

55 *as presented. Steve Soulier seconded the motion. A vote was called and the motion passed*
56 *unanimously.*

57
58 Consider a resolution amending the city's General Plan. Specifically being proposed for change
59 is the transportation element and the associated map. The change will more precisely define
60 where certain road segments, especially collectors, will be built in the future or which new roads
61 should be designated as collectors. Being proposed for change in alignment are 2500 N. from
62 about 1400 to 1600 E. and 3100 N. east of 1800 E. Being proposed to be added as collectors
63 are 2100 N. from 600 to 800 E., 2900 N. from 200 to 800 E. (mostly in Hyde Park), 100 E. from
64 1800 to 2200 N., and 3550 N. from 1600 to 1800 E. Being proposed to be withdrawn as a master
65 planned collector is 2500 N. (Beck's Lane) east of 1600 E.

66 Jeff Jorgensen presented a map showing the locations of the changes, via an overhead projector.
67 He said it is a change to the existing transportation plan and that a more complete revision to the
68 transportation element of the general plan is in the pipeline. The changes being proposed here
69 bring the current plan more up to date. Elaine Nelson asked why we are doing this now and not
70 doing it later. Jeff Jorgensen said some of the changes will help aid the Planning Commission
71 and staff in terms of forthcoming projects.

72 Elaine Nelson asked about costs, specifically the cost difference for the placement of 2500 North.
73 Jeff Jorgensen said there are no costs associated with any of these roads. Elaine said if these
74 roads are put in the master plan, then there will be costs associated with the required purchase of
75 rights-of-way.

76 Per a request from Trent Wentz, Jeff Jorgensen pointed out all of the specific changes being
77 proposed to the general transportation plan.

78
79 *Trent Wentz made a motion to accept the resolution adopting the proposed changes to the*
80 *transportation element of the general plan. Steve Soulier seconded the motion. Scott Galbraith,*
81 *Steve Soulier, and Trent Wentz voted in favor. Elaine Nelson voted against. The motion passed.*
82

83 Consider a proposed subdivision concept plan, located on parcel 04-050-0030 (2.5 acres) at
84 approximately 2500 North (Beck's Lane) and 1600 East. The property was recently rezoned to
85 R-1-20 (20,000 sq. ft. lots) and the applicant is proposing five (5) lots.

86 Cordell Batt oriented those in attendance to the site and explained the concept plan. He said the
87 proposed subdivision was for five lots at just over 20,000 square feet each.

88 Trent Wentz said he would rather not make a decision on this without the minutes from the
89 planning commission. Cordell explained that the applicant wants to divide the property before
90 year's end, and there are not many meetings before the end of the year. He also said that it is a
91 simple subdivision and that he put the Planning Commission's decision and recommendations in
92 the staff report given to the council, even though the minutes had not been completed.

93 Trent asked why 2500 North was being proposed as 66-foot right-of-way road when it was no
94 longer considered a collector road. Jeff Jorgensen clarified that many residential roads are not
95 collectors, and that does not mean they cannot be 66 feet ROW.

96 Cordell Batt said that the Planning Commission discussed the desired rural character of 2500
97 North.

98 Scott Galbraith said the subdivision will bring density to the area and therefore it needs to have
99 curb, gutter and sidewalk. He said there are only five homes there currently, but more will come
100 later that will make use of a sidewalk in this location. Scott said maybe it doesn't need to be a
101 66-foot road, but it does still need to have curb, gutter and sidewalk.

102 The City Council continued to discuss the issues of the road potentially staying with more of a
103 rural character, and how to handle a road, and curb, gutter and sidewalk. Steve Soulier said
104 there was discussion that there was going to be some kind of sidewalk, if not the typical type,
105 perhaps a trail considering the desired rural feel for the area.

106 Mayor Watkins mentioned that a 66-foot road can still give the space to do something consistent
107 with the rural feel of the road.

108 Jeff Jorgensen said he recommends using one of the standard cross section in the design

109 standards technical manual, which includes sidewalks for what he believes to be little as a 60-foot
110 right-of-way.

111 The council discussed keeping the right-of-way at 66 feet but designing the cross section such
112 that it retains its "rural road" nature.

113 Steve Soulier commented that this is just the concept plan, and that some of those details will
114 come in with the development plan.

115 Cordell Batt explained staff's recommendations in the report, and which reports the staff feels
116 comfortable waiving, as well as which ones they are requiring.

117 Elaine Nelson asked about requiring the developers to build the road, curb, gutter and sidewalk
118 now or when more of the lots are built upon. Cordell Batt said there could be some sort of
119 ancillary agreement with the subdivision approval where these kinds of details could be worked
120 out.

121 Steve Soulier said he would like it conveyed that if the improvements are postponed, the
122 developers need to put the money aside, possibly in escrow, for the curb gutter and sidewalk.

123

124 *Scott Galbraith made a motion to approve the concept plan as proposed. There was no second.*

125

126 Sarah Ripplinger explained the history of the land and said that the lots are for her children. She
127 said one son is going to build on one lot, and the other ones will probably not get developed for
128 years. She said that she understands that the only way she can allow her son to build on the
129 road is to do it with the subdivision process. She said she will do what is required, but reiterated
130 that it is not the typical subdivision; they just want their son to be able to build a home on of the
131 lots.

132 Per a question from Scott Galbraith about the size of the lots, it was explained that the lots are
133 just over a half acre, i.e., 20,000 square feet. Steve Soulier said they are changing farm land into
134 a subdivision, but if it is going to be subdivided, they should have to do whatever everyone else
135 has to do.

136 Cordell Batt mentioned that the city has an ancillary agreement with Bea Nyman to not have to
137 build the sidewalk until the lots are built upon. Cordell Batt said in his mind, however, this is not a
138 typical subdivision; this is just a small family that wants to build one home at this time.

139 Scott Galbraith asked if they could just build a home on the one end of the property.

140 Cordell Batt said they could. Jeff Jorgensen further explained that the city code allows
141 construction of a residence on an existing lot but they would be required to give any required
142 right-of-way. The rest of the parcel could be divided off from the property on which the house
143 was built but the remaining parcel would need to be designated as having no development rights
144 on it until the properties go through the subdivision process.

145 Scott Galbraith said the council needs to be consistent in what they do.

146 Trent Wentz asked that the city representatives work with Ms. Ripplinger and work something out.

147 The City Council said they want to work with the Ripplingers, but they also want to be consistent
148 with what they are requiring of others.

149

150 *Scott Galbraith made a motion to approve the concept plan as presented, as long as there is*
151 *worked out some kind of agreement by which the same infrastructure improvement as are*
152 *required of others are required here. There was no second.*

153

154 *Steve Soulier made a motion to approve the concept plan for the Ripplinger Development as long*
155 *as the city comes up with an agreement that it will be curbed and guttered on Beck's Lane and*
156 *1600 East in the future, and including all recommendations made in the staff report. Scott*
157 *Galbraith seconded the motion. A vote was called and the motion passed unanimously.*

158

159 Consider an ordinance modifying the Mixed Use Zone including adding an additional Mixed Use
160 City Center Zone, and changing how the mixed use zones are used in the city. The proposed
161 ordinance also re-zones to Mixed Use General and Mixed Use City Center the area identified by

162 the North Logan Redevelopment Agency as the Community Development Project Area plus some
163 of the area adjacent to and to the east, west and south of the designated CDA. The area to be
164 re-zoned includes about 148 acres of land between Main and about 500 East and from 1800 to
165 2500 North.

166 Jeff Jorgensen explained the ordinance and the modifications made. He also referred to a map
167 detailing the proposed changes.

168 Steve Soulier referred to the matrix and clarified the items on the matrix.

169 Jeff Jorgensen explained to the City Council the note in the matrix referring to special conditions
170 for approving high voltage transmission lines and electrical substations.

171 Per a question from Elaine Nelson and Trent Wentz about Lydia Embry's comments, Jeff
172 Jorgensen said the comments were reviewed and taken into consideration. Cordell Batt
173 explained how he incorporated the changes that were pertinent. He said those comments are
174 maintained on record and are considered for the relevant pieces of input.

175

176 *Steve Soulier made a motion to approve the ordinance with the most recent changes as*
177 *presented. Trent Wentz seconded the motion. A vote was called and the motion passed with*
178 *Steve Soulier, Scott Galbraith, and Trent Wentz voting in favor and one opposed, Elaine Nelson.*

179

180 (This item is not required if the previous item is passed. This re-zone is included in the other
181 ordinance.) Consider an ordinance re-zoning approximately 6.7 acres of commercial property for
182 a development being proposed thereon. The area is currently zoned General Commercial (CG)
183 and being proposed to be re-zoned to the Mixed-Use Zone (MX). Being proposed is a
184 development with multi-story office, retail and residential (condos) above commercial located at
185 approximately Main and 2200 North.

186 No action on this item was needed or taken.

187

188 Consider approval of an interlocal agreement between North Logan City and the Redevelopment
189 Agency of North Logan for payment of tax increment revenues.

190 Jeff Jorgensen explained that the proposed agreement was for 100% of the North Logan City's
191 tax increment would be diverted to the RDA for 15 years. The proposed school board's and
192 Cache County's agreements are 50% diverted for twelve years.

193 Elaine Nelson asked how sure Jeff Jorgensen was of the numbers. Jeff explained that they are
194 all based on estimates and best guesses as to what will be generated by development and also
195 the costs for the planned improvements are estimated. Jeff Jorgensen said all of these numbers
196 would be modified as time goes along.

197

198 *Trent Wentz made a motion to approve the interlocal agreement as presented. Steve Soulier*
199 *seconded the motion. A vote was called and the motion passed unanimously.*

200

201 At this point on the agenda the City Council will temporarily adjourn and conduct a meeting of the
202 North Logan Redevelopment Agency. After the business of that body is completed they will
203 reconvene to complete the rest of the agenda.

204 *Steve Soulier made a motion to temporarily adjourn the city council meeting in order to have a*
205 *meeting of the Redevelopment Agency. Elaine Nelson seconded the motion. A vote was called*
206 *and the motion passed unanimously. This occurred at 7:32 p.m.*

207

208 Minutes for this meeting written under separate cover.

209

210 *Steve Soulier made a motion to adjourn the meeting of the re-development agency and*
211 *reconvene the city council meeting. Scott Galbraith seconded the motion. A vote was called and*
212 *the motion passed unanimously. This occurred at 8:44 p.m.*

213

214 Consider an ordinance making mandatory, as a required condition of development, certain design
215 guidelines.

216 Mayor Watkins excused him temporarily and placed Trent Wentz as temporary chair, to which the

217 City Council agreed (at 8:45 p.m.)

218

219 *Scott Galbraith made a motion to adopt the ordinance as written, making changes to the city's*
220 *requirements to follow design guidelines. Elaine Nelson seconded the motion. A vote was called*
221 *and the motion passed unanimously.*

222

223 Consider a resolution changing the business license fees. Also review the costs of adding the
224 Fire Marshall to the fire department's staff as it relates to the revenue sources affected by the
225 work this person will do. Discussion will also include the process by which this position and an
226 engineering technician position are to be filled.

227 Jeff Jorgensen explained how the business license fees were being revised, and what factors
228 went in to determining the new charges. Jeff Jorgensen said that Gloria was unable to attend this
229 meeting, but he wanted to acknowledge her for all of the work she did on this. He described the
230 details of the various charts used to determine the proposed new business license fees.

231 Trent Wentz asked about the new fire marshal position and asked if that position is being paid for
232 by these fees. Jeff Jorgensen said if these new fees are passed, the additional fees will cover the
233 additional costs of that position.

234 Scott Galbraith said that the city is providing services for the public and the taxes go to that. He
235 asked if these new business license fees are within the range of what other cities charge. Jeff
236 Jorgensen referred to the chart given the council that describes other cities' fees and said he felt
237 that the fees are comparable.

238 Trent Wentz asked about the entertainment fee of \$45.

239 Scott Galbraith asked if door to door vendors are required to have a business license from North
240 Logan City. Jeff said each door-to-door vender should have a license signed by Jeff Jorgensen
241 and stamped as a certified copy of the original license.

242 Steve Soulier suggested that the city could provide some kind of license that each door-to-door
243 vender is required to wear externally, for customers to see at the door.

244

245 *Steve Soulier made a motion to approve the resolution changing the business license fees as*
246 *presented. Scott Galbraith seconded the motion. A vote was called and the motion passed*
247 *unanimously.*

248

249 Fire Marshal position

250 Jeff Jorgensen explained the fees and how they correlate to the fire marshal position. He said
251 once the position is up and running after a year or so, he would spend approximately 563 hours a
252 year, i.e. 27% of his time, doing things that directly generate fees to help pay for his position. The
253 fire marshal will also do part of Building Permit approvals and plan reviews. Jeff went on to break
254 down the duties of the fire marshal and what aspects of the position will generate funds. The total
255 costs to the city for wages and benefits are about \$67K. Jeff said the fees that the position will
256 generate will about break even for costs of the position.

257 Scott Galbraith asked how the city can make sure this position stays on task in order to continue
258 to generate enough revenue to pay for the position, and not get diverted by other tasks that
259 position gets busy with. The City Council discussed the Fire Marshal being pulled away with
260 other important tasks. Scott Galbraith said it would not be appropriate for other cities to pull him
261 away and take advantage of the position.

262 Jon Keller what will drive this will be building inspections. This person has to go out and do the
263 inspections and those will be tracked. Jon said he does not see this as a problem.

264 Jeff Jorgensen also said that he gave the City Council a job description for this position, as well
265 as one for the engineering tech. job.

266 Jon Keller said an ad had been placed in the local paper; and per a question from Elaine Nelson,
267 he said he kept the advertisement of the position local in order to try to get someone in the
268 position who was familiar with the department. He said it is common for an outside person to
269 change the station and adapt it to the city from which they came, and that he wants to avoid that
270 from occurring. He further explained the requirements of the person for the position.

271 Steve Soulier asked Jon Keller if the person to fill this position has already been pre-determined.

272 Jon Keller said he had made no pre-determination on this hiring.

273 Trent Wentz said he felt it is a mistake not to open the position up state-wide in order to see what
274 is in the market; then the person hired knows that they are truly the best position for the job.

275 The City Council agreed that it should be opened up wider for the position, including posting the
276 job on the Utah League of Cities and Towns' website.

277 Elaine Nelson asked why the GIS position was also not on the League's website. Jeff Jorgensen
278 said that was a good idea to do so and that he would put it on there. He said it had just not
279 occurred to him to do so.

280

281 Consider approval of final completion of Harvest Meadows Subdivision improvements and
282 release of bond for the improvements.

283 *Scott Galbraith made a motion to release the improvement bonds on the subdivision. Elaine*
284 *Nelson seconded the motion. A vote was called and the motion passed unanimously.*

285

286 Consider approval of the decision to lower the speed limit on 800 East from 40 mph to 35 mph.

287 Chief Kim Hawkes said the law enforcement committee had met, and reviewed and discussed the
288 speed limit for 800 East. The consensus of the committee was that 35 would be a happy
289 medium. He said the 80th percentile speed for those traveling this road was about 46 mph;
290 meaning that 80% of the cars are going 46 mph or less. He said they will have signs informing
291 drivers about the speed change and mentioned other ways they are making citizens aware of the
292 change. He said he thinks 35 mph is a comfortable speed that does not feel as constrained as 30
293 mph.

294

295 The council discussed the proposed recommendation of the mayor, with the advice he had
296 received from the law enforcement committee, to lower the speed limit on 800 East from 40 to 35
297 mph.

298

299 *Scott Galbraith made a motion to accept the recommendation from the mayor as presented that*
300 *adjusts the speed limit on 800 East from 40 to 35 mph. Trent Wentz seconded the motion.*

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

302

303 Official Canvass of the 2007 Municipal Election results

304 Jeff Jorgensen explained the reasoning for doing the canvas and explained the results. He gave
305 a written copy of the results to the City Council members. Steve Soulier asked how well the
306 machines worked and Jeff Jorgensen said they did very well. Jeff Jorgensen said the numbers
307 he was presenting did not include any of the write-in votes because they had to be done
308 somewhat by hand. The data presented was only for the votes generated by the machines for
309 the candidates whose names were listed on the ballot. He also explained that if a write-in
310 candidate's name was misspelled by a citizen, and the spelling was obviously close, then the vote
311 went to that candidate. He said if a listed candidate was put in as a write-in, that would not count,
312 so as not to give that candidate two votes. He further explained the provisional ballots, which
313 were for citizens who were registered, but not voting in the right precincts.

314

315 *Steve Soulier made a motion to accept the official results of the election as presented. Elaine*
316 *Nelson seconded the motion. A vote was called and the motion passed unanimously.*

317

318 Reports from city officers, boards, and committees

319 Jeff Jorgensen mentioned the Planning Commission training on November 29th, Thursday, which
320 the City Council is invited to go to if they would like.

321

322 Trent Wentz said he appreciated the way the police chief has handled things in the safety
323 meetings. He said he has been frustrated with the Cache County School Board, as well as
324 Cache County, in their reluctance to support the CDA, and wished they understood what North
325 Logan City was offering to the community with the village green and the city center. He said he is

326 hopeful that the remaining City Council and the new, in-coming members will see this initiative
327 through. He said he felt this is a unique opportunity to build a structured community in an
328 organized way and that the City Council can push it through and make it come to fruition.

329
330 Scott Galbraith said there are homes being built up in the area where he lives area and it is very
331 muddy. He said it was bad enough that the police had to be called. He recommended to Chief
332 Kim Hawkes that the officers be made aware of the city's ordinances regulating tracking mud onto
333 streets and asked that the officers ask the developers to take better care of the mess and mud
334 tracking.

335 Chief Kim Hawkes said he would put a notice out to the officers, but also suggested doing
336 something at the building permit level as well. He said the city needs to educate the developers
337 to do something to better contain the mud on site. Jeff Jorgensen he would pass the council's
338 concern on to the inspectors.

339
340 *Scott Galbraith made a motion to adjourn the meeting. Elaine Nelson seconded the motion. A*
341 *vote was called and the motion passed unanimously.*

342
343 The meeting adjourned at: 8:49 p.m.

344
345
346 Approved by City Council: January 3, 2008

347
348
349 Transcribed by: Jeff Jorgensen and Marie Wilhelm

350
351
352
353 Recorded by _____
354 Jeff Jorgensen/City Recorder