

56 feet on the east side of where the trail would be located that the city still owns. Jeff Jorgensen
57 mentioned that there may be someone interested in obtaining the aforementioned house on the
58 city property.

59

60 Barbara Middleton, who lives kitty-corner from the proposed trail location, and who also sits on
61 the Parks and Recreation Committee, said her board unanimously wanted this trail to go through;
62 particularly since 1250 East is a very hazardous road to walk and bike on, especially for children;
63 and yet is the only real access to Elk Ridge Park.

64

65 *Steve Soulier made a motion to approve the agreement. Trent Wentz seconded the motion.*

66

67 Nancy Potter asked how the Strouds and the Burts, the homeowners who border the trail, felt
68 about the placement of this trail. Mayor Watkins said that he met with Mrs. Stroud and their
69 representatives, and that they are the ones who are actually agreeing to allow this to happen.
70 Mrs. Potter asked about how the Burts feel about it, and Mayor Watkins said the Burts are very
71 comfortable with it and that it should be no problem at all. Mayor Watkins said there are caveats
72 to this agreement; one being that the trail cannot become a nuisance; and that if it does, the
73 agreement will be terminated.

74

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

76

77 Presentation on draft county-wide trail and parkway master plan.

78 Tim Watkins, Cache County Trails Coordinator, gave a power-point presentation on a draft of a
79 county-wide trail and parkway master plan (called the Logan Canyon Gateway Trail Proposal);
80 and detailed the objectives and goals of the plans. Trent Wentz asked about the Bonneville
81 Shoreline Trail and asked if the ultimate goal was to have all of the trails along the way connect;
82 and Mr. Watkins said that was correct and that it is the intention to provide a continuous
83 pedestrian, equestrian, or cycling route along the bench hugging the traditional contour line of the
84 Bonneville Lake as much as possible.

85

86 Consider a concept plan for a proposed subdivision called Wildercrest located at approximately
87 2350 East, west to 2100 East and 2700 North, south to 2300 North (Part of Section 13, Township
88 12 North, Range 1 East, SLB&M, North Logan, Utah). This subdivision is a total of 80 acres with
89 66 lots being proposed under the city's Land Use Zoning Code using the bonus-density option.

90 Cordell Batt presented the plans via overhead acetates and oriented those in attendance to the
91 site and the details thereof. He said the developers are proposing to tie into the Canyon Ridge
92 development and to eventually tie into the Bonneville Estates development to the East; as well as
93 connect to a future 2300 North and 2600 North. He explained that because the developers want
94 to eliminate one of the two trails planned for the location (specifically the upper Bonneville Shore
95 Line Trail); staff feels that this does not comply with the General Plan, nor the bonus density use
96 ordinance. Lloyd Berentzen asked why the developers wanted to eliminate the trail, and Cordell
97 Batt explained that the developers felt that leaving the trail in place would disrupt the
98 homeowners' privacy, as well as scar the mountain. The City Council discussed a foot trail which
99 exists to the north of Green Canyon; however Cordell Batt said that that trail has not been
100 officially established by North Logan City. Trent Wentz asked if Logan City had an established
101 trail running north and south; and Cordell Batt said they had, which ran from Green Canyon to
102 Logan Canyon. Cordell also mentioned that staff had heard from the developers of an approved
103 development located to the north, which is currently in the development plan stage of
104 development, and that they already have a trail that they would be putting in, which in the future
105 will connect to Hyde Park. Steve Soulier asked how the trail that will connect to this subdivision
106 (if the upper trail is allowed to be eliminated) and how it will tie into the planned trail for the area
107 and Cordell explained what the Wildercrest developers are proposing.

108 Scott Galbraith said that it is common knowledge the he is one of the partners of this
109 development and stated that as a potential conflict of interest. He mentioned the trail above the
110 golf course, which he feels greatly scars that mountain. He said he is really concerned with
111 issues of privacy and the scarring of the mountain in the trail being proposed above his

112 development, and feels that two trails within this subdivision is excessive. He said his
113 development is very supportive of the trails, but would like to plan a single trail which would have
114 connectivity, and would be farther from the back of the houses in his development in order to
115 avoid the aforementioned issues, particularly the issue of privacy. He said he was also
116 concerned about a trail being cut deep into the mountain and that rain could cause the trail to
117 disintegrate.

118 Lloyd Berentzen said he was very unsympathetic to eliminating the trail for issues of privacy in a
119 development. He said the development could be built to handle that issue regardless of whether
120 the trail is there or not. Jeff Jorgensen referred to the plans of the area and said that the trail
121 would be located roughly 150 feet from the back of the homes. Lloyd Berentzen said the nature
122 of what the city has required of the development to the north of the Wildercrest subdivision will
123 lose some of its character if the Wildercrest subdivision is approved as is; in addition to what has
124 been intended and planned for the Bonneville Shoreline Trail. Cordell Batt mentioned that the
125 trail that Scott Galbraith and his developers are proposing is more of an urban trail, in addition to
126 having to cross the road several times; and that the upper Bonneville trail is a very different
127 experience, and that this should be considered.

128 Cordell Batt said that the fire break has to be at the end of property line and that the trail would
129 act as a firebreak. Fire Chief Jon Keller explained that either the 30-foot trail, or fire-retardant
130 greenery, could be used to create the firebreak [and that it has to be at the end of the property
131 lines(s)]. Jeff Jorgensen also mentioned that a trail would allow much easier access to the
132 mountainside in case of fire.

133 Nancy Potter said that the Cemetery Committee was hoping that walking trails would be included
134 through the [adjacent] cemetery area, and would ultimately connect through to the Bonneville
135 Shoreline Trail. She said if those trails do not connect somehow, then all of the planned walking
136 trails in the cemetery area will “go nowhere”. She said she would like this to be considered when
137 the plans are made.

138 Per Scott Galbraith’s request for his comment, Tim Watkins explained that the public preference
139 leans towards a more open space experience, based on comments received through the public
140 input process.

141 Marta DeBerard, from the Parks & Recreation Committee, said that her committee walked this
142 area slated for the subdivision the previous day, and that she does appreciate that the developers
143 see the value in having a trail in the location. She said while she too is concerned about the
144 scarring of the mountain; that building the development with its homes and roads will already be
145 scarring the hillside and that the trail will most likely not even be visible due to the placement of
146 the homes. She also explained that the bonus density plan, which these developers have chosen
147 to utilize, gives the city the power to say that the city’s General Parks plan states that there are
148 two trails planned for this area, and that if the developers want to change this, it would be a
149 separate issue. She said the committee has worked for and honors the General Parks plan, and
150 uses it as their guiding document. She said the trail is *not* too steep, and *is* in fact walk-able,
151 which had been previously stated by the developers as being an issue.

152 Lloyd Berentzen suggested tabling this item in order to get more information, including having the
153 City Council possibly walk the site in order to become more familiar with it.

154 Scott Galbraith asked that this be approved preliminarily, in order to allow the various studies and
155 tests to be done, etc., with it being subject to the general plan.

156 Cordell Batt said that staff is comfortable with the conceptual plan, except for the issue of the
157 potential elimination of the upper trail. Lloyd Berentzen asked if elevations are adequate to
158 service this area with water; and Jeff Jorgensen said that they are, and further stated that one of
159 the reports that is required is a water use plan.

160

161 *Lloyd Berentzen made a motion to approve the concept plan conditional upon the general plan*
162 *being considered. Steve Soulier seconded the motion.*

163

164 Trent Wentz said that he could not vote for this until the issue of having more “connector” roads to
165 and from the bench, gets considered.

166 Scott Galbraith said that the roads included in the master plan are tied in to this development; and
167 further explained the current roads which tie in to the area.

168 Trent Wentz said he could most likely support this preliminary plan; but that he is not comfortable
169 supporting continued development on the east bench without an east/west corridor.

170 Cordell Batt said that if the decision is made to eliminate the upper trail; it would trigger an
171 amendment to the General Plan and an amendment to the Parks and Trails Master Plan.

172

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

174

175 Consider a development plan and preliminary plat for a commercial subdivision (6 lots) located at
176 approximately 2150 North Main (100 East 2200 North)

177 Cordell Batt presented the plans via an overhead acetate map depicting the site, and further
178 detailed the developers' plans for the site.

179 Steve Soulier expressed his concern that this development be attractive, as it will be part of the
180 main gateway to the city.

181 Blake Parker explained that the plans have changed dramatically since it was approved by the
182 Planning Commission, and that those updated plans will be forthcoming. He said the intention is
183 to create a mixed use development to include retail, commercial and condominium residential
184 space; which they are designing to look similar to the Gateway Center in Salt Lake City.

185 Cordell Batt said this will require a rezone.

186 The City Council discussed postponing this item until plans for the new design has been received
187 by staff.

188

189 *Trent Wentz made a motion to table this item until it is brought back for discussion with the new*
190 *plans. Lloyd Berentzen seconded the motion. A vote was called and the motion passed*
191 *unanimously.*

192

193 Consider a development plan and preliminary plat for 4.8 acres (R-1-15 Zone) located at
194 approximately 800 East (west side) and 2900 North.

195 Cordell Batt presented the plans for the Daines subdivision (formerly known as the Jed Clark
196 subdivision). He explained that some of the original issues included fencing, installation of curb
197 and gutter, and landscaping along 800 East, have been worked out. He also mentioned that part
198 of the plan includes the developers working with the adjacent Catholic Church in terms of allowing
199 some water retention on their property; and that staff wants to have a letter from the Catholic
200 Church showing this agreement, as part of the record.

201 Elaine Nelson said she wants to see a letter from the Catholic Church agreeing to this before she
202 approves the development plan. Cordell Batt said the City Council could agree to the plan
203 stipulating that approval is contingent upon receipt of that letter. He also mentioned that
204 clarification needs to be made regarding the easement along the canal, and ensuring that it is
205 defined as a non-buildable area. He said the Planning Commission's recommendation to the City
206 Council is that the development plan and preliminary plat be approved as submitted.

207

208 *Steve Soulier made a motion to approve the development plan conditional upon an acceptable*
209 *agreement being made with the Catholic Church to work out the stormwater area. Lloyd*
210 *Berentzen seconded the motion.*

211 *Mayor Watkins added a friendly amendment to include the stipulation that the development plan*
212 *be approved contingent upon an (infrastructure) development agreement between the city and*
213 *the developer being done.*

214

215 *Steve Soulier made a motion to withdraw the original motion. Lloyd Berentzen seconded the*
216 *motion. A vote was called and the motion passed unanimously.*

217

218 Scott Galbraith said that we need to allow the developer to move forward. Jeff Jorgensen said if
219 the only stipulation is that the development agreement needs to be done, than the development

220 plan and preliminary plat can be approved in the meantime.

221

222 *Scott Galbraith made a motion to approve the Daines subdivision contingent upon obtaining a*
223 *letter from the Catholic Church authorizing the stormwater retention; as well as obtaining a*
224 *development agreement for infrastructure improvements; and that the development agreement*
225 *needs to be approved by the City Council. Steve Soulier seconded the motion.*

226

227 *A vote was called and the motion passed with four in favor (Lloyd Berentzen, Steve Soulier, Scott*
228 *Galbraith and Trent Wentz) and one opposed (Elaine Nelson).*

229

230 Consider resolutions adopting a revision to the FY2007 budget and the adoption of the original
231 FY2008 budget.

232 Jeff Jorgensen briefly explained the changes made to the FY2007 budget since the last meeting.

233

234 *Trent Wentz made a motion to approve the FY2007 budget. Lloyd Berentzen seconded the*
235 *motion. A vote was called and the motion passed unanimously.*

236

237 Jeff Jorgensen explained some of the revisions made to the FY2008 budget since the last
238 meeting. He explained one version which includes Column "D", which reflects no change in the
239 property tax from the prior year; and one with Column "E", which includes a property tax increase,
240 among some other changes.

241

242 *Scott Galbraith made a motion to approve FY2008 budget with the version utilizing Column "D"*
243 *(with its corresponding tax rate of .000802), which means not raising taxes. Elaine Nelson*
244 *seconded the motion.*

245

246 Steve Soulier said he would vote against it and proceeded to explain that he is very frustrated
247 with the citizens of the community in the fact that we are willing to pay for a lot of things, such as
248 cable, telephone service, internet service, etc.; but are *unwilling* to pay even minimal amounts for
249 things for our own community, such as decent roads, city parks, police protection, fire protection,
250 etc. He said, for instance, everyone talks about the need for east/west corridors to and from the
251 bench and Main Street, but no one is willing to set aside any money for this, as well as similar
252 projects.

253 Trent Wentz said that it was clear from the last meeting that the citizens do not want an increase
254 in property taxes. He said if the City Council votes against an increase, he asks that the council
255 then, at the very minimum, vote to restore the property taxes to the current level that they are
256 (.00849) instead of allowing it to go down. He said he also feels that the library rate should be
257 restored at the (current) .00750 level, so that it does not decrease, either. He said, however, he
258 feels that a property tax increase in fact *is* needed for various needed items that need funding in
259 order to be done, some of which are not even included in the budget, including, for example, the
260 much needed improvement of 2600 North from Main Street to 200 East. He also said there is no
261 money set aside for an east/west corridor from the east bench; and that he does not feel that
262 further development on the bench can be supported without the placement of an east/west
263 corridor. He said he feels that that the city should approve an increase in property taxes which
264 would bring in at least \$100K in additional money, to be specifically earmarked for right of way
265 purchase on 2600 North.

266 Scott Galbraith said he wanted it clarified that even if the city maintains the current tax rate as it
267 is, citizens will still pay more in actual dollars, due to the increased value in properties.

268 Lloyd Berentzen said that if we recognize that our homes increase in value, and take inflation into
269 consideration; then it seems unfair to expect the same level of services to be provided for less
270 money, as time goes on. He said he feels that a "middle ground" tax increase seems fair, in order
271 to maintain the same level of services that the citizens had in the previous year; as well as to
272 hopefully come to a consensus, which point would be the .000849 rate. He said this rate is the
273 same, and is really not a tax increase. He also said it seems ill advised to make up for many
274 years of not having an increase, by doing it all in one year. He further stated regarding economic

275 development, that while he has been a proponent of this in the past; he wonders if the city's
276 intention should be more to control it rather to promote it. He said that sometimes a city can get
277 ahead of itself in trying to be on the "cutting edge" and almost hurting our citizens. He said there
278 is a real decline in the city's services, and that the city's needs have to be addressed and that
279 those needs may have to be reprioritized. He said while he is not "for" raising taxes, he does
280 support the need to maintain the rate at the current level.

281 Steve Soulier said he could support that, as long as the city really does do some reprioritizing of
282 the budget and takes a real look at the capital investment.

283 The City Council further discussed various needs of the city and budget management; and Lloyd
284 Berentzen suggested putting a hiring freeze in place; and said that there should be justification on
285 the hiring of positions in the future.

286 In response to a comment Elaine Nelson made about getting the community more involved in the
287 budget process; Mayor Watkins commented that the citizens of the community were indeed
288 involved in the budget process in the form of workshops, the citizen budget committee and City
289 Council meetings, all of which the North Logan residents were invited to. He said the citizens of
290 this community were very well informed on all aspects of the city's finances, which was done very
291 thoughtfully and deliberately. He said the city is not funding its depreciated assets, and nothing is
292 being set aside for capital replacement. He said the proposed \$100K (tax increase) is essentially
293 symbolic, in that it is really not enough to cover everything. He said we are not trying to currently
294 catch up for all of the things that went before; that the city is too far behind for that to be possible.
295 He said it is possible, however, to go ahead and make the commitment [to improve the situation
296 from this point forward]. He said it came across loud and clear from the citizens during the last
297 council meeting that there should be no tax increase and that not one person would tolerate even
298 a \$1.00 increase in their property taxes. He said the way this city is going to grow, is with the
299 development of the city through quality growth, and the creation of quality jobs. He said he hopes
300 that the motion on the table for no tax increase fails, and hopes that the council passes this
301 budget with the \$100K intended to go into the capital improvement fund.

302
303 *A vote was called and the motion failed with two in favor (Elaine Nelson and Scott Galbraith), and*
304 *three opposed (Lloyd Berentzen, Steve Soulier and Trent Wentz).*
305

306 The City Council further discussed the effects of various tax rates.

307
308 *Trent Wentz made a motion to propose that the composite tax is increased by 10%. Steve*
309 *Soulier seconded the motion. A vote was called and the motion failed with two in favor (Trent*
310 *Wentz and Steve Soulier), and three opposed (Lloyd Berentzen, Elaine Nelson and Scott*
311 *Galbraith).*

312 After further discussion another motion was called for.

313 *Trent Wentz made a motion to utilize the composite tax rate being used for 2007 (which is*
314 *.0001679) and use that rate for 2008, with the certified rate on the library tax going down to*
315 *.000708 and the general purpose rate being set at 0.000895. Lloyd Berentzen seconded the*
316 *motion. A vote was called and the motion passed with three in favor (Lloyd Berentzen, Steve*
317 *Soulier and Trent Wentz) and two opposed (Elaine Nelson and Scott Galbraith).*
318

319 Scott Galbraith asked what the difference was between last year and this year's general purpose
320 rate; and Jeff Jorgensen explained that last year's rate was .000849, and will increase this year to
321 .000895.

322
323 *Trent Wentz made a motion to "freeze" the replacement of any positions which might become*
324 *vacant in the future without the approval of the City Council. Any vacant positions currently being*
325 *re-hired, as well as the new positions authorized in the 2008 budget, may be filled. Steve Soulier*
326 *seconded the motion. A vote was called and the motion passed unanimously.*
327

328 Per a request from Scott Galbraith, Lloyd Berentzen explained what Bear River Health went
329 through in changing providers for health insurance and the savings they experienced in doing so.

330 Jeff Jorgensen explained that North Logan hired a consultant (as did the city of Smithfield) to
331 determine the most cost efficient health care coverage. North Logan's study was stopped but the
332 results of Smithfield's study reflected that PEHP was determined to be the least expensive for
333 them. He also mentioned that the city of Logan has had to go through several different health
334 care companies due in part to their coverage costs skyrocketing after the first year of service, for
335 example; and said there are, therefore, advantages to staying with one company.

336
337 The City Council further discussed various possible cuts to the budget to attempt to save money;
338 and where to allocate those savings in terms of the city's needs; and Trent Wentz said that it is
339 very important that the city finds some monies to use to improve the roads. Jeff Jorgensen said
340 that impact fee monies will continue to come in with the growth that is occurring, particularly in
341 commercial, which will be used for roads.

342
343 *Lloyd Berentzen made a motion to approve the budget utilizing the figures in "Column D", with the*
344 *aforementioned, agreed-upon tax rates. Steve Soulier seconded the motion. A vote was called*
345 *with three in favor (Lloyd Berentzen, Steve Soulier and Trent Wentz) and two opposed (Elaine*
346 *Nelson and Scott Galbraith).*

347
348 Jeff Jorgensen said that as soon as the fiscal year is closed out and the actual numbers for 2007
349 are clarified, the City Council will be able to better review where monies might be best spent.

350

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

352 Cordell Batt reminded the City Council that they have a workshop set up with the Planning
353 Commission on June 28, 2007, to discuss with the potentially affected neighbors, the layout of
354 2500 North.

355

356 Jeff Jorgensen mentioned a new program he would like to implement regarding honoring citizens
357 for community involvement; and asked the City Council to respond to him with any suggestions or
358 comments they might have. The City Council agreed that the program was a good idea.

359

360 Steve Soulier said while he did not want to discuss it this evening, he wanted to raise the point
361 that the 24th of July celebration (i.e., "Pioneer Day") should not be paid for or sponsored by the
362 city, as it is an LDS Church holiday; and that the local stakes and wards should be in charge of
363 putting together the parade and the other associated activities.

364

365 Police Chief, Kim Hawkes, asked for clarification on the re-hiring of the open position in the police
366 department, as he is currently short staffed; and the City Council explained that because the
367 department is currently in the process of re-hiring the position, Chief Hawkes has the authority to
368 refill that position. Chief Hawkes said he wanted to mention a trend that he has seen occurring,
369 which is that some of the city's police officers are leaving and going to work for Cache County, as
370 they are able to start at \$5.00 more per hour there. He said the City Council previously had a
371 survey done to help justify paying the officers adequate pay; and that at this point, the department
372 has not been able to pay what was reflected in the survey. He said they are barely maintaining
373 personnel at the very bottom level of what their positions pay, with extremely minimal annual
374 increases which keep them just above the bottom of their pay scale. He said there was
375 discussion at this meeting for the needs of roads, and other things; but that city staff is still a
376 critical component of this city's ability to draw, attract and maintain a quality of life that the city
377 wants to maintain for its citizens. Lloyd Berentzen suggested something that they do at Bear
378 River Health, which is to have fewer personnel, and use that left-over money to give higher
379 wages to the remaining employees.

380 Chief Hawkes responded that he has a twenty-four hour period with which he has to maintain
381 coverage; and that it requires that a person be there to cover; and that because of the volume of
382 calls during one of those shifts, for example, that period actually requires three people during that
383 time, when there is in actually only one officer to do so.

384

385 *Steve Soulier made a motion to adjourn the meeting. Elaine Nelson seconded the motion. A*
386 *vote was called and the motion passed unanimously.*

387

388

389

390 The meeting adjourned at: 9:37 p.m.

391

392

393 Approved by City Council: July 19, 2007

394

395

396 Transcribed by Marie Wilhelm

397

398 Recorded by

399

400

Jeff Jorgensen/City Recorder