



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

***00:00:07**

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

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

Others present were: Craig Loosle, David Loosle, Barbara Middleton, Bonnie Flandro, Ron Marshall, Deo Marshall, Dave Flandro, Lydia Embry, Brad Crookston, Alan Luce and Marie Wilhelm.

The Pledge of Allegiance was led by Lyndsay Peterson.

An invocation was given by Nan Isaacson.

Adoption of Agenda

00:02:08

Nan Isaacson made a motion to adopt the agenda as presented. Lyndsay Peterson seconded the motion. A vote was called and the motion passed unanimously.

Approval and Follow-up of Minutes for August 22, 2019 Planning Commission Meeting

00:02:56

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

Follow-up

00:03:12

Spencer Burt discussed the ADU ordinance passed at the previous evening's City Council meeting, as well as the setback ordinance, which he explained further.

New Business

Consideration and possible revocation of a kennel permit for the residence located at 1255 East 2700 North, North Logan. (Deolinda Marshall)

00:04:27

Spencer Burt explained the situation with this kennel permit which allowed for three dogs in this case and explained further. He said there have been complaints which is why it is on the agenda for this meeting.

Applicant Deolinda Marshall said she rescues animals. She said she had a permit for three dogs and that she ended up with another one from her sister-in-law which had puppies. She said the one that is trouble is a large Alaskan Malamute. She explained that their fence got pushed in when they were out of town and the Malamute escaped and ate chickens and also attacked a goat. She said she would try to relocate the large dog, which is the one that is the problem, and said the little dogs have not been a problem. She said she has spoken to the neighbor and is paying the bill. She said the plan is to relocate the Malamute. She said the two extra dogs are going to be leaving, but said she could register them all under her name for now. She commented further, reiterating her points.

Nolan Krebs said he was at the meeting representing the City, North Park Police Department, and three of the Marshall's neighbors. She said the Marshall's dogs have been out over 30

times, with 30 incident reports of their dogs being out. He said the day the goat got attached, all five dogs were there and was not just the Malamute. He said the Malamute was put back in the house and was out the next day and killed another one of the neighbor's chickens. He said none of the neighbors want to be mentioned in this situation. He said this dog has, in the past, taken sheep and goats down to the ground but not bitten them. He said however, when he witnessed the dog taking the goat by the neck and shake it, it really upset him. He then found out they had five dogs but were only allowed three. He said they've had six citations for their dogs being loose; and the Malamute has been loose five to six times that have been reported. He said he has taken all of their dogs back home to their house himself, just to be kind. He said the recommendation is that the permit be taken from the Marshalls. He said Deolinda is a collector of animals and cannot let them go, but this is going to have to make her, because we have neighbors complaining now and animals killed. He said there are too many dogs there. He said as the Animal Control Officer, he recommends revoking the permit.

Nan Isaacson discussed this bothering the neighbors and said that is her concern.

Lyndsay Peterson asked Nolan about the relocation of the dogs, which Nolan commented on. He said the dog can be relocated anywhere unless the judge says it can't, and that it can go anywhere they want it to. Lyndsay said her concern is the number of times the dogs have been out.

Nan said she is concerned about the number of dogs with five, which she said is against the permit. She said she would like to see the dog relocated somewhere else. She agreed with Lyndsay about the concern about how many times the dogs have gotten out.

Casey Moriyama said we grant kennel permits with conditions and parameters, and if there were chances to resolve or mitigate issues with this, they have been done in this case, with six citations, and commented further. He said this is a good case for warranting revocation because the conditions have not been met and have been violated. He said he would vote in favor of recoating the kennel permit. Nan agreed.

Nolan said we are revoking the permit allowing for three dogs, so they will be allowed to have two dogs.

00:19:19 Motion

Lyndsay Peterson made a motion to revoke the conditional use permit for this kennel permit. Nan Isaacson seconded the motion. A vote was called and the motion passed unanimously.

Discussion of the master planned road alignment of 400 West, approximately between 2200 North and 2800 North.

00:19:43

Alan Luce explained the situation, using a projected aerial photograph of the site to discuss it further, including the history of the plan to align 400 West as a master planned road. He said some property owners in this area came in to discuss the alignment with staff, and how it dissects various properties, making one property somewhat undevelopable. He explained various options for aligning the road and the discussions held with the property owners and how they felt about the different options. He further discussed the various pros and cons of each option. He briefly explained the process for moving forward.

Casey Moriyama said he had a discussion with property owner Craig Loosle about the situation and asked him to comment.

Craig Loosle, said he owns two parcels affected by this. He said two of the options don't work at all. He said this land is not in greenbelt so the taxes have doubled. He said because the road alignment has not been worked out, he has been unable to sell the land. He said if 400 West goes through, he wants to know if that will impact his two parcels. He said when they got the permit for the building on his property, 400 West was not even on the master plan. He said he never got any notices about that road going on to the master plan. He said he would like to sell his land and get out of debt and said he wants clarification to know what to do.

Spencer Burt said the red line [on the photograph indicating the road placement] is not set in stone, therefore where that will go exactly before there are designs is difficult to determine. He said tearing down buildings is not in the best interest of cost for the road, and we will try to avoid

that where possible. He said he is not sure why Mr. Loosle did not receive notices about this, or perhaps it was listed under another agenda item. He said now that this is in the master plan, it will impact one of the parcels, and it will have to be done making the best decisions to do the least impact. He said it will take working with property owners closely to minimize impact.

Alan said altering this plan could take place at any time now, as the issues to the north are now more solidified. He said we probably do need to act quickly, because Mr. Loosle does need to know so he can move forward. Per a question from an attendee, Alan said this is planned to be a 66-foot right-of-way. He also explained that 2500 North is a UDOT road and UDOT decides where they're going to put a light, and they are planning to put one in at 400 East on 2500 North.

Nan Isaacson asked Mr. Loosle where he would like the road to be. He said to develop the vacant piece, the road where it is located will wipe that out. He said it depends on where they put 400 West to determine whether it encroaches on him or not. He commented further. He said if it went to the east it wouldn't affect either parcel, but it would affect both if it stays where it is now.

The commission discussed this further with Mr. Loosle. It was discussed that the eastern route would be best for Mr. Loosle.

Alan said the only benefit he can see with this road going on the edge is if the business needed access on that side; he said he only sees negatives otherwise.

Spencer and Alan addressed various questions from the commission and the discussion continued, particularly in how various placement options of the road would affect the various property owners.

The commission discussed how to move forward. Alan recommended having a workshop with all the property owners who would be affected by this and have them express their thoughts about this. Spencer said it could also be done in the City offices, and Casey said two of the Planning Commission members could be there to represent the commission. The commission agreed that an administrative meeting at the City offices will take place.

Discussion of the Moderate Income Housing plan and goals, based on the 2017 data that has been gathered with help from the Bear River Association of Governments.

00:58:10

Spencer Burt explained the impetus behind this item and what the Planning Commission needs to review and work through in terms of strategies and goals for the Moderate Income Housing plan, as well as what state code requires the City to do specifically. He reviewed the items with the commission further, and discussed the best way to move forward through these items.

The commission discussed this further and agreed to review it and get back to Spencer with questions and feedback.

Set Next Agenda and/or Adjourn

01:07:49

Spencer Burt mentioned the APA conference taking place on October 4th and explained it further.

01:08:47 Motion

Nan Isaacson made a motion to adjourn the meeting. Lyndsay Peterson seconded the motion. A vote was called and the motion passed unanimously.

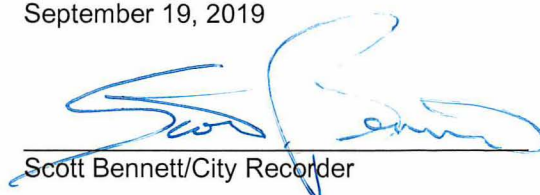
The meeting adjourned at: 7:41 p.m.

Approved by Planning Commission:

September 19, 2019

Transcribed by Marie Wilhelm

Recorded by



Scott Bennett/City Recorder