

1 **Minutes of the North Logan City**
2 **City Council**
3 **Held on March 3, 2010**
4 **At the North Logan City Library, North Logan, Utah**
5
6
7

8 The City Council meeting was called to order by Mayor Lloyd Berentzen at 6:30 P.M.

9
10 Council members present were: Nancy Potter, Allen Kartchner, Al Moser and John Bailey.
11 (Kevin Dustin was excused.)

12
13 Others present were: Kate Clark, Ross Lapray, Allan Collins, Cordell Batt, Chief Kim Hawkes,
14 Lydia Embry, Scott Bennett, Jeff Jorgensen and Marie Wilhelm.

15
16 The Pledge of Allegiance was led Nancy Potter.

17 An invocation was given by Al Moser.

18
19 **Adoption of Agenda**

20 *Al Moser made a motion to adopt the agenda as presented. Nancy Potter seconded the motion.*
21 *A vote was called and the motion passed unanimously with Nancy Potter, Al Moser, Allen*
22 *Kartchner and John Bailey voting in favor.*

23
24 **Approval and Follow-up of Minutes for February 17, 2010 City Council Meeting**

25 These minutes were not yet available for review.

26
27 Jeff Jorgensen discussed the new procedure for recording meeting minutes and said that Marie
28 Wilhelm will again be transcribing both City Council and Planning Commission meeting minutes,
29 as she had done previously. He also discussed the intention that future minutes will be written
30 with less detail.

31
32 **Follow-up**

33 Nothing at this time.

34
35 **Review of Action Items**

36 Jeff commented on various items on the list, including legislation by the State Legislators
37 regarding family definition in terms of zoning, and how many unrelated family members can live in
38 a household. He said what North Logan City has currently works well.

39 Jeff said the combined North Logan / Hyde Park council meeting is set for March 31st, at 6:30
40 P.M. Included on the agenda will be 200 East (the environmental assessment process), the
41 North Logan Library, and 3100 North. He said the Hyde Park Cemetery district may also be
42 discussed. Mayor Berentzen mentioned that Hyde Park may also want to discuss stormwater
43 run-off issues at this meeting.

44 Per a question from the Council, Jeff discussed the progress of 200 East, and the round-about, in
45 terms of lighting and potential landscaping. After some discussion, Jeff said that that area is a
46 main entrance to our city and needs to look nice.

47 Jeff said that the \$19 million Federal funding for the canal "fixes" came in, and the plan is to get a
48 low-interest loan and pay for the local match (25%) over several years. He said there may be a
49 \$1 per month, per customer added to stormwater fees to help pay for it. Mayor Berentzen said
50 there will be five entities participating in paying for that obligation (four local cities and the canal
51 company). Jeff said the City Council will receive documentation on this to review and approve.
52 Mayor Berentzen said the formula for this is still to be determined.

53 Jeff discussed the current situation regarding the sewer flow calibration with Logan City.

54
55 Nancy Potter asked about the Lauritzen property and the “junk” clean-up. She said that there are
56 still trucks and debris at the property on 1600 East and 2300 North (in the gravel pit area). Jeff
57 said Mr. Lauritzen was told to remove that debris, and said he will check on the situation.

58
59 Mayor Berentzen said he will not be at the next City Council meeting (March 17th), and asked if Al
60 Moser would stand in for him as Mayor pro tem, in his absence, in addition to the days he will be
61 out of town (a total of four days) to which Al agreed.

62 John Bailey also mentioned that he would be out of town for that meeting.

63
64 *Allen Kartchner made a motion to appoint Al Moser Mayor Pro Tem for the March 17, 2010 City*
65 *Council meeting, and the four days that Mayor Berentzen will be out of town. Nancy Potter*
66 *seconded the motion. A vote was called and the motion passed unanimously with Nancy Potter,*
67 *Al Moser, Allen Kartchner and John Bailey voting in favor.*

68
69 **New Business**

70 **Public Hearing** to receive public input on a proposed ordinance adopting a change to the
71 **Subdivision Ordinance**. The proposed change is needed in order to effect the requirement to use
72 **new storm water design standards being proposed to be added by resolution to the city's Design**
73 **Standards Technical Manual**. Following the public hearing the council may choose to vote on this
74 **ordinance and the associated resolution**.

75 *Mayor Berentzen opened the public hearing at 7:10pm.*

76
77 North Logan resident Allan Collins gave his comments regarding the document, including the fact
78 that there is no definition for the term “projects” and that it could be taken to mean that the term
79 “projects” could mean anything; and that another phrase that states “....stormwater pollution
80 prevention plans are required on all projects in city boundaries, and every project must comply
81 with city standards and specifications, whether approved by the city or not. He said, because
82 there is no specific definition for “projects” this could be interpreted in a way that legally, *any* kind
83 of structure, even those not typically needing approval, would be obligated to meet all stormwater
84 pollution prevention plan requirements. He said another phrase in the document could be taken
85 to mean that legally, any remodel or renovation of a building, home, etc., would require the
86 construction of a specific stormwater facility to detain and treat run-off, in order to get approval for
87 the permit. He said the document also indicates in several places that the City Engineer can
88 waive or reduce the requirements at will. He said “friends” of the City Engineer might get
89 preferential treatment, and that the converse is also a potential. He also said that the term
90 “contributing area” is a key term used in the document, but is not defined; and that most of the
91 requirements are based on the “contributing area”, which could therefore cause problems due to
92 its vagueness

93 Jeff Jorgensen explained that the Public Hearing being held is to receive public input on the
94 changes to the city land use ordinance, not the stormwater design standards resolution; and also
95 explained that the design standards will only apply to subdivisions.

96 Lloyd Berentzen discussed some of the points with Mr. Collins, briefly. Al Moser asked if Mr.
97 Collins could give his comments to writing to the City Council, which he agreed to do.

98
99 Lydia Embry asked why there was no specific discussion of the regulation to modify design
100 standards; and when or why the City Council would vote before considering public comment.
101 She said she is not convinced that enough attention has been paid to what and to who controls
102 the process in the City's Design Standards Technical Manual; and if it is appropriate to adopt an
103 ordinance which says there are, or will be, “rules”. She said her main question on the resolution
104 regarding design standards, has to do with the stormwater and canals. She said as recently as
105 the first Monday in February, at least one of the canal companies did not have any information for
106 the shareholders to authorize their directors to do more than to continue to discuss it. She said
107 she came out of a meeting still wondering how much the project will cost; what the scope and
108 specifics of the project are; when work will begin; when it will be complete; when the shareholders

109 will know how much it will cost each of them; and, how much it is going to cost North Logan City.
110 She also asked if the City has a back-up plan for stormwater, and if not, whether there will be a
111 stormwater system put in or provisions for stormwater made. She said her concerns about the
112 ordinance are that the language and possible modifications to chapter three of the Design
113 Standards Technical Manual, do not fully address, nor reconcile everything in the City ordinance
114 about stormwater. She also asked who the "Stormwater Director" is; and suggested that the City
115 change the appeal process, if that person is the City Engineer. She asked when time actually
116 begins for "historic run-off".

117
118 *As there were no further public comments, Mayor Berentzen closed the public hearing at 7:05*
119 *P.M.*

120
121 The City Council discussed how the \$19 million Federal funds for the canal system were, and will
122 be, determined and appropriated, and how the money obligates the associated towns and cities.
123 Mayor Berentzen mentioned that the formula for how this is paid is not yet set in stone, which
124 makes it difficult to answer all of the questions at this point.

125 Jeff Jorgensen also explained that an environmental assessment study and a design study have
126 to be done; and various items and alternatives considered before some of the decisions can be
127 made. He said there is a lot of work still to do before it is proposed to North Logan City how its
128 share will be paid. He said this will not go before the City Council for approval until a design is
129 agreed upon and cost estimates are determined.

130 Nancy Potter asked why this ordinance is being changed, for which Jeff Jorgensen explained,
131 including that the City wanted to have the same set of standards for stormwater design as the
132 other cities in the valley (e.g., all the other cities now have the same design standards, except for
133 North Logan City, which are different). Per a question from Allen Kartchner, Jeff said that these
134 standards can be modified if necessary.

135
136 *Al Moser made a motion to adopt the ordinance. Allen Kartchner seconded the motion. A vote*
137 *was called and the motion passed unanimously with Nancy Potter, Al Moser, Allen Kartchner and*
138 *John Bailey voting in favor.*

139
140 Jeff Jorgensen briefly discussed the ordinance.

141
142 *Al Moser made a motion to adopt the resolution. Allen Kartchner seconded the motion. A vote*
143 *was called and the motion passed unanimously with Nancy Potter, Al Moser, Allen Kartchner and*
144 *John Bailey voting in favor.*

145
146 Discuss and Consider a proposed ordinance making changes to the Permitted and Conditional
147 Uses in the Zoning Matrix, found in the Code, Title 12.C LAND USE – ZONING, Chapter 12.C-
148 1001. The suggested changes would allow additional compatible uses in the both residential and
149 commercial and industrial zones by using mixed use zone guidelines.

150 Jeff Jorgensen explained the changes that are being proposed.

151 Cordell Batt explained the reasoning behind this request. After much discussion with the Council,
152 the general consensus was that requests for zone changes should still be done on a project-by-
153 project basis, and reviewed by the Planning Commission and City Council, to carefully determine
154 what kinds of projects come into the city and where they should be located.

155 Jeff Jorgensen discussed the possibility of creating a mixed use overlay for the map of the City,
156 which could show where some of the mixed-uses could be included in specific areas only, which
157 would then not require an overhaul of the whole zoning matrix.

158 Al Moser said that would require a lot of public input, which Cordell said is the plan. The City
159 Council discussed with Cordell how to proceed. Cordell discussed doing this along with
160 neighborhood planning. He also said that the City Council was likely going to see several
161 projects coming in soon with re-zone requests, particularly in the community-commercial area.

162 Allen Kartchner said when the Planning Commission discussed the Housing Element of the

163 General Plan at their next meeting, he would like to see discussion included regarding
 164 determining how much multi-family housing is actually needed in North Logan City, particularly
 165 before any more multi-housing projects are approved. Cordell discussed the planned process,
 166 including how B.R.A.G. (Bear River Association of Governments) is going to work with the City on
 167 the Housing Element to help determine numbers and necessity.

168

169 **Reports from city officers, boards, and committees**

170 Nancy Potter and Mayor Berentzen had questions about the "prescriptions drop box" placed in
 171 the City offices for the safe disposal of drugs; and Chief Hawkes explained the process of how it
 172 came to be, and the grants provided through the Environment Protection Agency for this project.
 173 He also explained the guidelines for the box and the process of emptying it of its contents;
 174 including stating that the box will be emptied daily by the North Park Police Department, which is
 175 also explained in detail in the current newsletter. He said that Hyde Park and the City of Logan
 176 are in the process of implementing the same thing. Per a question from John Bailey regarding
 177 potential privacy issues, Chief Hawkes said citizens can put their drugs in baggies when they put
 178 them in the drop box, and are therefore not required to keep them in the original prescription
 179 bottles, or to keep their names with the contents.

180 Per a question from the Council, Chief Hawkes also briefly discussed the new bus stop locations
 181 due to the changes being done to schools in the Cache County School District, and explained
 182 that this is currently being worked through. He said there will be less busses going to Greenville
 183 and North Park Elementary Schools, and will therefore be a change in traffic flow. He said he
 184 would attempt to give the Council a report on this in the near future.

185

186 John Bailey again mentioned that he will not be in attendance at the next City Council meeting.

187

188 Lloyd Berentzen mentioned that the Department of Transportation is having a meeting on March
 189 24th, at 1:30 P.M. He said that Kevin Griffin, the Region One Program Manager, will be coming to
 190 discuss issues with each of the local cities. He said they have invited the Mayors, but that any
 191 City Council people interested in attending could do so. Jeff said he would make copies of the
 192 information on the meeting and send it to the City Council members.

193

194

195 *Al Moser made a motion to adjourn the meeting. Nancy Potter seconded the motion. A vote was*
 196 *called and the motion passed unanimously with Nancy Potter, Al Moser, Allen Kartchner and*
 197 *John Bailey voting in favor.*

198

199 The meeting adjourned at: 7:53 P.M.

200

201 Approved by City Council:

March 17, 2010

202

203

204 Transcribed by Marie Wilhelm

205

206 Recorded by

207

208

209

210

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

214

215

216

217

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


 Scott Bennett/City Recorder