

1 **Minutes of the North Logan City**
2 **City Council**
3 **Held on June 1, 2011**
4 **At the North Logan City Library, North Logan, Utah**

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6 *Nancy Potter made a motion to make John Bailey Mayor pro tem. Al Moser seconded. A vote*
7 *was called and the motion passed unanimously with Nancy Potter, Al Moser and John Bailey*
8 *voting in favor.*

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10 The meeting was called to order by Mayor Pro Tem John Bailey at 6:30 p.m.

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12 Council members present were: John Bailey, Al Moser and Nancy Potter (Mayor Lloyd
13 Berentzen, Kevin Dustin and Allen Kartchner were excused.)

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15 Others present were: Peggy Giles, Terrel Huppi, Jake Young, Jon Keller, James Wakefield,
16 Bruce Jorgensen, Marcia Cheney, Kim Hawkes, Lydia Embry, Alan Luce, Cordell Batt, Scott
17 Bennett, Jeff Jorgensen and Marie Wilhelm.

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19 The Pledge of Allegiance was led by Al Moser.

20 An invocation was given by Nancy Potter.

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22 **Adoption of Agenda**

23 The council discussed that there will be two items from the agenda which will not be discussed:
24 the Action Items list, and the presentation of a check from the Thorne Endowment, which will be
25 put on the next City Council meeting agenda when Dell Loy Hansen can be in attendance.

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27 *Al Moser made a motion to approve the agenda as amended. Nancy Potter seconded the*
28 *motion. A vote was called and the motion passed unanimously with Nancy Potter, Al Moser and*
29 *John Bailey voting in favor.*

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31 **Approval and Follow-up of Minutes of May 18, 2011 City Council Meeting and Executive**
32 **(Closed) Session**

33 **May 18, 2011 City Council Meeting**

34 *Al Moser made a motion to approve the minutes as presented. Nancy Potter seconded the*
35 *motion. A vote was called and the motion passed unanimously with Nancy Potter, Al Moser and*
36 *John Bailey voting in favor.*

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38 **May 18, 2011 City Council Executive (Closed) Session Meeting**

39 *Al Moser made a motion to approve the minutes as presented. Nancy Potter seconded the*
40 *motion. A vote was called and the motion passed unanimously with Nancy Potter, Al Moser and*
41 *John Bailey voting in favor.*

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43 **Follow-up**

44 Jeff Jorgensen referred to Steve Taylor's RV park, and said he and the Mayor met with Mr.
45 Taylor; and Jeff also spoke with City Attorney, Bruce Jorgensen about the "non-conforming use"
46 issue. He said they ultimately came to the conclusion that as long as Mr. Taylor does not add
47 any more sites or acreage; the City can approve him making improvements. He said particularly
48 for roads, for example, as they need to be improved for issues of safety and convenience. Jeff
49 said Mr. Taylor is also seriously looking at moving his RV park to the west part of North Logan.
50 Jeff said Mr. Taylor is finishing up what he currently has at the park, and will then use the summer
51 to decide whether his park will be profitable enough to continue, and decide in the fall whether or
52 not to proceed, to move the park, or what. Per a question from John Bailey, Jeff explained the
53 outstanding issues which remain.

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55 John Bailey said he wanted to compliment everyone who was involved in the Memorial Day
56 celebration. Nancy Potter also mentioned The Historical Committee, Joe Hawkes, Barbara
57 Middletown, and the Scout Troop who put up the flags.

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New Business

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6:35 Public Hearing to receive public input on the second revision to the FY2011 Budget

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John Bailey opened public hearing at 6:44 p.m.

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Lydia Embry reviewed the memo she gave to the City Council regarding her comments and concerns about the budget.

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As there were no further public comments, John Bailey closed the public hearing at 6:51 p.m.

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6:50 Public Hearing to receive public input on the FY2012 Budget

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John Bailey opened the public hearing at 6:51 p.m.

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Lydia Embry continued to discuss her comments in the memo she gave to the council.

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As there were no further public comments, John Bailey closed the public hearing at 6:51 p.m.

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Consider the Concept Plan for a Mixed-Use Multi-family Complex including a Reception/Clubhouse/Business Office Center in the Mixed-Use General zone located at approximately 2200 North between 100 East and 200 East.

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Cordell Batt presented the item and gave a general description of the project. He said it is the first project proposed for the mixed-use general area adjacent to our City Center. He said it is on the corner of 2200 North and 200 East. He said as part of the Mixed Use General Zone, the process for this is to present the conceptual plan, which is what is being done tonight. He said the draft development agreement is also part of the packet, which is how a mixed use development is approved, which he discussed further. He said the City Attorney has reviewed the first draft, and if approved, he will work through the comments and concerns he has with the developer's attorney. He briefly discussed staff's comments, and said staff agrees with the project and the location, and does not feel we could have picked a better project for this area, which he further explained. He discussed needing the "rooftops" [i.e., residential units] in order to get the commercial there; and therefore it is a great opportunity, in having this mixed use, residential project come in. He further discussed the project and the benefits of having it near the City Center.

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Developer Stuart Miller with Wasatch said he wanted to explain what they feel they are bringing to North Logan. He proceeded to discuss the intentions and plans for their project. He also gave a slide presentation showing the layout of the site as well as interior shots of the design and layout of the actual apartment units.

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Nancy Potter asked about access which the developer explained. She also asked the developer to discuss the park situation, which he did. Per a question from Nancy about what the percentage of the area would be the park and how much would be landscaped; Cordell said he would have to determine that, but that they have to have at least 20% landscaping and the park is part of that. He said he thought that the park area in this project is at least a half-acre in size.

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Cordell said that the developer has worked with staff, as well as Jake Young. He said when the developers first came to the City, their initial design was completely different than what it is now. He said he put together a list of items that staff wanted the developers to follow to create what the City felt would make it a really good project, which he said they have followed very closely. He said they have also conformed to the grid that the City is looking for in relation to streets. He also mentioned that Cache Valley Transit is going to have a bus stop adjacent to the project. He reiterated that the developers have been very cooperative.

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Nancy Potter asked about how this will tie in to the City Center, which Cordell explained briefly. Cordell mentioned that the Planning Commission had their meeting and recommended approved the conceptual plan after a lengthy discussion.

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The City Council briefly discussed further issues with Cordell. Al Moser mentioned that there is a lot more detail in this, than what they usually get in a concept plan, which he said he appreciated.

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Al Moser made a motion to approve the concept plan. Nancy Potter seconded the motion. A vote was called and the motion passed unanimously with Nancy Potter, Al Moser and John Bailey

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114 *voting in favor.*

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116 **7:05 Public Hearing to receive input on an ordinance re-zoning approximately 2.19 acres, of the**
117 **3.69 parcel of Community Commercial (CC) property, into the Residential Multi-Family (RM)**
118 **zone. The property off of 400 East located at approximately 1625 N 400E is being proposed as a**
119 **development of additional apartments, Phase II of the Legacy Apartments, with the remainder of**
120 **the parcel staying Community Commercial (CC). Following the public hearing the Council may**
121 **consider adopting the ordinance.**

122 *John Bailey opened the public hearing at 7:23 p.m.*

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124 Cordell Batt presented the situation and oriented those in attendance to the site via an overhead
125 picture of the location. He mentioned that the City rezoned the Legacy Apartments the very same
126 way.

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128 Developer James Wakefield said currently the Cache Valley Bible Church owns the whole piece
129 of property, and briefly discussed the history of the project and where it is at this point; and said
130 the Church approached them about doing something like this. He further discussed their
131 intentions for the project.

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133 Jake Young asked about connecting access with the adjacent apartment building, and Mr.
134 Wakefield explained why he did not think that was going to happen.

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136 Lydia Embry asked whether the issue of having apartment complexes on three sides of a
137 landlocked piece of land had been addressed. She also expressed her concerns about the
138 access, as well as quantity of residents now projected for this area; and mentioned that it will
139 affect the Housing Element [of the General Plan] that the Planning Commission is working on.

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141 *As there were no further comments, John Bailey closed the public hearing at 7:29 p.m.*

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143 *Al Moser made a motion to adopt the ordinance. Nancy Potter seconded the motion.*

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145 Al Moser and John Bailey asked about the urgency of having to approve this tonight, especially
146 since the council is not a full one tonight.

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148 Mr. Wakefield mentioned that the church has had an offer on the piece of land and said therefore,
149 time is of the essence.

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151 *A vote was called and the motion failed with Nancy Potter voting against, and Al Moser and John*
152 *Bailey voting in favor [for a lack of three positive votes].*

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154 Al Moser suggested that it be brought back to the next meeting for a vote, when a full council is
155 present. Jeff agreed and explained why it was appropriate to wait until the next meeting to vote
156 on this.

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158 **Consider approval of the proposed Cache County Unified Justice Court Agreement.**

159 City Attorney, Bruce Jorgensen explained the situation and said a specific resolution clearly
160 stating what is to be done is needed. He said the only change to the draft agreement is a new
161 paragraph, authorizing the Mayor, and anyone else as appropriate, to dissolve the existing court;
162 and said otherwise, the agreement is identical [to the prior draft].

163 Nancy Potter asked about when the dates and times will be set for when court will be held. Bruce
164 explained that the existing court hours are determined by the respective City Councils (North
165 Logan City and Hyde Park City), and explained further; but that once the court is moved to the
166 unified court, the County will set the hours, because it will be a County court.

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168 *John Bailey made a motion to approve the agreement. Al Moser seconded the motion. A vote*
169 *was called and the motion passed unanimously with Nancy Potter, Al Moser and John Bailey*
170 *voting in favor.*

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173 Discussion/update on form-based code ordinance development.

174 Jake Young from Civil Solutions Group gave an update on developing the form-based codes and
175 City Center planning. He proceeded to review the hand-out he gave to the council, including the
176 recommendations regarding which standards to include.

177 John Bailey said he continues to feel positive about adopting something like this, particularly as
178 we move forward with plans for the City Center.

179

180 Budget workshop to discuss the draft FY 2012 budget and the second revision to the FY2011181 Budget.

182 Jeff Jorgensen reviewed the budget and mentioned that there were some changes and updates
183 made, which he explained. He commented on some of Lydia's remarks. He also discussed the
184 hand-out he gave to the council regarding the information they asked for concerning salaries in
185 cities comparable to North Logan City, and explained that further.

186 Nancy Potter asked for something that showed a total for wages and benefits, and Jeff explained
187 that that information is in the "trend analysis", which was one of the spreadsheets in the Excel file
188 he previously emailed to the council. He brought it up on the projection screen via his computer
189 to discuss it with the council, and explained further.

190 He further discussed other items briefly.

191 Al Moser expressed his concerns about the economy not turning around and discussed all of the
192 cut-backs occurring at USU; and also mentioned the cuts at the Logan School District. He said
193 we would be making a mistake to look at things optimistically. He said we need to keep our belts
194 tight and said one way to save money is to not have so many employees.

195 Jeff mentioned the employee meeting held the previous week and said the situation was
196 explained to the employees. He said it was proposed to the employees, that if they want to
197 voluntarily cut the number of their hours, or retire early, etc.; the City would work something out to
198 help them do that. Jeff said he expressed that the hard way of doing that is by having to let some
199 people go who are either not performing, or doing work that could be done by others.

200 Jeff said after some minor adjustments, the budget will be brought back to the next City Council
201 meeting to be considered for approval.

202 John Bailey said, based on the discussion at the last meeting, that it seems that the council would
203 be more in favor of an increase for employees if they could identify something in the same way
204 that the Logan School District has.

205 Al Moser said that once a salary increase is done, the salary and benefits are ongoing; and said
206 he would be more in favor of a "one time" monetary payment, as it would not be an ongoing
207 commitment. Jeff said he and Mayor Berentzen could review options.

208

209 Reports from city officers, boards, and committees

210 Alan Luce mentioned the Memorial Day Celebration. John Bailey mentioned how much they
211 appreciated the event and the efforts of all who put it together.

212

213 Kim Hawkes said he would like to do a short presentation at the next council meeting for an
214 Officer of the Year award, and would like to be on the next meeting's agenda.

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216 Marcia Cheney mentioned the Summer Reading Program kick off. She said she had t-shirts for
217 the event to pass out to the City Council.

218 Marcia also mentioned that the first non-resident library card was sold. Jeff recommended having
219 July 1st be the activation date of the card, to give the cardholder a full year of service. Marcia also
220 said the library received a letter, which she distributed copies of to the council, from a Hyde Park
221 resident thanking the library for providing the non-resident card option to Hyde Park residents.

222

223 Nancy Potter discussed the Memorial Day Celebration and what a great event it was.

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225 Kim Hawkes mentioned a "9/11" Commemoration that will take place in September at the Cache
226 County Fairgrounds, which will last for a week; and further described some of the details of the

227 event.

228

229 Nancy Potter said that Mayor Berentzen spoke to Glen and Ruth Israelsen who have accepted to
230 be the Grand Marshals for the 24th of July parade.

231 Nancy also mentioned that Mayor Berentzen said the site for the original North Logan City house
232 was located; and that Mayor Berentzen said he would like to form some kind of committee to
233 work with the Historical Committee, to perhaps purchase or somehow get this land, clean it up
234 and potentially restore it to make it some kind of park. Nancy said Matt Nielsen owns the land
235 and is apparently in the process of selling it. She said Barbara Middleton has talked about trying
236 to get a grant to help to restore it. It was discussed that Ralph Smith was the original owner of
237 the home.

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240 *Nancy Potter made a motion to adjourn the meeting. Al Moser seconded the motion. A vote was*
241 *called and the motion passed unanimously with Nancy Potter, Al Moser and John Bailey voting in*
242 *favor.*

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245 The meeting adjourned at: 8:28 p.m.

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248 **Note: Following the regular meeting of the City Council, the Council will convene a**
249 **meeting of North Logan Re-Development Agency**

250 Minutes written under separate cover.

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255 Approved by City Council:

June 15, 2011

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257

258 Transcribed by Marie Wilhelm

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260 Recorded by



Scott Bennett/City Recorder

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

269 1. Annual City Council meeting binders in the Office of the City Recorder

270 2. Budget folders in the Office of the City Recorder

271 3. Special Project folders in the Office of the City Administrator

272 4. Subdivision Folders in the Office in the City Engineer

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