

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

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 6 *Elaine Nelson made a motion to make Trent Wentz mayor pro tem. Scott Galbraith seconded the*
 7 *motion. A vote was called and the motion passed unanimously.*

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 9 The meeting was called to order by Trent Wentz at 7:12 p.m.

10
 11 Council members present were: Scott Galbraith, Lloyd Berentzen, Elaine Nelson and Trent
 12 Wentz. Steve Soulier was excused.

13
 14 Others present were: Pat Northenor, Al Moser, Bria Jones, G. Ciaraldi, R. Hickman, C. Curtis,
 15 Kevin Dustin, Carlos F. Anderson, Jeanine Anderson, Tracy Walker, Steve Funk, Gary Thomas,
 16 John Burton, Lori Burton, Dale Huffaker, Blake Parker, Ted Nyman, Brent Nyman, Lydia Embry,
 17 Kim Hawkes, Cordell Batt and Marie Wilhelm.

18
 19 The Pledge of Allegiance was led by Elaine Nelson.
 20 An invocation was given by Scott Galbraith.

21
 22 **Adoption of Agenda**

23 *Scott Galbraith made a motion to adopt the agenda as presented. Elaine Nelson seconded the*
 24 *motion. A vote was called and the motion passed unanimously.*

25
 26 Mayor Watkins arrived at this time and Trent Wentz turned the meeting over to Mayor Watkins.

27
 28 **Approval and Follow-up of Minutes of September 6, 2007 City Council/Executive Session**
 29 **Meeting**

30 *Elaine Nelson made a motion to approve the minutes as presented. Lloyd Berentzen seconded*
 31 *the motion. A vote was called and the motion passed unanimously.*

32
 33 **Follow-up**

34 Lloyd Berentzen stated that the Planning Commission was hoping they could have more time on
 35 the mixed use ordinance being proposed so they asked that the City Council not move forward
 36 with its approval at this time.

37
 38 **Review of Action Items**

39 Trent Wentz asked again about the council's question about whether or not Leisure Villas had
 40 any secondary water rights when that project had been approved by the city.

41
 42 Scott Galbraith asked if the cemetery property was to be hydro-seeded. Mayor Watkins said it
 43 would be done in the spring.

44
 45 **New Business**

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

48 No citizens signed up for any input to the council during this meeting.

49
 50 **7:15 Public Hearings to receive public input on the following items:**

- 51 a. **An ordinance modifying the Mixed Use Zone including adding an additional Mixed Use City**
 52 **Center Zone, and changing how the mixed use zones are used in the city. The proposed**
 53 **ordinance also re-zones to Mixed Use General and Mixed Use City Center the area**
 54 **identified by the North Logan Redevelopment Agency as the Community Development**

55 Project Area plus some of the area adjacent to and to the east, west and south of the
56 designated CDA. The area to be re-zoned includes about 148 acres of land between Main
57 and about 500 East and from 1800 to 2500 North.

58 Cordell Batt explained the proposed ordinance and areas proposed to be re-zoned as included in
59 the ordinance. He explained how the approval process would be done when applicants brought
60 in the various mixed-use projects. As part of each development, the city should be looking for
61 growth principles, good planning, and compliance with the General Plan. He explained that Jeff
62 Jorgensen also included in the area proposed for re-zone all of the parcels that are east of the
63 CDA properties and west of the twin ditches canals.

64

65 *Mayor Watkins opened the public hearing at 7:16 p.m.*

66

67 North Logan resident Craig Curtis said there is a new road with commercial uses bordering it on
68 USU's Innovative Campus. He suggested that that would be a good area to be used as a buffer
69 zone between the campus and residential uses and suggested that it might be re-zoned to mixed
70 use as well.

71

72 Lydia Embry presented the following questions:

73

- How are the development plans approved?

74

- Why is the proposed re-zoned area such a strange shape?

75

- Why the IHC property is not included in the area proposed for re-zoning to mixed-use
76 and why the Leisure Villa parcels, which are already approved, are included.

77

- Why does the city need two MX zones?

78

- Why is this ordinance being considered now while the Planning Commission is still
79 working on the revisions to the Land-Use Element of the General Plan?

80

81 Carlos Anderson, whose property adjoins the proposed mixed-use zones, asked what is going to
82 happen with the twin canals and said he hoped that they stay open.

83

84 Gary Thomas said with the area being rezoned mixed use, he did not want any businesses close
85 to his property. He added that high-end condos would be nice now but in a few years they would
86 end up as low-end apartment rentals. He pointed out that the plan that the city had that was
87 approved a few years ago showed single family housing and no commercial this close to the
88 current residential areas.

89

90 *As there were no further public comments, Mayor Watkins closed public hearing at 7:27 p.m.*

91

92 b. An ordinance re-zoning approximately 6.7 acres of commercial property for a development
93 being proposed thereon. The area is currently zoned General Commercial (CG) and being
94 proposed to be re-zoned to the Mixed-Use Zone (MX). Being proposed is a development
95 with multi-story office, retail and residential (condos) above commercial located at
96 approximately Main and 2200 North. The City Council may consider passing this ordinance
97 separately from the others, following the public hearing.

98

99 *Mayor Watkins opened public hearing at 7:30 p.m.*

100

101 Blake Parker, one of the developers on the project, said his intention was to make the property
102 involved a true mixed-use development, and further explained his intended plans for the site.

103

104 Lydia Embry asked about the boundaries of the CDA and if there would be access between this
105 project area and the city center area for this extended portion of the CDA

106

107 *As there were no further public comments, Mayor Watkins closed the public hearing at 7:33 p.m.*

108

109 Trent Wentz said he liked the expansion of the mixed-use area towards Main Street but has
110 difficulty with the residential areas to the west.

111 Lloyd Berentzen said it is important to consider how the transitions are developed between the
112 mixed use and the residential areas.

113 Cordell Batt said the Planning Commission had the same concern. They had suggested a
114 change to the proposed ordinance just for this reason that Lloyd Berentzen was discussing.

115 Cordell Batt explained that the City Council has a lot of control over what happens in these areas
116 through the mixed-use project approval process.

117 Scott Galbraith said the council normally waited at least a week to vote on any proposed
118 ordinance after having a public hearing, but that he wanted the council to know that he was in
119 support of Blake Parker's piece being re-zoned to mixed-use.

120

121 c. An ordinance making mandatory, as a required condition of development, certain design
122 guidelines.

123 Cordell Batt explained that over the last few months the staff and the Planning Commission have
124 brought to the City Council design guidelines for the Council to review. He said there are sets of
125 guidelines for commercial areas, manufacturing areas, and another one for the city center. He
126 said these have been worked on for some time. The ordinance being presented will make
127 mandatory the use of these guidelines. He explained how they will be helpful to the developers
128 and will give them direction on how to plan their developments in accordance with how the city
129 wants certain things to look. He said this ordinance will have these guidelines made a part of the
130 city's Design Standards Technical Manual.

131

132 *Mayor Watkins opened the public hearing 7:42 p.m.*

133 There were no comments from the public on this proposed ordinance.

134 *Mayor Watkins closed the public hearing at 7:42 p.m.*

135

136 Due to the fact that the three issues are interrelated, the public and the City Council may discuss
137 and consider each of these ordinances individually or collectively.

138

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

140 Trent Wentz commented on the widening of 1800 North between 600 and 800 East. He said the
141 lines are a bit wavy, but appreciated the improvement to the street. He said he feels that North
142 Logan City will benefit from it.

143 Trent Wentz also mentioned that we should take care to ensure that any asphalt situations get
144 done before the bad weather comes.

145 Elaine Nelson referred to Lydia Embry's comments and asked Cordell Batt to comment. He said
146 the city was still operating under the existing Land-Use Element of the General Plan. He
147 mentioned that the Planning Commission discussed the issue and felt that what was being
148 proposed complied with what was in the new Land-Use Element.

149 Trent Wentz said to Lydia Embry that her combing through the ordinance and suggesting
150 changes for typos etc., were good.

151 Scott Galbraith asked if there was an update on the speed limit for 800 East. Mayor Watkins said
152 it will go back to the North Logan/Hyde Park Transportation Safety Committee who will be
153 meeting a week from Monday. After they have made a recommendation it will come back before
154 the City Council.

155 Lloyd Berentzen asked if there was any update on Roosevelt City water rights issue. Mayor
156 Watkins said he had given the information to Bruce Jorgensen to review, and did not yet have an
157 answer.

158 Lloyd Berentzen referred to having a workshop that describes how the CDA works, in order to
159 better inform the public. Mayor Watkins said it would definitely be valuable to have more
160 information available.

161 Mayor Watkins discussed the noise issue situation in relation to the parks, specifically Elk Ridge.

162

163 *Trent Wentz made a motion to close the regular meeting and move into executive session to*
164 *discuss the acquisition of real property. Elaine Nelson seconded the motion. A vote was called*
165 *and the motion passed unanimously. This occurred at 7:50 p.m.*

166

167 *Trent Wentz made a motion to re-open the regular meeting. Lloyd Berentzen seconded the*
168 *motion. A vote was called and the motion passed unanimously. The meeting was re-opened at*
169 *8:25 p.m.*

170

171 *Trent Wentz made a motion to adjourn the meeting. Scott Galbraith seconded the motion. A vote*
172 *was called and the motion passed unanimously.*

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174 The meeting adjourned at: 8:27 p.m.

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177 Approved by City Council: January 3, 2008

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179

180 Transcribed by Jeff Jorgensen and Marie Wilhelm

181

182

Recorded by

183

Jeff Jorgensen/City Recorder

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