in this area. She said the plan to
163 have fewer homes and have the private lane makes a lot of sense.

164 Nelson asked where the trails were located which Spencer Burt indicated.

The discussion continued.

Eric said he had similar thoughts to Nelson Boren in how we would know it would take place this way, and commented further.

Alan addressed the issue with water pressure and said if a road went in, a water line would have to go in, otherwise a pump would be put there indefinitely.

Nan Isaacson said she thinks the Isoms want the road removed to build a home there; and that she would not want to build a home there without the road being removed, and that we should make a decision one way or another. She said she thinks we should remove the road off the master plan and let the Isoms build their house.

Buzzy Mullahkhel concurred and said we should also get the City Council's opinion.

01:01:52 Motion

Buzzy Mullahkhel made a motion to make a positive recommendation to the City Council to remove 2350 East from the Master Plan from approximately 2700 North to 3000 North and to look at developing a secondary access option for Meadowlark Lane to the north. Nan Isaacson seconded the motion.

Brad Crookston brought up the possibility of rezoning this area to a four or five-acre zone.

Eric Hansen said that would make him feel better.

Brad said they couldn't recommend a zoning change now, but they could pass it along contingent upon a zoning change discussion.

Buzzy agreed to restate the motion to include a zoning review.

Revised Motion

Buzzy Mullahkhel made a motion to make a positive recommendation to the City Council remove 2350 East from the Master Plan from approximately 2700 North to 3000 North and to look at developing a secondary access option for Meadowlark Lane to the north, and contingent upon considering a rezone for this area. Nan Isaacson seconded the motion. A vote was called and the motion passed unanimously.

Set Next Agenda and/or Adjourn

01:06:12

Spencer discussed the link that Alan Luce sent to the Planning Commission to do the training for OPMA (Open Public Meetings Act) and asked the commission to make sure they get that done, as it is legally required, and to get their certificates of completion to either Alan or Scott Bennett.

01:07:38 Motion

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

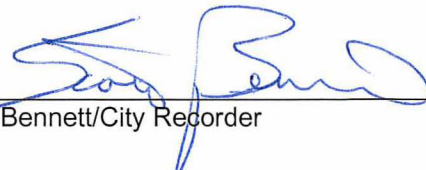
The meeting adjourned at: 7:39 p.m.

Approved by Planning Commission:

September 5, 2019

Transcribed by Marie Wilhelm

Recorded by


Scott Bennett/City Recorder