

56 celebration. She also thanked the volunteers, specifically from Prince of Peace Lutheran Church
57 who have volunteered extensively on developing the park. She further thanked all of the
58 associated individuals involved in building the park. She also greatly thanked Terrel Huppi and
59 John Beyer, and the volunteers who worked for them, for their work and extensive efforts for all
60 they did on this project.

61

62 Consider development plan and preliminary plat for the development of approx. 111 acres,
63 Bonneville Trail Estates Subdivision, located at approx. 2100 East and 3025 North, North Logan.
64 Consider approval of Phase I subdividing 21 acres into 21 lots.

65 Cordell Batt presented the plan and used an overhead-projector acetate of the site to orient those
66 in attendance to the location. He explained that what is being considered at this meeting is the
67 development plan for the entire subdivision plus the final plat for Phase I. He further detailed
68 items listed in the staff report including the various studies that staff required of the developer;
69 and said that they have worked extensively with the developers and all but one of the issues that
70 existed have been worked out. He said staff required the inclusion of certain items on the plat
71 that staff felt should be handled directly; including item #7, regarding staff's concerns about steep
72 slopes, as well as some soils in the area that needed to be reviewed. Elaine Nelson asked if the
73 City Council was supposed to receive a written report regarding the geological studies. Cordell
74 Batt explained that staff receives those reports and reviews them; and if they have any concerns,
75 they ask the applicant to make any necessary changes or corrections; which he said was done
76 through several meetings, in this case. Cordell said regarding the soils and slopes concerns; that
77 at the time of building permits, the City Engineer is requiring that he is at the site to review the
78 soils, and will review the report to know what he needs to be looking for; and that if it looks like
79 there are soils which are questionable, then further investigation and analysis will be required for
80 that particular lot. He showed the notebook of reports that the developer had done, as required,
81 and said that staff found all of this information sufficient. He mentioned that the City Council
82 relies on staff to review this information; but that the records are on file and always available to
83 the City Council if they want to review them.

84 Trent Wentz referred to allowing some of the slopes to be steeper than 30%, and said he thought
85 that had recently been changed. Jeff Jorgensen explained that the ordinance does not say that
86 developers cannot build on anything steeper than 30%; just that any properties which have land
87 over a 30% grade have to be identified; and that the soils and geotechnical engineer have to
88 advise the city if there are any reasons any of those properties should not be built on. Jeff also
89 said that the engineers dug twelve test pits, which is more than the nine required; and that those
90 studies were reviewed extensively. He said for what is currently being reviewed; there are only a
91 couple of the lots which may have some issues; and that they have worked around the 30%
92 slopes very well; which is reflected in the report. He said the entire subdivision is subject to these
93 requirements, regardless of the slopes. Cordell Batt said they also ensured that the notes which
94 will be on the overall preliminary plat would all be transferred over to each phase so that
95 everything is covered as each phase comes in. Trent Wentz asked about the 12% road grade
96 and Cordell Batt explained that the ordinance states that if the roads ever go over 12%, then the
97 city has to get recommendation through the Planning Commission and approval through the City
98 Council. He said there are several roads in the development which exceed 12%. He said the
99 Planning Commission had some concerns about this, which resulted in them requesting that
100 Ross Lapray, City Engineer, provide a statement explaining why he approves of the grades.
101 Trent Wentz asked if the city's ordinance then allows for the grades to be over 12%, and Cordell
102 Batt said that it did. Cordell then referred to an overhead map of the site and discussed open
103 space in the development and the history of changes in relation to that in the various plans that
104 have been submitted; and discussed the issues with trail easements vs. private property. He said
105 staff feels that the open space land should return to how the developers originally submitted it,
106 which is open space to be dedicated to the city.

107 Elaine Nelson asked that since the current plan being presented is different than the original
108 concept plan, would the developers not be required to follow the city's new ordinances which are
109 currently in place. Jeff Jorgensen mentioned that the City Council had already approved changes
110 to this concept plan. Cordell Batt said that staff always expects changes to occur with the

111 concept plan; as that is why it is just a “concept” plan. He said as long as the developers stay
112 with the basic elements of the concept plan; staff is okay with it; and that he would not consider
113 the changes occurring presently to be called a “major” change.

114 Steve Soulier said considering the fires that had been going on in the last two days in the valley;
115 in relation to these subdivisions which are right up against the mountains, he was not sure if the
116 city has enough in place to prevent these types of issues; and said he would like Fire Chief Jon
117 Keller to address this issue. Cordell Batt said that Chief Keller gets copies of all plans as they
118 come in for review; and that Chief Keller reviews these types of situations closely. Cordell also
119 mentioned that he feels that having a trail in this location will aid as an additional fire break. Jeff
120 Jorgensen read a portion of the developer’s fire prevention plans which describe in detail their
121 intentions and the related perimeters regarding fire breaks. He further described which areas in
122 the different phases will be dedicated to the city and explained which land the city will regulate;
123 and what the development’s CC&R’s will require the homeowners to do in terms of fire
124 prevention.

125 Mayor Watkins asked that in terms of the land dedicated for a trail/firebreak, if the city would be
126 building the firebreak as the development proceeded; and that if so, there would be a budget
127 impact, and that it would have to move up the list in terms of priorities (as opposed to the
128 developers constructing it and having it be part of their development plans and costs as they
129 build). Cordell Batt said there is a difference between this development, which was done under
130 the older ordinance; and ones done in the future which will be done under the new ordinance. He
131 said under the old ordinance, the city did not have the option to have the developers build a trail;
132 and that for trails and park space in the future, part of the developer’s plan to the city could be
133 that if they use the bonus density option, part of that plan would be to propose to the city how the
134 developers will equip and dedicate the park and trail space to the city.

135 Elaine Nelson asked if the city attorney should be contacted about requiring the developers to
136 conform to the rules of the new ordinance, since they changed their concept plan; and the city
137 does not use the old ordinance anymore. Jeff Jorgensen said the changes made to this plan
138 were in fact brought before the City Council for approval with the question of whether or not the
139 city was going still allow the developers to work under the old open space overlay ordinance,
140 since the changes were not felt to be that significant; and the City Council agreed to allow them to
141 remain under the older ordinance. He said in doing that, the City Council required them to do the
142 fire protection plan, which was not part of the original concept; as well an extended soils report,
143 which the developers have done. He said regarding the fire protection plan, the ordinance is not
144 currently clear about whether or not the developers, or the city, are required to do it. He
145 explained that the developers are required to have a plan; but that it is up to the City Council
146 whether their plan is sufficient, or if the City Council wants them to do more. He then finished
147 reading the city’s ordinance to the City Council, explaining what was required of the developers.
148 He said the developers have completed what was required of them in the ordinance, as part of
149 their development plan. Cordell Batt said that Fire Chief Keller reviewed this plan and has
150 several suggestions, including developing a 50-foot defensible space. Cordell said the Planning
151 Commission suggested reducing that to 30 feet, to handle set-back requirements, and avoid
152 pushing the defensible space outside the lines of private property. He said that the development
153 plan book was listed on the plat as something to refer to so that the buyers would know what was
154 required on the lots.

155 Mayor Watkins said there is still the issue of who is going to be responsible for putting in and
156 maintaining a firebreak. Scott Galbraith said that realistically, a trail is not a firebreak; and rather
157 than have a 50-foot wide empty space, he said it would be better in his opinion to have a 50-foot
158 defensible space, landscaped with fire-resistant foliage.

159 Cordell Batt explained the difference between “defensible space” and a firebreak; the definition
160 for which he read from the Northern Bonneville Shoreline Trail Master Plan.

161 Chief Keller discussed the benefits of the firebreak, including the fact that it gives the firefighters a
162 place to have the chance to fight the fire before it hits the defensible space. He said if he had a
163 choice between the two, he would definitely choose a 50-foot defensible space; because without
164 a defensible space, if the fire jumps the firebreak, defensible space is the last option for the

165 firefighters. He also said his preference would be to have both. He said the space cannot be
166 required, but is rather suggested to the homeowners; because anything they can do make it
167 easier for the firefighters to help them to save their homes is beneficial.

168 Elaine Nelson said she was extremely concerned about approving the entire 111 acre
169 subdivision, without all of the issues being determined and worked out; especially with only the
170 first phase with 21 lots being presented at this meeting.

171 City Engineer, Ross Lapray, explained the building permit process, including what elements are
172 required to be submitted by individual property owners, or contractors who are building for
173 individual property owners. He said that building permits are not issued until all of the required
174 information is acceptable to both the city and the developer; which includes that anything that is
175 special in nature to a specific lot, has been satisfied. He said that has led to the planning
176 department consistently getting what they ask for. He said if by chance something gets missed,
177 the Homeowner's Association is generally the first one to pick up on it, as the other owners in the
178 development are not usually accepting of someone doing something outside of what's required;
179 so the situation typically ends up policing itself. He said in terms of firebreaks and defensible
180 space; he feels strongly that both should exist in developments. He said if there is a 30-foot set-
181 back or defensible space, with a 20-foot open space area with trail, and slope plantings – these
182 combine to assist in giving firefighters access to the area; and then the 50 foot path that Chief
183 Keller is suggesting, would exist there. Ross said that is what he would like to see all along that
184 shoreline trail, not for a trail or anything other than an area available to assist in firefighting. He
185 said development is going to continue in this area, and the city's option is to be intelligent about
186 how and where these developments get planned and built. He said the city has been smart about
187 what they have required of the developer in this particular case; and will continue to be for any
188 future developments all along this area.

189 Steve Soulier asked about road grades. Ross explained that the ordinance requires that the
190 city's slope on roadways may not exceed 12% unless there is an engineering justification for
191 doing so. He explained the various issues considered in those situations, including the length of
192 the slope under consideration, the reasons for needing it, the width of the asphalt, etc.; and
193 further discussed various locations within the city with grades above 12%, and the things put in
194 place to make those roads manageable. He also described a water tank that was built in the area
195 several years prior, and said the pipe leading to the tank was installed using the best information
196 they had at the time, in consideration of the development that would likely occur in the area. He
197 said the slope of the pipe was misjudged very slightly (four-tenths of 1%) which has, in small part,
198 added to the need for the slope of the road going to a 15% grade. He said the grade for this road
199 being discussed is going to be built wide enough as to not be an issue. He said there are many
200 communities with a similar topography, where a 15% grade is considered conservative; and that
201 there are many engineers designing developments with grades much higher than that. He said
202 he does not feel that is the best solution in every case, which is why, in North Logan, each
203 situation is considered very carefully before the City Engineer recommends allowing more than a
204 12% grade. He said while 15% is a steeper grade, it is certainly not unsafe, not unmanageable,
205 not un-plowable, etc.; and staff has no concerns with it.

206 Elaine Nelson asked if the developers were given any other options. Ross explained that the
207 topography for this area is what is precipitating the road grades; and that in order to be able to
208 travel through this area, there are not really any other options.

209 Cordell Batt continued to present the remaining details of the plan and the development
210 agreement.

211 Jim Malouf, partner in this development, said there were no specific designations made about the
212 open space being private or public; that it was just to be open space. He said at the last meeting
213 between the developers and the city, it was agreed that the open space, which was initially going
214 to be used for space for the roads, was to make it private property for the owners, as part of the
215 lots that are contiguous with it. He said the ownership of the open space is at the discretion of
216 the landowner/developer; it is not something that the city is entitled to take. Cordell Batt said that
217 the trail easement has not changed, only the open space details, which he explained. He said a
218 trail will not occur on a private property, whether or not the city has a trail easement on that

219 portion of the land.

220 Erv Nyman, developer of Bonneville Estates, explained that the open space in Phase I is all
221 deeded to the city. He also said at the time these plans were originally considered by the
222 Planning Commission, the city, Jim Malouf, and Allen Steed were all in a sort of "agreement". He
223 said at that time, Allen Steed gave a lot of easements to the city to make the water tank and all of
224 the water lines possible; and that Mr. Malouf and Mr. Steed donated great sums of money to help
225 construct the water tank; and that all of this collectively, was done to ensure that Mr. Steed, Mr.
226 Malouf and himself were able to build these subdivisions. He said this was a three-way working
227 relationship to ensure that the city got what they wanted, and that the developing partners got
228 what they wanted in order to build their subdivisions.

229 Trent Wentz asked about an item in the development report regarding drainage of a 500,000
230 gallon water tank and the suggestion for the city to take action to avoid further run-off. He also
231 asked if all of the road systems are in place for the entire development; and are being considered
232 for approval at this meeting. Cordell Batt said that was correct. Trent asked Ross to show him
233 the entrances and exits for the whole subdivision via the overhead map, which he did; and Elaine
234 Nelson asked if there were concerns with any of the ingresses and egresses to and from the
235 development. Ross explained the road systems, including intersections, and exits and entrances,
236 via an aerial photograph. Per a question from Trent Wentz, Ross Lapray referred to a section in
237 the development report describing soils and the slight potential for slippage. He said one of the
238 concerns of staff was whether this information was accurate; and that they required the
239 developers to confirm that the information from the engineers was correct, which they did. Scott
240 Galbraith said the report seems to indicate that run off from the water tank is causing slippage;
241 and suggests that the city take action. Ross Lapray said with control of the pumping operation
242 that is used to fill the tank, as well as a bit of modifications to the adjacent ditch, that any kind of
243 erosion there can be controlled.

244 Elaine Nelson asked why the pipe to the lower retention pond in Phase II of Canyon Ridge had
245 not yet been built. Ross explained the initial plans for the retention pond, which was originally
246 designed to be much bigger than it is currently. He said during construction of it, the City Council
247 decided (to which he disagreed) that the 30 inch diameter pipe that connected certain basins to
248 specific drainage sites (which he referred to on an overhead map) was eliminated from the plan.
249 He said it was decided that a basin (which he also showed on the map) was sufficient in size, and
250 would not be used to contain the 100-year events that come through, but rather would allow them
251 to pass through as they had always done in the past. He said there is the current potential to
252 increase the amount of retention for stormwater considerations; which he said he believes Steve
253 Earl is referring to by the suggestion of "making improvements", stated in his development report
254 for the site. Trent Wentz asked Ross if he felt the development had enough retention ponds, and
255 Ross said that he did, that he reviewed all of the information carefully, and went on to explain his
256 rationale.

257 Elaine Nelson asked if Allen Steed had agreed to move the existing water lines. Ross said that
258 he did not know if Mr. Steed is currently involved in this, but confirmed with Erv Nyman that he
259 (i.e., Mr. Nyman) is, and that the water line relocation will occur during development of Phase I,
260 which is indicated on the current plans. Ross also mentioned that the existing pump line coming
261 from Green Canyon and crossing over to the site, will remain in place and that they are working
262 around that with easements and the development of the lots.

263 Trent Wentz said that he feels this has the potential to be a very nice subdivision; and said he still
264 has some concerns about the 15% road grades. He also said that the Bonneville Shore Trail
265 (across the top) must be dedicated to the city and needs to be separate from anything else.

266 Steve Soulier asked if, in approving the plan this evening, does it include the fact that the city
267 would allow them to have the trail area as private property; and that at this point, they are not
268 dedicating the whole open space area, on the east side of the development; or would that happen
269 at a later date.

270 Via an overhead map of the site, Cordell Batt explained that the current plan includes the original
271 open space sections becoming part of the privately owned lots; and also includes a trial
272 easement. Jeff Jorgensen explained that the upper portion of the site will eventually be dedicated

273 to the city and that the city will obtain a deed for that upper northeast section as part of Phase I.
274 Scott Galbraith said he would ask the same question of Jim Malouf and Mr. Nyman; as he said it
275 seems that the plan would be easy to approve, contingent upon them dedicating the Bonneville
276 Trail and a section to aid in connectivity, by readjusting the property lines; and asked them if that
277 was correct.

278 The City Council discussed with Jim Malouf dedicating a twenty-foot wide strip of land to the city
279 for a trail (as opposed to just an easement) in order for the city to own, build, and maintain a trail
280 as soon as the city wants to rather than waiting for future phases, to which Mr. Malouf agreed.

281
282 *Scott Galbraith made a motion to approve the development plan and agreement, and preliminary*
283 *plat for the Bonneville Trail Shorelines Estates, Phase I, with the clarification that that a twenty*
284 *foot wide section of land on the east perimeter of the property be dedicated for the Bonneville*
285 *Shoreline Trail; and a ten foot wide strip be dedicated to the city through the south diagonal*
286 *portions of the section referred to as "Jim's Valley", per discussion and agreement with Jim*
287 *Malouf, for use as a trail connector. Trent Wentz made a friendly amendment to have two*
288 *connectors, to which Mr. Malouf agreed. Scott Galbraith accepted the friendly amendment. Trent*
289 *Wentz seconded the motion. A vote was called and the motion passed with three in favor (Steve*
290 *Soulier, Scott Galbraith and Trent Wentz) and one opposed (Elaine Nelson).*

291
292 Consider resolution adopting proposed revised Land-Use Element for the General Plan.
293 Trent Wentz said he did not want to belittle all the effort that went into the document, but that he
294 feels that this document is really just an outline.

295 Steve Soulier referred to a copy of the Land Use Plan for the city of Loveland, Colorado that he
296 had previously given to the Planning Commission for review; and said he felt that that one was
297 much more inclusive than the Land Use Element for North Logan City, and that he would like to
298 see ours be more like that one; and to have much more "substance" included in ours. He said he
299 would like much more information included about what the vision is for the specific items listed,
300 and what the implementation strategies are. He said until that is done, the document is not ready
301 for approval.

302 Cordell Batt said that from a planning standpoint, the general plan is exactly that: general; and is
303 used as a guide for more planning. He said it would take several years to include planning for
304 each of the individual neighborhoods. Steve Soulier said he feels that something is wrong, then.
305 He said he reviewed other cities' plans on the internet, and that he would hope that it did not take
306 those cities that long to create those plans. Cordell Batt reiterated that general plans for cities do
307 *not* get specific; and that as a city planner, he explained they are used to give the developers a
308 general outline of what they should follow, as opposed to a strict directive; and that when the
309 developer brings plans into the city, he as the planner makes sure that the developer has
310 followed the plans listed in the general plan.

311 Elaine Nelson said she feels that the city's Land Use Element should be more like a blueprint
312 which includes specifics to tell the developers to build under specific requirements from the city.

313 Cordell Batt said that the Planning Commission has worked for a year modifying a model plan,
314 adding and removing components that they felt would make it the most effective; and have
315 consistently endeavored to keep it general, purposely. Per a comment from Steve Soulier,
316 Cordell Batt said the current document is completely different from the original one the Planning
317 Commission used as the model to work from. Cordell said the current general plan is the one
318 they have been working with all along, and the one that has been given to the City Council
319 several times for review.

320 Steve Soulier said he does not have a problem with what is in it currently, but feels that the
321 document is not sufficient. He said he is not willing to accept it as a general plan, and will not
322 vote on it until there is more "meat" on it, and is more like the model plan for Loveland, Colorado.
323 He said as the document is currently written, anyone can interpret it any way they want to.

324 Trent Wentz said his only issue with the document is the section where the USU group divided
325 the neighborhoods into different districts. He asked if there was a way to accept this as a
326 "beginning framework" and is concerned that it could take quite a lot of time to get the document

327 where Steve Soulier feels comfortable with it. Per a question from Mayor Watkins, Steve Soulier
328 said he could accept this as Land Use "Goals and Objectives"; but could not accept it as the city's
329 final Land Use Element. He said he has struggled with this, because he knows how hard the
330 Planning Commission has worked on this, and that he feels that North Logan City has one of the
331 best Planning Commissions he has ever come across; and that he appreciates all of the work
332 they have put into this.

333
334 North Logan resident, Russell Goodwin, expressed his views on how he felt about how the
335 General Plan process that took place in the city of Logan.

336
337 The City Council discussed deleting the section regarding Neighborhood Planning Districts.

338
339 Steve Soulier said he would like to *not* adopt it as a resolution, but to send it back to the Planning
340 Commission with the support of the City Council and for this current Land Use Element document
341 to simply be the introduction, and goals and objectives *section* of the final Land Use Element.
342 Trent Wentz said he would agree with that.

343
344 *Steve Soulier made a motion to accept this Land Use Element as the basic framework for the*
345 *guiding principles for the Land Use Element, and encourage the Planning Commission to*
346 *continue to expand the document and make it more inclusive. Trent Wentz seconded the motion.*
347 *(As there was no vote called, and the discussion continued further, this motion failed).*

348
349 Cordell Batt said the City Council needs to give the Planning Commission more specific direction.
350 Steve Soulier suggested that a sub-committee of the City Council work with the Planning
351 Commission on this document. The City Council agreed and suggested Steve Soulier and Elaine
352 Nelson to be this "sub-committee".

353
354 *Steve Soulier made a motion to create a subcommittee to work with the Planning Commission to*
355 *expand and make more inclusive the Land Use Element. Trent Wentz seconded the motion. A*
356 *vote was called and the motion passed unanimously.*

357
358 Review annexation process and draft annexation policy plan.

359 Jeff Jorgensen explained that the State of Utah has changed their policy, which has made the
360 annexation process much more complicated than it used to be. He further explained the process
361 and what the next steps North Logan City would take to complete it. He said regardless of what
362 takes place with the annexation; that at this point, the city's plan does not meet the requirements
363 of the new state law, and needs to be revised. Steve Soulier said his preference would be that,
364 since the plan has to be revised, that the city review all of the potential land that the city can
365 possibly annex legally under this plan; and that unless there are major issues that property
366 owners can raise as to why they should not be annexed; that North Logan City should annex
367 them in. Jeff Jorgensen explained that, per the new process, the list the city submits for
368 annexation needs to include any possible areas with which they want annexed, and then they can
369 be more specific at a later time about which land they actually want annexed in a particular
370 action.

371
372 Consider approval of Municipal Wastewater Planning Program Resolution as required for
373 compliance with discharge requirements for the water quality permit.

374 *Steve Soulier made a motion to approve the Municipal Wastewater Planning Program Resolution.*
375 *Trent Wentz seconded the motion. A vote was called and the motion passed unanimously.*

376
377 Consider appointment of individual(s) as City Attorney(s). May include Executive Session
378 (Closed) to discuss competence of individuals.

379 *Scott Galbraith made a motion to move into executive session for the purpose of discussing the*
380 *competence of the individuals applying for the position of City Attorney. Steve Soulier seconded*
381 *the motion. A vote was called and the motion passed unanimously. This occurred at 8:53 p.m.*

382

383 *Steve Soulier made a motion to move out of executive session and reconvene the regular City*
384 *Council meeting. Elaine Nelson seconded the motion. A vote was called and the motion passed*
385 *unanimously. This occurred at 9:12 p.m.*

386

387 *Steve Soulier made a motion to approve the resolution to appoint the city attorney as discussed*
388 *in closed session. The choice specifies hiring Bruce Jorgensen in the position of City Attorney*
389 *handling legal advice and council for the city; and John Jenkins in the position of City Attorney*
390 *handling prosecutions. Trent Wentz seconded the motion. A vote was called and the motion*
391 *passed unanimously.*

392

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

394 Jeff Jorgensen said the Lutheran church has asked if they can use this location (i.e. the North
395 Logan library conference room) as their meeting place for church services on Sundays; and
396 would pay to rent it out, per city policy. Jeff Jorgensen said that he spoke to City Attorney, Bruce
397 Jorgensen, who said that the city must just make sure that the city does not donate anything to
398 the church, and that all of the costs involved would be covered by the church. He said the
399 biggest potential problem is that it might interfere with citizens who might want to use the facility
400 for other functions on that day. Jeff Jorgensen said he would at this point just like the City
401 Council to consider this; and that it will only be brought back before the City Council for approval
402 if and when the church officially requests it. Mayor Watkins mentioned that the church is currently
403 looking at holding their services at another location, but that if it does not work out, the library may
404 be their second choice.

405 Jeff Jorgensen said he would like the City Council to consider having a student intern to deal with
406 weed enforcement for the city; possibly someone from the university studying this topic so that it
407 is someone who is knowledgeable about what they are looking for. He said for something like a
408 few thousand dollars a year, someone could come and help solve some of the city's weed
409 problems.

410 Jeff Jorgensen mentioned that Library Director, Sue Randleman, approached him about taking
411 two part time library positions and turning them into one full time position. He said he explained
412 to Sue that it would cost an additional \$12K annually and is not currently in the budget, as well as
413 other issues. The City Council agreed that it would not be appropriate at this time, and that a
414 hiring freeze had been agreed to when the budget was passed.

415

416 Trent Wentz said a concern was raised for him at this evening's meeting (in relation to the road
417 grades being accepted above 12%) that when the city establishes an ordinance, it should not be
418 up to the staff to change it and make exceptions. Jeff Jorgensen explained that for the ordinance
419 he is referring to, that it states that if the grade has to go above 12%, that the justification for
420 doing so has to be brought before the City Council for approval, which it was. Trent said he just
421 wants to make sure that in the future, those issues are considered carefully.

422

423 Elaine Nelson said she is very concerned about all of subdivisions being considered for the bench
424 area, and the ingress/egresses off of the mountain. She said she really feels that there needs
425 to be another egress from Scott Galbraith's subdivision. She said that these subdivisions consist
426 of many little cul-de-sac's and that there are only two roads allowing all of those people out of the
427 area; which she said is especially worrisome in the event of a fire or other emergency. Scott
428 Galbraith said while he agrees with her concern, the city's master plan includes that all of the
429 main roads in that area will eventually connect.

430

431 Steve Soulier asked what the schedule is for the widening of 1800 North. Jeff Jorgensen said the
432 plans are currently in the works. Mayor Watkins said there is currently a problem with getting a
433 contractor to do the curb, as they are so "backed up" with work. He said the city is doing all of the
434 preparation work that they can, so that when the time comes, everything is in place to be done, if
435 not now, then in spring.

436

437 Mayor Watkins referred to the Jack Nixon subdivision on 200 West and said there is no curbing
438 there; and asked who is going to take care of that. Jeff Jorgensen said that the city is going to
439 put in the curbing and will then get reimbursed by the development.

440
441

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

444
445

The meeting adjourned at: 9:28 p.m.

446
447
448
449

Approved by City Council: September 6, 2007

450
451

Transcribed by Marie Wilhelm

452
453

Recorded by

Jeff Jorgensen/City Recorder

454
455
456
457
458
459
460

461 As the person presiding over the closed portion of this meeting I, Cary Watkins, hereby affirm that
462 the sole purpose for closing this city council meeting was to discuss the character or professional
463 competence of individuals.

464
465
466
467

Cary Watkins / Mayor

Date

468
469