

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on December 16, 2010**
4 **At the North Logan City Library, North Logan, Utah**
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8 The meeting was called to order by Mark Hancey at 7:01 p.m.
9

10 Commission members present were: Bob Balling, Geri Christensen, Frank Prince, Glen Hansen
11 and Mark Hancey. (Mike McGrath was excused).
12

13 Others present were: Mike Awada, Lydia Embry, Cordell Batt and Marie Wilhelm.
14

15 The Pledge of Allegiance was led by Geri Christensen.

16 An invocation was given by Glen Hansen.
17

18 **Adoption of Agenda**

19 *Glen Hansen made a motion to adopt the agenda. Frank Prince seconded the motion. A vote*
20 *was called and the motion passed unanimously.*
21

22 **Approval and Follow-up of Minutes for November 4, 2010 Planning Commission Meeting**

23 *Glen Hansen made a motion to approve the minutes as presented. Geri Christensen seconded*
24 *the motion. A vote was called and the motion passed unanimously.*
25

26 **Follow-up**

27 Cordell Batt explained the City Council's motion regarding the RV Park, and that they want the
28 Planning Commission to review the situation and come up with recommendations for the City
29 Council to review; and to do so within six months. Cordell said he has already begun working on
30 something, and will bring a draft to the Planning Commission for them to work on and review.

31 Cordell gave the Planning Commission a tentative schedule for next year's Planning Commission
32 meetings, which he discussed briefly. Bob Balling said he will not be able to attend the January
33 6, 2011 meeting.
34

35 **New Business**

36 **Consideration of a Conditional Use Permit for a Dog Kennel located at 2740 North 2150 East,**
37 **North Logan (RE-1 Zone). (Mike Awada)**

38 Cordell Batt presented the situation and explained the information, which is detailed in the staff
39 report. Cordell explained that Mr. Awada has two small, indoor small dogs, and two outdoor,
40 larger dogs. He said there have been complaints from neighbors regarding the outside dogs
41 barking, which he said the applicant would discuss, who is planning on having the outside dogs
42 "de-barked". Cordell said the proposed use is a compatible use in the zone, and that staff
43 recommends approval with the conditions listed in the staff report.
44

45 Per a question from Mark Hancey, Mr. Mike Awada explained that he is going to take the dogs to
46 Salt Lake City to have the dogs surgically "debarked", as the barking has been very annoying to
47 the neighbors. Mark Hancey asked Mr. Awada whether he had any intention to breed the dogs,
48 and Mr. Awada said he did not. Bob Balling asked if the dogs get along and Mr. Awada said they
49 do. Per a question from the commission, Mr. Awada said the surgery is going to be done in 2010,
50 before the end of the year. Mark Hancey recommended including conditions requiring that the
51 owner not breed the dogs, as well as the inclusion the owner will have the dogs debarked, as
52 discussed.
53

54 *Geri Christensen made a motion to approve the conditional use permit, including the conditions*
55 *as listed in the staff report; as well as the stipulations that the dogs will be debarked by the end of*

56 2010, and that the owner will not breed these dogs, nor any replacements dogs. Bob Balling
57 seconded the motion. A vote was called and the motion passed unanimously.

58

59 Final review/discussion and possible recommendation of the draft (rewrite) of the Housing
60 Element for the City of North Logan's General Plan. (Staff)

61 Cordell Batt referred to the new draft that he gave to the Planning Commission, as well as memo
62 from Lydia Embry with her comments. Cordell Batt said he reviewed the numbers in the draft
63 with Brian Carver from BRAG (Bear River Association of Governments), which he explained to
64 the commission. He said he will go through Lydia's comments and make the edits and give
65 another draft to the commission to review, as well as to work out the numbers. Cordell said he
66 may have Brian Carver come to a meeting to discuss the numbers with the commission; likely
67 sometime in the middle of January or beginning of February.

68 The commission continued to discuss other minor issues. Mark Hancey discussed affordable vs.
69 moderate housing, per a question from Lydia.

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72 Glen Hansen made a motion adjourn the meeting. Bob Balling seconded the motion. A vote was
73 called and the motion passed unanimously.

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76 The meeting adjourned at: 7:28 p.m.

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79 Approved by Planning Commission: January 6, 2011

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82 Transcribed by Marie Wilhelm

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84 Recorded by

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Scott Bennett/City Recorder

**THE CITY OF NORTH LOGAN
PLANNING COMMISSION NOTICE AND AGENDA**

December 16, 2010

The North Logan City Planning Commission will hold a regular meeting on Thursday, **December 16, 2010** in the Meeting Room at the **North Logan Library, 475 East 2500 North**, North Logan, Utah. The regular meeting will begin at 7:00 p.m.

Opening Business:

- Roll Call, Welcome, Opening Ceremony
- Adoption of agenda
- Approve minutes of previous Planning Commission Meetings
- Follow-up on issues from previous Planning Commission meetings

Commission Business:

1. Consideration of a Conditional Use Permit for a Dog Kennel located at 2740 North 2150 East, North Logan (RE-1 Zone). (Mike Awada)
2. Final review/discussion and possible recommendation of the draft (rewrite) of the Housing Element for the City of North Logan's General Plan. (Staff)

Staff Business:

- Set Next Agenda and/or Discussion (Merry Christmas and Happy New Year!!!!)
- Adjourn

The order, in which items are discussed, during this meeting, is subject to change throughout the meeting. Persons interested in attending the meeting for specific items should plan to attend at the beginning of the meeting. Any public hearings on the agenda will be no sooner than the time specified, but may be later.

NORTH LOGAN CITY PLANNING COMMISSION MEETING

Date: December 16, 2010

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In order to keep accurate records of attendance and names of speakers, we would appreciate it if you would clearly PRINT YOUR NAME.

IF YOU WISH TO SPEAK DURING THE MEETING:

1. PLEASE WAIT TO BE RECOGNIZED BY THE CHAIR.
2. DO NOT SPEAK FROM THE AUDIENCE.
3. STEP TO THE PODIUM AND **GIVE YOUR NAME** BEFORE PRESENTING YOUR REMARKS.
4. **PLEASE NOTE:** REMARKS NOT MADE AT THE MICROPHONE MAY NOT BECOME PART OF THE OFFICIAL RECORD, NOR BE AVAILABLE FOR COMMISSION MEMBERS TO REVIEW.