

1 **Minutes of the North Logan City**
2 **Planning Commission**
3 **Held on June 17, 2010**
4 **At the North Logan City Library, North Logan, Utah**
5
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7 The meeting was called to order by Mark Hancey at 7:00 p.m.
8

9 Commission members present were: Mike McGrath, Geri Christensen, Frank Prince, Bob Balling
10 Glen Hansen and Mark Hancey.
11

12 Others present were: Justin Taylor, Steven Taylor, Jeff Major, Trisha Northcutt, Niki Walker,
13 Sterling Steele, John Worley, Allen Kartchner, Brian Carver, Lydia Embry, Cordell Batt and Marie
14 Wilhelm.
15

16 The Pledge of Allegiance was led by Frank Prince.

17 An invocation was given by Bob Balling.
18

19 **Adoption of Agenda**

20 *Glen Hansen made a motion to adopt the agenda as presented. Bob Balling seconded the*
21 *motion. A vote was called and the motion passed unanimously.*
22

23 **Approval and Follow-up of Minutes for June 3, 2010 Planning Commission Meeting**

24 *Bob Balling made a motion to approve the minutes as presented. Glen Hansen seconded the*
25 *motion. A vote was called and the motion passed unanimously.*
26

27 **Follow-up**

28 Cordell Batt referred to the email he sent out regarding the canceled training and said that they
29 moved the topic of that training to the July training session; and said they have moved all of the
30 following trainings ahead as well.
31

32 **New Business**

33 **Consideration of a conditional use permit for a heliport at the Cache Valley Specialty Hospital**
34 **located at 2380 North 400 East, North Logan (John Worley, CEO and Niki Walker, Emergency**
35 **Department Manager)**

36 Cordell Batt presented the item and briefly explained the recent history of the situation, including
37 the approval by the City Council of the ordinance in the matrix, to allow this as a conditional use.
38 He also oriented those in attendance to the site of the location via a map displayed on the
39 overhead projector. He said the City gained information from other cities regarding what is
40 required for heliports in terms of construction, and explained how that would be reviewed by City
41 staff. He also referred to information from the FAA (Federal Aviation Administration) he gave
42 copies of to the Planning Commission, regarding what their requirements are. Cordell said this is
43 the information he included in the packet for the basis of approval; and that staff has in fact
44 recommended approval.

45 Mark Hancey asked if there had been any response from citizens or business regarding this
46 request. Cordell said there had not.

47 Niki Walker, Emergency Department Manager from Cache Valley Specialty Hospital, explained
48 her background, including as a flight nurse in Alaska, and expressed how necessary and
49 beneficial she feels it would be to have this at the hospital in its service to the community. She
50 said that all of the construction plans and designs submitted to the City are based on FAA
51 guidelines and requirements. She also said they are consulting with an architect at USU who
52 specifically designs heliports. She explained the flight pattern, and the criteria that the designs
53 are required to be based on. She said the flight path is from the south/west. She said it is also

54 based on the approach that AirMed uses; and that if the hospital wanted to change it, the flight
55 pad would have to be moved, and the flight pattern changed as well.

56 Per a question from the commission, she explained that if the weather conditions are prohibitive,
57 the flights would not occur, and ground transport would then be utilized.

58 Mark Hancey asked anyone in attendance if they wanted to comment; he said even though it was
59 not a public hearing and a hearing had already been held. No one came forth to comment,
60 however.

61
62 *Geri Christensen made a motion to approve the conditional use permit, subject to all stipulations*
63 *made by staff in the staff report. Bob Balling seconded the motion. A vote was called and the*
64 *motion passed unanimously.*

65
66 Consideration of the proposed subdivision development plan and preliminary plat for the Krebs
67 Subdivision located on parcel 04-052-0015 (5.017 acres) located at approximately 1255 East
68 2700 North, North Logan into five (5) lots. This parcel is located in the RE-1 zone. (Nolan Krebs)
69 Cordell Batt presented the situation and briefly discussed the history of the process of this plan.
70 He said the confusion that existed in the plan submittal requirements previously, had been
71 worked out, and the City has received all of the items required of the applicant. He also said he
72 received all of staff's comments, which have been reviewed and incorporated; and that he
73 included the City Engineer's comments in the staff report given to the Planning Commission,
74 which include some minor changes. He said those changes will be worked out prior to
75 submission of the final plat. He mentioned the ancillary agreement, which he said the Planning
76 Commission should review, and then submit to the City Council for approval. He said it is staff's
77 recommendation to recommend approval of the development plan and the preliminary plat for this
78 subdivision to the City Council.

79 Bob Balling asked if the zoning was one-acre; and Cordell said that it was; but that the
80 developers were utilizing the Bonus Density Determinate, which allows them to have lots that are
81 less than one acre, but cannot have more than the total allowed; which in this case is five lots,
82 since they have five acres.

83 Geri Christensen asked the developer how high the water table is there; and developer Nolan
84 Krebs, said it is low. They discussed this briefly.

85 Mark Hancey asked about the water rights, and whether half of a share is enough for one acre.
86 He also asked about the transfer of those shares, vs. simply "having the right in the future" to the
87 shares. Cordell said that typically, a half of a share is enough for an acre. He also said that the
88 City will require a letter from the irrigation company stating that they agree with how the shares
89 are divided. This was briefly discussed with Mr. Krebs. Mark Hancey also discussed some of the
90 language in the document regarding water shares being clarified, which the developers agreed to
91 do. The commission discussed this further with the developers, and they agreed that it would be
92 correctly stipulated on the plat.

93 Bob Balling asked about the frontage of the lots for which Cordell Batt briefly explained.

94 The Planning Commission briefly discussed other various minor issues.

95

96 *Bob Balling made a motion to make a positive recommendation to the City Council, subject to*
97 *staff's recommendations in the staff report; as well as having a letter from the Water*
98 *Master/Canal Company clarifying that a half of a water share is enough for an acre, together with*
99 *language regarding the water transfer included on the plat. Glen Hansen seconded the motion.*
100 *A vote was called and the motion passed unanimously.*

101

102 Presentation/Review of the information collected by BRAG to be used in the rewrite of the North
103 Logan General Plan Housing Element. (Brian Craver, BRAG)

104 Brian Carver, from BRAG (Bear River Association of Governments), presented information they
105 gathered to assist North Logan City in putting together the Housing Element of the General Plan.
106 He said he gave the information in written form to Cordell this evening, which Cordell could give
107 out as handouts.

108 The Planning Commission discussed this information with Mr. Carver.

109

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

111 Mark Hancey asked what might be coming up for a forthcoming meeting, and Cordell Batt said
112 there is nothing certain for the agenda at this point, so there won't be a meeting until necessary.

113

114

115 *Glen Hansen made a motion to adjourn the meeting. Geri Christensen seconded the motion. A*
116 *vote was called and the motion passed unanimously.*

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119 The meeting adjourned at: 8:03 p.m.

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121

122 Approved by Planning Commission: August 5, 2010

123

124


125 Transcribed by Marie Wilhelm

126

127 Recorded by

128

129



Scott Bennett/City Recorder

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

June 17, 2010

The North Logan City Planning Commission will hold a regular meeting on Thursday, **June 17, 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 heliport at the Cache Valley Specialty Hospital located at 2380 North 400 East, North Logan (John Worley, CEO and Nikki Walker, Emergency Department Manager)
2. Consideration of the proposed subdivision development plan and preliminary plat for the Krebs Subdivision located on parcel 04-052-0015 (5.017 acres) located at approximately 1255 East 2700 North, North Logan into five (5) lots. This parcel is located in the RE-1 zone. (Nolan Krebs)
3. Presentation/Review of the information collected by BRAG to be used in the rewrite of the North Logan General Plan Housing Element. (Brian Craver, BRAG)

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: June 17, 2010

PLEASE print clearly:

1. Justin Taylor
2. Steven Taylor
3. Jeff Major
4. Trisha Northcott
5. NIKI WALKER
6. Sterling Steele
7. John Worley
8. Allen Kartchner
9. Brian Carver
10. _____
11. _____
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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.