

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on October 9, 2014**
4 **At the North Logan City Library, North Logan, Utah**
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8 The meeting was called to order by Chris Nelson at 6:32 p.m.
9

10 Commission members present were: Chris Nelson, Kevin Christensen, Brett Robinson, Brad
11 Crookston, Nathan Hult and Geri Christensen.
12

13 Others present were: Linda G. Walker, Pat Jensen, Lance Anderson, Lydia Embry and Cordell
14 Batt.
15

16 The Pledge of Allegiance was led by Geri Christensen.
17 An invocation was given by Kevin Christensen.
18

19 **Adoption of Agenda**

20 *Brett Robinson made a motion to adopt the agenda as presented. Kevin Christensen seconded*
21 *the motion. A vote was called and the motion passed unanimously.*
22

23 **Approval and Follow-up of Minutes for August 14, 2014, August 28, 2014 and September**
24 **18, 2014 Planning Commission Meetings**

25 *Brad Crookston made a motion to adopt the above-referenced three sets of minutes as*
26 *presented. Nathan Hult seconded the motion. A vote was called and the motion passed*
27 *unanimously.*
28

29 **Follow-up**

30 Nothing at this time.
31

32 **New Business**

33 **Public Hearing to receive public input on a proposed ordinance regarding Urban Deer**
34 **Management within city limits. The Planning Commission may consider a recommendation on**
35 **this proposed ordinance following the public hearing.**

36 Cordell Batt presented the issue and explained the ordinance and the purpose for having it. He
37 said the Planning Commission was tasked with reviewing the particulars of this ordinance in
38 relation to the code the City uses, especially regarding fencing, and explained further. He further
39 commented briefly on how to proceed, as well mentioned the City Council's discussions regarding
40 this issue. He explained the essentials of the ordinance in relation to a deer fence, specifically.
41

42 *Chris Nelson opened the Public Hearing at 6:37 p.m. and read aloud the rules for speaking at a*
43 *public hearing.*

44 *As there were no public comments, Chris Nelson closed the Public Hearing at 6:38 p.m.*
45

46 Cordell addressed various questions from the commission, including the typical height that deer
47 can jump; and what kind of fencing is available to purchase. Cordell also explained the City's
48 process for approving a fence. The commission continued to discuss various related items at
49 length. Kevin Christensen recommended changing the phrase "unobstructed view" to something
50 better clarifying that the fence will essentially be "see through", as it will be made of mesh. The
51 setback issue was discussed. Brad Crookston discussed putting a conditional use provision in to
52 allow fencing within the 20 foot setback currently required in this draft, in certain situations;
53 including when a homeowner wants the fence around a garden that is along a property line.
54

54 The commission continued their discussion.

55 Kevin said he thinks [the requirement for] the 20 foot set-back should be removed from the
56 ordinance, and commented further. The commission discussed this further. Chris Nelson and
57 Brad Crookston agreed. Nathan Hult said he thought the advantage of the 20 foot set-back is

58 that it will discourage people from building such high fences. The conversation continued.
59 Nathan said he would leave the ordinance as is; except for section "D", and to require a
60 conditional use permit for a ten foot fence; and to approve the particular kind of fence they would
61 want, depending on where it is; and commented further. The height was further discussed. The
62 possibility of having the fencing being up temporarily was also discussed. Brad explained his
63 recommendations, which included taking out the 20 foot set-back and telling residents they can
64 erect a ten-foot fence; and that they can do it on their property line. He said he doesn't think that
65 a 20 foot set-back is going to be more unsightly than a fence right up to a property line. He said
66 he would also be open to discussing a conditional use if there is too much concern about doing it
67 that way. He commented further.

68 The conversation continued.

69

70 *Brad Crookston made a motion to make a positive recommendation to the City Council on the*
71 *fence portion of this ordinance; and to recommend it as proposed with the exception of modifying*
72 *paragraph "D" to take out the 20 foot set-back requirement; and that the ten (10) foot fence would*
73 *only be allowed on a conditional use permit basis; wording for which to be worked out by staff.*
74 *Nathan Hult seconded the motion.*

75

76 Kevin Christensen mentioned a section in the ordinance regarding sport court fencing, which
77 Cordell explained. Chris Nelson discussed the tennis courts at the Sports Academy that are well
78 above ten feet, and he did not think a fence that is ten feet high is tall enough for a tennis court.

79

80 *A vote was called and the motion passed unanimously.*

81

82 **Public Hearing** to receive public input on a proposed ordinance that would amend allowed land
83 uses in the Forest Recreation Zone (FR) to include "Private or Public School, College or
84 University" as a permitted use. The Planning Commission may consider a recommendation on
85 this proposed ordinance following the public hearing.

86

87 Cordell Batt presented this ordinance and explained what is in the current area now that this
88 ordinance will affect, which will ultimately become the area in which the new high school will be
located.

89

90 Lance Anderson from Landmark Engineering explained the concept plan for this area, in addition
91 to the development of 200 East. He further explained the division of the land in this location
92 between North Logan City, Hyde Park, the Cache County School District and Cache County, for
the area around the new high school.

93

94 *Chris Nelson opened the Public Hearing at 7:20 p.m., and then closed it at 7:21 p.m., as there*
95 *were no public comments.*

96

97 The commission discussed this further, and Lance addressed various questions and discussed
98 related items further

99

100 *Nathan Hult made a motion to make a positive recommendation to the City Council on this*
101 *ordinance. Kevin Christensen seconded the motion. A vote was called and the motion passed*
102 *unanimously.*

103

104 **Set Next Agenda and/or Discussion**

105

106 Cordell Batt discussed the old format that was used for the land use map, which made it
107 essentially unusable; and said that Nate Stephens has been working diligently on a new version
108 and format of this map. He thanked Nate for his work on this, and further discussed and
109 explained the map with the commission, as well as how they should proceed.

110

111 Nathan Hult said he went to the American Planning Association's Regional Conference, and
112 further gave a report on the presentations he attended, and what he learned there, particularly on
mixed-use development.

113

Cordell discussed various mixed-use situations in our area.

114 Nathan further discussed other presentations he attended at this same conference regarding the
115 politics of planning, land-use for citizen planners, and livable communities; and commented that
116 he really enjoyed this conference and the appreciated the opportunity to attend.
117

118 The commission discussed postponing the next Planning Commission meeting; and Cordell
119 asked the Planning Commission to review the map and get any changes back to him at the office.
120

121
122 *Brett Robinson made a motion to adjourn the meeting. Brad Crookston seconded the motion. A*
123 *vote was called and the motion passed unanimously.*
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128 The meeting adjourned at: 8:05 p.m.

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131 Approved by Planning Commission: December 11, 2014

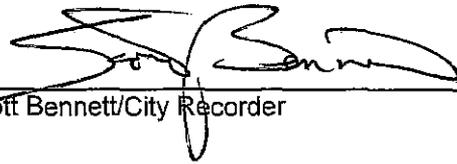
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134 Transcribed by Marie Wilhelm

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136 Recorded by

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Scott Bennett/City Recorder