

56 The group continued to discuss various issues at length. They discussed the importance of
57 planning ahead. Nancy Potter said she spent a lot of time at the [Utah] League [of Cities and
58 Towns] conference attending form-based code classes, and said she is not very supportive of it;
59 and said one of the class presenters explained that form-based code really favors the developer
60 [more than a city]. She explained that with form-based codes, the developer does not have to
61 abide by the same checks and balances; and said if we do form-based codes, we need to make
62 sure those reviews are still in place. This was discussed further, as well as a "form-based
63 hybrid", which Jake Young discussed.

64 Mark brought the conversation back to discussing the desire for and the potential design of the
65 City Center. This was discussed further.

66 The group discussed the timing of the moratorium and how the timing of that is legally affected by
67 a pending ordinance.

68 Potential plans for the City Center were further discussed. Jeff reminded the group that certain
69 uses are not allowed to be adjacent to each other, such having a city park or a church close to a
70 restaurant that serves alcohol. He said to keep these things in mind when planning. Jake
71 explained how this is listed in the code.

72 The group continued their discussion of various items including the cost of maintaining a
73 "bedroom community" versus a community with a large economic component to it. Jeff explained
74 the fact that there is a financial advantage in having a higher population; and that commercial
75 retail doesn't always produce more sales tax than having a higher population.

76 The group continued to try to assess and discuss the kind of City Center they want to have,
77 including issues of the location of a village green; housing types and lot sizes; density; roads;
78 access; and, how viable businesses will be if they are within the City Center rather than being
79 located on Main Street.

80 John Bailey expressed his support of having a City Center and discussed the importance of
81 planning; and also said when he took a recent tour, a lot of the areas he found pleasing turned
82 out to be areas regulated with form-based code. He commented further.

83 The group continued their discussion.

84 Damon Cann recommended zoning the whole CCC and CCB area as "hospital", in order to better
85 control what goes into that area in the future, should IHC not build a hospital there, and another
86 developer comes in wanting to build something else. He explained further, briefly.

87 Jeff discussed the agreement the City has with UDOT regarding lighted intersections [traffic
88 signals], and said 2000 North will likely never become a lighted intersection.

89 The group discussed roads further, as well as where the village green would best be located.

90 Cordell discussed having the proper things in place in order to better control and construct the
91 kinds of projects the City wants in place.

92 The group discussed the reality of farmland not likely existing in North Logan in the years to
93 come. They also discussed taking the hospital out of the mixed-use zone.

94 The timing of the ordinance, what the legal deadline is, and how and when to proceed, was
95 discussed at length. They also discussed scheduling further workshop/meetings.

96 Chris Nelson summarized that three main issues still to be determined are the location of the
97 park; the density; and, streets; in order to work towards the objective of getting something to the
98 City Council in an expeditious manner, so that by near the end of December, we have a code that
99 is presented before the City Council and the public, and that can be voted on by the City Council
100 by that time. The group discussed having more combined workshops, as necessary.

101 The conversation continued. They discussed streamlining the ordinance document.

102 The group went page by page through the draft code and discussed various items at length,
103 including the maximum height limit for buildings; requiring each unit in certain zones being
104 separately deeded to encourage owner-occupied; managing open space areas; and further
105 discussed what should and should not be included in the document. The group discussed
106 including pavers or a common color on the walkways to encourage a consistent streetscape,
107 particularly around the "civic green".

108 They continued to go through the document page by page and review each item.

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Set Next Agenda and/or Discussion

The group discussed with Cordell how to proceed. They also discussed the Transportation Element, and explained the general comments from citizens about 2900 North and not wanting to have it the way it was proposed as a change on the Transportation Map. The group further discussed some of the comments that the public expressed at the public hearing for the Transportation Element, held at the previous evening's City Council meeting.

The group continued to discuss a schedule and when to meet again.

They continued to discuss other items, including vegetation on the round-about and streetlights.

The group agreed to find out what is taking place on upcoming agendas and email each other when an appropriate date for a combined meeting can be determined.

Brett Robinson made a motion to adjourn the meeting. Chris Nelson seconded the motion. A vote was called and the motion passed unanimously.

The meeting adjourned at: 9:30 p.m.

Approved by Planning Commission: November 1, 2012

Approved by City Council: November 7, 2012

Transcribed by Marie Wilhelm

Recorded by



Scott Bennett/City Recorder