

1 **Minutes of the North Logan City**
 2 **City Council**
 3 **Held on March 29, 2007**
 4 **At the North Logan City Library, North Logan, Utah**

5
 6 *Steve Soulier made a motion to appoint Trent Wentz as Mayor pro tem, as Mayor Watkins was*
 7 *excused from this meeting. Scott Galbraith seconded the motion. A vote was called for and the*
 8 *motion passed unanimously.*
 9

10 The meeting was called to order by Trent Wentz at 6:31 p.m.

11
 12 Council members present were: Steve Soulier, Mark Williams, Scott Galbraith, Trent Wentz and
 13 Elaine Nelson. (Mayor Watkins was excused).

14
 15 Others present were: Members of North Logan Boy Scout Troop #514, Alan Iverson, Austin Goodin,
 16 Braden Hellstern, Greg Sullivan, Riley Anderson, Brad Siler, Pat Northenor, Eric Nickle, Fire Chief
 17 Jon Keller, Gary Van Powel, Jeff Jorgensen and Marie Wilhelm.

18
 19 The Pledge of Allegiance was led by Boy Scout Troop #514 with a flag ceremony.
 20 An invocation was given by a member of Boy Scout Troop #514.

21
 22 **Adoption of Agenda**

23 *Steve Soulier made a motion to adopt the agenda as presented. Elaine Nelson seconded the*
 24 *motion. A vote was called for and the motion passed unanimously.*
 25

26 **Approval and Follow-up of Minutes of March 15, 2007**

27 *Elaine Nelson made a motion to approve the minutes as presented. Steve Soulier seconded the*
 28 *motion. A vote was called and the motion passed unanimously.*
 29

30 **Follow-up**

31 Steve Soulier referred to the library budget issue discussed at the last City Council meeting; and
 32 thanked Jeff Jorgensen for reviewing the budget again. During his analysis of the budget it was
 33 determined that the funds will be much closer to the amount that was originally estimated.
 34

35 **Review of Action Items**

36 Elaine Nelson asked Mark Williams to check with the city attorney to look into the Hyde Park
 37 Cemetery District situation and determine if the boundary change for the district could be forced to
 38 match North Logan’s boundary because of the “double taxation” issue.
 39

40 **New Business**

41
 42 **Open Public Input Forum (Citizens are invited to schedule one of two five-minute times through the**
 43 **City Recorder)**

44 No citizens were scheduled to speak at this meeting.
 45

46 **Consider a modification to an already approved concept plan for a residential subdivision including**
 47 **the addition of more property (approx. 8 acres). The proposed concept plan is for the Bonneville**
 48 **Trail Estates Subdivision located at approximately 2300 East and 2700 North.**

49 Cordell Batt presented the plans of the new layout via overheads of the site and mentioned that the
 50 original Bonneville Trails Estate Subdivision was approved in 2003. He said the added portion to be
 51 developed under this new concept plan is being reviewed through the requirements of the new
 52 ordinance while the original area would still be handled as they were approved originally. He said
 53 the plans include not only adding eight additional lots on the additional acreage, but also improving
 54 the road lay outs in some sections of the subdivision due to the grading in some areas. He said the
 55 new concept plan will include the developers having to explain the particulars of how the

56 infrastructure will go in; and Jeff Jorgensen explained that a more extensive soil study will have to
57 take place as well; both according to the new ordinance.

58

59 Scott Galbraith mentioned that the land for a trail in that area has been dedicated to North Logan
60 City and said he thought it would be beneficial to continue the trail under the power line, as it would
61 be less invasive and more amenable to hiking than right against the toe of the mountain. He said
62 that the trail could continue over to Beef Hollow and then up that hollow and along the toe of the
63 mountain to the north from that point.

64 Per a question from Trent Wentz, Cordell Batt said that the original approved concept plan for the
65 subdivision originally contained 68 lots and now has 61 lots. Jeff Jorgensen said that eight lots were
66 cut out of the original area, and now on the eight more acres to be added, there would be eight more
67 lots. Cordell Batt explained this was done mainly in order to better lay out the property for the road
68 improvements.

69 Steve Soulier asked if there was any space allotted for a park. Jeff Jorgensen mentioned that the
70 new layout allows for a connection through to a parcel belonging to North Logan City, which is a
71 potential site for a future park. Scott Galbraith also asked if there is a pass way through to be able to
72 hike up to the mountain. Cordell Batt pointed out a place which is being proposed for a trail.

73

74 *Scott Galbraith made a motion to approve the proposed changes to the Bonneville Trail Estates*
75 *Subdivision concept plan, including the recommendations as made by staff. Mark Williams*
76 *seconded the motion.*

77

78 Scott Galbraith referred to the map regarding a road which appeared to be very steep; and asked if
79 some kind of road retention would be constructed on it since it would cut so deeply into the
80 mountain. Jeff Jorgensen said that the developers are looking at doing a retention wall there and
81 that it will all be worked out during the engineering process as the project moves forward. He
82 reiterated that the changes to the subdivision were in part prompted by some of the steep grades
83 that exist throughout the subdivision, and the desire to improve them.

84

85 *A vote was called and the motion passed unanimously.*

86

87 Consider a new concept plan for a commercial subdivision (6 lots) located at approximately 2150
88 North Main (100 East 2200 North), North Logan.

89 Cordell Batt oriented those in attendance to the location of the site and further explained the
90 developer's plans. He said the city is proposing that the developers develop the west half of 100
91 East, which will eventually go through to 1800 North. He said the developers are also proposing to
92 build a private 55 foot access road within the site. He said there is access to Main Street on a
93 private road which goes through the lot to the west of this site. He said the subdivision will be used
94 for office and retail space. He said the developers have requested the exemption of a soils report,
95 geology report, and water conservation plan, with which he said staff agrees, as the City Engineer is
96 very familiar with this area and feels comfortable with the exemption.

97 Comments were made by the City Council that this development would improve the area. Steve
98 Soulier mentioned that it needs to be developed in a way that ensures that the design is done to
99 match with other development proposed for the adjacent area which will be next to the city center.

100

101 *Scott Galbraith made a motion to approve the concept plan. Steve Soulier seconded the motion. A*
102 *vote was called for and the motion passed unanimously.*

103

104 Consider approval of proposed changes to the city's *Position Allocation by Grade* for FY2008 which
105 establishes the wage and salary grades for North Logan City Employees.

106 Jeff Jorgensen explained the additional information that he gave to the City Council members, and
107 the reasons for choosing the cities included on the list. This information was in response to Trent
108 Wentz's questions during discussion of this item at the last City Council meeting. Jeff Jorgensen
109 and the City Council discussed ways of ensuring that the information on the list is included in such a
110 way to retrieve the most accurate information for the various positions. Jeff Jorgensen described his

111 recommendation that certain positions should still just be benchmarked against cities that are very
112 comparable to North Logan, but most positions in the city could very appropriately be compared to
113 similar positions in larger cities, in order to obtain the best information. The City Council agreed to
114 proceed with refining the process as proposed and discuss the issue again during the next meeting.
115

116 Discuss water rights issues in response to questions from Cache County.

117 The City Council reviewed the document that Jeff Jorgensen prepared in response to Evan Olsen's
118 questions relating to water issues. The information would be used by Mr. Olsen to combine with
119 answers from other cities and summarize for the Cache County Council. Steve Soulier said that the
120 city's water is indeed threatened and that he is of the opinion that a water board, special district or
121 water conservation district should be established.
122

123 Consider a meeting schedule for workshops and other meetings in which to develop the FY2008
124 municipal budget.

125 Steve Soulier said he appreciated the effort that Jeff Jorgensen did in putting the budget together.
126 Trent Wentz mentioned the need to have another City Council member at any of the Budget
127 Committee Meetings if someone is unable to attend. He said that, for example he will not be at the
128 April 3 meeting; and Steve Soulier agreed to sit in his place at that meeting.
129

130 Consider approval of proposed real property acquisition document(s).

131 Jeff Jorgensen referred to the document that he gave to the City Council members regarding the
132 Merrell property acquisition. He then oriented the City Council to the proposed site, via a map of the
133 location.
134

135 *Steve Soulier made a motion to approve the acquisition of the Merrell property as discussed in*
136 *executive session the previous week, and as per the real estate purchase agreement provided to the*
137 *council. Mark Williams seconded the motion.*
138

139 *After further discussion and clarification on the points, a vote was called for and the motion passed*
140 *unanimously.*
141

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

143 Mark Williams mentioned that he appreciated Jeff Jorgensen putting the budget information
144 together; as well as the other departments turning in their budget information in such a timely
145 manner. Mark also mentioned that he would like a time allotted on the agenda for the April 19 City
146 Council meeting to allow the Cemetery Committee to give a presentation.

147 Scott Galbraith asked what the status was of the bridge for the cemetery. Jeff Jorgensen said that
148 the deck is poured and is curing; and that things are proceeding as planned.

149 Trent Wentz said it seemed that there is no development occurring at the location for Leisure Villas
150 and asked Jeff Jorgensen what the status is of that project. Jeff Jorgensen said he thought that
151 perhaps it was because the land at the site is wet and mucky, which might be precluding
152 development at this point.

153 *Steve Soulier made a motion to adjourn the meeting. Elaine Nelson seconded the motion. A vote*
154 *was called for and the motion passed unanimously.*
155

156 The meeting adjourned at: 7:20 p.m.
157
158

159 Approved by City Council: April 19, 2007

160
161 Transcribed by Marie Wilhelm

162
163 Recorded by

Jeff Jorgensen/City Recorder