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**Minutes of the North Logan City  
Planning Commission  
Held on October 8, 2015  
At the North Logan City Library, North Logan, Utah**

7 The meeting was called to order by Brad Crookston at 6:30 p.m.

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

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12 Others present were: Dale Gardner, Joyce Gardner, Laurel & Linda Hayes, Jim Bullen, Lydia  
13 Embry, Cordell Batt and Marie Wilhelm.

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15 The Pledge of Allegiance was led by Kevin Christensen.

16 An invocation was given by Chris Nelson.

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18 **Adoption of Agenda**

19 *Chris Nelson made a motion to adopt the agenda as presented. Brett Robinson seconded the*  
20 *motion. A vote was called and the motion passed unanimously.*

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22 **Approval and Follow-up of Minutes for April 23, 2015 Planning Commission Meeting**

23 *Kevin Christensen made a motion to approve the minutes as presented. Brett Robinson*  
24 *seconded the motion. A vote was called and the motion passed unanimously.*

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26 **Follow-up**

27 Cordell Batt mentioned the new Planning Commission meeting schedule he gave to the Planning  
28 Commission. He also mentioned that because of scheduling and the upcoming North Logan City  
29 Christmas Party, there will not be a meeting held the first week of December.

30  
31 **New Business**

32 Consideration and recommendation for the Development Plan and Preliminary Plat for the  
33 Bullen Brothers Commercial Subdivision (5 lots) located at 2500 North and Main (northeast  
34 corner). The concept plan was previously approved by the City Council. (Bill Bullen)

35 Cordell Batt presented the item and explained the situation. He said that on lot four, there will be  
36 a line moved, which he explained per a map he displayed. He further explained the plat for this  
37 site and the change made, which he said would be presented to the City Council and eventually  
38 be recorded. He discussed that for commercial subdivisions, they do not require the typical  
39 reports until each lot is developed. He also reviewed the various requirements of staff listed in  
40 the staff report; in addition to the notes from Public Works, some of which he said need to be  
41 listed on the plat. They discussed the City signage situation that will be on lot three that was  
42 worked out with the landowner. Kevin Christensen asked if there was anything put in legally to  
43 maintain that. Cordell said that the City does not have a right of way on that; and that it was  
44 done with a verbal agreement and said he would look into it. Geri Christensen agreed that we  
45 need to get a recorded right-of-way. Cordell said it should not be an issue and that the City may  
46 even decide at some point they don't want the sign in this location, as the "gateway" idea has  
47 totally changed, and commented further. After further discussion, Cordell said when the Public  
48 Works comments are reviewed, if there is a need to put something about this on the plat, it can  
49 be done along with that. He explained further.

50 Cordell continued to review the points in the staff report and reviewed the comments from Public  
51 Works. He addressed various comments from the commission. Developer Jim Bullen also  
52 discussed various things. Access was discussed, and Mr. Bullen said the state agreed to put in  
53 a chain link fence on both sides, so that the back of the school's property has a chain link fence,  
54 and that will be the same on the west side. He said there will be no fences on lots three or four.  
55 He said there will be a "gooseneck" to bring water to that area, however.

56 The naming of North Park Blvd. was discussed, and how to list it on the plat.

57  
58 *Brett Robinson made a positive recommendation to the City Council for the Bullen Brothers*  
59 *subdivision as presented along with staff's recommendations and the comments from Public*

60 *Works. Nathan Hult seconded the motion. A vote was called and the motion passed*  
61 *unanimously.*

62  
63 Discussion of miscellaneous issues with the subdivision ordinance and dog kennel conditional  
64 use ordinance.

65 Chris Nelson discussed the land use grid and the uses on there. Chris asked for the definition of  
66 a "household pet" which Cordell explained. This was further discussed. Cordell explained that  
67 this came about because some citizens who have larger properties have not been allowed to  
68 have a kennel situation purely because of the zone they're in. This was discussed further,  
69 including potentially changing the zone, or putting this as a conditional use in the R-1 zone on  
70 the table in the Land Use Element. Cordell also discussed the issue of service dogs and said  
71 the Planning Commission needs to consider whether that counts against the number of dogs  
72 allowed in a kennel situation. The size of dogs was discussed, and Cordell mentioned that as  
73 far as farm animals go, the size of the animal *is* a consideration. Cordell addressed questions  
74 from the commission and this was discussed further.

75 Brett Robinson said while he wants to be sensitive to the citizens; he is also concerned about  
76 putting a conditional use on every R-1 zone, and commented further.

77 An attending citizen commented that a resident still has to apply for a conditional use permit for  
78 a kennel, that it is not automatically allowed, and the Planning Commission has to consider the  
79 situation, and commented further.

80 The Planning Commission continued their discussion at length. There was discussion about  
81 having neighborhood meetings to discuss this.

82 The commission agreed to table this until the district discussions take place.

83 The commission began their discussion regarding a list of "subdivision" issues that the Mayor  
84 gave to the Planning Commission in relation to a citizen complaining about certain issues.  
85 Cordell said if these were problems that were being continually brought into the City as  
86 problems, he would highly recommend reviewing these items. He said the City has ordinances  
87 that have been working for a long time; and that the ones that don't work, they hear about; and  
88 that people come to the meetings to bring them up, which was not the case at this meeting. He  
89 said this is one isolated case that has brought up these specific items. He said there are some  
90 items that might need some minor changes; but said he does not see the reason for fixing  
91 something that "isn't broken". Cordell recommended removing "hedges and shrubs" out of the  
92 ordinance altogether, which Brett Robinson agreed with, and was further discussed.

93 Chris Nelson asked Cordell about our reason for having an ordinance on fences, which Cordell  
94 said the City has typically been fairly lenient on, except for the six-foot height limitation; and after  
95 commenting at length, Chris said hedges and shrubs should be held to the same standard as  
96 fences.

97 The Planning Commission continued to discuss and debate this at length.

98 Cordell reminded the commission that the only reason this issue has been brought forth is  
99 because one particular citizen did not want his neighbor to plant trees.

100 The discussion continued at length. Kevin Christensen commented at length, and said he  
101 considers a hedge or shrub to be a "similar structure", in relation to the phrase in our ordinance  
102 that says "no fence or wall or similar structure...", and that the "six feet" height limitation should  
103 also cover hedges and shrubs.

104 Cordell said there are so many hedges and shrubs throughout the City, the ordinance could  
105 never regulate them all; and Kevin said they should be regulated on a case-by-case basis.

106 The conversation and debate continued.

107 Chris discussed our process for reviewing these types of situations. He said the appeal  
108 authority for North Logan City ruled on this, and unless we change the ordinance, it will continue  
109 to be interpreted the way it is written; and said he does not feel it needs to be rewritten because  
110 it is fine the way it is.

111 The discussion continued. Nate commented that perhaps no changes be made unless it is  
112 brought up as a significant issue in the district meetings, which the Planning Commission  
113 generally agreed with.

114 The conversation continued. Brett Robinson said as an appraiser, he does not appraise hedges  
115 or shrubs as "structures".

116 Chris discussed issues with various maintenance situations and property owners not maintaining  
117 their properties, and the issue of the City not enforcing these ordinances. Cordell said he felt  
118 this was not a planning issue, but an enforcement issue. This was discussed further. Chris  
119 referred to the list from the Mayor and said there are sections of the list that have merit and are  
120 areas that could be improved. He also specifically referred to the issue regarding "extending  
121 property lines" and that he wanted to state for the record that this issue has a bearing,  
122 particularly in a "tight" area such as a cul-de-sac where a "bottleneck" is created, and  
123 commented further. Cordell explained that there is really no other way to do that, and that there  
124 are cul-de-sacs all over the City just like that, and explained further. Chris disagreed, and said  
125 there is also a significant issue in the City regarding the care and ownership of frontage areas  
126 with right-of-ways, and explained further. Chris discussed keeping some funds in place to  
127 handle maintenance issues in subdivisions, such as with homeowner's associations. Cordell  
128 said the City does not manage homeowner's associations, but does discuss how the City deals  
129 with open space. Chris continued to express his dissatisfaction with the lack of enforcement by  
130 the City with maintenance ordinances.

131 The discussion continued, including how Logan City handles this.

132 Nathan Hult said as a Planning Commission he does not want to get into enforcement. This was  
133 discussed further.

134 The commission continued to discuss and review the points from the Mayor's letter, primarily in  
135 relation to the Huber's property. The Planning Commission discussed the fact that they  
136 reviewed carefully many of these issues previously, including whether the potential road through  
137 the subdivision *needed* to go through, when they made their decisions. The process for how  
138 decisions are made for developing in the City was discussed and the commission generally  
139 agreed, along with Cordell, that the processes that are in place have worked well.

140 Chris recommended that there should be something "on the books" that deals with property  
141 owners having responsibility to take care of the planting strip and that section of property, which  
142 Cordell agreed with. Per a comment from Brent, Cordell said he would put that on an agenda for  
143 further discussion. Cordell said he also wants to be sensitive about *telling* a resident what they  
144 *have* to do in their yards, and commented further.

145  
146 *Nathan Hult made a motion that the Planning Commission has responded to the Mayor; have*  
147 *reviewed all of the issues that the Mayor raised in the letter, as discussed; and that while they*  
148 *recognize that there are potential problems in the future, they do not feel that any of these issues*  
149 *are pressing; and that if any of these issues are raised, they will be addressed at the district*  
150 *meetings. Chris Nelson seconded the motion.*

151  
152 Kevin Christensen said we need to ensure that we don't pass those discussions on to some  
153 indefinite point in the future. This was further discussed. There was discussion about whether  
154 the motion was stated correctly.

155  
156 *Chris Nelson made a friendly amendment to the motion that Cordell Batt would find a place to*  
157 *put the item in section four regarding the "planting strips" instead of it just referring to "snow*  
158 *removal", and that it gets discussed at a future Planning Commission meeting. Nathan Hult*  
159 *agreed to the friendly amendment.*

160  
161 Kevin reiterated that the Planning Commission needs to ensure that they accept their  
162 responsibilities and duties, and don't pass off issues to a later time, and commented further.

163  
164 *The Planning Commission agreed that Nathan Hult would restate his motion.*

165  
166 *Nathan Hult made a motion that the Planning Commission has carefully considered all of the*  
167 *points in the letter from Mayor Berentzen to the Planning Commission; and that except for*  
168 *section four, which Cordell Batt will review and bring back to the Planning Commission, as*  
169 *discussed; the Planning Commission has reviewed what the current situation is in relation to the*  
170 *items, and the Planning Commission does not see any need for immediate remedy; but that they*  
171 *would be open to these matters being raised further again in the citizen district meetings if*  
172 *someone feels that there is an immediate need for correction and that there is a better solution*  
173 *than the one the City presently has. Chris Nelson seconded the motion. A vote was called and*  
174 *the motion passed unanimously.*

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Discussion on Land Use Element time line and how to move forward with public input, hearings and district planning meetings, etc.

Chris Nelson made a recommendation on how to discuss this item and when. Cordell Batt also discussed how to proceed with this for future review, including having the three Planning Commission members who attended the City Council meeting where this was discussed be part of putting information together. This was discussed further.

Brett Robinson and Chris Nelson discussed the meeting on this with the City Council and how they feel they want the Planning Commission to proceed.

The Planning Commission meeting schedule was discussed in relation to when they could review this; and having a meeting dedicated to just discussing this was considered.

Cordell mentioned that he will not be at the next Planning Commission meeting, and the commission considered reviewing this without Cordell having to be there.

**Set Next Agenda and/or Discussion**

Cordell Batt discussed the upcoming Cache Summit Conference. He said he was part of the planning of it and encouraged the Planning Commission members to attend.

Nathan Hult asked about the start time of the meeting changing from 7:00 p.m. to 6:30 p.m., and the commission considered whether to move it to 7:00 p.m. The commission agreed to discuss it at the next meeting.

Cordell also discussed the meeting schedule taking place over the next few months.

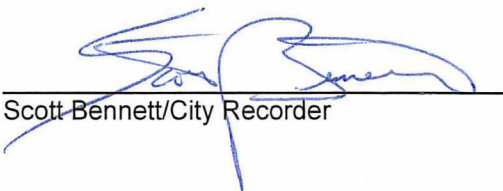
*Brett Robinson made a motion to adjourn the meeting. Nathan Hult seconded the motion. A vote was called and the motion passed unanimously.*

The meeting adjourned at: 8:51 p.m.

Approved by Planning Commission: February 4, 2016

Transcribed by Marie Wilhelm

Recorded by



Scott Bennett/City Recorder