

1 **Minutes of the North Logan City**  
2 **City Council**  
3 **Held on July 18, 2012**  
4 **At the North Logan City Library, North Logan, Utah**

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

8  
9 Council members present were: Nancy Potter, John Bailey, Roger Anderson, Damon Cann and  
10 Kristen Anderson.

11  
12 Others present were: DeeAnn Wood, Matthew Wood, Steven Goodwin, Alan Thomander, Scott  
13 Gilgen, Donna Marie Wagner, John and Linda Keith, Travis Taylor, Kenneth Reese, Jason  
14 Killinen, Jon Keller, Cory Johnson, Jaylene Blair, Steven Moore, Eric and Christie Hansen, Dustin  
15 Morrison, Mi\_\_\_\_\_ (illegible) H\_\_\_\_\_ (illegible), David Rawlings, Ron A\_\_\_\_\_ (illegible), Ron Andrus,  
16 Jean Hanks, Russell Goodwin, Bob Balling, Jennifer Cox, F. Neal Mortenson, Jon Lundeen, Geri  
17 Christensen, Wayne May, Hugh Smith, Alan Collins, Lydia Embry, Kim Hawkes, Jon Seamons,  
18 Cordell Batt, Jeff Jorgensen and Alan Luce.

19  
20 The Pledge of Allegiance was led by Nancy Potter.  
21 An invocation was given by Roger Anderson.

22  
23 **Adoption of Agenda**

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

27  
28 **Approval and Follow-up of Minutes of June 20, 2012**

29 *Nancy Potter made a motion to approve the minutes as presented. Roger 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 **Follow-up**

34 Nothing at this time.

35  
36 **Review of Action Items**

37 Jeff Jorgensen reviewed the list with the City Council.

38  
39 **New Business**

40 Consider a resolution changing the amount to be charged for a non-resident library access card.  
41 Mayor Berentzen introduced, and briefly explained the item. Jeff explained his previous  
42 reasoning for the price structure, which is \$90 for a year, and \$26 per quarter. He further  
43 explained how the details will be worked out by the Library Board, and that the City Council is  
44 simply approving the fee at this time.

45  
46 *Nancy Potter made a motion to adopt the resolution 12-05. John Bailey seconded the motion. A*  
47 *vote was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger*  
48 *Anderson, Damon Cann and Kristen Anderson voting in favor.*

49  
50 **PUBLIC HEARING to receive public input on proposed changes to the FY2013 municipal budget.**  
51 **Most of the changes being proposed are to set aside enough funds this fiscal year for the**  
52 **construction of a new police department building.**

53 *Mayor Berentzen introduced the item and opened up the public hearing at 6:40 p.m.*

54  
55 Mayor Berentzen explained that there were discussions regarding finding a way to do the police  
56 building without the City further incurring debt and commented further.

57  
58 Russell Goodwin presented his comments on this item, and discussed the land the City slated for

59 the "library civic center" area that went before the citizens of North Logan City for approval. He  
60 said he did not believe the citizens ever had the opportunity to vote on the City Center proposal,  
61 which he explained further. He said the people should have a say regarding the construction of a  
62 police building. He said for the cost of an ad, a request for proposals could be put out that would  
63 view whether there are any cost savings, and efficiencies of scale to be gained if we investigated  
64 a tri-city police force, i.e., North Logan, Hyde Park and Smithfield. He said for the cost of an ad,  
65 we could see if there is any interest out there. He said he does not know where the City is even  
66 suggesting putting a police building, and said this is an important enough decision that they need  
67 to let the people have a say in this.

68  
69 Lydia Embry presented her comments on the budget. She said 64.4% of the General Fund is for  
70 wages and benefits. She discussed her written comments. She reviewed her questions  
71 regarding the costs and other items related to the Fire Department building and the Police  
72 Department. She outlined the information the citizens have received regarding the process this  
73 issue has undertaken in terms of location and potential strategies for funding [the police building].  
74 She referred to this proposed revision to the budget and listed the items included, such as \$800K  
75 slated for a new police building, and continued to explain her written comments on this issue.  
76 She said she supports moving the Police Department out of the fire station, but that it has been  
77 almost two years since the design firm produced the plans for the building; and further stated that  
78 the Police Department could have been in temporary space in those two years. She said the  
79 money that was supposed to go for the exhaust system is now essentially being used to "move"  
80 the Police Department. She said the public has not seen what the building or floor plan will look  
81 like; and does not know where the building will be. She referred to the Herald Journal's story on  
82 the food pantry, which states that they are building 12K [square] feet for \$800K. She further  
83 explained her questions.

84  
85 Alan Collins said he appreciated the Mayor's desire to pay cash for this. He said he recalled the  
86 budget discussions when they began for the year, and that Jeff Jorgensen brought up that there  
87 was an over \$600K deficit in the road maintenance work that needed to be done that is currently  
88 unfunded; which Mr. Collins said he didn't believe had changed. He said he thinks the citizens  
89 are very much aware of the need for road improvements in the City. He said we currently spend  
90 approximately one million dollars per year on the Police Department, and that there is a proposal  
91 to spend about that to build a new police building. He said what hasn't been discussed are the  
92 ongoing maintenance costs of the new building. He said in terms of the City's police needs, he  
93 has spent significant time with the Sheriff in the Cache County Sheriff's office, and recently  
94 arranged for [City Council member] Roger Anderson to visit with the Sheriff to confirm several  
95 things, including that North Logan City citizens already pay for many services [from the Cache  
96 County Sheriff's Office] that the North Park Police Department provides; therefore they are paying  
97 twice. Mr. Collins said the Sheriff also said he could likely cut our costs for our annual police  
98 budget by at least a third, thus saving the citizens approximately \$350K per year, in our regular  
99 operating budget. Mr. Collins said the Sheriff also said they could maintain our response times.  
100 He said they could offer 24/7 police coverage at levels we currently have; in part by establishing a  
101 small facility within the City limits that the North Logan City citizens would not pay for; that the  
102 cost of the facility would be covered by the funds the citizens pay for those services. He said one  
103 of the primary reasons the [need for] the police building has come up is because of the liability the  
104 City has with the police station being located where it is. He said an advantage of contracting  
105 with the Sheriff's department is that all those liabilities go away. He said that Jeff gave  
106 information to the council, early on, that suggested various ways to look at alternatives to solving  
107 this problem; which seemed to have been briefly reviewed but disregarded, and no alternatives  
108 have been discussed. Mr. Collins said there has been very minimal discussion about a tri-cities  
109 plan. He said with respect to the alternative of contracting for our police services with the  
110 Sheriff's department, it is quite a simple process; and that all is required is for one of the City  
111 Council members to make a motion to request a formal bid from the Sheriff's office, and that only  
112 three of the council members have to vote in favor of it. He said if the Sheriff's bid does not save  
113 the citizens of North Logan \$350K per year plus the million dollars for the new police station, then  
114 it can be disregarded. He said if on the other hand, the Sheriff's office can save the City that  
115 money, then it would be important to consider this option, which he said is not currently being  
116 done. He commented further. He said we are a small City and do not need our own police  
117 department. He said the ego and pride behind that does not rise to the level of what the citizens

118 need, and the citizens need to save money. He said he "recommends and requests that at least  
119 one of [the City Council members] be brave enough to move that we formally request a bid from  
120 the Sheriff's office, and that at least three of [the City Council members] take [their] responsibility  
121 to represent the citizens seriously enough to vote yes".

122

123 *Mayor Berentzen closed the public hearing at 7:06 p.m. as there were no further public comments*  
124 *forthcoming.*

125

126 Make presentations to Planning Commission members who have completed their term of service  
127 on the commission.

128 Mayor Berentzen presented a plaque to outgoing Planning Commission member Bob Balling, in  
129 recognition of his service. Plaques were also made for outgoing Planning Commission members  
130 Glen Hansen and Frank Prince, who were unable to attend. It was agreed that the remaining  
131 plaques would be given to the outgoing members separately.

132

133 Consider the Development Plan/Agreement and Preliminary Plat for The Cove @ North Logan, a  
134 mixed-use townhome project located at the southeast corner of 400 East and 2200 North. (North  
135 Logan Townhomes LLC)

136 Mayor Berentzen introduced the item and explained some of the history of the review and  
137 approval process that has occurred, and what has taken place in terms of which issues have  
138 been raised, including how well it fits in within the mixed use and how that should be interpreted.  
139 He said it has most recently come to the City Council with a negative recommendation by the  
140 Planning Commission. He gave the developers an opportunity to speak.

141 Developer Travis Taylor said he has appreciated working with City staff on this and that they feel  
142 like they have gone through the process according to City code; and have addressed the needs  
143 of the City that have been expressed in their reviews as they went through the application  
144 process through the concept plan. He said they received approval on the concept plan from the  
145 City Council and the Planning Commission and moved ahead with their studies and addressed  
146 the comments that were generated from the studies. He said they respectfully request the City  
147 Council's approval of the development plan and preliminary plat for the project as proposed.

148 Nancy Potter asked the developers about the "common area", which they explained, and said that  
149 patios are not part of the "common area".

150 Mayor Berentzen said there have been several questions regarding whether there is adequate  
151 parking for this number of units. The developers explained and said they have added  
152 considerably more parking than what the standard is, which they said is essentially 2.5 stalls for a  
153 three bedroom unit.

154 Damon Cann asked about the parking in relation to garbage cans which the developers explained  
155 and said the statement in the agreement that Damon mentioned can be stricken. Damon further  
156 asked about how this project relates to City code, including transition between this project and the  
157 existing residential, in terms of density; and said he has concerns about whether or not this level  
158 of density is compatible and sensitive to existing residential uses that are adjacent to the mixed  
159 use zone. He discussed this further.

160 Kristen Anderson said she also has similar concerns, which she discussed further. She said the  
161 density transition needs to be looked at carefully in these situations and said she feels the density  
162 with this project is too high for this transition. She said she also thinks that the current code, as  
163 written, requires mixed uses; and that she feels that the developers are meeting it "on a  
164 technicality", but that nothing about the design of this particular development is really mixed use.  
165 She said no exception to any of this has been granted until final approval has been given.

166 Further, minor questions were addressed by the developers regarding the location of the day care  
167 unit, and the site for the "tot lot", i.e. small playground.

168 Mr. Taylor discussed the transition, and said the research that he has done supports the idea that  
169 residential to residential is compatible. He further discussed how he views the concept plan  
170 approval and how it typically proceeds, which he said they have followed. He discussed this  
171 further.

172 Per a question from Kristen Anderson about how they would address the concerns of the council,  
173 Mr. Taylor explained that they proposed the daycare facility in the project as a mixed use, which  
174 he said is a bit contrary to the direction they were given at concept plan. He said the concessions

175 they have been asked to make at the staff level, and what has come out of the studies and the  
176 City Council and Planning Commission meetings, they have incorporated into the current design;  
177 and said they are asking for approval based on those changes.

178 Kristen Anderson asked what they are willing to do to bring something to the council that they are  
179 more comfortable with and Mr. Taylor said they feel like what they currently have represents  
180 adequate responses and adjustments to all of those issues; including that he feels there is  
181 adequate transition, there is adequate density, that it fits in with the code; and that they have  
182 complied with the code, as well as the design changes that City staff and the City's consultant  
183 had at the beginning.

184 Mayor Berentzen referred to a discussion he had with Mr. Taylor regarding some of these issues  
185 in which Mr. Taylor suggested he had some ideas; but Mayor Berentzen said he didn't see  
186 anything different come forth. Mr. Taylor said it is very difficult to remove density and suggested  
187 that they could soften some of the areas with landscaping, which he further explained. He said  
188 the City's code is very strict about making changes to an application, without it being denied and  
189 having to start over. Mayor Berentzen said the council has the ability to exempt the project from  
190 the moratorium if the developers could make some kind of conceptual changes that could  
191 reasonably be made, and explained further. Mayor Berentzen asked if the developers would  
192 consider some of these potential revisions if they were given more time. Developer Stan  
193 Rowland asked that if they do that, whether they would then be behind another six months.  
194 Mayor Berentzen said he did not think that would be the case, which Cordell Batt explained. The  
195 issue of density continued to be discussed with the developers, and Mr. Rowland reiterated that  
196 they followed the City's direction; and further discussed how to proceed with the Mayor and the  
197 council. Mr. Rowland explained the financial issues with this project and the problems with  
198 delaying further, particularly with vague direction. Mayor Berentzen asked that if the direction  
199 was *not* arbitrary, whether the developers would consider making changes, which Mr. Rowland  
200 said they would.

201 Jeff Jorgensen explained how the potential process could transpire, including following denial or  
202 approval. Jeff also said that the moratorium the City has for building in this area should not  
203 interfere with their application already on file and in progress.

204 John Bailey mentioned that the issue is not just one of density but also of concept, including  
205 transition, which he further explained. He also discussed the issue of whether mixed use means  
206 for the whole area, or for a project. He said until these three issues were addressed, he didn't  
207 feel that he could vote in favor of approving this.

208 Roger Anderson said he agreed with John Bailey's comments, and commented further.

209 The council further discussed how to proceed, including the council possibly meeting with the  
210 developers to discuss potential changes.

211 Neal Mortensen said he is the neighbor to the south, and said in order to have water, sewer and  
212 power to his property, this development should be required to install those improvements to the  
213 south end of their property. He also asked how a fire truck or garbage truck would be able to turn  
214 around in this location without running people over.

215 Bob Balling said when he was on the Planning Commission, and mixed use was talked about, the  
216 Planning Commission members discussed the fact that the mixed use should help the  
217 community, not *just* the development. He discussed this further. He said with some kind of store,  
218 this could be possible, because people could be employed there; but that would not be the case  
219 with just a daycare.

220 DeeAnn Wood said she is uncomfortable with the exit on this, due to how close it is to her house.  
221 She said she suggests to the council and the developers that she and her neighbors would be  
222 very comfortable with quarter-acre homes. She said that is a far cry from RE-1, which she said  
223 she was required to have when they built their home ten years ago. She said quarter-acre homes  
224 would still allow 20 homes in five acres, which is more do-able. She continued that the many  
225 neighbors and citizens that they have talked to feel that quarter-acre homes would be a good  
226 transition that they could live with. She discussed this further.

227 Jim Hickman said the developers had previously asked him not to speak, but said they [his family]  
228 do have financial benefit from this. He said the land was sold with the condition that they do not  
229 get paid on this, if the development does not get done. He said he did not want to hide behind  
230 any misconceptions. He discussed the density that exists in relation to the zoning; and said the

231 zoning for the retirement community that is across the street from this is similar to this density.  
232 He said there is only a sliver across the street that is one-acre lots, and that everything to the east  
233 of this development is quarter-acre, or even smaller. He said his family would not have sold this  
234 land if they had any concerns about this type of project. He commented that it is frustrating that  
235 the kind of publicity that is caused by not having decisions made is actually bad publicity because  
236 it gives people the opportunity have these things fester and create animosity between neighbors.  
237 He said they received two anonymous letters that were very damaging. He said a decision needs  
238 to be made. He said his parents need to get their money, and if they don't, they'll have to  
239 foreclose. He discussed the costs they have incurred, including roll-back taxes; which he said  
240 they did based on the [City's] preliminary approval.

241 Mayor Berentzen discussed the process and commented on his desire to have a decision made.  
242 Mr. Rowland said he would like to see that too, but at some point, the demands of the City may  
243 become too onerous to allow for that. He also said that when the City ordinances are written this  
244 way, they are so vague that the two functions of the City Council, legislative and administrative,  
245 get mixed up and are not handled in the way that makes it clear to everyone. He discussed this  
246 further.

247 Mayor Berentzen said the City has put some things in place to avoid that in the future,  
248 recognizing that does not help the developers in this current situation.

249 Mayor Berentzen said his recommendation to the council would be to vote in favor, against, or to  
250 table; rather than to have inaction. He explained this further.

251 Jeff mentioned that City Attorney, Bruce Jorgensen referred to the impact fee credit for the  
252 developed open space as part of the development agreement; however, Jeff said he was unclear  
253 what that meant, which Mr. Taylor explained. Jeff said this needs to be removed from the  
254 agreement, which the developers agreed to.

255 Mr. Taylor asked about removing a unit and converting that space into open space for the  
256 development; whether that would be acceptable. He discussed this further.

257 Damon Cann said a reduction of four units would not be enough to be a satisfactory change in  
258 terms of buffering and transition. Per inquiry from the developers, Damon said his ideal would be  
259 to reduce the number of units by 50% and add some detached, single-family homes in the  
260 remaining area. He said he would vote yes, if *that* were the current proposal. He discussed this  
261 further.

262 The council continued to discuss various, potential options with the developers.

263 John Bailey discussed the issue of whether or not this is technically allowable versus what is best  
264 for the community.

265 After further discussion, Mr. Taylor said that what they seem to be hearing from the council is too  
266 far a departure from what their plan is, and asked for simply a yes or no vote. He discussed this  
267 further.

268 Nancy said she previously voted against the project because of the lack of mixed use, and would  
269 still vote no. She said the daycare was thrown in at the last minute, which she explained further;  
270 therefore there is still no mixed use. She commented further, and discussed the possibility of  
271 single family homes.

272 The conversation with the developers continued, including the Mayor and council asking the  
273 developers if they would be willing to reduce the percentage of residential on this project.  
274

275 *John Bailey made a motion to deny approval of Development Plan/Agreement and Preliminary*  
276 *Plat for The Cove. Nancy Potter seconded the motion. A vote was called and the motion passed*  
277 *unanimously with Nancy Potter, John Bailey, Roger Anderson, Damon Cann and Kristen*  
278 *Anderson voting in favor.*  
279

280 Jeff Jorgensen said staff will put together a listing of *findings of fact* for the City Council to review  
281 and approve at the next meeting.  
282

283 Discuss the proposed changes to the city's FY2013 municipal budget including discussion about  
284 financing and constructing a new police department building for the city. Following the public  
285 hearing and the discussion the council will consider a resolution adopting revisions to the FY2013

286 Budget.

287 Mayor Berentzen introduced the item and referred to some of the comments made; and said the  
288 City is, as previously mentioned, trying to build the police building without incurring additional  
289 debt. He also said a lot of dialogue has taken place regarding the Police Department building,  
290 including open houses being held, which had low attendance. He discussed this further. He  
291 mentioned that the [Cache County] Sheriff made a presentation to the City of Hyde Park; and  
292 when it was proposed, there were a number of people who were substantially opposed to Hyde  
293 Park going with the Sheriff's Department. He discussed the reasoning for these proposed  
294 changes to the budget, as well as the other needs of the City including roads and water needs;  
295 and also explained the cuts that are being considered, particularly in parks and recreation, and  
296 roads. He commented further.

297 Jeff Jorgensen said there are a lot of other items that could be cut, but that it wouldn't make any  
298 difference to the general fund. He further explained this, as well as some of the cuts that were  
299 done. He further explained some of the other aspects of the budget and how certain funds are  
300 managed.

301 John Bailey asked about doing a systematic survey of the citizens to determine where they stand  
302 with this [police] issue in terms of trying a tri-city police department, or contracting with the  
303 Sheriff's department. He said he has spoken informally with many citizens over several years  
304 regarding this and had the impression that most were in support of the police department as  
305 currently constituted but could not be sure that that was the general feeling of all the citizens.

306 Nancy Potter referred to Hyde Park meeting with the Sheriff's department to consider contracting  
307 with them; and mentioned an incident that took place on Main Street in which the North Park  
308 Police department officers responded and were there within a couple of minutes; and the Sheriff's  
309 department took 20 minutes to get to the scene. She said public safety is one of the most  
310 important things the City does, and said she does not think any of the citizens of the community  
311 are going to want to trade quick response time in an emergency in order save a couple of dollars.  
312 She commented further. She said the Fire Department needs the space, as does the Police  
313 Department, which she explained further. She said this is very important and has to be done.  
314 She said the question is the funding of it; not whether or not we do it. She said they had two  
315 open houses [for the public] that were well advertised including sending flyers home with every  
316 child in the elementary schools for those meetings, and there was very poor attendance; and said  
317 this has been in discussions for a very long time. She said this is not something that is being  
318 "rushed through".

319 John Bailey said he has seen the Sheriff's budgets and has listened to the appeals the Sheriff's  
320 department makes to the County each year; and said that what he chronically hears is that,  
321 without taking on any more services, they are *already* under-staffed and under-budgeted,  
322 seriously and significantly. He said if the City did conduct a survey, he would very surprised if  
323 there was anywhere near a majority of the citizens who would entertain that as an option. He  
324 commented further. He said as far as he knows, the large majority of citizens are very happy with  
325 the services they are receiving [from the North Park Police Department]. He said since the issue  
326 of a possible survey was raised; he simply wanted to get final word on it.

327 Mayor Berentzen said they have talked several times with the three valley cities (North Logan  
328 City, Hyde Park and Smithfield) and have brought the three Mayors together and have spent a lot  
329 of time and discussion on the potential of putting a tri-city police department together. He said  
330 after much research and discussion, it was determined that there were enough obstacles that it  
331 became overwhelming to think of doing that. He said he has sat down with the Sheriff on several  
332 occasions to hear the proposal directly, which he said he discussed with Chief Hawkes. He said  
333 he was also very closely involved with the negotiations between Hyde Park and the Sheriff's  
334 department, and was part of those discussions. He said the more service delivery was  
335 discussed, the fewer assurances there were; and he said he became very, very hesitant on this  
336 option. He said the other thing that occurred, was that the Hyde Park public came out in big  
337 numbers to voice their objections to Hyde Park contracting with the Sheriff's department. He said  
338 part of the City Council's responsibility is to make some of these decisions, and that there can't  
339 be a [citizen] vote on everything that comes before the council. He said he recognizes that this is  
340 a large issue and that a citizen vote or survey may be appropriate; however, it is time to step up  
341 and make some decisions. He said so much has been done, and some of the citizens who have  
342 commented are unaware of all that has taken place, and been reviewed and researched;

343 although he really appreciated their suggestions and comments.

344 John Bailey said he doesn't think a survey would give them any more information than they  
345 already have.

346 Damon Cann said that although a couple of people he has spoken to said they liked the idea of  
347 going with the Sheriff's department, probably 75% to 80% of the people he has approached about  
348 this questions are in favor of keeping police services operating in North Logan City with the North  
349 Park Police Department. He said in addition to the concern about the cost savings versus quality  
350 of services issue; he has great concern about the fact that if the City signs a one-year contract  
351 with the Sheriff's department, the City has only a one year guarantee on the price and the level of  
352 service. He expressed concern that after the first year, the costs of reforming the police  
353 department in North Logan, if they decide to not stay with the Sheriff's office, would be  
354 tremendous; and it is unknown whether we could get the same quality Chief and officers that we  
355 currently have.

356 Mayor Berentzen asked the City Council whether the option of having the Sheriff's department  
357 present a proposal to them was something they wanted to do.

358 Roger Anderson said he met with the Sheriff for three and a half hours and mentioned the fact  
359 that they came to him; that the Sheriff has no ulterior motive. He said the Sheriff told him that  
360 North Logan City would essentially be charged for whatever service they wanted. Roger said it  
361 would not hurt to have them give a presentation; because in the end, they could tell the citizens  
362 that this possibility was reviewed.

363

364 *Roger Anderson made a motion to receive a bid from the Cache County Sheriff's office,*  
365 *comparable to North Logan City's current police service by the second City Council meeting in*  
366 *August.*

367 *Damon Cann suggested adding to the motion that the City Council move quickly on this, and also*  
368 *that the discussions the City Council is having regarding the budget continue, in relation to this*  
369 *issue; to which the council agreed. John Bailey seconded the motion. A vote was called and the*  
370 *motion passed with John Bailey, Roger Anderson, Damon Cann and Kristen Anderson voting in*  
371 *favor, and Nancy Potter voting against.*

372

373 Mayor Berentzen asked for data for current level of service, to give to the Sheriff's office, to have  
374 comparable information when the Sheriff's department gives their bid; as Roger Anderson  
375 suggested.

376 Chief Hawkes said the Sheriff's office shares the same database; therefore they already have  
377 access to that information.

378 Mayor Berentzen mentioned that the citizens are already paying for Sheriff's services through the  
379 taxes they pay to Cache County, which has to be held separately. Jeff mentioned that the  
380 information also needs to include the other items such as crossing guards, animal control and  
381 detective services. He said they also need to include the Hyde Park services to get an accurate  
382 comparable. Nancy reiterated that Hyde Park does not want Sheriff's services.

383

384 Mayor Berentzen asked the council to continue their discussion about the proposed changes to  
385 the budget, irrespective of the bid that will be received from the Sheriff's department; particularly  
386 in terms of the proposed budget cuts.

387 John Bailey discussed his concerns about the condition of some of the roads and sidewalks,  
388 which are getting worse, particularly in terms of safety issues, especially on the road to Greenville  
389 Elementary; which Jeff addressed, including other various items. He further explained some of  
390 the reasoning that went behind the cuts.

391 Kristen Anderson expressed her concerns about cutting out the City newsletter and gave some  
392 potential suggestions on continuing to send something out. Kristen also asked if travel and  
393 training could be further reduced, including economic and community development. She further  
394 discussed her concerns about cutting costs in roads, as they are immediate safety issues.

395 Per a question from Kristen, Jeff explained which items are still going to be done, including: 2600  
396 North (between 200 East and 400 East); the chip sealing will be done except for 1000 East which  
397 will be put off until next summer; and, all the planned crack sealing will be done. He said the only  
398 projects that will be put off for a year are the subdivision behind the City offices and that a better

399 review of that needs to be done in terms of design; and 2700 North. Per a question from Kristen,  
400 Jeff Jorgensen said that the City has bids for 2700 North. This was further discussed. Scott  
401 Gilgen added that even though the 2700 North project needed to be done, there were issues with  
402 the property owner at the east end of the project (the Alan Collins property) that would take some  
403 time to work out before Scott would feel confident about pressing forward with that project.

404 Roger Anderson explained his feelings about using cash, as discussed for the police department;  
405 and said while he agrees with using cash, he is not opposed to financing some of it, depending  
406 on the financing situation.

407 John Bailey said he concurred with Roger's comments, which he further explained. He said while  
408 using cash is typically the better way to handle it; that this issue has gone on long enough and  
409 has enough urgency to it that he thinks it should move forward quickly and the building should be  
410 built; and would be in favor of partially funding it with a loan or bonding, if necessary. He also  
411 said, that in terms of his previous comments about keeping the costs at \$600K for the building;  
412 that they should not be building something that is inadequate from the outset.

413 Mayor Berentzen said he feels this is a good proposal and commented further.

414 Jeff discussed the urgency with some of the departmental needs, particularly in light of the cuts  
415 he made to the budget; therefore a decision needs to be made on this budget.

416 Nancy discussed some of her questions and comments regarding the budget.

417 Jeff said he needed a decision on 2700 North, which Scott discussed.

418 Damon Cann said he had concerns about the 10% fund balance, which he further explained. He  
419 said he feels getting the sidewalks done for safer routes to school is a very high priority. He  
420 commented further on various issues.

421 The council continued their discussion.

422 Per a question from Kristen Anderson about how long the construction of the police building might  
423 take, Chief Kim Hawkes said it could likely take approximately ten months. This was further  
424 discussed, including the budgeting of it.

425 Per the consensus that the council was not ready to pass the budget at this point; Jeff said that  
426 he and the Mayor will make some adjustments to it, as discussed by the council, and return to the  
427 next meeting with a copy for approval.

428 Jeff asked the council to make a definitive statement that the police building will be built next to  
429 the library; as there has been no official declaration or motion that that is the case.

430

431 *Damon Cann made a motion to express the sense of the council, that if a police building is built, it*  
432 *will be situated on the land adjacent to the North Logan City Library. Nancy Potter seconded the*  
433 *motion. A vote was called and the motion passed unanimously with Nancy Potter, John Bailey,*  
434 *Roger Anderson, Damon Cann and Kristen Anderson voting in favor.*

435

436 Consider a request to allow the change in the access for the parking lot for the assisted living  
437 facility at 400 East and 2500 North, west of the city library.

438 Mayor Berentzen introduced the item and briefly explained the situation. The developer  
439 explained the situation, the original request, and the reasoning behind this request, which  
440 includes their intention for a future, second building. He oriented the council to the site, and  
441 explained the developers' request for changing the access, originally slated to go through the  
442 North Logan Library parking lot.

443 Mayor Berentzen said it didn't make sense to him originally to have the access come off of the  
444 North Logan Library parking lot; but asked Chief Hawkes if there are concerns about this from a  
445 safety standpoint. Chief Hawkes explained the traffic levels that exist at different points of the  
446 day; but that there is not a high level of traffic coming from this facility, and will likely not be a  
447 safety concern.

448 The developer explained the minimal level of traffic that is likely to come from this site.

449 Per Mayor Berentzen's question, Cordell Batt explained the original intent of the request in terms  
450 of access. He said since the time the developers began constructing the building, Ross Lapray  
451 took another look at it and said this proposed access is preferable. Cordell said the Planning  
452 Commission denied this, essentially because the applicant was unable to be at that meeting, and  
453 went with their original decision.

454 Nancy Potter said when this was originally brought to the City Council, there was discussion  
455 about not having another driveway over a ditch along this street, which Cordell and Jeff  
456 explained. Jeff said it cannot be done with a normal curb and gutter; it will take a sturdy, bridged  
457 driveway to go across there. Nancy said this was also originally proposed as a sixteen-bed  
458 facility; and that if she had known there were going to be two buildings, she would have denied  
459 approval. Cordell said when the developers originally proposed this, it was a conditional use  
460 permit; so there were no specific drawings done when they applied for the conditional use. He  
461 said all of the information that he had, and what was given in the report to the Planning  
462 Commission, was that there was always the intent to have two buildings.

463 Nancy said she did not remember ever hearing about two buildings being planned.

464 Cordell said that was why they bought the size of property they did, and further explained. He  
465 said the reason this is coming before the City Council, is to appeal the Planning Commission's  
466 decision to deny this.

467 Damon Cann said he attended the Planning Commission meeting, and that some of the Planning  
468 Commission members expressed concern about having a second building and said some  
469 commission members were not comfortable with that. He said he thought that for some members  
470 of the Planning Commission, the perception that this opened the door for a second building they  
471 are not supportive of, may have been a part of the reason they did not support this action.

472 Nancy said that is why Mark Hancey and Geri Christensen of the Planning Commission opposed  
473 this; because they do not remember a second building being proposed for this site.

474 Cordell Batt said a second building was shown in the original report. He said it wasn't this site;  
475 that it was the developers' site in Idaho, which has two buildings on it. He said those are the  
476 plans that he had at the time, and that is what he presented.

477 Kristen Anderson said she would like to talk to some of the Planning Commission members  
478 before making a decision on this.

479 Damon Cann agreed.

480 Kristen said she is concerned about having multiple accesses on a main thoroughfare.

481 John said he is concerned about only having the access through the library.

482 The developer explained the situation and stated why it should not be a safety issue, as well as  
483 this proposed change makes the site better aesthetically.

484 The council discussed how to proceed. The developers discussed their need for timing of the  
485 project.

486

487 *John Bailey made a motion to approve the request to allow the change of the parking lot as*  
488 *presented.*

489 *The motion failed due to lack of a second.*

490

491 *Damon Cann made a motion to remand the issue to the Planning Commission for further*  
492 *consideration at their meeting two weeks from the following day [of this meeting]. Nancy Potter*  
493 *seconded the motion. A vote was called and the motion passed unanimously with Nancy Potter,*  
494 *John Bailey, Roger Anderson, Damon Cann and Kristen Anderson voting in favor.*

495

496 Review the proposed revision to the city's General Plan, specifically the Transportation and the  
497 Housing Elements.

498 Mayor Berentzen introduced the item and referred to the hand-outs given to the City Council.

499 Cordell mentioned that they are not reviewing the Transportation Element as a whole at this time;  
500 only the Transportation map, due to changes made to the alignment of 200 East, based on the  
501 record of decision made by UDOT, as well as others. He further explained the alignment of 200  
502 East; as well as a change to 2900 North, which stops at 1600 East, and should continue on  
503 through to the future 1800/2000 East. He said an additional change is the alignment on 2100  
504 North, from 400 East, down across the canal and on through to the area of the future City Center.  
505 He explained further, and explained the process for how this gets approved.

506 Nancy said that she thought that the purpose of 100 East, between 1800 North and 2200 North  
507 was to serve as a frontage type of road for all the businesses that are closer to 100 East. She  
508 said she did not understand why that was cut off in order to build apartments.

509 Cordell said that 200 East is supposed to be the "Main off Main". Nancy and Cordell discussed  
510 this further; and Cordell said all of the businesses front off of Main Street, and only the backs of  
511 those businesses are on 100 East. Nancy said there are businesses on 100 East, such as  
512 Tunex, Les Schwab, as well as others. She said the road those businesses are on goes up to  
513 100 East, and there was supposed to have been a road designated there.

514 Cordell said it was decided that that road would be taken off, and that project would not have  
515 happened if that decision had not already been made; and has been part of the Transportation  
516 Plan. He said that road has never been a priority road.

517 Damon Cann and Nancy Potter both agreed that it would have beneficial to have had 100 East  
518 remain, but as Cordell explained, it is now too late, as there are now Four Seasons buildings in  
519 the way.

520 The council continued their discussion. Cordell explained that there is still exit access to come  
521 out of there before you get to Four Seasons.

522 Cordell explained that if the council agrees with this, it will then be put on the City's website for  
523 public input; and then a public hearing will be held. The council agreed.

524 Cordell explained the draft of the Housing Element he gave to the council and what formed the  
525 draft. He said the process will be the same as for the Transportation Map.

526  
527 Consider Mobile Vendor/Itinerant Vendors within North Logan City pursuant to obtaining a North  
528 Logan City Business License (which includes obtaining the permission of each property owner  
529 where the vendor will be located) and obtaining a Sales Tax number associated with sales in  
530 North Logan City.

531 Scott Bennett explained the situation. The council discussed ensuring that these vendors have  
532 their food handler's permit and all required items in order, before they are allowed to operate.

533

#### 534 **Reports from city officers, boards, and committees**

535 Jon Keller discussed fireworks restrictions for the 24<sup>th</sup> of July.

536

537 Alan Luce discussed some of the events occurring for the 24<sup>th</sup> of July celebration.

538

539 Kristen Anderson said a family complained to her that for at least the second time, they tried to  
540 watch the Logan City fireworks on July 3<sup>rd</sup> from Elk Ridge Park and the sprinklers came on while  
541 they were there.

542

543 John Bailey said both The Friends of the Library and The Library Board have made the  
544 suggestion that the council recognize the Thorne Foundation in a more formal way, and to make  
545 a bigger deal out of that annual grant to the City; rather than just thank them as they make the  
546 presentation, which John said is a very good idea, and discussed it further.

547 Per a suggestion from Nancy about placing a picture or something at the entrance, Jeff said a  
548 portrait is already located there recognizing it.

549 John suggested sending something annually, to the Thorne Foundation itself, such a formal letter  
550 from the City. Mayor Berentzen said he will do a letter in the meantime; and said he would like  
551 John to get some ideas from the boards suggesting how best to thank them.

552

553 Nancy said that she drove the through RV park the other day and that it is a mess. She said  
554 there are weeds everywhere, the grass is dying; and that it doesn't seem that any of the trailers  
555 have moved in quite a while. She asked what the status is of the situation, and whether anyone  
556 is checking to see if the trailers are being moved, as that is part of the ordinance condition that  
557 the park is required to abide by.

558 Jeff said he would check into it.

559 Nancy mentioned the Run for Life event that took place at Elk Ridge Park the previous Saturday,  
560 and said there were at least 20 camping trailers, and that many cars as well, parked on the grass  
561 or on the walking path. She said she spoke to Alan Luce about this, who said they will meet with  
562 the event coordinators to see what can be done differently. She said so much work and money  
563 has been put into this park this last year, and that she was very concerned to see trucks, etc.  
564 driving up and parking on the grass. She said she supports the event; but that there needs to be

565 better controls about the vehicles going on the grass and the walking paths, which are not made  
566 to handle those kinds of vehicles.  
567

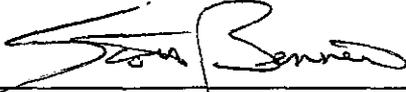
568 Mayor Berentzen asked about EDC Utah, and whether we get much from them. He said he  
569 contacted them about getting some information, and has not been able to get a response. He  
570 said he then received an invoice from them for \$1500, and said he isn't sure what we really get  
571 from them, and doesn't know whether we want to continue. Cordell explained briefly what they  
572 promote. Mayor Berentzen and Nancy agreed that this can likely be cut.  
573

574  
575 *Nancy Potter made a motion to adjourn the meeting. John Bailey seconded the motion. A vote*  
576 *was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson,*  
577 *Damon Cann and Kristen Anderson voting in favor.*  
578

579 The meeting adjourned at: 9:50 p.m.  
580

581  
582 Approved by City Council: August 15, 2012  
583

584  
585 Transcribed by Marie Wilhelm  
586

587 Recorded by  
588   
589 \_\_\_\_\_  
590 Scott Bennett/City Recorder  
591