

1 **Minutes of the North Logan City**
2 **City Council**
3 **Held on February 15, 2007**
4 **At the North Logan City Library, North Logan, Utah**
5
6

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

8
9 Council members present were: Steve Soulier, Scott Galbraith, Mark Williams and Elaine
10 Nelson. Trent Wentz was excused.

11
12 Others present were: Don Younker, Pat Northenor, John Israelsen, Nancy Israelsen, Lyle
13 Israelsen, Gordon Younker, Trevin Younker, Irma Krebs, Leo Krebs, Terrel Huppi, Peter Phillips,
14 Jon Keller, Tania Stewart, Mark Stewart, Laurel Hayes, Scott Gilgen, Kim Arnell, Debbie
15 Blatchford, Matt Clissold, Sandy Alley, Gordon Alley, Lydia Embry, Cordell Batt, Jeff Jorgensen
16 and Marie Wilhelm.

17
18 The Pledge of Allegiance was led by Mayor Watkins.

19 An invocation was given by Mayor Watkins.

20
21 **Adoption of Agenda**

22 *Steve Soulier made a motion to adopt the agenda as presented. Elaine Nelson seconded the*
23 *motion. A vote was called and the motion passed unanimously.*

24
25 **Approval and Follow-up of Minutes of February 1, 2007**

26 *Elaine Nelson made a motion to approve the minutes as presented. Steve Soulier seconded the*
27 *motion. A vote was called and the motion passed unanimously.*

28
29 **Follow-up**

30 None at this time.

31
32 **Review of Action Items**

33 None at this time.

34
35 **New Business**

36 **Open Public Input Forum (Citizens are invited to schedule one of two five-minute times through**
37 **the City Recorder)**

38 None at this time.

39
40 **Discuss options for the future location of 2500/2600 North between 1250 and 1600 East for input**
41 **into the transportation element of the general plan, currently under revision.**

42 Cordell Batt displayed a map on the overhead projector of the potential locations for the new
43 alignment of 2500 North between 1250 East and 1600 East; and explained the four different
44 options for where and how the road could be laid out. He explained that the Planning
45 Commission reviewed all four options, and selected option number two as the best choice, based
46 primarily on the thought that it affected the least amount of related property owners, and also
47 seemed to be the simplest alignment.

48 Elaine Nelson asked if by utilizing option two it meant that the city would have to purchase the
49 Alley or Phillips house.

50 Cordell Batt said that a house will be in the way if the city elects to continue 2600 North directly
51 across the street from the existing road, but whether or not the city will purchase it at a certain
52 point is the council's option.

53 Scott Galbraith asked when this process would take place. Cordell Batt said it depends on traffic

54 demands and how quickly the City Council wants 2500 North to go all the way through; and
55 mentioned that the City Council had always referred to this road as being one that is important for
56 traffic flow, and has always included it in the master plan.

57 Jeff Jorgensen explained that the Planning Commission is rewriting the general plan, and that
58 one of the elements in it is the transportation element. He said as the Planning Commission has
59 been working on it, this road was one of the issues that came up that they wanted input on. He
60 said there will be a public hearing held before the general plan is adopted to address various
61 issues, including this road.

62 Cordell Batt mentioned that not only does 2500 North need to be worked out, but there are other
63 road issues, mostly minor, that also need to be determined as development of the transportation
64 element continues.

65 The City Council continued to discuss which properties might be affected by the development of
66 2500 North, and to what extent; and further discussed various ways of laying out the road. It was
67 also mentioned that option two actually seemed the poorest choice in terms of the negative
68 impact it would have on both the Alley and Phillips properties.

69 The City Council agreed that a public workshop should be held so that the specific property
70 owners who might be affected by the development of 2500 North could attend in order to share
71 their concerns and give input, prior to the public hearing which will ultimately be held on this
72 issue.

73

74 Public Hearing to receive public input on Rezone request consideration for a 5.5 acre parcel of
75 land located at approximately 2050 East and 2700 North. The request is to change the zoning
76 from RE-1 (Residential Estate 1 Acre) to R-1-30 (Single-Family Residential 30,000 sq. ft.). (Rock
77 Ridge Inc.)

78 Cordell Batt oriented those in attendance to the location for the proposed rezone via overheads.
79 He explained that even under the new bonus density option, the Stewarts are unable to get the
80 amount of lots they wish to develop without a rezone taking place. Cordell Batt said that with a
81 rezone, they could get the amount of lots they desire (seven lots) in addition to leaving a section
82 available for open space. He explained that the layout of the existing, adjacent road, as well as
83 the power line easement, preclude the Stewarts from getting the number of lots they want and
84 laying them out in a way they deem as feasible. He said that the Planning Commission
85 considered the presentation and that their decision was to pass it on to the City Council with a
86 recommendation *not* to do the rezone with the following notations; that the Planning Commission
87 is essentially not comfortable with spot zoning; that the property has unique characteristics
88 relating to the existing road and power line easement; that there has been ongoing discussion
89 with the Planning Commission and city staff regarding the future development of that entire bench
90 area, and that rezoning that area might cause unintentional future issues regarding down-zoning
91 and density; that the Planning Commission is in the final stages of completing the land use
92 element of the general plan which addresses the different districts within the city and that this
93 type of development should be considered within that structure; and finally, that the applicants
94 have stipulated that they would only develop seven lots within the proposed property (even
95 though they could get more than seven lots with the bonus density option if the land is rezoned).

96

97 *Mayor Watkins opened the public hearing at 7:14 p.m.*

98

99 North Logan resident, Debbie Blatchford, said her property backs up against this parcel of land.
100 She said she brought a petition to the meeting signed by people in her neighborhood who are
101 against rezoning this land. She said that the people who sold the land (to the Stewarts) did so
102 with the intention of getting as much money as they could get out of the land, and were not
103 concerned about what would happen on the land or to the current residents, as the sellers were
104 moving away. She said that no one approached the area residents regarding the development of
105 this land, in order to plan a pleasing development. She said she would like the land to be
106 developed to be as aesthetically pleasing as possible for value retention of other property owners,
107 as well as to keep the city more beautiful. She suggested moving the existing road to the other

108 side of the property so that it would be more aesthetic for her property, and so the developer
109 could keep the lots more true to size required in the RE-1 zone.

110

111 *As there were no further public comments forthcoming, Mayor Watkins closed the public hearing*
112 *at 7:17 p.m.*

113

114 Scott Galbraith said he is against spot-zoning, particularly in an area this small. Elaine Nelson
115 said she agreed with the Planning Commission's recommendation. Steve Soulier said he agreed
116 with both Scott and Elaine. Mark Williams said while what the owners want to do is possible, he
117 feels that approving it would not be wise.

118

119 Public Hearing to receive public input on some recommended changes to the FY2007 budget.
120 Following the public hearing the council will consider a resolution implementing the proposed
121 changes to the budget. Also included will be the consideration of declaring excess the city's road
122 grader and two police cars.

123 Mayor Watkins asked Jeff Jorgensen to explain the proposed changes to the budget. Jeff
124 Jorgensen explained that some of the proposed changes include moving some funds within the
125 streets department so that there are funds available to build the road up through the cemetery
126 and park property. He said it is proposed to obtain part of the funds from the chip sealing
127 category, as no further chip sealing can be done until after July, which funds would therefore
128 come from the next fiscal year's budget. He said in addition, the west half of 1400 East was in
129 the budget to be developed, but it is no longer taking place in the near term, therefore those funds
130 will also be available to use for the cemetery/park road. He also said that a Homeland Security
131 grant for the Fire Department was received in the amount of roughly \$23,000; and that with a
132 10% match, those funds can be used to obtain another set of extrication equipment. He further
133 explained that some office cubicles need to be purchased to accommodate the growth in staff
134 within the city offices. He explained that walls could be built; however, if the City offices move to
135 another building, these cubicles could be moved as well, and therefore still be of use. He also
136 said that approximately \$15K needs to be set aside in the event that the city wants to press
137 forward with setting up a community development area within the city; which would be a possible
138 way of going forward with the city center plan. He said those funds would not be expended until a
139 proposal was presented to the City Council; but that it at least makes it available within the
140 budget. He said another item is to authorize the sale of three pieces of excess equipment which
141 consists of a road grader and two police cars; with the idea that the funds from the sale would be
142 used to purchase another snow plow and a two-ton truck with a plow on it; and also to repair one
143 of the Police Department's excess vehicles by putting in a new engine, for use by the City
144 Administrator. He said another item is the need for technical support to do a storm water study of
145 the water coming out of Green Canyon. He said the final item is an increase of the authorized
146 funds for the Police Department for fuel and vehicle maintenance. He said this area was cut
147 short, particularly due to the rising cost of fuel and some additional needed vehicle maintenance.

148

149 *Mayor Watkins opened the public hearing at 7:25 p.m. As there were no public comments*
150 *forthcoming, Mayor Watkins closed the public hearing at 7:26 p.m.*

151

152 Steve Soulier said he would agree to all of the items with the exception of the cemetery item.

153

154 Scott Galbraith said that he wanted it known that these items were discussed at great length by
155 the Budget Committee, which included the Mayor, two City Council members and several North
156 Logan residents; and that these items were recommended.

157 Elaine Nelson said her recommendation in regards to the vehicles, is that the Dodge Intrepid be
158 sold, and that the city retain the better of the two Crown Victorias. She also said she had several
159 issues in regards to the cemetery. She said that while she appreciates all that the Cemetery
160 Committee has done, she said she has not heard up to this point, how big the cemetery is going
161 to be. She said she would like to have a workshop to give city residents a chance to give their
162 input; as well as to have the Cemetery Committee give a detailed presentation about the

163 cemetery. She further stated that the city is never going to need all of the 52 acres (which was
164 purchased for that area) therefore some of that land will have to be used for something else and
165 she would like to hear recommendations regarding that from the Cemetery Committee. She also
166 said that she would like the Cemetery Committee to show the City Council the new layout of the
167 cemetery. She also said that the budget states that there is money included for cemetery
168 expenditures, but that there is nothing in the budget for Elk Ridge Park or Meadow View Park.
169 She then said that cemetery plots cannot be sold until the land is green and the cemetery looks
170 attractive; and said that a plan for doing that needs to be created. She asked Terrell Huppi to
171 respond.

172 Terrell Huppi said the City Council approved the money that was budgeted for the sprinkling
173 system, the design work, the trees and the seeding. He said the budget for the re-design for the
174 sprinkler design was also approved by the City Council. He said the person that they are using
175 for the re-design simply pushed the design that JUB originally came up with, 35 feet to the west
176 so that there is an area for a planting berm. He said that is the only change to the original design,
177 which he said everyone on the City Council has seen, to which they all agreed. He said he
178 cannot develop the cemetery until a road is built, which he said he explained to everyone last
179 year. He said that cemetery plots cannot be sold until probably next spring, when turf will be
180 established on the cemetery grounds. He explained that the money has been budgeted, the
181 trees have been ordered and will be coming; money has been spent on design work; he is about
182 to go to bid for the labor and parts; therefore the road must get built. He also said that staff got
183 two bids for the road, and that the city went with the lower one (which is Johnson's). He further
184 explained to the City Council the details of how the road would be developed.

185 Elaine Nelson asked if Terrel Huppi could show the City Council the design plans and how they
186 have changed; because, she said, the City Council members have not seen them.

187 Mark Williams and Terrel Huppi responded that the design is exactly as it has been for the last
188 three years; that a section has simply been moved 35 feet to the west. Jeff Jorgensen said it is
189 the same design that the USU students created. Terrel Huppi said he is ready to proceed; and
190 that if the road is not going to be built, then perhaps the project should be shelved until the
191 following spring, when a road can be built.

192 Mayor Watkins explained that the cemetery was first envisioned years ago as a 52 acre memorial
193 park, which he said is not realistic. He said the number of lots purchased will be the driving factor
194 in the expansion of the cemetery. He said two acres will be developed initially, with more space
195 allocated for it to be developed incrementally, as needed. He said part of the 52 acres is going to
196 be used for a low-impact recreational area, with the memorial park at the top of that section.

197 Terrel Huppi said that the Cemetery Committee is a great group of individuals who have worked
198 very hard, and have done a lot of research in getting this project done.

199 Scott Galbraith said the decision to purchase the land was made well before any of the current
200 members were on the City Council, aside from Elaine Nelson. He said quite of bit of the city's
201 resources were spent in getting the land for the cemetery; the city is committed to building it, and
202 he is in full support of it. He said this has been under discussion for over three years; and that it
203 is ridiculous not to move forward with it.

204 Mark Williams said that he agreed with Scott Galbraith and further stated that everything has
205 been well documented and that all have received copies of all documentation, including copies of
206 the plans. He expressed that he did not feel that a workshop was necessary; and that everyone,
207 including citizens, have been invited to all of the Cemetery Committee meetings. He also said
208 that nothing can be done without putting in the road, and that the project needs to be completed.

209 Steve Soulier said that all he has asked for, for over a year, is an accurate assessment of what
210 the cemetery is actually going to cost. He said he has reviewed the spreadsheet, and that in
211 discussing it with others, he has not found anyone who thinks the figures are accurate. He also
212 said that he has yet to see a five-year plan which gives a time-line of when items of development
213 will occur. He said as a councilman, this was a reasonable request when he asked for this 13
214 months ago. He said he would have been glad to spend \$10,000 or more to have an outside
215 consulting firm give an accurate account of what it would take to put the cemetery together. He
216 said he is not showing disrespect to the Cemetery Committee; that he appreciates the time and

217 effort that they have put into this; but that as a councilman, he has a reasonable expectation that
218 before a major expense such as this is taken on, that he has some idea of what all the costs are
219 going to be. He said he is going to vote against this because he does not have the data that he
220 needs to make a good decision.

221 Mark Williams said everyone (including the City Council members) received a document that
222 describes the cemetery development at five, ten and fifteen years. He also said for two years,
223 \$40K was budgeted for a bridge, and that every year that money was denied. He said the
224 cemetery committee realizes things come up and they work within those confines. He also said
225 that Trent Wentz is on the Budget Committee and expressed in that meeting that he is in favor of
226 the road going in.

227
228 *Mark Williams made a motion to approve the adopted resolution amendment to the FY2007*
229 *budget. Scott Galbraith seconded the motion.*

230
231 Elaine Nelson asked Terrel Huppi if it would make more sense to put the road in this year, and
232 put the sprinkler system in next year, when a more detailed plan has been developed.

233 Scott Galbraith asked Terrel Huppi if he, as the head of the Parks Department, thought that the
234 current cemetery plan is a good one and is executable. Terrel Huppi said yes it was.

235 Mayor Watkins explained that originally, the cemetery plan had a much broader scope; but that
236 the current plan makes the project very manageable and doable. He said the original budget may
237 not have been perfect to begin with, but that it was part of the learning process. He further stated
238 that the committee has worked diligently to make sure the figures were as accurate as possible
239 during the planning process, and they included those figures in the budget as the plan proceeded.
240 He also said that simply because some items were done one at a time, does not mean the road is
241 not needed, as indeed it is. He said if the road is not done, the city will not be able to accomplish
242 what has been planned.

243 Steve Soulier said he wanted it stated on record that he stands in favor of all of the items listed in
244 the budget resolution, with the exception of the road to the cemetery item.

245
246 *A vote was called with two in favor (Mark Williams and Scott Galbraith) and two opposed (Elaine*
247 *Nelson and Steve Soulier). Mayor Watkins voted in favor of the resolution, which broke the tie*
248 *and passed the motion.*

249
250 Discuss council members' input a draft ordinance making significant changes to the city's
251 nuisance ordinance and prepare the draft ordinance for a public hearing.

252 Jeff Jorgensen said that a Public Hearing is scheduled for this at the City Council meeting in two
253 weeks (March 1, 2007).

254 Steve Soulier, who has been on a committee re-writing the nuisance ordinance, explained that
255 the City Council acts as the current appeals board; so that anyone who wants to appeal anything,
256 is required to go before the City Council. He said, therefore, the "Nuisance Ordinance
257 Committee" proposes to establish a hearing board, which would be made up of two citizens, as
258 well as, optionally, a member of the city staff. He said the other option is to have the Mayor
259 appoint a hearing board with individuals who have the appropriate experience in dealing with the
260 types of issues relating to nuisances, as well as other various things that citizens might want to
261 appeal. Steve Soulier said he would like input from the City Council members regarding time
262 frames relating to enforcement. He further explained various points in the current nuisance
263 ordinance, and ways they could perhaps be rewritten in the new ordinance to be more effective.

264 Mayor Watkins mentioned that the city had received some written input, which was very valuable;
265 and that if anyone wanted to do likewise, it would be welcomed. He said the city is not trying to
266 be heavy-handed, however the power to deal with the nuisances appropriately and accordingly
267 needs to be established and maintained.

268 Steve Soulier referred to section 10 regarding the duties of the Inspector (i.e., the Police Chief)
269 and said that section should be clarified before it goes before the public at the public hearing.

270

271 Discuss a draft ordinance making changes to the city's subdivision ordinance to ensure the
272 guarantee of infrastructure improvements is considered throughout the subdivision process. Also
273 provide input to staff on a draft, standard Residential Subdivision Development Agreement to be
274 used in conjunction with the draft ordinance.

275 Jeff Jorgensen explained that the draft adds some language in several places in the subdivision
276 ordinance; including, for example, identifying in the concept plan whether the developer is going
277 to ask for a bond, or do all of the infrastructure first. He said the city wants these issues known
278 up front. He said a public hearing on this will be held at the next City Council meeting in two
279 weeks (March 1, 2007).

280

281 Update to Council on the progress of the development plan for the Canyon Gates Subdivision.

282 Jeff Jorgensen asked the City Council to review the document and let him know if there is
283 anything they feel should be added. He explained that there is a lot that still needs to be done;
284 and that the development plan that was turned in six months prior was extremely incomplete. He
285 said he put together a four-page list of the items the developer needs to be working on in order to
286 be ready for final plat approval.

287

288 **(Added) Consider appointment of interim Administrative Appeals Hearing Officer**

289 Jeff Jorgensen explained, as previously discussed, that this position of Interim Administrative
290 Appeals Officer serves to replace the Board of Adjustments. He explained that the city is working
291 with other cities in the county to have just one person function in this capacity for several cities,
292 as well as the county. He also said that in the meantime, the city has an application for a
293 variance which is pending; therefore, someone needs to be appointed promptly. He said the
294 appointment will be an interim one until something more permanent can be worked out.

295

296 Mayor Watkins explained that he spoke to North Logan resident, Brian Cannell about this interim
297 position, who was very interested, and that the Mayor would like him to be appointed. He said
298 however, that Mr. Cannell is out of town until the following Tuesday, therefore the appointment is
299 subject to confirmation.

300 *Steve Soulier made a motion to appoint Bryan Cannell as the Interim Administrative Appeals*
301 *Hearing Officer until such time as a permanent appeals officer can be appointed. Mark Williams*
302 *seconded the motion. A vote was called and the motion passed unanimously.*

303

304 **Reports from city officers, boards, and committees.**

305 Jeff Jorgensen mentioned that there is now a column in the budget for FY2008. He referred to
306 Elaine Nelson's comment about there not being any money established in the budget for the
307 parks; however Jeff Jorgensen explained that the document for the budget is written as a starting
308 point, and is "bare bones", therefore there is no money listed as budgeted in *any* category yet,
309 and will be added as time goes along. He further explained that a strategic plan is being put
310 together which takes the city's budget to the year 2020. He said staff recognizes that there are
311 going to be retiring debts/obligations in the near future and that in terms of improvements that the
312 city needs to have done, the city needs to have budget information projected for the next five to
313 ten years; which information would be forthcoming. Steve Soulier asked Jeff Jorgensen for a
314 sheet listing some of the debts and obligations that the city will have.

315

316 Elaine Nelson reiterated that the Mayor and the Budget Committee should consider getting rid of
317 the Dodge Intrepid and keeping the Crown Victoria. She also asked about the money from the
318 Thorne Endowment for the North Logan City Library; and further stated that the city spends a lot
319 of money from the general fund to supplant the library's funds.

320 Jeff Jorgensen explained that last year the Thorne Endowment money came directly into the
321 general fund and then the city transferred a portion of that money to the library fund. He said this
322 year, the money is going directly to the library, and a portion of it is used to pay off the library
323 bond which was previously paid for out of the general fund. He said it essentially has the same

324 affect, but that it is now not counted as revenue for the denominator when the reserve fund
325 balance is computed.

326 Elaine Nelson also said that she would like to have the Budget Committee and Jeff Jorgensen do
327 a study of the Mayor's pay and the City Council's pay. She said she would like to see what other
328 people in those positions are making, County-wide; and said she feels that the Mayor is
329 underpaid.

330 Jeff Jorgensen said that had been done about a year ago; and that the information showed that
331 the City Council members' pay is higher than average; and that the Mayor's pay is roughly on
332 average. He said he will re-do it, however. He said in response to Elaine Nelson's question
333 about the Crown Victoria vs. the Dodge Intrepid; that both of the Crown Victorias are in very poor
334 condition, including having holes in the seats and in the body. He said that Chief Hawkes drives
335 a Dodge Intrepid exactly like the one the city is proposing to repair and that the Chief's vehicle
336 runs very well.

337
338 Steve Soulier mentioned that he attended the Planning Commission meeting and that he was
339 very impressed with the presentation that Marta DeBerard from the Parks and Recreation
340 Department gave on city streets and trails. He also mentioned that children's books illustrator
341 and North Logan native Kevin Hawkes gave several presentations in the valley which were quite
342 interesting and generated a great deal of recognition for our community, as well as for the North
343 Logan Library.

344
345 Mayor Watkins said that regarding the budget process, matters are going to be looked at
346 strategically, and that a plan will be developed to show reasonable projections over five years.
347 He said public workshops will be implemented in order to get public input and work through some
348 of the city's budget issues. He also mentioned that the first meeting was held the previous
349 Tuesday regarding the new building for the city offices. He further stated that he attended an
350 Economic Development Corporation meeting in Salt Lake City that day to prepare for the
351 International Conference for Shopping Centers and Retailers to be held in Las Vegas in May
352 2007. He said he will be representing the city at that conference to specifically meet with people
353 who might be interested in coming to North Logan with quality commercial developments.

354
355
356 *Elaine Nelson made a motion to adjourn the meeting. Scott Galbraith seconded the motion. A*
357 *vote was called and the motion passed unanimously.*

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359
360 The meeting adjourned at: 8:25 p.m.

361
362
363 Approved by City Council: March 1, 2007

364
365
366 Transcribed by Marie Wilhelm

367
368 Recorded by _____
369 Jeff Jorgensen/City Recorder

370
371