

1 **Minutes of the North Logan City**  
 2 **City Council**  
 3 **Held on February 17, 2010**  
 4 **At the North Logan City Library, North Logan, Utah**

5  
6 The meeting was called to order by Mayor Lloyd Berentzen at 6:30 p.m.

7  
8 Council members present were: Al Moser, Nancy Potter, John Bailey, and Allen Kartchner.  
9 Kevin Dustin was absent.

10  
11 Others present were: Sallie Petersen, Todd Beutler, Vance Witbeck, Yuka Jenkins, Russ  
12 Hackler, Gabe Walker, Tyler Peterson, Whitten Burt, David Peterson, Troy Christensen, Kate  
13 Clark, Steve Soulier, Lisa Peterson, Russell Goodwin, Jeff Jorgensen, Scott Bennett and Kim  
14 Weis.

15  
16 The Pledge of Allegiance was led by John Bailey.  
17 An invocation was given by Lloyd Berentzen.

18  
19 **Adoption of Agenda**

20 *Al Moser made a motion to adopt the agenda to include a proclamation to be considered right*  
21 *after discussing minutes. Nancy Potter seconded the motion. A vote was called and the motion*  
22 *passed unanimously with Al Moser, Nancy Potter, John Bailey, and Allen Kartchner voting in*  
23 *favor.*

24  
25 **Approval and Follow-up of Minutes for January 20<sup>th</sup>, 2010 City Council Meeting.**

26 *Al Moser made a motion to approve the minutes with changes to line 126 to reflect, "changing the*  
27 *licensing requirements for accessory dwellings" for the January 20<sup>th</sup>, 2010 City Council meeting.*  
28 *Allen Kartchner seconded the motion. A vote was called and the motion passed with Al Moser,*  
29 *Nancy Potter, John Bailey, and Allen Kartchner voting in favor.*

30  
31 **Approval and Follow-up of Minutes for February 3<sup>rd</sup>, 2010 City Council Meeting.**

32 *Allen Kartchner made a motion to approve the minutes with changes to line 212 to reflect "from*  
33 *the gravel pit operation" at the end of the sentence; and, lines 290 through 293 to reflect that it's*  
34 *in connection with the 200 East study, for the February 3<sup>rd</sup>, 2010 City Council meeting. John*  
35 *Bailey seconded the motion. A vote was called and the motion passed with Al Moser, Nancy*  
36 *Potter, John Bailey, and Allen Kartchner voting in favor.*

37  
38 **Follow-up**

39 None at this time.

40  
41 **Review of Action Items**

42 Jeff Jorgensen stated that there will be a public hearing held at the March 3<sup>rd</sup> City Council  
43 meeting for a proposed change to the subdivision ordinance. He mentioned that the state  
44 legislature is working on changing the definition of families and the City may be overruled with  
45 their definition. A meeting with Mayor Watts and his staff took place last week regarding  
46 boundary adjustments. They will work on putting together some data on boundary lines to check  
47 its fairness with regard to taxes collected. The infrastructure will need to be looked at also with  
48 the understanding that sewer and water services need to come from the city in which boundary  
49 they are located. Preliminarily, North Logan will gain acreage of two to one over Logan, but  
50 remain about even on the combined sales tax and property tax. Mayor Berentzen stated that it  
51 basically puts the boundary lines back to 200 West and then realigns the west side to make it all  
52 Logan City south of the auto mall. One thing being considered is that both cities will be held  
53 harmless in regards to any tax loss and while trying to eliminate zigzagged borders.  
54 An appointment has been set with Logan City to go over sewer charges next week.  
55 The last of the tests for the culinary well in King Park has been turned into the state.  
56

57 Mayor Berentzen read a proposed Child Abuse Prevention Month Proclamation declaring April  
58 2010 Child Abuse Prevention Month.

59  
60 *Al Moser made a motion to approve the Child Abuse Prevention Month Proclamation. Nancy  
61 Potter seconded the motion. A vote was called and the motion passed unanimously with Al  
62 Moser, Nancy Potter, John Bailey, and Allen Kartchner voting in favor.*

63  
64 **New Business** #1

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

67 Council will discuss whether or not to continue having this forum as a regular part of  
68 the council meetings.

69 Mayor Berentzen stated that he wanted the council to consider whether or not the open public  
70 forum as currently used by the council was the best way to get public opinion heard. He stated  
71 that in his opinion, because the open forum did not allow the discussion to be delineated in the  
72 agenda posted for the public, the council could not take any action after having received the input  
73 from the public forum. He suggested having any issues formally listed on an agenda so the  
74 public knows what is to be discussed, which would allow the council to take action if needed on  
75 that agenda item and would allow an opportunity for the Council to be able to respond more  
76 quickly to concerns brought up. As it is currently, the public has a forum to speak but the Council  
77 cannot respond or take any action.

78 The consensus was favorable toward eliminating the public forum as now constituted and  
79 allowing the public to get on the council agenda through the previously established means.

80  
81 Receive briefing from Cache Valley Transit District regarding project in North Logan.

82 Sallie Petersen, a 20-year North Logan resident, who serves on the Cache Valley Transit District  
83 Board expressed her appreciation for the support the Council and Mayor have given mass transit.  
84 She stated that North Logan has long been a visionary city recognizing the benefits of CVTD and  
85 its predecessor LTD. Services have been expanded and all transit operations are not in-house  
86 but instead are being contracted out. CVTD has outgrown their current facilities and is looking to  
87 build a new facility. Todd Beutler, CVTD's General Manager stated that their commissioned  
88 study reported they would need 15 – 20 acres to accommodate growth. After looking at different  
89 sites they have selected a location between 3100 and 2850 North and from 300 to 400 West in  
90 North Logan. They have contracted with Faulkner Development Group to draw up the plans.  
91 The new state of the art driving center will feature solar panels and geothermal heating and can  
92 be used for schools, driver's education, and police and fire departments. They are seeking some  
93 federal funding and are currently going through their process to meet federal requirements. The  
94 old facility could be sold and the monies received rolled into the new project or they could lease  
95 out the old facility.

96  
97 Consider request from Rocky Mountain Power for modifications to be made to the high voltage  
98 electric power line along the East Bench south of their substation.

99 George Humbert, Customer & Community Manager for Rocky Mountain Power spoke regarding  
100 the existing power lines and the need to rebuild the lines with new poles and voltage expansion  
101 (from 40,000 volts to 138,000 volts) at their Green Canyon substation. The rebuilding of the lines  
102 would allow for increased reliability and opportunities for future growth. Growth does not  
103 necessarily come from increased density, but also comes from increased use of electricity in the  
104 homes. There will be four new poles in North Logan with six poles replaced south of the  
105 substation. The new poles will be steel with concrete foundations and the replacement poles will  
106 see a five foot increase in height and remain wooden. They are in the process of obtaining  
107 necessary permits and working on property issues. They are also expanding their substation that  
108 is located in the county. They are hoping to complete the project in May of 2011 and start in  
109 Millville with North Logan being online later in 2011.

110  
111 Cordell Batt spoke on the zoning matrix and why this issue needs to come before the Council.  
112 This project requires a special permit with approval of the City Council. This project meets the  
113 elements of the matrix and is staying within easements, purchasing additional easements if

114 necessary. The Planning Commission does not have any problems with this project. Jeff  
115 Jorgensen explained that this was different from a traditional conditional use permit because  
116 Rocky Mountain can go wherever they want to go, but North Logan has the authority to steer  
117 them in a different direction and pay for any increased costs the council may choose to make.  
118 Jeff suggested the Council require Rocky Mountain Power to put in a trail in the area to help  
119 mitigate the increased negative impact the power pole changes will have on the area.

120

121 *Al Moser moved for approval for modifications to be made to the high voltage electric power line*  
122 *along the East Bench. Nancy Potter seconded the motion.*

123

124 Nancy Potter asked if the structures were going to change in height. Mr. Humbert explained that  
125 the footprint of the substation will not be changing but some of the existing structure and old  
126 equipment will be swapped out with new equipment. The new structures will be made of steel  
127 and have concrete foundations six feet in diameter. A couple of the structures will be about 100  
128 feet tall and a couple of them will be about 75 feet tall and be scattered between substations.  
129 Rocky Mountain will submit a timeline and will keep in contact with the city to work out details of a  
130 trail. Landscaping around the substations was discussed.

131

132 *A vote was called to approve Rocky Mountain Power's request as proposed. The motion passed*  
133 *unanimously with Al Moser, Nancy Potter, John Bailey, and Allen Kartchner voting in favor.*

134

135 Introduce to the council a storm water design resolution which will add specific design standards  
136 to the city's Design Standards Technical Manual. These new storm water design standards are  
137 intended to be consistent with other municipalities in Cache Valley.

138 Jeff Jorgensen stated that the approval of the ordinance and resolution will be listed on the March  
139 3<sup>rd</sup> agenda for a public hearing. Several years ago the design standards were taken out of the  
140 Ordinance and placed in the technical manual. However, there are no design standards for storm  
141 water. A committee of engineers was put together to develop common standards so that each  
142 city works off the same stormwater design standards. That way each city computes their storm  
143 water calculations the same way and structures for storm water are built the same way. The  
144 proposed design standards have been adopted by other cities and it is time for North Logan to  
145 adopt them. A couple of paragraphs will be taken from the existing Ordinance and reflect new  
146 wording to the effect that storm water design will be done in accordance to the standards listed in  
147 the technical manual. Because this is a change to the land use portion of the ordinance a public  
148 hearing will need to be held and the other changes will take place in the resolution.

149

150 Consider a resolution adopting the proposed Transportation Element for the city's General Plan.

151 *Al Moser moved for approval to adopt the proposed Transportation Element for the city's General*  
152 *Plan. Allen Kartchner seconded the motion.*

153

154 Al Moser discussed the wording that needs to be changed. There was a question about the  
155 process for subdivision approval and how the transportation element would be used in that  
156 process. Jeff Jorgensen gave an example of what is done when a person comes into the city  
157 offices with a subdivision plan: Cordell checks City codes, ordinances, and the general plan for  
158 compliance. If something like roads is not in compliance then the developer is responsible for  
159 bringing the plans into compliance.

160

161 *A vote was called and the motion passed unanimously with Al Moser, Nancy Potter, John Bailey,*  
162 *and Allen Kartchner voting in favor.*

163

164 Consider a proposed ordinance making changes to the Permitted and Conditional Uses in the  
165 Zoning Matrix, found in the Code, Title 12.C LAND USE – ZONING, Chapter 12.C-1001. The  
166 suggested changes would allow additional compatible uses in the commercial/industrial zones  
167 (multi-family housing as an example). Also, suggested changes to the accessory dwelling  
168 conditional use to allow detached units and better code language clarifying height of buildings,  
169 accessory dwellings and setbacks for these.

170 There was discussion regarding cleaning up the document so the ordinance reflects what is  
171 actually done in-house. The process is to send out an approval letter so the word "licensing"

172 needs to be removed. Jeff Jorgensen stated that an application for a conditional use permit is  
173 submitted, then the Planning Commission issues a permit with conditions and sends the permit  
174 with a letter letting them know they can proceed. North Logan City does not issue a license.

175 Allen Kartchner brought up some concerns in the size of some commercial buildings allowed in  
176 the residential zones. Cordell Batt talked about the mixed use ordinance that would be used if  
177 applicable. He is proposing a change in the matrix so the developer could make a proposal and  
178 the City would still retain control of reviewing the plans so they can decide whether it falls within  
179 the desired intent of the zone with mixed use. It would negate them from having to rezone  
180 different spots throughout the city when the plans came in. This proposed change would not  
181 change the density in the residential areas.

182 This proposed ordinance would clean up the discrepancy between the property lines required by  
183 the city for setbacks in general, and the setbacks required in the building and fire code. The only  
184 change with the accessory dwellings units is that the proposed ordinance would allow for them to  
185 be detached from the main house. The council was reminded that accessory dwelling units are  
186 only allowed if the home is owner-occupied.

187  
188 *John Bailey made a motion approve the ordinance knowing that it is still a work in progress. Al*  
189 *Moser seconded the motion.*

190  
191 Allen Kartchner said he would support most of this ordinance but had concern about allowing a  
192 50,000 square feet commercial building in a residential zone. Jeff suggested that the Council  
193 could approve the ordinance without section three and that section could be reworked.

194  
195 *A vote was called and the motion was not approved.*

196  
197 *John Bailey made a motion to approve the ordinance as written except section three would be*  
198 *excluded. Section three would be rewritten and brought back to the Council under a separate*  
199 *ordinance. Nancy Potter seconded the motion.*

200  
201 *A vote was called and the motion passed unanimously with Al Moser, Nancy Potter, John Bailey,*  
202 *and Allen Kartchner voting in favor.*

203  
204 Discuss general concepts for developing the municipal budget for the coming fiscal year.  
205 Jeff Jorgensen stated that each department will be briefing the Council on how they see their  
206 budget coming together. He asked the Council what they would like to see in the budget's first  
207 draft.

208 Mayor Berentzen suggested looking at two scenarios for dealing with taxes: 1) to reduce the  
209 energy and sales use tax rate and have a corresponding increase in the property tax; 2) leave  
210 the property tax rate at the certified rate and still reduce the energy and sales use tax. Al Moser  
211 stated that certified property tax rates will probably go down but valuations may be going up, so  
212 the amounts of revenue generated may stay close to the same.

213 Allen Kartchner asked if it would it be better to assume a budget similar to how things have been  
214 then see where to make changes.

215 Jeff stated that is where he starts the budget and he will need to apply some changes that have  
216 been mentioned. Building permits projections were conservative and the actual amount came in  
217 higher this year. He said he would assume court fines to be lower by about 5%. Class "C" funds  
218 depend on fuel costs and how much people drive and use fuel so it is hard to project that number.  
219 There are no proposes increases in number of employees. Jeff said he wanted to show what the  
220 cost would be for a 3.5% employee raise which is similar to what other cities similar to North  
221 Logan have done, accumulated over the past two years. He said he is expecting that healthcare  
222 benefits may be up about 10%.

223 Mayor Berentzen stated that they may need to be sensitive to any proposed raises with  
224 unemployment still being an issue throughout the valley and the state. He said he may see a  
225 need to reward certain specific employees but not a 3.5% raise to all the employees. Jeff  
226 suggested that he put together information on salary rates in other cities to which we compare  
227 and then having that as a discretionary item in the budget. He clarified that it was not his intent to

228 propose an across-the-board cost-of-living increase.

229 Jeff stated that the budget should include the amounts to be set aside for replacement of capital  
230 equipment, especially for the police department and animal control. He stated that the street  
231 department may be interested in looking at purchasing a front-end loader. The City may not have  
232 the funds to purchase one this next year, but he wants to look at the figures since they were  
233 practically giving them away last year. Projects will need to be identified for the RAPZ funds. A  
234 sprinkler system or planting grass in the south section of the cemetery will be looked at. Jeff  
235 does not advise backing off of the chip and seal program since it saves money over time. There  
236 should be some figures for phase two of the 200 East project and hopefully some funding will  
237 come from the County. The construction of 2300 North from 1600 to 2200 East may be a long  
238 way off due to the slowing economy. He reminded the council that road impact fees, once  
239 collected, but must be expended or encumbered within six years of collecting them. The fees can  
240 be encumbered for a specific project if it is done in a certain way and Jeff suggested that all road  
241 impact fees be set aside for the construction of 2300 North, and be encumbered against that  
242 project until enough funds are collected to do that road. He also suggested that some of the  
243 capital improvement funds already set aside in past year be used to purchase land for public  
244 works in the industrial section in the western part of the city. Jeff warned that the bottom line for  
245 next year's budget will be "lean and mean".

246

247 Reports from city officers, boards, and committees.

248 Cordell Batt stated that there are some continuing training sessions with the County tomorrow.  
249 The Mayor and Jeff are meeting with Hyde Park's Mayor tomorrow to discuss the cemetery issue,  
250 the library, and 200 East. There is also a High-Line Canal meeting to discuss the project to fix  
251 canals.

252

253 John Bailey stated that he had talked to Tamara Grange, a school district board member,  
254 regarding the school district's understanding of the city's obligation to provide sidewalks for  
255 walking routes due to changes in how the elementary schools are being divided. John Bailey  
256 stated that Ms. Grange's understanding is that there are no illusions that any decisions by the  
257 School Board would be binding on the city. She suggested that Wayne Reese be invited to talk  
258 with the City and explain what they are doing for the bus routes. Cordell and Chief Hawkes know  
259 the configuration of the boundaries for the two schools and the bus stops including one courtesy  
260 stop per bus. Once the school has made their decision the City will need to determine the needs  
261 for sidewalks, etc.

262

263 Nancy Potter gave an update on the Envision Cache Valley meeting she attended last night. An  
264 enormous booklet was dispersed and they talked about cities working better together. Nancy  
265 talked about her frustration with studies being conducted but most of the time they are not put into  
266 practice. She stated that she would like to see something done with the studies and that it would  
267 be nice if the whole valley was working with it.

268 Nancy Potter stated that there is a conflict with the time the Park's board meets and her schedule.  
269 She was told that Mondays at 4 pm was the best time and they could not accommodate a move  
270 in schedule. Mayor Berentzen said that he will work with Allen Luce to get a different time  
271 scheduled so she can attend.

272

273 Mayor Berentzen stated that he went to a meeting regarding the ice arena and said there are  
274 challenges in keeping their budget in the black. The principal players are Cache County, Hyde  
275 Park, North Logan, and Logan. There will be many meetings and there's already been  
276 suggestions to help come up with funds, such as, putting in a subfloor so it can be used for other  
277 purposes when the ice arena is not as busy. The annual budget is about \$800,000 and a  
278 fundraiser called Spice on Ice will be held in March sometime. Tickets are \$50 and a special  
279 invitation has been extended to the Council and anyone else who is interested.

280

281 Allen Kartchner announced that Lyle Israelsen, former Mayor of North Logan City had passed  
282 away last night. Mayor Berentzen asked that flowers get sent to the family.

283

284 *Al Moser made a motion to adjourn the meeting. Nancy Potter seconded the motion. A vote was*

285 called and the motion passed unanimously with Al Moser, Nancy Potter, John Bailey, and Allen  
286 Kartchner voting in favor.

287  
288 The meeting adjourned at 8:39 pm.

289 Approved by City Council: March 17, 2010

291  
292  
293 Transcribed by Kim Weis

294  
295 Recorded by



Scott Bennett/City Recorder

296  
297  
298  
299  
300 \* Due to the fact that there is other documentation related to this agenda item that may not be included in the official  
301 minutes of this meeting, the following repositories, cross referenced to applicable agenda items within these minutes, shall  
302 indicate where additional documentation can be found for future reference for that agenda item:

- 303 1. Annual City Council meeting binders in the Office of the City Recorder  
304 2. Budget folders in the Office of the City Recorder  
305 3. Special Project folders in the Office of the City Administrator  
306 4. Subdivision Folders in the Office in the City Engineer  
307