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**Minutes of the North Logan City
City Council
Held on May 4, 2011
At the North Logan City Library, North Logan, Utah**

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

Council members present were: Allen Kartchner, Nancy Potter, Kevin Dustin, Al Moser and John Bailey.

Others present were: Jill Trice, John & Linda Keith, Melody Taylor, Steven Taylor, Justin Taylor, Scott Gilgen, Jon Keller, Robert K. Wilhelm, McCade Sandberg, Allyson Sandberg, Brent Hilton, David Kocherhans, Larry Kocherhans, Terrel Huppi, Russell Goodwin, Kim Hawkes, Marcia Cheney, John Italasano, Lydia Embry, Cordell Batt, Scott Bennett, Jeff Jorgensen and Marie Wilhelm.

The Pledge of Allegiance was led by Allen Kartchner.
An invocation was given by Nancy Potter.

Adoption of Agenda

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

Approval and Follow-up of Minutes of April 20, 2011 City Meeting and Executive (Closed) Session

April 20, 2011 City Council Meeting

Kevin Dustin made a motion to approve the minutes as amended. Allen Kartchner seconded the motion. A vote was called and the motion passed unanimously with Kevin Dustin, Nancy Potter, Al Moser, Allen Kartchner, and John Bailey voting in favor.

April 20, 2011 City Council Executive (Closed) Session

Allen Kartchner made a motion to approve the minutes as amended. John Bailey seconded the motion. A vote was called and the motion passed unanimously with Kevin Dustin, Nancy Potter, Al Moser, Allen Kartchner, and John Bailey voting in favor.

Follow-up

Nothing at this time.

Review of Action Items

Jeff Jorgensen reviewed the list with the council. Jeff said he received information this afternoon from City Attorney, Bruce Jorgensen, that the draft agreement for the Thorne Endowment is done and Jeff should be receiving it within a day or two.

Jeff referred the first item under Miscellaneous regarding stormwater coming out of the draw just south of Green Canyon, and said there is a different option which would mean installing a pipe, rather than a retention pond there; which would work better and be less expensive.

Jeff said he met with Logan City regarding the water crossing 1200 East, as well as other issues. He said Logan City is now aware of that problem and they are going to review whether they need to make a larger drop inlet box for that, or what they need to do.

New Business

Consider approval of appointments to fill vacancies on the Planning Commission. #1

55 Mayor Berentzen said that Brett Robinson is willing to be an alternate on the Planning
56 Commission, pending the City Council's approval. Mayor Berentzen said he will have another
57 name for consideration soon.

58
59 *Allen Kartchner made a motion to approve Brett Robinson as an alternate for the Planning*
60 *Commission. John Bailey seconded the motion. A vote was called and the motion passed*
61 *unanimously with Kevin Dustin, Nancy Potter, Al Moser, Allen Kartchner, and John Bailey voting*
62 *in favor.*

63
64 Mayor Berentzen mentioned that Brett will be replacing Mike McGrath, as Mike and his wife are
65 leaving for an LDS Mission shortly.

66
67 Consider agreement regarding County-wide justice court system. #1

68 Mayor Berentzen said Mendon has agreed to be part of a County-wide system; and that it
69 appears that Hyde Park City Council is also very much in favor of this. Mayor Berentzen said he
70 would like for the City Council to consider a motion that would allow North Logan City to make
71 application into the Cache County Justice Court system. He explained that it would involve Hyde
72 Park, North Logan City, Mendon, Cache County, and potentially Hyrum, who would then be part
73 of the initial application process. He discussed this further with the council.

74
75 *Al Moser made a motion for the City Council to go on record as approving an intention to enter*
76 *into an agreement to join in with the Cache County Justice court system. Kevin Dustin seconded*
77 *the motion.*

78
79 Allen Kartchner asked where it would be located and how it would work differently than it does
80 now, with the joint system that North Logan City has with Hyde Park City. Mayor Berentzen
81 explained that currently, anyone (including non-residents) who is cited within the areas of Hyde
82 Park or North Logan City, within our police system, goes to the Hyde Park court. The new
83 system would encompass a much larger area and allows us to share some of the costs, in terms
84 of court staff, etc. He said it is proposed that, in the future, there would be two locations; one
85 likely in Hyrum, and the existing one in Hyde Park. He said 50% of the revenue that is gathered
86 as they move forward would go to each city; with all of the costs being covered by the county. He
87 said they believe they can run it efficiently enough that they can still divide 50% of the revenue
88 amongst the participating cities, proportionate to the activity that is done in those cities. He said
89 this is a good business decision in terms of revenue, as it cuts costs, and allows for a more
90 efficient system, which has a wider area. He said he felt that another advantage in doing this is
91 that it puts an equity of justice across a broader domain of the community. Per a question from
92 Nancy, Mayor Berentzen said the Hyde Park court has been operating during evening hours; and
93 that it may have to move towards a day-time system. He discussed this further.

94
95 *A vote was called and the motion passed unanimously with Kevin Dustin, John Bailey, Al Moser,*
96 *Nancy Potter and Allen Kartchner voting in favor.*

97
98 Mayor Berentzen said a final document will be given to the City Council to discuss any questions
99 prior to final approval.

100
101 Consider an ordinance and resolution setting development standards for establishing recreational
102 vehicle parks in the city. Also discuss with the owner the status of the new RV park near the ice
103 center. #1

104 Mayor Berentzen briefly introduced the item and asked Steven Taylor to discuss the situation.

105 Mr. Taylor gave copies of the City's draft ordinance with notes made by his consultant, to the City
106 Council for review. He said the situation with his RV park is not as optimistic as it looked to him
107 initially. He said they had a contract with the Ruby Ridge representatives to establish this park,
108 which he said was their first "intent" of the project. He said the second "intent" was to produce a
109 park that would be satisfactory for a long-term park within the community. He said due to their
110 contract with Ruby Ridge, there were a lot of marketing things they could not do. He said they've
111 spoken to many seniors who came up to the college during the winter who said they would have
112 stayed in their park, but their park was not able to make a commitment to them. He said people

113 think they are out of business, and that it only looks that way because they had to leave it "open".
114 He said they have heard that there may be another 40-50 Ruby Ridge people still coming through
115 to stay for a short time. He said they are still under contract with Ruby Ridge for the duration of
116 the project, so they were unable to market the park the way they would have otherwise. He said
117 they have begun marketing the park and have approximately 40 reservations through the
118 summer. He said his initial intention was to charge on a bi-weekly basis, which would have given
119 a tax increment to the City. He said the park residents are "savvy" and told him that by law, if he
120 charged them a monthly rate, he could not charge taxes to them. He said, therefore, 98% of all
121 rents that have been collected at the park have been a monthly-based rent and thus produces no
122 transient room tax. He said there have been two or three RV's that have stayed for just a couple
123 of days or less; which has given them about \$8 in transient room taxes. He said the upcoming
124 reservations are going to be short term, ranging from a few days to two weeks; so the biggest
125 amount of tax to the City will be forthcoming. He said they have a five year lease on the park,
126 with an "opt-out" clause at the end of the first year if they feel it is not feasible. He said it has
127 been more than feasible in its current state, and could continue to be; however it has not made
128 the money he thought that it would. He said there is some significant soil stabilization that still
129 needs to be done. He said the original design of the park that was presented to the City included
130 wanting to maintain a gravel base for the roads; which he said they found is not even functional in
131 a park. He said they have bids out for black top for the roads, and for possible concrete
132 waterways that would feed down to the storm drain system. He said they are looking at doing
133 those the first part of this year to get the park up to an appropriate standard, which he said was
134 probably North Logan City's expectation in the first place. He said the park would do well to be
135 twice its size. He said with the limited advertising and off-site management that they have done
136 with the park has given them multiple, daily phone calls showing interest. He said they are
137 getting some activity due to the overflow from the other two RV parks in the valley. He said he
138 reviewed the City's [proposed] ordinance. He said in his opinion it is irrelevant to them whether
139 the City passes the ordinance, but then said it would ensure their continued success if the City
140 does *not* pass the ordinance. He said he sent a copy of the ordinance to a consultant who has
141 done more than 250 of these types of RV parks nationally, and asked him for his input. Mr.
142 Taylor said the consultant said there are too many conflicting issues, particularly in relation to the
143 size of current RVs, which he further explained, as well as other issues. He explained that this
144 ordinance is too restrictive. He asked the council to disregard some of the comments made by
145 the consultant, because he said they do not apply to our area. He further reviewed some of the
146 comments and the items in the proposed ordinance. He said although they were frustrated to
147 have to follow the strict electrical standards the City required in the beginning, they have since
148 received many positive comments on the electrical system in their park, and have been told theirs
149 is far superior to other parks. He said they are currently contemplating including showers and an
150 office at the park. He discussed the problem with the ordinance in requiring 24-hour on-site
151 management and the limitation of effectiveness in management of the park this would cause. He
152 said it is very important to have a responsible person always on site. He said if they'd had the
153 extra funds, they would have black topped the whole park; and said some of their residents got
154 stuck in the mud at their park and needed to be pulled out. He said in making a decision, he
155 would encourage the council to review the comments made by the consultant, as he said he is a
156 "leading authority" and has built many RV parks. He said the other cities in the valley, as well as
157 the county, have eliminated RV parks in their cities completely, even conditionally. He said
158 having this as a conditional use permit, with the right requirements, could create decent
159 summertime response.

160 Kevin Dustin asked whether the comments Mr. Taylor gave the council are his, or are from the
161 consultant. Mr. Taylor said they are from the consultant, Rich Stockwell. Kevin asked if Mr.
162 Taylor's comments are in synch with Mr. Stockwell's. Mr. Taylor said he agrees with some of the
163 items relating to dimensions, but not all of the comments.

164 Kevin said there are approximately three references in the comments to "court action"; and if that
165 is any way Mr. Taylor's intention, then he would recommend that no one on the council say a
166 word and do not proceed any further and to send it immediately to the attorneys. Kevin said he is
167 not comfortable with the tone of the comments, and they do not come across well.

168 Mr. Taylor said he mentioned to Jeff Jorgensen on the phone previously that the tone and words
169 in the comments are Rick Stockwell's alone. He said he did not want to change any of the

170 comments before giving it to the council, and does not want the comments to "turn [the council]
171 off". He said they have not had any conversations with Mr. Stockwell about any litigation or legal
172 issues, and do not intend to.

173 Kevin said it would be his recommendation that Mr. Taylor edit something like this before he
174 brings it in.

175 Mr. Taylor confirmed with the council that the ability to have an RV park in the city is completely
176 removed from the zoning matrix at this point, and are therefore not allowed in the City. Mr. Taylor
177 said he thought he was "grandfathered". He mentioned that his park sits on two zones, one being
178 in the county and one he thinks might be "grandfathered", but he is not sure about that. Mr.
179 Taylor said he mentioned that to the consultant, but reiterated that taking legal action is not his
180 intent.

181 Mayor Berentzen asked what Mr. Stockwell's credentials were, and Mr. Taylor said he is a self-
182 made RV park consultant. Mayor Berentzen mentioned the unprofessionalism of some of Mr.
183 Stockwell's comments and that some of them include pretty strong language. Mr. Taylor said the
184 consultant strongly recommended to them not installing a sewer dumping station, but they did
185 anyway; as Mr. Stockwell explained that meth dealers often dump their chemicals in them.

186 Mayor Berentzen said Mr. Stockwell's language in his comments is highly offensive.

187 Allen Kartchner said the Planning Commission put a one-year time limit on the conditional use
188 permit when it was approved; and that Mr. Taylor was allowed to do something based on fulfilling
189 certain conditions, and that he is still obligated to meet those requirements. Per a question from
190 Mr. Taylor, Jeff Jorgensen said that the conditional use permit expires one year from when it was
191 approved and at the end of that year certain conditions, perhaps similar to what would be in the
192 City's new ordinance, may be required in the RV park. Jeff Jorgensen said that is why he wanted
193 input from the council.

194 Mr. Taylor said he thought he had an approved plan, with a stamp on it, which Jeff said was
195 incorrect.

196 Allen Kartchner said there is a "clock running", and at the point of one year, Mr. Taylor is
197 supposed to return to the Planning Commission for approval to determine whether everything has
198 been done as required. Allen said if things still need to be done, Mr. Taylor should be meeting
199 with the City to clarify what still needs to be completed, and whether Mr. Taylor can get those
200 items done before the one-year time period.

201 Mr. Taylor said his people had a meeting with Jeff Jorgensen and reviewed those plans, and said
202 that he was not told of any discrepancies other than stormwater issues that needed to be
203 addressed, and that that was the only item brought up.

204 Jeff said the original plans, the only plans available to the Planning Commission when they
205 approved the conditional use permit, showed that all the RV pads were concrete with grass in
206 between them. Jeff said he showed Mr. Taylor where the plans indicated that, as well as other
207 things; then shortly thereafter, Mr. Taylor brought back a second set of plans that changed the
208 surface of the RV pads from concrete to gravel and also modified some of the storm water
209 pollution protection elements. Mr. Taylor said he had a set of plans approved and stamped by
210 the City, and also said that the pads were always going to be gravel pads, never concrete. Jeff
211 refuted this.

212 Al Moser recommended that Mr. Taylor come in and have a meeting with City staff to work
213 through these items.

214 Mayor Berentzen suggested that Mr. Taylor come to an agreement with the City on the terms
215 before the City Council meets again next time, in two weeks; and also recommended that the City
216 Council table this item for now.

217
218 *Kevin Dustin made a motion to table this item. Allen Kartchner seconded the motion. A vote was*
219 *called and the motion passed unanimously with Kevin Dustin, John Bailey, Al Moser, Nancy*
220 *Potter and Allen Kartchner voting in favor.*

221
222 Consider concept plan for a proposed mixed use development, and the preliminary plat, at 200
223 East and 1600 N – Wasatch Pointe Senior Apartments; and vacate the Maple Rock
224 Condominium Plat.^{#4}

225 Cordell Batt presented the item. He explained that the applicants came in the previous May with
226 a proposal for this site, but that the site needed to be rezoned, which has since been done. He
227 said the City determined that the best zone for this location would be mixed-use. He said this
228 plan is what the proponents originally presented to the City, which he reiterated has now been
229 rezoned to mixed use. Per a question from Mayor Berentzen, Cordell confirmed that the plan
230 currently meets the mixed-used zone standards. He reviewed the concept plan and the various
231 items within, the design intentions, and which studies and reports staff recommended as well as
232 waived. He said initially, staff thought that a traffic report should be done, but has since
233 determined this may not be necessary. He explained that there was concern about access and
234 how the road into North Pointe lined up with the adjacent intersection; however, the applicants
235 reviewed that and have realigned the access to make it a much better situation. He said
236 regardless, the applicants are still going to go ahead with the traffic study.

237 Applicant Brent Hilton presented their project and discussed the intentions of their development.

238 Per a question from Allen Kartchner, Mr. Hilton confirmed that these units will be rentals, with
239 leases to likely be for six months to a year. Allen also referred to the proposed commercial
240 property in front and said he would hope that there are some limitations on what kinds of
241 businesses can go in there; and controls put in place to prevent the area from degenerating into
242 something the City does not want there.

243 Nancy Potter said that since the City is going to be doing a lot of mixed-use, she said she would
244 hope that a certain percentage of commercial is maintained with all of the residential going in.
245 She said there seems to be a lot of apartments going in, without very much commercial.

246 Per a question from Mayor Berentzen, Jeff said there is not a required amount of commercial
247 related to how much residential goes in for this zone. Cordell, Jeff and the council continued to
248 discuss this briefly. Jeff said it is the City Council's prerogative, on a case by case basis, to
249 include conditions they deem appropriate, such as requiring that a certain amount of commercial
250 be included. Jeff also mentioned a public street that goes to the site, which was only built as a
251 cul de sac because there is not a current road to attached it to. He said the plan is for that road
252 to go to the property, but if it needs to remain a cul de sac, this needs to be addressed. He said
253 this needs to be reviewed, because currently two public streets are planned to be connected,
254 which abut this. He said he feels the current plan would actually work better; but if the road is not
255 going to be connected, the property owner to the north needs to be contacted, as he is expecting
256 the road to go through, and it will change the number of his entrances and exits. Cordell said he
257 did not think that this road was going to be used as a public street.

258 The council continued to discuss various items with the applicant.

259

260 *Allen Kartchner made a motion to approve the concept plan. Kevin Dustin seconded the motion.*
261 *A vote was called and the motion passed unanimously with Kevin Dustin, Nancy Potter, Al Moser,*
262 *Allen Kartchner, and John Bailey voting in favor.*

263

264 Budget presentations by Streets Department, Utilities Department (Water and Sewer), and the
265 Library. Also discuss leasing vehicles for police department. #2

266 Streets Department. #2

267 Scott Gilgen presented the budget for his department and reviewed the various items with the
268 council. He discussed heavy equipment rental for the year, some of which will be shared with
269 other departments. He also explained the problems with their front-end loader, which has caused
270 costly repairs, and discussed replacing it. He said other departments use it as well. He
271 mentioned other equipment needing replacement. Per a question from Al Moser about whether a
272 front-end loader can be leased; Jeff Jorgensen said that the last time he checked, that was not an
273 option. He said they can check into it, however, as it has worked well for the backhoe. Scott
274 continued to review his department's budget. He discussed planned street repairs and
275 improvements. Nancy Potter mentioned the major problems on her road. Scott also discussed
276 flooding issues on 1600 East and what the improvements would entail.

277 Mayor Berentzen mentioned a spot on the road right in front of his house where there is a huge
278 hole which leads to a tunnel which goes underneath the road, large enough for someone to
279 disappear into. He said he is very concerned about it, and said there is something wrong going
280 on under that road. Nancy said the road adjacent to the property across from her [just south of

281 where Mayor Berentzen lives] is also sinking. Nancy mentioned other areas nearby where this is
282 also occurring.

283 Scott Gilgen explained the various irrigation leaks occurring in that area. He said when this area
284 gets redone, the irrigation line for secondary water also needs to be replaced there.

285 John Bailey asked Cordell about water run-off in relation to curb, gutter and sidewalk; and asked
286 if there are different options such as using pervious [absorbent] asphalt for curb, gutter and
287 sidewalk, to keep the water in place rather than rushing down the streets. Jeff discussed this
288 briefly and explained that pervious asphalts are typically used for parking lots; but have not been
289 determined as being effective yet, particularly in this kind of climate, and are expensive at this
290 point.

291
292 Utilities Department (Water and Sewer). #2

293 Bob Wilhelm reviewed his budget with the council for water and sewer. He discussed the
294 problem with infiltration into the sewer system and people who illegally hook in to dump. He
295 discussed how they are going to be performing tests to try to discover some of the people who
296 are illegally hooking up. Jeff discussed this and said the City's sewer meter spiked during the
297 storms in March. He said the department needs the funds to be able to repair these kinds of
298 issues. Per a question from Al Moser, Jeff explained this is groundwater as well as surface storm
299 water getting into the manholes.

300 Bob continued to discuss his budget. He said they will be replacing their backhoe, and explained
301 how they will be able to do that this year. He discussed other upcoming needs and the
302 associated costs for projects they will do this year, including cleaning the water tanks and
303 replacing more water meters.

304 Jeff discussed various costs and said the council needs to take a serious look at considering
305 raising the water rates a little bit next year, in order to cover those costs. He said costs have
306 gone up, but the rates have not been increased for quite a long time.

307 Bob said the state is doing a project on Main Street, and said the City approached them about
308 installing a water line at the same time. He said the bid that came in was enormous, and the City
309 would have to be locked in to using the state's contractors. Jeff discussed this further with the
310 council and said a decision needs to be made fairly quickly. After further discussion, per a
311 question from Mayor Berentzen, Jeff said he recommended not doing this right now.

312 Mayor Berentzen discussed the vehicles possibly being leased by the Police Department with
313 Chief Kim Hawkes; specifically the request for a larger pick-up truck for the Animal Control officer
314 [Officer Krebs], and asked him to explain what the needs are. Chief Hawkes explained the
315 request, which he said included the need for more storage and room to work, as well the
316 requirement for better animal transport, particularly for deer. Chief Hawkes mentioned the deer
317 transport trailer that Officer Krebs has rigged in order to move deer carcasses; and said he is
318 having to do this on almost a daily basis. The council discussed this with Chief Hawkes, including
319 the associated costs, and discussed just giving Chief Kim Hawkes an amount that he gets to work
320 with and him having to work out how that will be spent, and prioritizing. Kim Hawkes commented
321 on this to the council. Per a question from Mayor Berentzen on how he would proceed after
322 hearing the comments from the council, Chief Hawkes said he would likely move forward with the
323 patrol vehicles and wait on the pick-up truck for animal control.

324 Nancy Potter said she has received lots of comments from citizens who say that North Logan City
325 employees drive the nicest vehicles that they have ever seen, and commented further. She said
326 we need to be sensitive to that. Kevin Dustin disagreed and said it seems to him that the City
327 maximizes our vehicles to farthest possible point. He said maybe we need to a better job of
328 educating the public on that.

329 Chief Hawkes said he understands Nancy's point, but also said in reality, the vehicles for the
330 Police Department are like offices for the their officers, and that they spend roughly eight hours a
331 day in these vehicles; and further described the kinds of equipment the officers are required to
332 carry with them in order to perform their jobs.

333 Mayor Berentzen said he agrees with Nancy to a point, but not in regards to the police vehicles,
334 as he does not hear comments regarding those vehicles. He said some of the trucks in the City
335 are new looking, and are the ones which cause attention.

336 Police Sergeant John Italasano said the vehicles that the department purchases are baseline
337 vehicles; that the vehicles with more "extras" are *not* the ones being purchased for the
338 department.

339 Jeff also discussed the use that the City vehicles go through to be utilized thoroughly throughout
340 the various departments, until the point that they are no longer usable. He also said some of the
341 older vehicles are still new looking, and that may be part of the issue.

342

343 Library. #2

344 Marcia Cheney went through items in the budget for her department with the council and said
345 their budget is approximately the same, only \$1,000 more than last year. She said one thing they
346 really need which they keep putting off, is someone to help with story time and to also work part
347 time and to help with cataloguing. She further discussed other needs and requests, including
348 membership dues and the 20 hours of training required for her and the two other full time
349 employees, as well as a pay increase of 3% for library staff, as there haven't been pay increases
350 for the past three years. Jeff discussed the benefits costs, as well, and said the rates should
351 remain flat. Marcia said she was supposed to receive a draft of the Thorne Endowment
352 agreement this afternoon, which is the draft they have ready for everyone to review.

353 John Bailey mentioned that the proposed limited-use library card was not approved by the
354 council, and that the Library Board had thought this would enhance the library budget. He also
355 said that no one is very confident that the non-resident card will bring in much revenue; which he
356 said would lower the revenue portion of the budget.

357 Nancy Potter mentioned a mistake in a reference to Hyde Park in an item regarding the Thorne
358 Endowment, which Marcia said she would correct. Marcia said the people she has spoken to
359 regarding the \$163 card have been very positive.

360 Nancy said regarding the funds needed for training, that she thought that Marcia explained last
361 year that state law only required the Librarian to have the 20 hours of training. Marcia said she
362 thought it was the combination of the three full-time employees; that the Librarian needed 20
363 hours of training, but the other two needed some form of development. She said she would look
364 into it. She mentioned that this issue is in the process of being revised at the state level; and
365 being considered is a percentage of training being done with more employees rather than just the
366 librarians receiving training.

367

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

369 Nancy Potter asked when the next deer survey is going to be done, and Chief Hawkes said he is
370 planning it for mid-summer. The council discussed this further.

371

372 Al Moser said he understands the need for a larger truck for the animal control officer.

373

374 Mayor Berentzen said he would like the City Council to consider holding a separate budget
375 meeting. The council discussed this further and agreed to see how far they get with the budget at
376 the next council meeting and go from there. Jeff confirmed that the deadline for the budget is
377 June 21st. Nancy Potter asked if they could have a budget document with three simple columns,
378 that reflect what was proposed for this last year, what was actually spent, and then what is
379 proposed for this year. Jeff said that he could do that.

380

381 Allen Kartchner and Kevin Dustin mentioned that they will not be at the next City Council meeting.

382

383 Executive (closed) session to discuss the acquisition of real property.

384 *John Bailey made a motion to move in to Executive (Closed) Session for the purpose of*
385 *discussing the acquisition of real property. Nancy Potter seconded the motion. A vote was called*
386 *and the motion passed unanimously with Kevin Dustin, Nancy Potter, Al Moser, Allen Kartchner*
387 *and John Bailey voting in favor. This occurred at 9:00 p.m.*

388

389 Minutes for this written under separate cover.

390

391 *Kevin Dustin made a motion to move out of Executive (Closed) Session and into the regular*
392 *portion of the City Council meeting. Allen Kartchner seconded the motion. A vote was called and*

393 *the motion passed unanimously with Kevin Dustin, Nancy Potter, Al Moser, Allen Kartchner and*
 394 *John Bailey voting in favor. This occurred at 9:19 p.m.*

395
 396

397 Jeff Jorgensen asked the council if it was their understanding that the trailers at Steve Taylor's
 398 RV park were only supposed to be there for thirty days or less, to which the council agreed. Jeff
 399 said Mr. Taylor proposed this as a tax generating business, which the council agreed with. Kevin
 400 agreed and said they compared themselves to a Holiday Inn Express. Jeff said he set a meeting
 401 up with Mr. Taylor last Monday to discuss all of this, but Mr. Taylor did not show up or call. Jeff
 402 said the original plans that Mr. Taylor brought in are what everyone had to make their decisions
 403 on, including the Planning Commission and the City Council. One copy of this original set of
 404 plans was marked up by City staff to have the developer make appropriate changes, which Jeff
 405 said Mr. Taylor claimed he sent back corrected; which he in fact never did. Jeff also mentioned
 406 that these original plans indicated there would be concrete pads with grass surrounding the pads.
 407 Jeff explained that when he pointed this out to Mr. Taylor, a different set of plans was drawn up
 408 but have also not been approved by City staff, because they are awaiting input from the council
 409 by way of the proposed draft ordinance. He said this latest set of plans did not have any concrete
 410 pads, only gravel pads. Jeff said in the meantime, the RV Park Ordinance was in the process of
 411 being reviewed and considered. Jeff recommended that the council provide him with guidance as
 412 to what standard the developer should be held – should it be based on what Mr. Taylor originally
 413 proposed or something less, or more. Jeff explained that in his opinion, and the opinion of the
 414 City Attorney, the conditional use permit process could hold the developer to a set of standards
 415 that are reasonable, including requiring the developer to meet at least the standards in their
 416 original plans, upon which the Planning Commission made their decision. The council asked
 417 about whether Mr. Taylor actually has signed and stamped plans approved by the City, as he
 418 attested, and Jeff said that he does not.

419 The council discussed this further, and discussed how to proceed.

420 Mayor Berentzen said it is important that Jeff record the meeting that he has with Mr. Taylor, and
 421 to inform Mr. Taylor ahead of time that he is doing so.

422 Jeff mentioned that it seems that Mr. Taylor now would be drawing up another set of plans;
 423 because now Mr. Taylor is saying that he wants to put asphalt on the roads in the park, which
 424 would among other things, change the stormwater characteristics of the site.

425

426 Mayor Berentzen referred to the letter to the state regarding the environmental impact statement
 427 for the canal repair projects and asked the council for their feedback.

428

429

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

433

434 The meeting adjourned at: 9:30 p.m.

435

436 Approved by City Council:

May 18, 2011

437

438 Transcribed by Marie Wilhelm

439

440 Recorded by


 Scott Bennett/City Recorder

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442

443

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

- 447 1. Annual City Council meeting binders in the Office of the City Recorder
- 448 2. Budget folders in the Office of the City Recorder
- 449 3. Special Project folders in the Office of the City Administrator
- 450 4. Subdivision Folders in the Office in the City Engineer