

1 **Minutes of the North Logan City**
2 **City Council**
3 **Held on October 7, 2009**
4 **At the North Logan City Library, North Logan, Utah**
5
6

7 *Al Moser made a motion to nominate Steve Soulier as Mayor Pro-tem. Lloyd Berentzen*
8 *seconded the motion. A vote was called and the motion passed with Lloyd Berentzen, Kevin*
9 *Dustin, Al Moser, and Elaine Nelson voting in favor and Steve Soulier abstaining.*

10
11 The meeting was called to order by Mayor Pro-tem Steve Soulier at 6:00 p.m.

12
13 Council members present were: Lloyd Berentzen, Steve Soulier, Al Moser and Elaine Nelson.
14 Kevin Dustin arrived at 6:30 pm.

15
16 Others present were: Kay Gilgen, Janet Anderson, Dave Anderson, Nancy Potter, Lucy
17 Watkins, David Benson, Soo Williams, Jeff Jorgensen, Scott Bennett, and Kim Weis.

18
19 The Pledge of Allegiance was led by Lloyd Berentzen.
20 An invocation was given by Al Moser.

21
22 **Adoption of Agenda**

23 *Lloyd Berentzen made a motion to adopt the agenda as presented. Elaine Nelson seconded the*
24 *motion. A vote was called and the motion passed unanimously with Lloyd Berentzen, Al Moser,*
25 *Elaine Nelson and Steve Soulier voting in favor.*

26
27 **Approval and Follow-up of Minutes for September 16th, 2009 City Council Meeting.**

28 Not available for review at this meeting.

29
30 **Follow-up**

31 None at this time.

32
33 **Review of Action Items**

34 Jeff Jorgensen stated that Laurentzen pled guilty to the infraction and was given six months to
35 clean up his property. Some of the roads have been marked for temporary bicycle routes. The
36 roads will be restriped and the lines for bicycles will be correctly marked.

37
38 Steve Soulier asked that the master plan include a comprehensive bicycle route.

39
40 **New Business** #1

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

43 None.

44
45 Consider a proposed ordinance changing the city's subdivision ordinance regarding the
46 guarantee of improvements for subdivisions.

47 *Steve Soulier made a motion to adopt the proposed ordinance changing the city's subdivision*
48 *ordinance regarding the guarantee of improvements for subdivisions. Lloyd Berentzen seconded*
49 *the motion.*

50
51 Lloyd Berentzen asked for clarification on the cash or bonding and the 10% retention fee. Jeff
52 explained the proposed ordinance.

53

54 *A vote was called and the motion passed unanimously with Lloyd Berentzen, Al Moser, Steve*
55 *Soulier and Elaine Nelson voting in favor.*

56

57 Consider a proposed ordinance changing the city's zoning ordinance regarding group dwellings.

58 Jeff explained that language has been added describing a residential business that can be
59 licensed and distinguishing it from a residential facility for the elderly and disabled that would be
60 more like a home and would not be licensed. For example, an assisted living facility or nursing
61 facility would need to be licensed with the State and the City.

62

63 *Al Moser made a motion to adopt ordinance changing the city's subdivision ordinance regarding*
64 *the guarantee of improvements for subdivisions. Elaine Nelson seconded the motion.*

65

66 Al asked if this addressed the issues at Pioneer Valley. Jeff stated that this ordinance was
67 addressing issues that the State had recommended to be addressed and was not site specific.

68

69 *A vote was called and the motion passed unanimously with Lloyd Berentzen, Al Moser, Steve*
70 *Soulier and Elaine Nelson voting in favor.*

71

72 Consider a resolution supporting a proposal to establish an Economic Development Zone for
73 parcel 04-060-0029 at 84 E 2400 N and agree to provide a local incentive to the developers of the
74 project. The local incentive being considered is a partial rebate of the incremental increase in the
75 personal property tax due to North Logan City for ten years.

76 Jeff Jorgensen explained that the proposed resolution is similar to the resolution that was passed
77 for Qwest a few years ago. The only thing that is being considered for a rebate is the 30% of
78 what is received on their personal property tax for 10 years. Elaine Nelson stated that the upstart
79 of the company would not employ very many people. Because of that she hesitates to give an
80 incentive to a company that is not going to greatly benefit the community. Steve Soulier asked for
81 clarification regarding the City's relationship with State and if an economic development zone
82 would be set up regardless if the State takes any action just by passing the resolution. Jeff
83 clarified that the State sets up economic development zones. The resolution just lets the state
84 know that if they were to set up an economic development zone the City would be supporting it
85 and give a token incentive. The 30% on personal property is the maximum the City can give.
86 Elaine stated that the City did not give an incentive to Kohl's when they opened in the City. Lloyd
87 Berentzen gave some history on that issue, at the time the developer stated that an incentive was
88 not needed to bring in business and that businesses would open if they so desired. Because of
89 this statement he hesitates to approve this resolution and is not comfortable with setting up an
90 expectation for future economic growth.

91

92 Steve Soulier asked for a motion. The resolution died for lack of motion.

93

94 Consider a resolution changing park use policies

95 Alan Luce stated that the resolution has gone before the Park board where minor changes were
96 made and approved. The police department has been notified of the "dawn to dusk" policy and
97 its intent for enforcement. The park board added "nature" to King Nature Park.

98 Al Moser stated that most cities allow for reservations to be made a year in advance. Our policy
99 allows for just six months in advance.

100

101 *Lloyd Berentzen made a motion to adopt resolution changing park use policies. Elaine Nelson*
102 *seconded the motion.*

103 *Lloyd Berentzen amended the motion to change the reservations from six months to a twelve*

104 months in advance. Elaine Nelson accepted the amendment. A vote was called and the motion
105 passed unanimously with Lloyd Berentzen, Al Moser, Steve Soulier and Elaine Nelson voting in
106 favor.

107

108 Lloyd made a comment that he was desirous for the park facilities to be used by more than one
109 person or group per day. Alan stated that the park is sometimes reserved for family reunions and
110 usually it is for a four hour block which would allow for more usage. Jeff reminded the Council
111 that the meeting room for the library is handled in the same way. If someone walks in wanting to
112 use the meeting room they can if it has not been reserved. However, if someone wants the right
113 to use the facilities for a certain time then fees are charged in exchange of it not being available
114 to others. Jeff also let them know that the library reservation policy is also six months in advance
115 and he would not recommend it being extended past that.

116

117 Alan Luce asked for Council approval for a donation box at the pumpkin walk.

118

119 Elaine Nelson made a motion to allow a donation box for the pumpkin walk. Lloyd Berentzen
120 seconded the motion. A vote was called and the motion passed unanimously with Lloyd
121 Berentzen, Al Moser, Steve Soulier and Elaine Nelson voting in favor.

122

123 Consider a resolution changing several miscellaneous fees in the Master Fee Schedule

124 Jeff gave a brief overview of the proposed changes to several miscellaneous fees in the Master
125 Fee schedule. There were questions regarding the administrative fee.

126 Steve Soulier made a motion approve the Master Fee Schedule changes as presented minus the
127 administrative fee and to bring that back to the Council at a later date. Elaine Nelson seconded
128 the motion. A vote was called and the motion passed unanimously with Lloyd Berentzen, Kevin
129 Dustin, Al Moser, Steve Soulier and Elaine Nelson voting in favor.

130

131 Consider a resolution stating the city's intent to annex the following properties: Cache County's
132 property in the vicinity of the Eccles Ice Center, Quality Auto Sales' property at Main and 2850 N,
133 the Berger property at 2800 N and 1250 E, and lots 8 and 9 of the Verdant Vista Subdivision.

134 Jeff stated that this resolution is the first initial step in the annexation process. If the County does
135 not approve it then Logan City has to annex it themselves, but they cannot because the
136 properties are not contiguous with their border. (Jeff check this, I wasn't sure if it was County or
137 Logan City that has to annex it) There is an agreement with Hyde Park and they will come in with
138 their own boundary change to define the boundaries between the cities.

139

140 Al Moser made a motion to approve the resolution stating the city's intent to annex the following
141 properties; Cache County's property in the vicinity of the Eccles Ice Center, Quality Auto Sales'
142 property at Main and 2850 N, the Berger property at 2800 N and 1250 E, and lots 8 and 9 of the
143 Verdant Vista Subdivision Kevin Dustin seconded the motion. A vote was called and the motion
144 passed unanimously with Lloyd Berentzen, Kevin Dustin, Al Moser, Steve Soulier and Elaine
145 Nelson voting in favor.

146

147 Consider a resolution informing the State Water Quality Board of the council's review of the
148 annual Municipal Wastewater Planning Program Report for 2008 and the city's action taken to
149 maintain the effluent requirements contained in its UPDES Permit.

150 Al Moser made a motion to approve the resolution informing the State Water Quality Board of the
151 council's review of the annual Municipal Wastewater Planning Program Report for 2008 and the
152 city's action taken to maintain the effluent requirements contained in its UPDES Permit. Elaine
153 Nelson seconded the motion. A vote was called and the motion passed unanimously with Lloyd
154 Berentzen, Kevin Dustin, Al Moser, Steve Soulier and Elaine Nelson voting in favor.

155

156 Discuss current regulations on residential accessory buildings to determine if changes need to be
157 made to the city code.

158 Jeff asked the Council to look at the letters written by the Calhouns and Oppermans. The people
159 in the neighborhood are not happy with how the accessory building looks. Steve Soulier stated
160 that the regulation is vague and perhaps a definition needs to be clarified. Jeff stated that the
161 regulation currently reads that an accessory building cannot be taller than 35 feet. Cordell Batt
162 stated that there are accessory buildings on hills that have gone up to the 35 feet and that
163 residents prefer to be able to go taller. Some of the older subdivision have the houses built more
164 toward the back of the property where there is not a rear yard leaving a large side yard. Most
165 accessory buildings are built behind the homes and this is a unique case where the City can not
166 control preferences. Jeff asked if this issue should be addressed and if alternatives should be
167 sought. Steve stated that this would be an issue that needs to be addressed in the design
168 standard and not necessarily a code change.

169

170 Al Moser asked that this issue be studied and recommendations brought back to the Council for
171 future consideration. Jeff will take this to the Planning Commission and then bring it back to City
172 Council.

173

174 Discuss funding of the CERT program

175 David Benson, the current CERT coordinator, discussed the need for funding for the CERT
176 program. A trailer is needed and would serve as storage as well as being a drop-off point for
177 donations.

178 Jeff stated that the program improves more and more each year as they get more organized and
179 train more and more people. If the program is going to be effective then equipment is needed.
180 Right now items are purchased under a miscellaneous catch-all item on the budget and he would
181 like the program to have a specified amount allocated to it that would be under the fire
182 department. Jeff asked David to look at a proposed budget and the trailer was the highest
183 expense. Elaine Nelson observed that the next biggest expense was website development and
184 suggested that the website be combined with Fire Department's website. Jeff stated that either
185 under the fire department or under the City's, however CERT's needs are different from what can
186 be supported by either established website. There was discussion whether CERT should be its
187 own entity or under another City department. There are resources that both the fire and police
188 departments have available for the CERT program.

189 Lloyd asked David for reasoning behind the items listed on his budget. Lloyd also asked if there
190 were any regional coordination for triage and if they would consider linking to other agencies so
191 there is less duplication and allow for more resources.

192 Al stated that the program does need a budget but he does not want to see a separate
193 department created for it and would prefer it to be under an existing department. Lloyd warned
194 the Council to keep it a voluntary program and departmentalize it. Jeff recommended that there
195 be a line item in either the fire department budget or his budget.

196 Soo Williams stated that North Logan's CERT program has been contacted by the County and is
197 being used as a model for their program. They are also writing grants to get monies for the
198 CERT program and they are not just coming to the City for funding.

199

200 Reports from city officers, boards, and committees.

201 Lloyd Berentzen got a couple of calls from the community and wants to revisit the family dwelling
202 ordinance and the definition of family plus one. He asking for this to be an agenda item to
203 discuss the intent.

204 Cordell wanted to revisit the economic development issue as he remembers the incentive was to
205 generate job creation. He mentioned that in the economic world there is a difference between
206 retail jobs and bringing in permanent high paying jobs. This may make a difference in creating an

207 economic development zone. Elaine Nelson stated that she used Qwest as an example and was
208 not intending to equate it to retail, but reminded that Qwest initially employed many people.
209 Steve said it was hard to understand how much benefits the business was going to provide the
210 community and he needed more information to consider incentives.
211 Steve Soulier encouraged the Council members to attend "Meet the Candidates Night" next
212 Wednesday since they will be working with some of them in the near future.

213
214 *Elaine Nelson made a motion to adjourn the meeting. Lloyd Berentzen seconded the motion. A*
215 *vote was called and the motion passed unanimously with Lloyd Berentzen, Kevin Dustin, Lloyd*
216 *Berentzen, Al Moser, Steve Soulier and Elaine Nelson voting in favor.*

217
218 The meeting adjourned at: 7:18 pm

219
220 Approved by City Council: October 21, 2009

221
222
223 Transcribed by Kim Weis

224
225 Recorded by



Scott Bennett/City Recorder

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227
228