

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on May 6, 2010**
4 **At the North Logan City Library, North Logan, Utah**
5
6

7 The meeting was called to order by Mark Hancey at 7:03 p.m.

8
9 Commission members present were: Mike McGrath, Geri Christensen, Frank Prince, Bob Balling
10 and Mark Hancey. (Glen Hansen was excused)

11
12 Others present were: Jake Young, Kris Bown, Barbara Middleton, Allen Kartchner, Trisha
13 Northcutt, John Worley, Niki Walker, Cordell Batt and Marie Wilhelm.

14
15 The Pledge of Allegiance was led by Bob Balling.
16 An invocation was given by Geri Christensen.

17
18 **Adoption of Agenda**

19 Per a question from Mark Hancey regarding electing a Vice-Chair, Cordell Batt said that will likely
20 take place at the next meeting.

21
22 *Bob Balling made a motion to adopt the agenda as presented. Geri Christensen seconded the*
23 *motion. A vote was called and the motion passed unanimously.*

24
25 **Approval and Follow-up of Minutes for April 8, 2010 Planning Commission Meeting**

26 *Bob Balling made a motion to approve the minutes as presented. Geri Christensen seconded the*
27 *motion. A vote was called and the motion passed unanimously.*

28
29 **Follow-up**

30 Cordell Batt mentioned the information he gave to the Planning Commission reminding them
31 about the upcoming Cache County Citizen's Planner training taking place on Thursday, May 20th
32 at 11:30 a.m. The Planning Commission discussed this briefly; and Cordell said that he got a
33 resource book from a prior training that he will get permission to give copies of to the Planning
34 Commission members.

35
36 **New Business**

37 Consideration and possible recommendation for an ordinance amending Title 12-C -- Land Use,
38 Zoning Ordinance of the City's Code of Revised Ordinances amending the zoning matrix included
39 therein by adding "Heliport" as a Conditional Use in the Hospital Zone.

40 Cordell explained the proposal for changing the code and discussed Cache Valley Specialty
41 Hospital's desire to have a heliport at their facility. He reviewed some of the information that was
42 in the packet given to the Planning Commission.

43
44 John Worley, CEO from Cache Valley Specialty Hospital, shared a history of the situation and
45 outlined what they wanted to accomplish at the hospital. He also explained that when the
46 hospital was initially built, there was no intention of having an emergency room (ER); but that
47 when they wanted to get licensed as a "hospital" and not as a surgical-facility only, the state of
48 Utah required, among other things, that the hospital have a 24 hour, seven-days-a-week ER. He
49 said as they have really grown as a hospital, they have become concerned about providing a
50 better level of service to the community, and further described the need for a heliport in relation to
51 providing more and higher quality care to this area.

52
53 Geri Christensen said that she lives in the area and discussed her feelings and support for this
54 request.

55
56 John Worley discussed additional details with the Planning Commission.

57 Per a question from the Planning Commission regarding potential conflicts with neighbors, and
58 the adjacent Greenville Elementary School, Mr. Worley said he received a letter from Dee
59 Ashcroft, Principal of Greenville, stating that the chance of having a problem with the helicopters
60 is less than the need there may be for a child needing to be heliported out of their school in an
61 emergency.

62 Cordell said that staff does not have a concern about the use in this specific zone; and also
63 discussed the public noticing process for this potential code change.

64
65 *Bob Balling made a motion to pass this on to the City Council with a positive recommendation.*
66 *Geri Christensen seconded the motion. A vote was called and the motion passed unanimously.*

67
68 Presentation to Planning Commission about developing a Formed-Based Code for North Logan
69 City.

70 Cordell Batt introduced Jake Young, local planner and landscape architect, and said he would be
71 giving a presentation on "form-based" codes. Cordell said he needs to know from the Planning
72 Commission, whether this is something they want to pursue. He said the city of Logan is redoing
73 their entire code system to do form-based codes, and are almost done with that.

74
75 Jake Young proceeded to explain and define form-based codes, the benefits of such, and how
76 our City could apply and benefit from using them.

77 The Planning Commission discussed various aspects of this.

78 Geri Christensen said she is very much in support of this and would love to see this in North
79 Logan.

80 Mark Hancey said that in establishing these forms, cities have to be careful about making
81 everything the "same for everyone", and being sure to consider the different desires of the various
82 property owners.

83 Cordell said public input on this is very important. He said there is still a lot of property that can
84 be developed; and that it needs to be done carefully, and should be something very nice.

85 Cordell mentioned that City Council member John Bailey went to a presentation regarding this
86 issue and that he wanted this presented before the City Council. Cordell said he and John Bailey
87 suggested putting a little bit of funding in the Planning budget to start this process.

88
89 **Set Next Agenda and/or Discussion**

90 Cordell said a Planning Commission meeting will likely not be held in two weeks, but rather not
91 until the first week of June.

92
93 *Geri Christensen made a motion to elect Glen Hansen as Vice Chair for the Planning*
94 *Commission. Bob Balling seconded the motion. A vote was called and the motion passed*
95 *unanimously.*

96
97 *Frank Prince made a motion to adjourn the meeting. Bob Balling seconded the motion. A vote*
98 *was called and the motion passed unanimously.*

99
100 The meeting adjourned at: 8:27 p.m.

101

102

103

104 Approved by Planning Commission:

June 3, 2010

105

106 Transcribed by Marie Wilhelm

107

108 Recorded by

109

110



Scott Bennett/City Recorder

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

May 6, 2010

The North Logan City Planning Commission will hold a regular meeting on Thursday, **May 6, 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 and possible recommendation for an ordinance amending Title 12-C – Land Use, Zoning Ordinance of the City’s Code of Revised Ordinances amending the zoning matrix included therein by adding “Heliport” as a Conditional Use in the Hospital Zone.
2. Presentation to Planning Commission about developing a Formed-Based Code for North Logan City.

Staff Business:

- Set Next Agenda and/or Discussion
- 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: May 6, 2010

PLEASE print clearly:

1. Jake Young
2. KRIS BOWN
3. Barbara Middleton
4. Allen Kartchner
5. Trisha Northcutt
6. John Worley
7. NIKI WALKER
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____
21. _____
22. _____
23. _____
24. _____
25. _____
26. _____
27. _____

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.