

55 Trent Wentz asked about the letters to the cemetery district board and the affected North Logan
56 citizens; and Jeff Jorgensen said the letters still need to be written.

57

58 **New Business**

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

61 North Logan resident, *Don Younker*, presented his concerns regarding noxious weeds in the area
62 and discussed the damage they incur, and the economic losses which are the result of these
63 weeds, which amount to \$20 billion dollars annually in the U.S. He asked the Mayor and the City
64 Council to think about what they would like him to do in regards to this problem. He said the
65 seeds from some of these weeds will last over 50 years and that he will not always be around to
66 take care of them.

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68 Heath Worley of Fundamental Athletics, which provides recreation activities for the area youth,
69 explained that he currently is running soccer clinics to allow the kids who want to play soccer just
70 for fun, as opposed to strictly competitively. He said his clinics will begin August 13 at Elk Ridge
71 Park, and he is here to ask the City Council for either a fee waiver or reduction of fees for use of
72 the fields at the park. He also submitted a proposal to run a recreation soccer league in the fall.

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74 Consider the development plan and preliminary plat subdividing an existing commercial
75 development into five (5) lots located at approximately 2121 N. Main Street. The development is
76 named the North Logan Market Place.

77 Cordell Batt presented the situation and explained that this was an existing commercial project
78 that was originally approved as one piece of property and was developed as such. He said three
79 buildings have been developed on the site; then the developers decided to subdivide the
80 property, which required them to go through the city's subdivision process. He said the
81 conceptual plan was approved by the Planning Commission and City Council; and the developers
82 are now in their next step, which is the development plan and preliminary plat. He further detailed
83 the steps the developers will be required to go through for a building on lot 3, as those
84 requirements were already completed for the existing development. He said that the city
85 engineer has reviewed the preliminary plat and that he and staff feel that it is sufficient and ready
86 to be recorded, and are asking for approval from the City Council.

87 Steve Soulier asked if anything would have changed if this had come to the city originally as a
88 subdivision. Cordell Batt said no.

89 Elaine Nelson asked if the situations with drainage, as well as access with Fisher Home
90 Furnishings had been worked out. Cordell Batt said the developers have taken care of both
91 issues. Cordell Batt said as the developers come in with plans for lot 3 and the remaining parcel,
92 the developers will be required to go through the same process that they have had to go through
93 for the existing development on the site. He said everything has been covered sufficiently for this
94 approval.

95 Lloyd Berentzen asked about what types of retail is coming in and the developer said that
96 Smoothe King, American Family Insurance and a sandwich shop are currently set up to come in,
97 with others in the works.

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99 *Steve Soulier made a motion to approve the development plan and preliminary plat for the North*
100 *Logan Market Place. Lloyd Berentzen seconded the motion. A vote was called and the motion*
101 *passed unanimously.*

102

103 Consider consent agenda with the following items:

- 104 - Resolution amending the fees for use of parks, recreation, and other facilities.
105 - Proclamation establishing King Park (located in the mouth of Green Canyon).
106 - Proclamation naming the Grand Marshal for the city's Pioneer Day celebration.

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108 The City Council agreed to pull the first item from the list (amending park fees) in order to be able
109 to discuss it further; and to go ahead and approve the remaining two consent agenda items.

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111 *Trent Wentz made a motion to approve the consent agenda with the second and third items*
112 *listed. Elaine Nelson seconded the motion. A vote was called and the motion passed*
113 *unanimously.*

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115 Steve Soulier discussed his concerns with amending the fees for the parks. He said the
116 volleyball pit is included in the price when someone rents the adjacent Lion Club building; but that
117 the pit is not included with the rental of the Centennial Building; and that he does not think it
118 makes sense to have them rented separately. Jeff Jorgensen said renting the pit with the
119 Centennial Building was considered, but that it was thought that more groups would rent them
120 separately than together, and commented that if someone rents the Centennial Building, and the
121 volleyball pit is not being used, they are free to use it. Steve Soulier said there may be a conflict
122 with that and said that he feels that most people will want both available simultaneously. Jeff
123 Jorgensen recommended renting them separately, but that if the renter wants the building as well
124 as the volleyball pit, they could rent both at a reduced price. He said the volleyball pit near the
125 Lion's Club building is smaller and that that volleyball pit would probably not be rented on its own,
126 which is why that pit and the main pavilion are rented as one unit. Jeff Jorgensen suggested
127 charging \$20 for residents (\$15.00 for rental of the Centennial building plus \$5 per hour for the
128 volleyball pit; (which is 50% off the regular \$10 fee per hour for renting just the volleyball pit); and
129 \$35 for non-residents (\$30 for the building plus \$5 per hour for the pit).

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131 *Steve Soulier made a motion to adopt the reservation fees as suggested to be amended. Trent*
132 *Wentz seconded the motion.*

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134 Jeff Jorgensen asked the City Council what their feelings were regarding allowing dances only in
135 the Centennial building, as the dances that have been allowed in other locations in North Logan
136 facilities have done major damage to the floor. They discussed the fact that it is not just a matter
137 of clean up; but rather the more expensive issue of having to replace the carpet and flooring. The
138 City Council also discussed how dances affect the adjacent neighbors in terms of noise. Per a
139 question from Jeff Jorgensen, Peggy Giles, North Logan City Treasurer, explained that per the
140 Facilities Department, dances have not been allowed for quite some time because the ones that
141 have taken place in the past caused extensive damage to facility floors. The City Council agreed
142 to discuss this further at a later time.

143
144 *A vote was called and the motion to adopt the revised reservation fees passed unanimously.*

145
146 **7:00 Public Hearing** to receive public input on the proposed Land-Use Element for the General
147 Plan.

148 Cordell Batt presented this first, completed element of the General Plan and briefly explained the
149 efforts that went into it as well as the public hearings that were held and the public input that was
150 included in the document, which helped form this final draft of the Land Use Element.

151
152 *Mayor Watkins opened the public hearing at 7:06 p.m.*

153
154 North Logan resident Russell Goodwin read a written statement and asked that it be included in
155 the public record, which he subsequently submitted. He further presented some of his views
156 regarding the Land Use Element and the General Plan.

157
158 North Logan resident, Winona Perry said she was pleased to see that the things she thought
159 were most important were still included in this element, since she left her position at North Logan
160 City and had worked on the document while there; and then proceeded to comment on various
161 items within the document. She further presented her views on the Land Use Element and what
162 aspects she felt should be included. She explained what features, specifically rural, she felt were
163 important and that she hopes that the idea of "rural" is considered intensely. She also said it was

164 beneficial to the city as well as the citizens for the citizens to be able to give their input on what
165 happens in their specific neighborhoods and for them to feel that they are being heard. She said
166 a lot of thought and effort had gone into this element, and hopes that the City Council will
167 seriously consider adopting it.

168
169 North Logan resident Bob Heal, said he owns two acres in North Logan, and said he feels that
170 the CDA is the perfect use of land and is the kind of thing that is critical in helping our valley to
171 progress. (Mayor Watkins reminded Mr. Heal that the comments being heard currently should be
172 in regards to the Land Use Element, and that the issues regarding the CDA were going to be
173 discussed later in the meeting).

174
175 North Logan resident, Lydia Embry, expressed her views on the Land Use Element, and
176 subsequently submitted her written comments, which she read to the City Council.

177
178 *Mayor Watkins closed the Public Hearing at 7:25 p.m. as there were no further public comments*
179 *forthcoming.*

180
181 Consider a proposed minor subdivision concept plan using the flag lot ordinance, located on
182 parcel 04-090-0004 (1.03 acres) into two (2) lots located at approximately 1967 North 1200 East
183 in the R-1-10 zone.

184 Cordell Batt presented the plan and said that this particular application qualifies for a flag lot in
185 this area. He said that the Planning Commission recommends approval of this and feels that the
186 applicant meets all of the qualifications, as does staff. The City Council discussed various site
187 details, which Cordell Batt clarified. Cordell Batt said that the owners are requesting that the soils
188 and geology report be waived; but will do a grading and drainage report, as well as a water
189 conservation report, which essentially will detail the specifics of any water shares they might own
190 on the property. He also said that the water and sewer situation still needs to be worked out. He
191 said this went through the Planning Commission and a public hearing was held, and said that it is
192 Planning Commission's recommendation that this be approved, as well as staff's. Trent Wentz
193 said that the water share information needs to be determined and Cordell said that will be part of
194 the information when it is brought back before the City Council as a development plan, in addition
195 to the water and sewer hook-up questions.

196
197 *Lloyd Berentzen made a motion to approve the minor subdivision concept plan for the property in*
198 *parcel 04-090-004 using the flag lot ordinance. Steve Soulier seconded the motion. A vote was*
199 *called and the motion passed unanimously.*

200
201 Adjourn the regular City Council meeting and convene a meeting of the North Logan City
202 Redevelopment Agency (RDA).

203 *Trent Wentz made a motion to adjourn the regular North Logan City Council meeting in order to*
204 *convene the meeting of the North Logan Redevelopment Agency (RDA) at 7:32 p.m. Elaine*
205 *Nelson seconded the motion. A vote was called and the motion passed unanimously.*

206
207 **7:30 As RDA - Public Hearing** to receive public input on the proposed Community Development
208 Area Plan. Following the public hearing the RDA may consider the RDA Resolution adopting the
209 City Center Community Development Project Area Plan and then reconvene the meeting to
210 continue with City Council business.

211 Minutes for this meeting are written under separate cover.

212
213 *Following the RDA meeting, Trent Wentz made a motion to adjourn that meeting and reconvene*
214 *the regular City Council meeting. Scott Galbraith seconded the motion. A vote was called and*
215 *the motion passed unanimously. This occurred at 9:10 p.m.*

216
217 Consider Ordinance designating the City Center Community Development Project Area Plan as
218 the official community development plan of the City Center area.

219 Elaine Nelson said that while she feels that the plan is a good start, it has not been “nailed down”
220 yet and agrees with Lloyd Berentzen that the city should hold workshops with the potentially
221 affected property owners in order to answer their questions and concerns. She said the City
222 Council should not be voting for this yet until the concerns are addressed and the city knows
223 exactly what they are doing.

224 Steve Soulier referred to the previous comment made by Mr. Goodwin regarding whether or not
225 the sequence of adoption is correct, and said his question is if the city is really in a position to be
226 able to adopt this prior to adopting the Land Use Element.

227

228 *Lloyd Berentzen made a motion to adopt the ordinance designating the City Center Community*
229 *Development Project Area Plan as the official community development plan for the City Center*
230 *area. Steve Soulier seconded the motion.*

231

232 Scott Galbraith asked if everything was in fact being approved in the right order; and Jeff
233 Jorgensen said they absolutely were. Trent Wentz said it is important to contact all of the
234 property owners; but that the city can still proceed with the CDA.

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236 Jeff Jorgensen explained that there are other steps that need to be taken that are more
237 “intertwined” with the General Plan such as rezoning the area; which is the point at which the city
238 will get into discussion with the adjacent property owners regarding what is going to happen with
239 the land. He said all this ordinance does is set up a mechanism for financing; and does not
240 change the zoning, the value of the property, or anything of that nature.

241

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

244

245 Elaine Nelson said she wanted it stated for the record that while she liked the ordinance, she felt
246 that passing the ordinance on the same day of the public hearing was wrong. She said she
247 wanted the opportunity for individuals who did not feel comfortable coming to the podium to speak
248 to be able to write their comments down, so the City Council could, at a later date, answer and
249 address their questions. As she stated earlier, she said she was also concerned that the affected
250 property owners still had questions and concerns and that those concerns should be addressed
251 before passing the ordinance.

252

253 Review recommendation from Steering Committee regarding the planned placement of the Hyde
254 Park/North Logan Corridor. (The Steering Committee recommended option 6B for the location of
255 the 200 East corridor.) Consider approval of a letter stating the official position of North Logan
256 City in response to the steering committee’s recommendation.

257 Mayor Watkins explained that tonight’s discussion is just an opportunity for the City Council to
258 change their stance on this; or to go ahead and proceed with their original position.

259 John Powell from JUB Engineering said that Cordell Batt and Jeff Gilbert were both on the
260 steering committee; and explained the lengthy process that was done for this project, including
261 public involvement and environmental studies. He briefly explained option 6B and listed some of
262 the factors that the steering committee considered in determining 6B to be the best choice. He
263 also displayed a map showing the various lay outs considered, and detailed the specifics of
264 option 6B.

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266 *Trent Wentz made a motion to continue with the City Council’s stance of accepting either option*
267 *6B or option 5. Steve Soulier seconded the motion. A vote was called and the motion passed*
268 *unanimously.*

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

271 Jeff Jorgensen referred to the alternative proposal regarding road repair, specifically for 200 East,
272 located behind Wal-Mart. He said this road is on the budget to be ground up and re-laid, at the
273 cost of roughly \$236K. He said staff is considering whether or not it would be acceptable to
274 “overlay” it instead of totally replacing it, which would save quite a bit of money (approximately

275 \$113K in savings); similar to what was done by Logan City along 1400 North, east of Main Street.
276 He further explained some of the factors that went into considering repairing it this way, and the
277 various ways in which it could be done. He said the savings that will be realized could then be
278 used to improve 2600 North; and possibly widen more of 1800 North.

279 The City Council agreed to proceed with the plan as proposed and that it will be part of the official
280 approval in the budget at a later time.

281

282 Jeff Jorgensen mentioned the accommodations situation for the Utah League of Cities and Towns
283 convention taking place on September 12, 13 and 14th. Scott Galbraith said that since he is not
284 running for City Council again, he is not going to attend the convention. Steve Soulier said he
285 may not be able to attend; and that if he does not end up going, he would like to see at least one
286 member of the Planning Commission go in his place, as he felt that the sessions would really
287 benefit the Planning Commission members.

288

289 Trent Wentz mentioned a piece of sidewalk located on 2200 North between the residences
290 belonging to David Luthy and Bruce Isaacson, which is raised up and needs to be repaired before
291 someone gets injured. Jeff Jorgensen suggested possibly listing something in the newsletter
292 which asks residents to let the city know if they know of any spots in their neighborhoods that are
293 in need of repair. Lloyd Berentzen mentioned that he owns some properties in the city of Logan,
294 for which he had some problems with sidewalks, and that the city of Logan repaired some of it;
295 but matched his costs 50/50 in some instances. Steve Soulier said they do a similar 50/50 match
296 in costs with residents in Salt Lake City, as well.

297

298 Elaine Nelson asked if the safety board should review lowering the speed limit on 800 East. She
299 said she feels that near North Park Elementary School, the speed limit should be lowered to 20
300 miles per hour when the children are going to school, and that flashing lights and cones should be
301 utilized, particularly since the students are so young at this school; i.e., Kindergarten through
302 Second grade. Mayor Watkins said that the speed and stops signs are already being considered
303 for that road.

304 Elaine Nelson referred to the Shady Lane subdivision and asked if someone sells properties
305 within that subdivision to someone who then wants a building permit, will they be required to
306 develop all of the roads. Jeff Jorgensen said no; that the agreement that the City Council made
307 was that that road would remain un-asphalted, until there is an access to the north, unless the
308 property owners there want to pave the road sooner. That information should be known by the
309 buyers when they buy their lots.

310 Elaine Nelson mentioned that she sent an e-mail to the City Council members, Jeff Jorgensen
311 and Mayor Watkins regarding the successful way that the city of Smithfield has obtained grants
312 such as a \$750,000 federal appropriations grant for new city offices, and over \$200,000 for trails
313 and a new fire truck; and feels North Logan should be proactive and do what Smithfield is doing.
314 Steve Soulier said that North Logan has worked very hard on this and that North Logan has been
315 just as successful as Smithfield in doing so.

316

317 Scott Galbraith referred to the workshop held with the property owners regarding 2500 North; and
318 the subsequent request by the Planning Commission for a study to be done. He said his
319 personal opinion is that sometimes studies are necessary; but that often time studies are done as
320 a "cop out" in making a decision. He also said he feels that a four-way intersection should be the
321 choice, as a combination of "T" intersections will not work for that area; and that to spend money
322 on a study when the consensus is that a four-way intersection is believed to be the right choice, is
323 a mistake. He said there has been plenty of input, and that a decision needs to be made; and that
324 perhaps it can be put on an agenda in the next month or so. He said there are landowners who
325 have been "in limbo" for years and that this situation needs to be settled. He said he feels that
326 the Phillips property should be purchased and the road should continue down in a way that
327 affects the Israelsen property in the least negative way possible. Mayor Watkins agreed and said
328 that a collector road should not be built without a four-way intersection at that point. The City
329 Council agreed to put it on the agenda within the next month, in order to expedite a decision.

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Steve Soulier referred to the monthly report that comes from Tom Northenor; and said that he feels really badly that it is never on an agenda and feels that, even if it's brief, it should be included on the agenda and presented at the City Council meetings so that the citizens who attend the meetings can receive a report on the city's financial condition; and would like to see it added for the future. He said every detail does not need to be listed, but perhaps just Tom's Executive Summary, and that it could become part of the official record. Jeff Jorgensen suggested that perhaps it could be done at the end of each quarter rather than at every meeting. Steve Soulier agreed to that.

Lloyd Berentzen mentioned the possibility of City Attorney, Scott Wyatt becoming the new president of Snow College; and suggested that some type of recommending committee be formed to consider finding a replacement for his position.

Mayor Watkins mentioned that a pancake breakfast will be taking place on the morning of Pioneer Day, July 24th, and asked if anyone could assist with it. He also mentioned the formal dedication for King Nature Park taking place later that morning, at 8:00 a.m.

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

The meeting adjourned at: 9:45 p.m.

Approved by City Council: August 16, 2007

Transcribed by Marie Wilhelm

Recorded by _____
Jeff Jorgensen/City Recorder