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**Minutes of the North Logan City
City Council
Held on January 9, 2013
At the North Logan City Library, North Logan, Utah**

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

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

Others present were: Ward Wessels, Michael Smith, Kurtis Anderson, Jason Killinen, Jeremy Jensen, Tyler Jensen, Cindy & Doug Gatherum, Emily Peterson, Lydia Embry, Scott Bennett, Cordell Batt, Jeff Jorgensen and Marie Wilhelm.

The Pledge of Allegiance was led by John Bailey.

An invocation was given by Roger Anderson.

Adoption of Agenda

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

Review of Action Items

Jeff Jorgensen reviewed the action items list with the council.

New Business

Consider resolution establishing the day and time for regular meetings of the North Logan City Council for 2013.

Mayor Berentzen briefly explained the item.

Kristen Anderson made a motion to approve the resolution. Nancy Potter seconded the motion. A vote was called and the motion passed unanimously with Kristen Anderson, Roger Anderson, Damon Cann, John Bailey and Nancy Potter voting in favor.

After further discussion about scheduling issues, the City Council agreed to cancel the second council meeting in January.

Consider the final release of the improvement bond following the end of the warranty period for the Phase I Canyon Gates Subdivision. (This item was tabled from the Nov. 28th City Council meeting.)

Jeff introduced the item and explained various issues, and said that the secondary water system is the only remaining potential issue. He explained that providing the secondary water system was never part of the bond. He said they instead did a separate agreement between the developers (owners) and Mardell Parrish which owns that system. Jeff also referred to the second page in the document that explains that the water shares will ultimately be given to Mardell Parish, but will be held in escrow until the water is completed for at least the five homes in this subdivision. Jeff explained that everything is done, and the system is in place; but that the water has not physically gone to the homes because the system was completed shortly after the water was let out of the canal for the winter. He said therefore, the water cannot actually be delivered to the homes until spring. He asked the council for their consideration.

Mayor Berentzen asked if we had received information from the title company about whether or not the water shares were still being held in escrow. Jeff said we had not. Mayor Berentzen asked if it would be appropriate to hold up the release on the bond until the City knew about the status of the escrow of the water shares. Jeff said he wasn't sure if the City could release the bond contingent upon this other, separate agreement but he said if the City wanted to have some way to ensure Mardell's installed project really worked, perhaps that would be a way to do it.

Per a question from Damon Cann, Jeff said it is his understanding from Mardell that the system is

59 all in place and should function properly when the water is back in the canal but there is no way to
60 test the system until the water is available.

61 Kristen Anderson asked if Alan Luce had any issues with the agreement. Alan said he concurred
62 with what Jeff said; and also said that Mr. Parrish had been waiting for power, which he did not
63 have several months ago, and now does.

64 Nancy Potter asked if they could deny any further development until the City knows that the
65 secondary water system is functioning properly. Jeff said, in his opinion, such could be made as
66 part of a motion.

67 Mayor Berentzen asked if building permits within the existing development could be withheld until
68 that is known.

69 Jeff explained that building permits are tied to each individual lot owner, and that would be
70 holding the wrong people at bay.

71 Kristen Anderson said we have a responsibility to the citizens who build on those lots to make
72 sure they are getting what the expectation is when they purchased the lot. Mayor Berentzen said
73 we have a number of homes that are permitted to be built where there is no secondary water
74 system at all. Kristen Anderson said she understands that and clarified that her concern, that in
75 this case, these lot owners were promised secondary water as part of what they purchased.

76 The conversation continued, including the ability or right of a city to hold a development
77 responsible for certain things.

78 Jeff said that this subdivision was approved based on those homes having secondary water
79 systems. He said the City required it of this subdivision, because they were below the canal and
80 there were water shares. He said the difference in this case is that this subdivision provided for
81 the secondary water system through a contractual agreement with a third party, Mardell, and not
82 through the developer doing so.

83

84 *Nancy Potter made a motion to approve the release of the bond, but to do so after the City can*
85 *ensure the water shares were in escrow; and that the City will not allow any additional phases of*
86 *the development to occur until the City knows that the system will function. Damon Cann*
87 *seconded the motion. A vote was called and the motion passed unanimously with Nancy Potter,*
88 *John Bailey, Roger Anderson, Damon Cann and Kristen Anderson voting in favor.*

89

90 Begin discussion on proposed standards for development of park lands when doing so is part of
91 using Method 3: Density-Bonus in subdivisions. Ideas being discussed have been developed by
92 the Parks and Recreation advisory committee and approved by the Planning Commission.

93 Jeff Jorgensen introduced the item and said that the document gives some background on this
94 and serves to initiate conversation on this item, and that they won't be approving anything tonight.
95 He further explained the three ways our ordinance allows one to develop a subdivision, including
96 using the seldom used method three, the bonus density option. He reviewed with the council the
97 City code describing these methods, including the proposed changes in standards for using the
98 bonus density option. He said these proposed standards have been approved by the Planning
99 Commission.

100 John Bailey asked to clarify whether the park land from the subdivision would become the
101 property of the City, as well as become our responsibility to maintain it. Jeff said it would, and
102 this was discussed further, including the potential costs that will be incurred in maintaining these
103 lands. He also said that is part of the reason for ensuring that these accepted parcels are at least
104 two acres in size, which he further explained. Jeff explained that approval to use this method of
105 development in any subdivision would still be up to the City Council, i.e., each situation would be
106 unique.

107 Nancy Potter said she thought we were trying to get away from doing this, particularly as we need
108 to put the City's monies towards the larger parks that we already have, and to try not to have
109 these pocket parks.

110 Jeff discussed that perhaps each subdivision may need to be large enough so the minimum park
111 size would end up being more like five or ten acres; which he said limits which properties could
112 actually use this option.

113 Alan Luce said his department has the same concerns that John and Nancy expressed; and said
114 there are details in the document that address those. He said they do not want to have a small

115 park adjacent to a larger one; and do not want a park that won't be used except by a limited
116 number of citizens of the community. He said they have spoken to other cities, which use the
117 "two acre" standard, which he commented on further. He further discussed the standards listed in
118 the document.

119 Mayor Berentzen mentioned a development in Iowa that he recently visited that had a large park
120 area connected to it, and explained some of the amenities included in that park. He said it was
121 probably an area totaling 25 acres in size.

122 The council further discussed the purpose and intent of the code as well as how much to include
123 in the standards, and whether or not to specify what amenities would need to be included in the
124 parks.

125 Nancy discussed the need to include specifics, particularly for future City Councils to know what
126 the original intent was of the City and City Council.

127 John Bailey discussed the need to ensure that any donation is done at the City's pleasure, and
128 that the City would not be obligated to accept whatever a developer might bring. He mentioned
129 some of the language in the document that he agreed with and said he is in favor of continuing
130 the discussion, and having public works and the parks and recreation committee continue to
131 review this.

132 Nancy Potter asked Alan how soon we will be ready to present to the City Council the parks plan
133 that she said we have been working on for a couple of years.

134 Alan said we have been working on the overall master plan; as well as master plans for each
135 individual park. He said the master plan for each individual park could be presented at any time
136 now. Alan said he will email to the council the drafts currently in place and that he should present
137 what has been put together sometime in the next couple of months.

138

139 Discuss goals for the upcoming new year.

140 Mayor Berentzen asked each of the council members to discuss what issues or goals they would
141 like to focus on over this year, such as completing the police building, for example.

142

143 Roger Anderson said that with the drought situation, there should be a goal to have another
144 culinary water well completed, so that if the canal is compromised, there is another source of
145 water in place. He also discussed putting more emphasis on economic development which he
146 explained further.

147

148 Nancy Potter said she concurred with the need for economic development. She asked if we
149 should have a "brainstorming" workshop with the City Council, Planning Commission and citizens
150 to discuss what kinds of businesses and restaurants we want in North Logan, and to then present
151 a packet to those specific businesses. She discussed this further.

152

153 Damon Cann said he agreed with the comments on economic development, and suggested
154 perhaps contacting the businesses by phone. He also discussed having another city-wide day of
155 service, which he discussed further. He expressed the need, as discussed previously, about
156 making improvements to City streets a priority again. He commented that he has had a great
157 time working on the City Council and is pleased to be a part of the group that worked on the
158 police building as well as the City Center.

159

160 Kristen Anderson said she felt it is important to try to determine what the needs are going to be
161 for the City in the future, and to ensure that we have a solid plan on how to accomplish those
162 things. She mentioned items such as wanting more open space; and the need for sewer system
163 improvements; and further commented that we should determine those needs and then make
164 sure we have the finances in place to be able to meet those financial obligations as they arise.

165

166 John Bailey said in terms of economic development, he feels that we really need to take care of
167 the business that North Logan City currently has, and encourage our North Logan City citizens to
168 patronize those businesses. He commented further. He also referred to curb and gutter and how
169 they relate to stormwater, and that there are areas that do not work very well; and said we might
170 need to review the possibility of installing different systems other than asphalt and concrete curb
171 and gutter systems, to better handle wastewater and drainage. He further referred to the recent

172 approval of the City Center ordinance, and that there are citizens who are still concerned about
173 the placement of the City Center; and asked if there are ways to help the citizens understand that
174 there is going to be a City Center developed. He went on to suggest that the City might start
175 having a lighting ceremony at Christmastime, or some other kinds of activities that would create
176 citizen interest and involvement. He said regarding the library, he would like to see a survey
177 done to determine how many of our citizens are really using the library, and further stated that he
178 is surprised at the number of people who don't ever use it. He said he would like to strategize
179 through the Friends of the Library, and the Library Board, ways to increase the number of citizens
180 who have library cards and use the library.

181

182 Mayor Berentzen said he likes the idea of calling the City Center a Town Center; and said he
183 wondered whether we could bring as many people who are interested together, to hold a
184 workshop to discuss the idea of "a destination", and to determine what kinds of things that are
185 inherent in the City already that we could bring to the City Center to create a "destination"; and
186 then create a grassy area on which various activities could be held. He said a vision needs to be
187 put together.

188 Mayor Berentzen then summarized some of the issues the council discussed including the Town
189 Center; the police building; a survey of the library to increase usage; developing another water
190 well and improving the sewer system; more emphasis on economic development; a workshop to
191 brainstorm what kind of businesses and restaurants we might want in the Town Center, as well as
192 soliciting new potential businesses; having a day of service; more emphasis on roads and streets;
193 budgets for open space and potential land obligations and improvements; taking care of the
194 business we currently have and promoting them; and, water drainage and alternative systems for
195 that. He said we may want to include this list on the Action Items List, so that it can be reviewed
196 continually, and to prioritize the items as we move forward.

197

198 Nancy Potter suggested putting something in the newsletter to encourage support for North
199 Logan City businesses, particularly in light of the confusion with where our City boundaries lie.

200

201 **Reports from city officers, boards, and committees**

202 Jeff Jorgensen mentioned that the Department of Water Quality is going to inspect North Logan
203 City on January 30th. Jeff explained that the City has been working for several years preparing
204 for this, and explained some of the experiences other valley cities have gone through with this
205 inspection, which is seemingly very strict. He explained further.

206

207 Roger Anderson thanked the North Logan Fire Department for the *quick* work they did on a home
208 he owns and rents out located near the fire station, when a fire started in the home. He said
209 because they had a full fire crew there so fast, they were able to deal with the fire quickly and with
210 minimal damage. He explained that they prevented a great deal of damage from happening.

211

212 John Bailey thanked the City for once again promoting the annual Christmas lighting contest, and
213 for the citizens' participation. He said North Logan City is getting known for this and that it is a
214 really nice tradition.

215

216 Nancy Potter said she wanted to thank the streets crew for taking care of the streets with all of
217 the snow storms that have occurred, including on Christmas Eve, Christmas Day, and the day
218 after that; and said they did a good job.

219

220 Mayor Berentzen mentioned that he and Jon Keller met with the governing board regarding
221 ambulances in the County; and said he wanted to emphasize that one of the basic responsibilities
222 of the City Council to its citizens is to protect the City. He further explained the number of
223 qualified, certified individuals who work for the North Logan Fire Department who would be able
224 to provide service in an ambulance; and said the City is going to work hard to try to get an
225 ambulance for North Logan City. He commended Jon Keller for his work on this. He said that it
226 is not about just "getting more things"; he explained North Logan City's growing population and
227 the need for this, and said we have a very prepared fire department that can handle this. He said
228 there will be more coming to the council on this in the future.

229

Mayor Berentzen said that the Planning Commission has two people whose terms have expired,

230 and that he has some recommendations that he will be bringing to the City Council in the near
231 future. He also mentioned that the current "alternate" will likely be moving forward into a
232 permanent position.

233 Mayor Berentzen thanked the roads crew for their hard work; particularly for doing so through the
234 holidays.

235 Mayor Berentzen said that he and Jeff Jorgensen would be meeting with Logan City the following
236 day to discuss the cities' boundaries, which he explained further. He said it is possible that Logan
237 City may be more willing to accept a previously submitted proposal from North Logan. He said he
238 wanted the council to be aware that this may be coming to them again for discussion.

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242 *John Bailey made a motion to adjourn the meeting. Nancy Potter seconded the motion. A vote*
243 *was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson,*
244 *Damon Cann and Kristen Anderson voting in favor.*

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247 The meeting adjourned at: 7:49 p.m.

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250 Approved by City Council:

February 6, 2013

251
252

253 Transcribed by Marie Wilhelm

254

255 Recorded by

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Scott Bennett/City Recorder