

55 and paper due to less paper copies. With the savings the system ends up paying for itself. The
56 software costs \$17,000 with an annual maintenance fee of \$2,000. There will be a need for
57 manpower to initially capture or scan the images which either Ikon or the City can provide.

58

59 6:45 - Public Hearing to receive public input on proposed revisions to the FY2010 municipal
60 budget. Following the public hearing the council may adopt a resolution implementing the
61 proposed changes to the budget.

62 Mayor Berentzen opened up the public hearing at 6:52 pm.

63

64 Lydia Embry – Expressed concerns with the 63.8% of the City's revenues going to wages and
65 benefits. She went over different line items that caused her concerns. She also expressed
66 ongoing concern for the water runoff at 1600 East and 3100 North.

67

68 Mayor Berentzen closed the public hearing at 7:00 pm.

69

70 Jeff Jorgensen noted that the budget reflected the appraised values of the land for the rights-of-
71 ways even though the City did not lay out the full amount in cash. Some of the land was donated,
72 some have agreements where the property owner will be relieved in the future from having to do
73 some road work, and some lands were purchased.

74 Allen Kartchner talked about the energy sales and use tax and how elimination of that tax would
75 require the City to lower its expenses. Al Moser stated that he was in favor of eliminating the tax
76 since the purpose of the tax has been completed. If the City was to increase taxes elsewhere to
77 make up the difference, he would be in favor of a property tax instead of keeping the energy sales
78 and use tax. He stated that the latter tax hits the elderly unfairly since they need to heat up their
79 homes in cold winters and that a property tax spreads it out more evenly.

80 Jeff addressed bonuses that were part of this year's budget. He stated that the Council decided
81 that there would not be any raises last year when the City typically gives 3 – 5% raises. Mayor
82 Watkins had wanted to have a small amount of discretionary funds in the budget for bonuses. At
83 Christmas time the Mayor and Jeff decided to take the \$5,000 set aside for bonuses and spread it
84 amongst the entire staff as part of their Christmas gift.

85 John Bailey asked to go through the budget page by page since he has some questions.

86 Jeff stated that the numbers shown as interest earnings are merely carried over from the prior
87 year. The overall numbers will be close, but the individual amounts will vary and the real
88 amounts will be finalized at the end of the year.

89 Mayor Berentzen stated that he was uncomfortable with the raises/bonuses being discretionary.

90 Jeff recommended hiring Nate Stephens to be a full-time GIS person for the City. He is currently
91 a part-time contractor and his wages come out of three department's professional and technical
92 services budget. His pay would move up to the wages columns for the three departments.

93 The payments to Logan for waste collection may have excess at the end of the year. It is difficult
94 to determine the correct amount up front since commercial areas may have extra dumps to load.
95 Residential amounts are more predictable, however in 2008 the city was surprised at the end of
96 the year with extra fees causing this line item to be over budget.

97 The disposal and treatment amount in the sewer utility fund should not need to be adjusted since
98 the City has been overpaying Logan City for some time. John Bailey asked if the City shared any
99 responsibility for the flooding at 1200 east and 1400 North with Logan City. Jeff Jorgensen stated
100 the area fell into Logan City's jurisdiction and issues should be brought up with them.

101

102 *Al Moser made a motion to adopt the revised budget of 2010. John Bailey seconded the motion.*
103 *A vote was called and the motion passed unanimously with Al Moser, Kevin Dustin, Nancy Potter,*
104 *John Bailey, and Allen Kartchner voting in favor.*

105

106 Jeff asked for guidance in hiring the GIS person versus keeping him as a contract employee with
107 Cache Landmark. The Council deferred the decision to the Mayor and Jeff since they are in
108 charge of administration. The Mayor recommended hiring the GIS person.

109

110 7:00 - Public Hearing to receive public input on a proposed ordinance making changes to the
111 Permitted and Conditional Uses in the Zoning Matrix, found in the Code, Title 12.C LAND USE –
112 ZONING, Chapter 12.C-1001. The suggested changes would allow additional compatible uses in
113 the commercial/industrial zones (multi-family housing as an example). Also, suggested changes
114 to the accessory dwelling conditional use to allow detached units and better code language
115 clarifying height of buildings, accessory dwellings and setbacks for these.

116 Mayor Berentzen opened up the public hearing at 7:25 pm.

117

118 Jeff gave a brief overview of the proposed ordinance. He stated that the conditional use permit
119 for an accessory dwelling unit requires a unit to be owner-occupied. The ordinance also
120 addresses the height of buildings and sets it at 35 feet as the maximum. There are also a few
121 changes in the zoning matrix to allow some residential uses in commercial zones. Mixed used
122 projects would come before the City Council with a development plan, etc.

123 Lydia Embry – asked for clarification on the header of the ordinance. She stated that the
124 proposed ordinance does not address why there are changes in the side yards and building
125 height. She stated that the ordinance does not address the number of extra people who can live
126 in the dwelling units and only emphasizes the word “detached” and she surmises that this is the
127 first shot at meeting general plan requirements for moderate income housing. She questioned
128 what the landscape of the City would look like with the cross-pollination across the City’s land use
129 zones and whether the proposed ordinance was the appropriate means to reform parts of North
130 Logan.

131 Doug Opperman – spoke of height restrictions and submitted pictures of a neighbor’s garage that
132 he stated is already too high at just 20 feet. The proposed ordinance allows the height to go to 35
133 feet.

134 Cliff Cahoun – expressed concerns that some residential areas have the potential to look like
135 industrial zones since the neighbor’s garage was allowed to be built. He spoke of preventing
136 buildings like that to be allowed elsewhere.

137

138 Mayor Berentzen closed the public hearing at 7:35 pm.

139

140 Al Moser stated that he does not think this proposed ordinance addresses the issues brought up
141 by Mr. Opperman and Mr. Cahoun, although they should be addressed. Nancy Potter was
142 curious to know how tall the garage really is and why the setbacks allowed the building to be so
143 close to the road. Jeff and Cordell confirmed that the accessory building met all setback and
144 height requirements at the time it was built under the current ordinance. Kevin Dustin stated that
145 there seems to be two separate issues and that if the proposed ordinance passes then he wants
146 to ensure that the City does not lose track of the other issue. Cordell stated that the other issue
147 may be a matter of taste and the City probably would not want to involve itself in that. There was
148 discussion amongst the council members about height restrictions. Mayor Berentzen
149 recommended that there was enough feedback for the Planning Commission to look at and then
150 bring back to the Council. Jeff stated that the council should carefully review the proposed
151 ordinance because it does make significant changes to both residential and commercial zones.

152

153 Consider request for sewer hookup for building not within incorporated boundaries.

154 Jeff stated that this request is for a building to be built in Logan City where their City does not
155 provide services. The neighboring properties have their sewer hookups with North Logan City.
156 The fees and impact fees will be paid to North Logan City.

157

158 *Al Moser made a motion to approve the sewer hookup. Kevin Dustin seconded the motion. A*
159 *vote was called and the motion passed unanimously with Al Moser, Kevin Dustin, Nancy Potter,*
160 *John Bailey, and Allen Kartchner voting in favor.*

161
162

163 Presentation to the council regarding the construction of storm water retention basins in the
164 mouth of Green Canyon within Canyon Gates Subdivision and the resulting extensive gravel
165 removal from that area over time.

166 Jeff Jorgensen stated that the previous Council had requested the new Council be updated so
167 they can be informed regarding the Canyon Gates project.

168 Ross Lapray showed the Council an overview map of Green Canyon and briefed them on the
169 history of its drainage. Back in 1983 the area had a flood that affected parts of North Logan City.
170 Water flowed at 750 cfs and filled the gravel pit and then continued through the canal and down
171 1900 North and inundated other areas of the City. If the gravel pit had not been 30 feet deep
172 North Logan would have sustained even more damages from the flood. The proposed Canyon
173 Gates Subdivision project is right at the mouth of Green Canyon and has roughly 250 lots and will
174 be built over the gravel pit. Areas needed to be designated to hold excess water in order to
175 minimize flood damage. The initial storm water calculations put the flow at 200 cfs. Ross thought
176 the amounts were low and after some calculations and upgrades it was adjusted to 738 cfs. The
177 City encouraged the developer to design debris basin at the top of the project for water to be
178 channeled into an exchange basin. The water will then be transferred to a basin in the Johnson
179 Construction property. More needs to be done to accommodate all the water that could flow from
180 a flood and Ross presented some ideas, i.e., building a dam all around or excavating a
181 considerable amount at a gravel pit. If a dam were to be built then the City would fall under the
182 division of dam safety for an urban storm water dam and the City would assume liability issues for
183 that type of containment system. The State of Utah regulates urban storm water dams that
184 contain more than 20 acre feet and have a height in excess of 10 feet. But if the water was to go
185 into a big hole in the ground then the City is not limited to a size of the amount of containment,
186 nor the depth of the facility. The choice was made to contain the water in the ground and the first
187 exchange basin is being worked on. The first exchange basin is 1,050 feet long and will be a
188 considerable sized excavation that will take years to just contain one-third of the amount of water
189 needed.

190

191 Al Moser stated that he considers the 1983 storm a 500-year storm and not a 100-year storm. He
192 stated that there were extenuating circumstances that caused the flood, a warm rain had come up
193 from the south and a snow slide had come down and dammed the canyon and heavy rains
194 accumulated behind the snow slide. He reminded the Council that residents are putting up with
195 traffic at the gravel pit to allow development in a flood plain.

196 Ross further explained the criteria for the storm water runoff for this project. He stated the 750
197 cfs was not used as the driving factor, but the ordinance that requires storm water management
198 was the driving force. The City-hired consultant came up with the 738 cfs after calculating the
199 pertinent information into the mix. If the numbers had come in differently they would be dealing
200 with different criteria. The canyon was looked at as a whole in that particular drainage area.
201 Some areas are more heavily wooded than others and there are steep slopes with stone cliffs in
202 parts of the canyon. The impervious surfaces are very different as you go through the canyon.
203 When the drainage area was looked at and it was determined what the canyon was capable of
204 producing the runoff had to be considered.

205 John Bailey mentioned that he has only heard of the negative impact on the current residents and
206 had not heard of the worth of the project to the City.

207 Jeff stated that Canyon Gates has approval to dig at the current gravel pit. The next phase to
208 consider is whether another hole will be dug at the Johnson's property. Because of the impact to
209 the residents it will be extremely important to ensure the haulers are following guidelines set by
210 the City.

211 Mayor Berentzen said particular consideration needs to be given to the abuses of the

212 neighborhood through the impact of the wear and tear from the gravel pit operation. John stated
213 that the residents have provided the Council with material stating how they have been impacted
214 by the gravel pit operation. Mayor Berentzen stated that the Council needed to understand where
215 their powers lay so that the gravel pits do not just move forward without considering some type of
216 modification that will help the residents who are impacted.

217 Nancy Potter wondered if the City was paying for any of the gravel removal and Jeff stated that
218 the contractor was paying for all of it. She then asked if the City was monitoring the operations to
219 ensure compliance with the regulations and if the City stopped them for violations. Jeff and
220 Mayor Berentzen stated that the contractors are being monitored and their operation had been
221 stopped for a week last fall.

222

223 Discuss possible projects for RAPZ Tax funds for coming year

224 Alan Luce asked for guidance from the council on two different alternatives to be submitted for
225 getting RAPZ tax funds. One option would be to install an open pavilion and restroom to replace
226 the existing Centennial Building. The benefit to the residents would be more usage and a larger
227 capacity. Currently the occupancy for the centennial building is 72 people. One of the biggest
228 concerns is vandalism. The occupancy for the open pavilion would be 60 people. People who
229 use the field to play soccer do not have access to the bathrooms since they are located inside the
230 Centennial Building. Having an open pavilion would provide bathroom facilities to the general
231 public and curb vandalism. The RAPZ tax would provide about \$100,000 for the project and
232 North Logan City would need to expend \$40,000 plus \$10,000 of in-kind work.

233 Option two would to install a paved trail at Meadow View Park similar to the paved trail at Elk
234 Ridge Park. More funds need to be expended at Meadow View Park and the trail would make it
235 more user-friendly. The RAPZ tax would provide \$43,000 for the project and North Logan City
236 would need to expend \$25,000 plus \$5,500 of in-kind work.

237 Alan said the Parks Board favors option one.

238 The Council discussed the different options and expressed a desire to keep the existing structure
239 and build a new pavilion. Cameras could be installed if vandalism is a primary concern and the
240 bathroom facilities would need to be looked at. Alan stated that more than one project can be
241 done in one year. Some cities save their RAPZ tax and combine it to the following year's fund to
242 use on projects. RAPZ funds are more likely to be awarded to a city that provides some matching
243 funds. The different projects would be looked at and would be brought back to the Council for
244 future consideration.

245

246 Consider assignments of City Council Representatives to various committees

247 The following assignments for the various committees were given:

248 Al Moser – Fire and Police

249 Kevin Dustin – Economic Development

250 Nancy Potter – Cemetery, Parks, Seniors, and possibly Economic Development

251 John Bailey – Library (official appointment to the Library Board) and Parks

252 Allen Kartchner – Planning and Zoning

253

254 Consider appointments to the Planning Commission and the Library Board

255 Keith Christensen left the Planning Commission. Mayor Berentzen is recommending Frank
256 Prince to take Keith's place and for Geri Christensen to be appointed as an alternate.

257

258 *Al Moser made a motion to appoint Frank Prince as Planning Commissioner and Geri*
259 *Christensen as an alternate. Kevin Dustin seconded the motion. A vote was called and the*
260 *motion passed unanimously with Al Moser, Kevin Dustin, Nancy Potter, John Bailey, and Allen*
261 *Kartchner voting in favor.*

262

263 Mayor Berentzen recommended John Bailey to be appointed to the Library Board replacing Steve
264 Soulier.

265
266 *Kevin Dustin made a motion to appoint John Bailey to the Library Board. Allen Kartchner*
267 *seconded the motion. A vote was called and the motion passed unanimously with Al Moser,*
268 *Kevin Dustin, Nancy Potter, John Bailey, and Allen Kartchner voting in favor.*

269

270 Reports from city officers, boards, and committees.

271 Jeff Jorgensen was approached by Lou Griffin to put together an Emergency Preparedness Fair
272 at the school around March 20th. The City would be the sponsor of the event with the school's or
273 the LDS Church's facility being used.

274

275 Cordell Batt reminded the Council that the Envision Cache Valley meeting would be held on
276 February 16th at 7 pm at Bridgerland (BATC). John Bailey stated that at some point in time the
277 council needs to address the city's land-use policies including planning and zoning in order to
278 meet Envision's goals for Cache Valley. North Logan needs to look forward 25 – 30 years.

279

280 John Bailey also asked if there had been any communications made with the school district
281 regarding the change in schools. Chief Hawkes stated that the school is moving forward with
282 redistributing the school population within the two elementary schools. He sent a letter to the
283 school district asking that there be dialog with the City. Final decisions have not been made yet
284 and the first draft is being reviewed by the school district and the City will be included after the
285 review. Mayor Berentzen stated that the inference was that it was the City's responsibility to
286 provide the infrastructure and crossing guards to accommodate the school's changes. He
287 understood that the school district was further along in their decision since teachers have been
288 reassigned.

289

290 Jeff stated that an environmental engineering firm was being selected to update the
291 environmental impact statement for the 200 East study and that it would take about seven months
292 to be completed. Then there would be a decision on which route would be selected. Public
293 involvement would happen again.

294

295 Al Moser stated that the Transportation Element is almost completed.

296

297 Mayor Berentzen reported that he has a meeting with Judge Marx tomorrow. Monday night he
298 attended the canal board meeting. It looks like some of the responsibility to recover from the
299 break in the canal would fall on four municipalities, including North Logan City. He will update the
300 Council of future developments.

301

302 *John Bailey made a motion to adjourn the meeting. Al Moser seconded the motion. A vote was*
303 *called and the motion passed unanimously with Al Moser, Kevin Dustin, Nancy Potter, John*
304 *Bailey, and Allen Kartchner voting in favor.*

305

306 The meeting adjourned at 8:45 pm.

307

308 Approved by City Council: February 17, 2010

309

310

311 Transcribed by Kim Weis

312

313 Recorded by

314

315


Scott Bennett/City Recorder