



57

58 Consider development plan for Wasatch Senior Apartments at 1625 North 200 East. Also  
59 consider approval of the subdivision to divide the property for the Wasatch Senior Apartments  
60 into two lots.<sup>#3</sup>

61 Cordell Batt presented the item, described the location and explained the intention and plans for  
62 the development. He mentioned that the developers also own the North Pointe and Bridger  
63 Pointe apartments. He explained that this development is intended as a restricted senior  
64 development and will have 99 units. He said this is being done through mixed use and the  
65 consideration for approval also includes the development plan for the subdivision. He explained  
66 that the developers are asking for two lots; the front lot is the commercial part of the mixed use,  
67 which will be a future office complex; and the lot behind that is for the senior apartments. He  
68 reminded the council that they gave the developers approval on the concept plan previously, and  
69 that this development plan and subdivision also received a positive recommendation from the  
70 Planning Commission. He explained that the developers are improving and widening the access  
71 out of North Pointe as part of this project, which will line up better with 1600 North and make that  
72 a much better intersection. He described this further.

73 Cordell discussed other minor details.

74 Mayor Berentzen asked what might be coming into the retail portion of the project. Cordell said it  
75 will likely be some kind of medical facility, and the developers said they already have someone  
76 interested in doing that.

77 John Bailey asked the developers about what kind of information is available that would give  
78 evidence that would support this kind of development for seniors. The developer explained that  
79 they had an appraisal and a market study done by Jeff Neese, who he said is an expert in this  
80 area. The developer further described the amenities of the project and said they really control the  
81 market due to the state of the art type of facility they develop.

82 Allen Kartchner asked what their time line for development would be if this is approved. The  
83 developer said they would like to begin construction in 45 to 60 days, with likely a late spring  
84 completion.

85 Nancy Potter asked about Ross Lapray's notes regarding items still needing to be taken care of.  
86 Cordell said the items are typical; and said that Ross has been in touch with the developer and  
87 the items have either been taken care of or will be in the final construction phase.

88 Allen Kartchner asked the developer where their facility in Bountiful is located, so that he may  
89 take a look at it, which he gave the address of to Allen.

90 Per a question from Allen about the lease; the developer explained that the length of the lease is  
91 for a year; but that a resident can get out of the lease in the event of health issues. He also  
92 mentioned that their developments typically have 100% occupancy.

93 The City Council continued to discuss minor points.

94 John Bailey discussed his concern about how this might compare to the other, similar, proposed  
95 developments coming in to the area.

96 Cordell explained that this "senior apartment" idea is a very different concept and there is not  
97 another project like it in the valley; that it is a very different type of product.

98

99 *John Bailey made a motion to approve the development plan and the subdivision [into two lots]*  
100 *for the Wasatch Senior Apartments. Allen Kartchner seconded the motion. The motion passed*  
101 *with Kevin Dustin, Nancy Potter, Allen Kartchner, and John Bailey voting in favor, and Al Moser*  
102 *voting against.*

103

104 Al Moser said he voted against this, not necessarily because he is against the project, but  
105 because he thinks the council is "rushing it".

106

107 Consider land trade agreement for land for trail on east bench. (Dan Cox) #1

108 Jeff explained the situation to the council, as well as the agreement that goes with this. Jeff  
109 explained that when Phase III of Canyon Ridge Development was done, and a road was put in,  
110 the (previous) owner of one parcel did not want to participate in any of the adjacent development,  
111 hoping he would have access along that road. Jeff explained that part of the agreement with that

112 subdivision is that there would be a "protection strip" [which Jeff described via a projected  
113 overhead map of the site] dedicated to the City, with the understanding that if anyone wanted to  
114 develop the described piece, they would have to pay the developers \$20K (to James Malouf) to  
115 compensate them for the road, the water line, the sewer lines, etc. (i.e., what essentially makes  
116 out to that lot's fair share of the improvements). He said the City agreed to that, and that  
117 information was described on the plat. He said since that time, a portion of that parcel has been  
118 sold off to Dan Cox. He explained that the lot has not yet been subdivided and that Dan would  
119 have to do that in order to make a buildable lot; and that Dan is interested in acquiring it so that it  
120 can become a buildable lot. Jeff also explained a portion of the subdivision that has been set  
121 aside for trails and a potential future road. He discussed the planned trail system the City intends  
122 to do in that area. He further explained the various options for which pieces to purchase and  
123 why; as well as how it could be worked out financially.

124 Mayor Berentzen asked Jeff about some of the lot lines and where various things are located,  
125 which Jeff explained, via the map of the area.

126 Jeff explained that in addition to the \$20K cash, Jim Malouf owes the City for eight lots for a  
127 previous road agreement. He explained that the road through the subdivision was originally  
128 private, but that when the City took it over, it was with the understanding that all of the property  
129 owners along the road would pay \$1,000 a piece before they developed.

130 The council continued their discussion.

131 Jeff discussed the mistake in the original understanding of the value of the land, which is actually  
132 valued at less than originally thought.

133 Jeff continued to discuss with the council how best to proceed, and the council agreed to have  
134 Jeff pursue this, including working out the actual value of the land with Dan Cox.

135

136 Confirm approval of interlocal storm water agreements between the city and three canal  
137 companies.<sup>#1</sup>

138 Jeff Jorgensen explained this brief history of the process and the current status of the agreement.  
139 He also explained what this agreement will bring about. Jeff explained that this will allow the City  
140 much more of an ability to participate in a cooperative effort to dump stormwater into these areas  
141 in a reasonable and defined way, to help them improve their canals, to be able to handle our  
142 increased stormwater. He explained further.

143

144 *Kevin Dustin made a motion to approve the agreement. John Bailey seconded the motion. A*  
145 *vote was called and the motion passed unanimously with Kevin Dustin, Nancy Potter, Al Moser,*  
146 *Allen Kartchner, and John Bailey voting in favor.*

147

148 Discuss the outcome of the Planning Commission's work on the ordinance setting development  
149 standards for establishing recreational vehicle parks in the city.<sup>#1</sup>

150 Mayor Berentzen referred to the documentation given to the council from the Planning  
151 Commission on this and explained what some of the included questions are.

152 The City Council discussed this with Cordell and Jeff.

153 Allen Kartchner reviewed the documentation from the Planning Commission and highlighted their  
154 main points of discussion, including the rights of private property owners to be able to use their  
155 property. He said not having the use in the City at all, raised the question of why the City wants  
156 to exclude this, and what those reasons are. He said the Planning Commission felt that this was  
157 an appropriate use of land somewhere in the City; and that it was a right that a property owner  
158 should have. He said there was a strong recognition [by the Planning Commission] that there is a  
159 vast difference between a trailer park (mobile home park) and an RV Park, which they made quite  
160 clear; and said they are *not* in favor of a trailer park. He said if this use is put into the matrix,  
161 there should be conditions put on it that clearly identifies the fact that it is going to be an RV Park,  
162 with conditions on what it should look like, the lay out and the operation of that park, so that it is  
163 truly an RV Park. He said the Planning Commission is aware that the City Council discussed not  
164 having these on Main Street, and that it should be in an industrial zone. He said the comments  
165 from the Planning Commission reflect that they do not feel that the industrial zone is an  
166 appropriate zone for this use, at least not the *only* zone; and that the commercial zone was the  
167 appropriate place for it.

168 Jeff asked if the Planning Commission talked about putting it in a recreation zone, and Allen said  
169 they did not.

170 Al Moser said he is in support of the rights of private property owners, however, said he does not  
171 feel that people can just do whatever they want with their property. He said there are already  
172 certain limits the City puts on things in various zones. He explained that he doesn't think it is  
173 possible to prevent an RV Park from becoming a trailer court; in the winter for example, and that  
174 an RV Park tends to be a trailer park. He said there isn't anyone who can enforce [an RV Park  
175 situation].

176 Nancy Potter said she agreed with Al Moser, and further explained; and also said she has a real  
177 problem with putting an RV Park on Main Street, which is our main commercial area.

178 Mayor Berentzen said he understands the council's arguments but said he feels that the  
179 comments from the Planning Commission are particularly insightful, in some of their arguments.

180 The City Council continued their discussion.

181 Cordell said we don't even have RV parks [as a use] in North Logan anymore. He said that the  
182 Planning Commission thought that was drastic, and thought that it should at least be allowed as a  
183 conditional use. He said the whole point in having it be a conditional use, is that very specific  
184 conditions can be put on it. He said that state law requires a city to be very specific when utilizing  
185 a conditional use, and that those conditions have to be put into the ordinance. He said that is  
186 what they did with the draft ordinance that the City Council is in possession of. He said if another  
187 park is brought in, staff and the Planning Commission would review it very closely and control all  
188 of the details of it.

189 Mayor Berentzen and the council continued their discussion. No action was taken.

190

191 **Reports from city officers, boards, and committees** #1

192 Mayor Berentzen asked if there were any City Council members who would *not* be in attendance  
193 for the 24<sup>th</sup> of July parade, and all the members said they would be in the parade.

194

195 Mayor Berentzen referred to a letter he received regarding the dust problem on the road to the  
196 waste bins at Elk Ridge Park. Jeff Jorgensen explained that the City has had a hard time  
197 obtaining Dust Guard, which they typically put on that road to help with the dust. He said as soon  
198 as they can get it, they will put it on that road.

199

200 Mayor Berentzen mentioned that he will not be in attendance for the next two City Council  
201 meetings (August 17<sup>th</sup> and September 7<sup>th</sup>).

202

203 Nancy Potter mentioned that she asked at the last meeting what the number of apartments are in  
204 the City and what is potentially coming in to be developed. Cordell said there are approximately  
205 350 existing apartment units within the City, and there are 390 being proposed. He also  
206 reiterated that the apartments being proposed to be developed are very different than anything  
207 we've had in the City before.

208

209 Per a question from Allen Kartchner about King Park and the current stormwater issues, Jeff  
210 Jorgensen explained the situation.

211

212 Jeff Jorgensen referred to the events surrounding the 24<sup>th</sup> of July Celebration and mentioned that  
213 his grandson BJ is putting on the dinner Saturday night for his Eagle Project as a charity event,  
214 with all of the proceeds going to the Cache Community Food Pantry building fund; and  
215 encouraged everyone to attend. He also mentioned the dance, fireworks, and movie in the park  
216 happening that evening. Mayor Berentzen discussed all of the items that will be at the cultural  
217 hall at the church and said that a lot of planning went into the events this year.

218

219 Jon Keller described the firework restrictions. Per a question from council, he discussed some of  
220 the outcome of the new firework laws that came into enforcement this year; and said there will be  
221 more detailed information forthcoming after July 24<sup>th</sup>.

222

223 Jeff Jorgensen mentioned the Utah League of Cities and Towns convention occurring in  
224 September (approximately the 14<sup>th</sup> through the 16<sup>th</sup>) and told the City Council to let him know as  
225 soon as possible, if they were *not* going to attend.

226  
227 Per a question from Mayor Berentzen, Jeff said he recommended having the "Meet the  
228 Candidates" night after the September 13 primary. The council discussed getting biographical  
229 information on the candidates for public information.

230  
231  
232 *John Bailey made a motion to adjourn the meeting. Nancy Potter seconded the motion. A vote*  
233 *was called and the motion passed unanimously with Kevin Dustin, Nancy Potter, Al Moser, Allen*  
234 *Kartchner, and John Bailey voting in favor.*

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236  
237 The meeting adjourned at: 7:58 p.m.

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240 Approved by City Council: August 3, 2011

241  
242  
243 Transcribed by Marie Wilhelm

244  
245 Recorded by   
246 Scott Bennett/City Recorder

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249  
250  
251 \* Due to the fact that there is other documentation related to this agenda item that may not be included in the official  
252 minutes of this meeting, the following repositories, cross referenced to applicable agenda items within these minutes, shall  
253 indicate where additional documentation can be found for future reference for that agenda item:

- 254 1. Annual City Council meeting binders in the Office of the City Recorder  
255 2. Budget folders in the Office of the City Recorder  
256 3. Special Project folders in the Office of the City Administrator  
257 4. Subdivision Folders in the Office in the City Engineer

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