



Minutes of the North Logan City
Planning Commission
Held on May 5, 2022
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.)*

***00:00:01**

The meeting was called to order by Nan Isaacson at 6:30 p.m.

Commission members present were: Nan Isaacson, Dwight Whittaker and Kenny Reese.
(Herond Hoyt, Heather Ericson and Jeff Coleman were excused.)

Others present were: Christy Downing, Chris Chlarson, Alan Luce, Spencer Burt and Marie Power.

The Pledge of Allegiance was led by Dwight Whittaker.
An invocation was given by Kenny Reese.

Adoption of Agenda

00:01:04 Motion

Dwight Whittaker made a motion to adopt the agenda as presented. Kenny Reese seconded the motion. A vote was called and the motion passed unanimously.

Approval and Follow-up of Minutes for February 3, 2022 and February 17, 2022 Planning Commission Meetings

00:01:37 Motion

Kenny Reese made a motion to approve both sets of above-references minutes as presented. Dwight Whittaker seconded the motion. A vote was called and the motion passed unanimously.

Follow-up

00:02:12

Spencer Burt gave an update on the "log cabin" subdivision that was approved by the City Council the previous evening, which he said included the changes recommended by the Planning Commission. He said the City Council also approved the Beck Farms/Youngers subdivision Concept Plan with some minor changes. He also said the Smiling H subdivision was on the City Council agenda, but the developers need to work out some further details, therefore it will be on the agenda for an upcoming meeting.

New Business

Item #1 - Consideration and possible recommendation of a Concept Plan for the Chlarson Place Subdivision approximately 2.17 acres located at approximately 2700 North 400 East (parcel 04-059-0012). The proposed subdivision includes 6 lots in the R-1-12 zone and is being proposed to be subdivided using the density determinant method. (Christopher & Kelsey Chlarson).

00:03:36

Spencer Burt explained the situation for this proposed Concept Plan, including that it does not require a rezone, and is being subdivided using the density determinant method, allowing the developer to have up to seven lots. He continued to detail the plan further.

Spencer and Alan Luce addressed various questions and comments from the Planning Commission, including regarding water, safety and maintenance of the private drive, and a few other more minor details.

00:18:01 Motion

Dwight Whittaker made a motion to make a positive recommendation to the City Council for this

Concept Plan. Kenneth Reese seconded the motion. A vote was called and the motion passed unanimously.

Item #2 - Consideration and possible approval of a Conditional Use Permit application for a Kennel License allowing up to four (4) dogs at 2825 Juniper Circle. (Christy Downing)

00:18:40

Spencer Burt explained the North Logan City code which allows a maximum number of dogs or cats per household, in the RE-1 zone. He said the maximum number of dogs permitted in this zone is four, and that a homeowner would need to apply for a conditional use permit to have more than two [up to four] dogs in a home, in this zone. He also mentioned that this is the only zone in which a conditional use permit is allowed to be applied for, for more than two animals. He explained the conditions the applicant needs to fulfil for this to be approved. He reviewed the specifics of this situation with the commission, and explained that staff does recommendation approval of this.

Spencer addressed various questions and comments from the commission.

00:26:46 Motion

Kenny Reese made a motion to approve this conditional use permit. Dwight Whittaker seconded the motion. A vote was called and the motion passed unanimously.

Staff Business:

Staff Business/Discussion

00:27:09

Spencer Burt discussed the situation with water. He further explained the City's intent to do water restrictions for culinary water for outdoor use; and also explained the changes for tiered rates for water. He detailed this further.

Spencer also discussed the upcoming workshop that will be held with the City Council, as well as ones to be held in the future, and what they plan on discussing in this upcoming workshop.

Nan Isaacson asked about the proposed veterinary center that was presented recently, which Spencer addressed.

Set Next Agenda and/or Adjourn

00:36:11 Motion

Kenny Reese made a motion to adjourn the meeting. Dwight Whittaker seconded the motion. A vote was called and the motion passed unanimously.

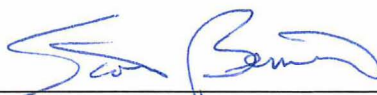
The meeting adjourned at: 7:11 p.m.

Approved by Planning Commission:

September 22, 2022

Transcribed by Marie Power

Recorded by



Scott Bennett/City Recorder