

1 **Minutes of the North Logan City**
 2 **City Council**
 3 **Held on July 2, 2008**
 4 **At the North Logan City Library, North Logan, Utah**
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8 The City Council meeting was called to order by Mayor Watkins at 6:01 p.m.

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10 Council members present were: Kevin Dustin, Lloyd Berentzen, Al Moser and Steve Soulier.
11 (Elaine Nelson was not in attendance).
12

13 Others present were: Don Younker, Pat Northenor, Marcia Cheney, Nancy Potter, Andrew L.
14 Hyer, Kevin Hyer, Jay and Teri Olsen, Frank Prince, Kaden Prince, Caleb Gibbons, Linda Burt,
15 Robert Burt, Kurtis Shelton, Jon Keller, Mary Sharp, Nancy Jensen, Ron Jensen, Paul & Michelle
16 Weber, Cordell Batt, Police Chief Kim Hawkes, Jeff Jorgensen and Marie Wilhelm.
17

18 The Pledge of Allegiance was led by Mayor Watkins.
19 An invocation was given by Kevin Dustin.
20

21 **Adoption of Agenda**

22 *Steve Soulier made a motion to adopt the agenda as presented. Lloyd Berentzen seconded the*
23 *motion. A vote was called and the motion passed unanimously.*
24

25 **Approval and Follow-up of Minutes**

26 None at this time.
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28 **Follow-up**

29 None at this time.
30

31 **Review of Action Items**

32 None at this time.
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34 **New Business**

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

37 Nancy Potter - North Logan Cemetery #1

38 Nancy Potter, Chairman of the Cemetery Committee, presented the results for the sign-ups for
39 North Logan cemetery plots which took place the previous day. She said over 300 plots were
40 reserved in the first half-hour. She said by the end of the day, 552 plots were reserved (out of
41 1300 plots); with 81 more plots reserved today; which makes for a total of 633 plots reserved in
42 two days, which is half of the lots available. She said if they think in terms of \$250 per plot; that
43 equals a total of \$158,250 in revenue coming in September. She said Jeff Jorgensen said that
44 money will go into the General Fund unless the City Council specifically states that they want it
45 placed in a cemetery fund, which is what the Cemetery Committee wants to have happen. She
46 said she feels the sales are occurring so rapidly, that the money is going to be needed to create
47 more plots and develop the next two acres very soon. Per a question from Lloyd Berentzen, Jeff
48 explained this would take a change to the budget when the time is appropriate. Ms. Potter also
49 asked that the Cemetery be open on July 24th from 1:00 to 2:00 pm in order for the citizens to be
50 able to see it; to which the City Council agreed. She further mentioned that on the resolution for
51 the cemetery fees; the first-year fee for non-residents was never changed from \$500 to \$400, as
52 was proposed by the Cemetery Committee; therefore she recommended that to be done. Per a
53 question from Jeff, Ms. Potter said that only one of the plots reserved was by someone who was
54 a non-resident. The council continued to discuss various points with Ms. Potter.
55

56 Discuss options for weed control ordinance enforcement. #1

57 Al Moser commented that the city has a lot of weeds on its own properties that should be taken
58 care of before requiring residents to take care of theirs.

59 Jeff Jorgensen gave a PowerPoint presentation outlining the intended plans for a weed control
60 program within the city.

61 Chief Kim Hawkes described how the weeds will be controlled in relation to private property
62 owners, utilizing the nuisance ordinance through the police and fire department.

63 Mayor Watkins suggested putting something in the newsletter about weed control; as well as
64 possibly having a meeting with citizens to discuss the various points with them.

65 Jeff discussed the issues of having large areas of noxious weeds; and suggested having an
66 intern hired to help work on this.

67

68 Consider sale of excess city property – remainder of parcel at 1200 E 2300 N. #1

69 Jeff Jorgensen discussed the history of the options considered for this property; including having
70 the building removed, which he said could cost roughly \$16-\$21K. Jeff said he will approach
71 those bidders again and see if they are still interested in doing that. He discussed the property,
72 and that Robert and Linda Burt are potentially interested in purchasing it. He said the appraisal
73 for the land is \$20K; and that the City Council will have to decide if that is what they want their
74 starting point to be for the property.

75 Al Moser said he is hesitant to let the property go before the development of the road is figured
76 out. Jeff said to do that, it would take that property, as well as 18 feet of Al Moser's property, to
77 develop the road. The City Council discussed various options and issues further.

78 Lloyd Berentzen mentioned that the price of the land may go up and the Burts would then end up
79 paying more later on. Jeff and the City Council discussed establishing the price for the property
80 now.

81

82 Reports from city officers, boards, and committees

83 Jeff mentioned the Utah League of Cities and Towns Convention taking place September 10-12;
84 and asked the council members to let him know as soon as possible whether they would be
85 attending.

86 Jeff mentioned the activity being planned for city employees for Wednesday, September 17;
87 being done in lieu of a Christmas Party (and also said a City Council meeting will not take place
88 that evening).

89 Jeff mentioned an emergency information kit that Smithfield has given to its residents (which he
90 gave a copy of to the City Council to review), and discussed North Logan doing something similar
91 for their citizens. He said it would probably cost approximately \$400-\$500 to create. The council
92 said they would be interested in doing something like that. Jeff and the council further discussed
93 what information could be included in the packet.

94

95 Mayor Watkins mentioned Renee Coleman, who has been the Youth Council Leader; but has
96 become too busy to continue in that post. He said therefore Marja Bagley will be taking her
97 place.

98 Mayor Watkins said that proposals were submitted for 200 East, as well as 3100 North for funding
99 with the new county sales tax for roads. He further discussed potential plans for those roads, and
100 the associated costs. He also discussed the development of potential round-about. Per a
101 question from Steve Soulier, Mayor said that at least 50% of the rights-of-way will likely be
102 donated. He said that is not in writing yet, but the owners appear willing.

103

104 6:45 – 7:00 Public Hearing to receive input regarding proposed changes to the plat for the
105 Shady Lane Subdivision. Following the public hearing the council may consider approval of the
106 proposed plat amendments. #4

107 *Mayor Watkins opened the public hearing at 6:52pm.*

108

109 Jeff Jorgensen displayed overheads on a projector showing the original approved plat, as well as
110 the new plat reflecting the proposed changes. He further described the intended changes. He
111 also mentioned the request to change the name of the subdivision from Shady Lane Subdivision
112 to Legacy Lane Subdivision.
113

114 Subdivision property owner John Chadwick described the reasons behind the request for
115 changes; which include simply straightening out a fence line/property line; as well as being able
116 to situate a house better on one of the lots. He said there are not additional lots being created.
117

118 Teri Olsen said she and her husband Jay own property adjacent to the subdivision to the north.
119 She said they were never consulted about any of this. She said originally they were told that
120 there were only going to be three lots and three homes, for someone to build their "dream home".
121 She said the subdivision is poorly planned, and there has been no money set aside for
122 infrastructure. She asked that the City Council not make a decision until they have had a chance
123 to read her hand outs and drive through the subdivision and review all of the problems associated
124 with it.
125

126 Jay Olsen said he feels that this subdivision was poorly planned from the beginning; and were
127 told there were only going to be three homes there. He said it looks like there are going to be
128 eight lots there and potentially more; and said he feels that is too many; especially until there is
129 infrastructure with a road connecting to a collector street. He said he would like to see the
130 subdivision completed.
131

132 Teri Olsen said she would like all the owners to work together to create a nice subdivision.
133

134 Andrew "Pug" Hyer said he lives on 800 East across from the subdivision, and expressed his
135 concerns about the subdivision. He discussed a letter he sent eight years ago to the city and the
136 Police Chief, etc. regarding a city ordinance requiring the property to be kept clean and safe. He
137 said at that time, the City Attorney wrote them up for six violations. He said he feels the
138 subdivision is a detriment to the city and its citizens. He said he challenges the Mayor and the
139 City Council to drive through the subdivision before they make a decision.
140

141 Kevin Hyer said he opposes the name change because there is no "legacy" to this lane, as it
142 goes nowhere; and that this subdivision should not go forward. He said the City Council should
143 drive through the subdivision and see if it is something they would want in *their* back yard.
144

145 John Chadwick there has never been a change made to Legacy Lane. He said originally, a flag
146 lot ordinance was approved, and that shortly thereafter, property owners Kevin Pack, and Ron
147 and Nancy Jensen applied for flag lots. He said due to that, the city requested at that time that
148 the owners subdivide, and have a temporary access. He reiterated that this was the *city's*
149 request; and not the request of the property owners. He said if the area citizens want that area to
150 look nice; then homes need to be built there. He said the zoning allows for quarter-acre lots; but
151 that the owners have created half-acre lots instead. He said they were requested by the city to
152 install a sewer line down 600 East, which they did; and that there is also water, power and cable
153 there. He said the original ancillary agreements were to tie in to the road to the north: "someday".
154 He said although they are not required, per the agreement, to pave the road until it ties in to the
155 property to the north; he is however already in the process of paving the cul-de-sac; and has
156 already cemented the access road approximately 200 feet down; and is paving it another 200 feet
157 to the cul-de-sac. He said the subdivision is the way it is because it is the way the *city* wanted it;
158 that the owners would have been content simply utilizing several flag lots. He said this was
159 originally a very long process and they met with the city over several months' time to work this
160 through; and said he agrees that it is an unusual subdivision. He restated that he is willing to
161 pave the cul-de-sac even though he is not required to do so; and reiterated that all they are
162 requesting is essentially to straighten out a lot line; not to create any more lots. He also said they
163 have already begun to manage the issues that the Fire Marshal brought up. He said they have
164 done *everything* that the city has requested of them all along; and have not ever been in violation

165 in any way to the original agreement. He said they will be putting up a sign in addition to paving
166 the access road.

167

168 Andrew Hyer said that if the City Council approves this, he will stand behind it 100%; but that he
169 *demands* that there is a place made where the garbage cans go and be picked up consistently,
170 so that they are not always sitting on the street, as its quite a nuisance.

171

172 Steve Soulier asked Fire Chief Jon Keller to go over the Fire Marshal's findings, which he
173 proceeded to do, and discussed what he is requiring Mr. Chadwick to do, which he said Mr.
174 Chadwick agreed to take care of.

175

176 Nancy Jensen described her discussion with Jon Keller regarding trimming the hedge along their
177 adjacent road, in order to be in compliance; which she said they will do in the next couple of
178 weeks. She said there is more land than just the ten feet on the road; that the actual driveability
179 is nineteen feet. She said in terms of the name change; that she felt there is a negative
180 connotation to the title "Shady Lane", and very much would like that to be changed.

181

182 *As there were no further public comments, Mayor Watkins closed the public hearing at 7:25pm*

183

184 Steve Soulier said he drove through the subdivision a month ago and was appalled, and had
185 invited the council to drive down there, long before this was on the agenda. He said he is
186 concerned about the health and safety of the people who live there. He said it should look nice
187 for the people who are buying there and who live in the community. He said he appreciates the
188 intentions of the developers, which now address most of his concerns.

189 Al Moser said he does not see anything negative about "Shady Lane" unless someone wants to
190 think of it that way.

191 Lloyd Berentzen said there was a lot of discussion on this originally. He said the city and the
192 council in place at the time hold some responsibility for some of the current issues. He further
193 explained some of the concerns of the council at the time, and mentioned a council member who
194 was adamant about how it was developed the way it is. He said John Chadwick worked closely
195 with the city on this. He said the project came back and forth many times, but was certainly not
196 the Chadwick's, nor the Jensen's fault.

197 Kevin Dustin said he did make the drive through the subdivision recently, and had some of the
198 same thoughts and concerns. He said it helps to know what things are supposed to look like,
199 rather than what they do. He said he would like more time to review this further.

200

201 Teri Olsen said they are not just "straightening out a lot line" as Mr. Chadwick maintains; that they
202 are in fact, making it possible to subdivide one of the lots, and thereby creating one additional lot.

203

204 John Chadwick said he has never been a developer; that he was thrown into that position by the
205 city. He reiterated that there are some changes that need to be made and restated what he is
206 going to do in terms of paving, etc. He said they have done everything they have been asked to
207 do and may possibly lose the sale that will give him the money to make the improvements if this
208 amendment is not approved.

209

210 Lloyd Berentzen asked if an agreement could be put together to resolve the visual issues.

211

212 Mr. Chadwick said the homes he owns are in good shape and that it is not fair to put the whole
213 responsibility on him to clean up the owners' properties. He said the sale of the other property
214 will give him the funds to do the improvements, as well as to pave the cul-de-sac.

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216 Mayor Watkins said this will be reviewed and discussed again at the next City Council meeting.

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218 *Al Moser made a motion to adjourn the meeting. Steve Soulier seconded the motion. A vote was
219 called and the motion passed unanimously.*

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The meeting adjourned at: 8:00pm

Approved by City Council: August 20, 2008

Transcribed by Marie Wilhelm

Recorded by _____
Jeff Jorgensen/City Recorder

** Due to the fact that there is other documentation related to this agenda item that may not be included in the official minutes of this meeting, the following repositories, cross referenced to applicable agenda items within these minutes, shall indicate where additional documentation can be found for future reference for that agenda item:*

1. *Annual City Council meeting binders in the Office of the City Recorder*
2. *Budget folders in the Office of the City Recorder*
3. *Special Project folders in the Office of the City Administrator*
4. *Subdivision Folders in the Office in the City Engineer*