

1
2
3
4
5
6
7
8

**Minutes of the North Logan City
City Council
Held on February 16, 2012
At the North Logan City Library, North Logan, Utah**

9 The meeting was called to order by Mayor Lloyd Berentzen at 6:30 p.m.

10 Council members present were: Nancy Potter, Roger Anderson, John Bailey, Damon Cann and
11 Kristen Anderson.

12
13
14 Others present were: Travis Taylor, Stan Rowlan, Lyman Stevens, Steve Kent, Jon Keller, Brent
15 Nyman, Brian Carver, Donna Marie Wagner, Russell Goodwin, Kim Hawkes, Lydia Embry, Alan
16 Luce, Alan Collins, Cordell Batt, Scott Bennett, Jeff Jorgensen and Marie Wilhelm.

17
18 The Pledge of Allegiance was led by Cordell Batt.

19 An invocation was given by Scott Bennett.

20
21 **Adoption of Agenda**

22 *Nancy Potter made a motion to adopt the agenda as presented. John Bailey seconded the*
23 *motion. A vote was called and the motion passed unanimously with Nancy Potter, John Bailey,*
24 *Roger Anderson, Damon Cann and Kristen Anderson voting in favor.*

25
26 **Approval and Follow-up of Minutes of February 2, 2012 City Council Meeting and**
27 **Executive (Closed) Session Meeting**

28 **February 2, 2012 City Council Meeting Minutes**

29 *Nancy Potter made a motion to approve the minutes as presented. Kristen Anderson seconded*
30 *the motion. A vote was called and the motion passed unanimously with Nancy Potter, John*
31 *Bailey, Roger Anderson, Damon Cann and Kristen Anderson voting in favor.*

32
33 **February 2, 2012 City Council Executive (Closed) Session Meeting Minutes**

34 *John Bailey made a motion to approve the minutes as presented. Nancy Potter seconded the*
35 *motion. A vote was called and the motion passed unanimously with Nancy Potter, John Bailey,*
36 *Roger Anderson, Damon Cann and Kristen Anderson voting in favor.*

37
38 **Follow-up**

39 Nothing at this time.

40
41 **Review of Action Items**

42 Jeff Jorgensen reviewed the action items list with the council.

43 Mayor Berentzen mentioned an area on 1800 North near Jack's Tire and Oil which needs a
44 sidewalk. He said the state has funds that they designate for safety issues on sidewalks and said
45 this location may qualify for these funds. Jeff said that in the past, they have only been available
46 for state roads; and Jeff and Mayor Berentzen discussed this further, including that the corner
47 part of this location may still qualify.

48 Nancy Potter mentioned that she was going to be meeting with George Humbert from Rocky
49 Mountain Power (RMP) and said if the City had not yet been reimbursed for the trail work she
50 said she would ask him about it. Jeff said to his knowledge the City had not received the RMP
51 funds yet.

52
53 **New Business**

54 **Consider the concept plan for a townhome project (The Cove at North Logan) in the Mixed-use**
55 **General Zone (MXG), five acres located at the southeast corner of 2200 North 400 East. (North**
56 **Logan Townhomes, LLC, Stan Rowlan and Travis Taylor)**

57 Cordell Batt introduced the item. He oriented those in attendance to the site via an overhead,

58 projected map of the site. He explained that this is a townhome project, with 64 units planned [for
59 ownership] and is adjacent to and east of the City Center. He said the Planning Commission
60 reviewed this at their last meeting and recommended approval with staff's recommendations, with
61 the addition of a sidewalk [along the south end]. He discussed the design process the City has
62 for projects in the mixed use area, and said the applicant came in to work with the City on the
63 layout for this project. He explained the importance of pedestrian connectivity with the City
64 Center area, for this project, as well as future projects, which he also discussed with the Planning
65 Commission; and how the City wants the roads and the traffic grid laid out, as well as the trail
66 system, which will tie in with the City's Master Plan. He further discussed the developers putting
67 in their half of the trail, with the other half being done by the whatever adjacent project that will
68 come in, so that it will blend together with the canal trail. He discussed this further with the
69 council. He also said that the developers are designing the architecture in a way that will bring
70 some of the design features around to the back of the building, which is facing 2200 North, so
71 that it will look more attractive along that road.

72 Cordell read the Planning Commission's recommendations and conditions to the council,
73 including the waiving of the traffic study, which he discussed further.

74 Nancy Potter asked how this could be considered a mixed use project, since it is only one kind of
75 use. Cordell said it is mixed in that the City does not yet have this use in this general area. He
76 discussed this further, and said the ordinance does not say the project itself has to have a mixture
77 of uses; just that there is a mix of uses in the area.

78 Nancy Potter discussed her feelings that the parking was limited and asked how they might
79 accommodate this, considering that these units will likely end up being rented to up to four
80 students at a time. She asked if perhaps more parking spaces could be added to the site.

81 Developer Stan Rowlan said these units are for ownership, not for rent, and that the developers
82 met the City's ordinance for parking requirements. Nancy commented on this and Mr. Rowland
83 said that if the units do in fact become rentals, the tenants will be responsible for working out any
84 parking issues.

85 Nancy Potter asked about the waiving of the traffic study, which Cordell explained. Mayor
86 Berentzen said that because of the higher density that will increase in this area, it seems that it
87 would be important to have a traffic study done. Cordell said that could be done, and is up to the
88 council. He said that he spoke to Ross Lapray who said he felt like the City knew enough about
89 that area, that a development going in with only 64 units would not really warrant having a traffic
90 study performed. Nancy said there is a lot of traffic going on there and feels that a traffic study
91 ought to be done.

92 The council continued to discuss various items with Cordell and the developers including snow
93 removal, the retention basin and the amount of area being maintained for landscape. They also
94 continued their discussion regarding the units being purchased and then used for rentals, as well
95 as the issue of on-site parking.

96 Cordell explained that this is just the conceptual plan, and some of the more final details will be
97 worked out in the development plan, which will also be coming to the City Council for approval.

98
99 *John Bailey made a motion to approve the concept plan subject to staff's recommendations in the*
100 *staff report; as well as City Council's request to have the traffic study done; and for the*
101 *developers to consider increasing the on-site parking. Roger Anderson seconded the motion. A*
102 *vote was called and the motion passed with Kristen Anderson, Roger Anderson, Damon Cann,*
103 *and John Bailey voting in favor, and Nancy Potter voting against.*

104
105 Receive presentation on the draft Housing Element for the North Logan General Plan.

106 Cordell Batt explained the process the Planning Commission had undertaken over the past year
107 to bring this draft to the council. He said they had to wait for the new census numbers to come in
108 which caused a delay in completing it. He reviewed for the new council members the state's
109 requirements for this element and explained that it is one of the requirements that is included as
110 part of the City's General Plan, in addition to the land-use element and transportation element.
111 He explained this further. He said Brian Carver from BRAG (Bear River Association of
112 Governments) assisted staff and the Planning Commission in completing this element. Cordell
113 mentioned that he thought that the City Council would take this draft and review it, and give their

114 comments and feedback at a later time. He explained that once the council is comfortable with
115 the draft, the public hearing process can begin.

116 Per Cordell's request, Brian Carver explained the process that had occurred with this, and
117 discussed the state's requirements for this.

118 There was discussion about the requirement of meeting the state's code on this and the need for
119 fulfilling it. Brian Carver said it is done to encourage cities to evaluate their own housing needs,
120 but is not enforceable. He explained this further.

121 Mayor Berentzen questioned the necessity of having to perform and have this plan in place.
122 Cordell explained that the City is fulfilling what the state is requiring. He said by having this draft,
123 with its included analysis, and putting the City's policies and procedures in place, the City has
124 accomplished this requirement. He said just like the other elements of the General Plan, this too
125 is very general. He said once we have approved the housing element, we have fulfilled that
126 obligation; then the City is obligated to review the elements of the General Plan occasionally, and
127 make sure that the City is in line. Cordell also mentioned that Brian Carver said he has reviewed
128 other cities' elements, and said that ours meets or exceeds any of those he has seen that are
129 already in place.

130 Nancy Potter said as she reviewed this, she has a problem with every page, and said there is no
131 way she could vote for it in any way, to put this in the General Plan, the way it is worded.

132 Cordell explained that the Planning Commission has been working on this for a year, and worked
133 with Brian and used the format that was similar to the other elements. He said if the City Council
134 is not happy with this draft, they are welcome to work through the whole element, just as the
135 Planning Commission did. He said that was the role of the Planning Commission and working on
136 the General Plan and putting these elements together is one of their obligations. He said the City
137 Council is welcome to hold meetings and rewrite the document if they would like.

138 John Bailey said he wanted to know what some of Nancy's concerns were; and further stated that
139 he does not view this as code or a set of requirements, but is something that encourages the City
140 to take a long view of the housing needs of the City. He discussed this further and said he feels
141 that some of the components in this document are useful.

142 Damon Cann said he felt there is a long way to go on this before he felt like he could support it.
143 He briefly explained further.

144 Jeff Jorgensen said this is simply a set of tools that can aid in doing certain things; but that there
145 is nothing in the General Plan requiring that something *must* be done. He said this is all voluntary
146 and is only a guideline. He explained further how this can aid a city in helping develop their
147 housing goals.

148 Brian Carver referred to Mayor Berentzen's question regarding non-compliance and said that if a
149 city does *not* adopt a moderate income housing element when they are required to by state law,
150 they open themselves up to potential litigation from developers who could argue that a multi-
151 family or otherwise more moderate or lower income housing development was refused by the
152 Planning Commission. He said if a moderate income project was refused by the Planning
153 Commission simply based on the income of the people who would be living there, they could take
154 that city to court; which he said has happened in several cases in the state of Utah. He said by a
155 General Plan element *not* being in place, a city opens itself up to liabilities by those developers
156 who are attempting to build certain types of housing. He said the City meets the state's
157 requirements by adopting a moderate income housing plan, including performing the five and ten
158 year analysis, and then by stating how the City would address any perceived need. He said the
159 City can state that they are not going to provide this type of housing and said there is no
160 obligation for a city to build housing within these lower affordability ranges; but that the analysis
161 *must* be performed and the City has to adopt a document. He and Jeff explained this further.

162 The City Council discussed how to proceed. They agreed to hold a workshop to go through the
163 document on Thursday, March 1st at the North Logan Library Conference room at 5:30 p.m.

164 Damon Cann asked Cordell to send a list of the legal requirements to the City Council.

165
166 Discuss revenue assumptions for the FY2013 municipal budget and the current status of the
167 FY2012 budget.

168 Jeff reviewed the budget revenue assumptions for fiscal year 2013 with the council via

169 PowerPoint. He also reviewed a mid-year report with the council. He also discussed the budget
170 development he put together for fiscal year 2013.

171
172 Mayor Berentzen referred to the schedule for department budget presentations and
173 recommended reviewing items as they come before the council; and also said it is helpful for the
174 department heads to give the council the information a few days ahead of when they will present.

175
176 **Reports from city officers, boards, and committees**

177 Mayor Berentzen discussed with the council the issue of the boundary adjustment with Logan
178 City and the situation as it currently exists. Jeff Jorgensen discussed the situation with
179 developing the previously discussed sidewalk and said he is going to meet with Marc Nielseh.

180
181 Damon Cann mentioned the survey on the website and said it appears that the survey can be
182 taken an unlimited amount of times. The council discussed this further.

183
184 Jeff Jorgensen discussed the meeting that took place for the "Safe Route to School" and said
185 there will be some more information on this that will be coming to the council. He discussed the
186 current route which has become heavier in traffic, and said they are reviewing potential changes,
187 because of that and other issues, including incoming subdivisions.

188 Jeff Jorgensen said there is a lot that is part of the Green Canyon View Estates subdivision that is
189 essentially a retention pond that Marie Godfrey would like to donate to the City for use as a
190 pocket park. He said he discussed this with Alan Luce, and there are some benefits and some
191 liabilities to the City in accepting that lot. He said he will be bringing this back to the council with
192 more information. He discussed this further.

193
194 Chief Kim Hawkes explained that public forums are scheduled [to get citizen input] for the new
195 police building. He said some information will be posted on the City's website reflecting the views
196 of both the Fire and Police Departments. Chief Hawkes also mentioned that he had met with the
197 principals from both North Park Elementary School and Greenville Elementary School regarding
198 safe walking routes to school, and sidewalks, and how the new development will affect those
199 routes, which he described further.

200
201 Alan Luce mentioned a 5K 'fun run' being held in March to support a charity called Common
202 Ground Charity, which helps people with disabilities.


203
204
205 *John Bailey made a motion to adjourn the meeting. Nancy Potter seconded the motion. A vote*
206 *was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson,*
207 *Damon Cann and Kristen Anderson voting in favor.*

208
209
210 The meeting adjourned at: 8:24 p.m.

211
212 Approved by City Council: March 7, 2012

213
214 Transcribed by Marie Wilhelm

215
216
217 Recorded by



Scott Bennett/City Recorder

218
219