

**Minutes of the North Logan City
City Council
Held on February 20, 2013
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: Roger Anderson, John Bailey, Nancy Potter, Kristen Anderson and Damon Cann.

Others present were: Maria Mendez, Melanie Ivans, Jeff Palmer, Carlos F. Anderson, Kim Hawkes, Jon Keller, Geri Christensen, Gary Gibbons, Debra Gibbons, Jake Young, Deborah Reece, Lydia Embry, Alan Luce, Cordell Batt and Marie Wilhelm.

The Pledge of Allegiance was led by Nancy Potter.
An invocation was given by Alan Luce.

Adoption of Agenda

Mayor Berentzen asked to add an item to the agenda for the North Logan City Youth Council to do a very short presentation to the City Council, which the council agreed with.

Nancy Potter made a motion to adopt the agenda as amended. John Bailey seconded the motion. A vote was called and the motion passed unanimously with Kristen Anderson, Roger Anderson, Damon Cann, John Bailey and Nancy Potter voting in favor.

Approval and Follow-up of Minutes of February 6, 2013 City Council Meeting

John Bailey made a motion to approve the minutes as presented. Damon Cann seconded the motion. A vote was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson, Damon Cann and Kristen Anderson voting in favor.

New Business

Consider resolution adopting a proposed revision to the FY 2013 municipal budget.

Jeff introduced the item and mentioned the documentation that he gave to the council on this; and addressed various minor questions from the council.

Damon Cann made a motion to adopt the resolution 13-02 revising the FY 2013 budget. Roger Anderson seconded the motion. A vote was called and the motion passed unanimously with Kristen Anderson, Roger Anderson, Damon Cann, John Bailey and Nancy Potter voting in favor.

Consider the concept plan of a 15 lot subdivision located at approximately 1640 North and 1200 East in the R-1-12 zone (Jean R. Nyman Trust, David Nyman Trustee working with Sierra Homes).

Cordell Batt introduced the item and oriented those in attendance to the area via an aerial photograph of the site. He explained that the property is 5.72 acres in the R-1-12 zone. He said, in this zone, the developers have the ability to get twenty-one lots, but are only asking for fifteen lots, with the road ending in a cul-de-sac. He said there are some existing homes on the east end of the property. He said this was reviewed by the Planning Commission. He said staff is recommending that we require all of the studies that we typically require be done, which he outlined. He said this is a pretty typical subdivision and layout.

He referred to the plans that the applicant proposed and the Planning Commission reviewed; but explained that there were a lot of neighbors that came to the Planning Commission meeting who had problems with this layout. He explained that one of the major concerns was that the design approach to the new road would cause all of the headlights from the traffic to shine directly into the homes across from the entrance of the road. He said there were also concerns about existing rights-of-way to the homes on the east, and that they wanted to make sure those easements were maintained with this new subdivision.

58 Jeff explained the road situation and the history of it with its associated rights-of-way.
59 Cordell said staff reviewed this and Nate Stephens put together another potential layout of how
60 this subdivision could work; utilizing Spendlove lane, and creating a loop road. He said this
61 creates the same number of lots as the other proposal; but to line up roads better, it would need
62 to use part of a property to the north, which he explained.
63 He further discussed various details with the council. Jeff, Cordell and the council discussed
64 various possibilities for how to develop this subdivision and the road, taking into consideration the
65 concerns of the neighbors.
66 Roger Anderson discussed 1200 East being a thoroughfare, and that it is a busy road; and
67 expressed his concerns about allowing yet another "cut" into it. He asked about the potential
68 need for a transportation study in relation to not only this subdivision going in, but potentially
69 others along this road in the future, and commented further.
70 Cordell said traffic studies are not typically required with a small subdivision and that they don't
71 really show very much; unless it is studying large numbers of vehicles. He commented further.
72 Jeff explained that he would assume that the road there can handle the traffic for this area.
73 The roads were further discussed.
74 Cordell mentioned the drainage issues the neighbors brought up at the meeting, and that water
75 from the south currently drains across 1200 East and onto the properties on the west side of that
76 road; and that the neighbors were additionally concerned with the potential development of this
77 subdivision adding to that drainage problem. He said, as with any new subdivision, the
78 developers will be required to retain their storm drainage on-site, therefore they will have to come
79 up with something that will prevent that [drainage across the road, etc.] from happening. He said
80 the drainage they have proposed for the two end lots is what is typically done.
81 The discussion continued.
82 Mayor Berentzen asked some of the neighbors if they would like to comment.
83
84 Deborah Reece said she lives in what used to be the "Spendlove home". She said she knows
85 this will be developed, but said she is very concerned about traffic particularly affecting her home,
86 and the [Rex] Johnson's home; and said if it is done wisely, then it will be fine. She said that it
87 seems a lot of things are being done for future property that *might* be developed down below.
88 She said that road being developed there is going to cause a lot of constant traffic, which she
89 said she has a lot of issues with. Per a question from Jeff about snow removal, she said she and
90 Rex Johnson take care of the snow removal for the existing lane, as well as taking their garbage
91 cans down. Jeff said that the plat for the subdivision in which she lives shows the land as a
92 public road up to their house. She said something needs to be done that is the least intrusive for
93 everybody; and said this is very intrusive for the Johnson's and for her family.
94
95 Melanie Ivans said she lives in the house directly across from where the road will come out. She
96 expressed concern about boulders coming down on her property. She said she understands that
97 it will be developed and is fine with that; but that she wants it to be fair for everybody. She said
98 she is very concerned about the lights going right into their living room, and is also very
99 concerned about the drainage issues. She said she is very frustrated. She said the other
100 (second) road proposal is better for them, but then it affects other people negatively.
101
102 Gary Gibbons said he has an easement on this property and has not yet been able to meet with
103 the developer to discuss it; and said that easement is going to stay right where it is until he can
104 get some issues resolved. He said the way it currently designed, will make it almost impossible
105 for him to get up the hill to his house, which he described, including the momentum he needs,
106 particularly when it is snowy/icy. He said there are things that still need to be negotiated, and that
107 he is willing to do so.
108
109 Per a question from Mayor Berentzen, Cordell explained to the council that this is just at the
110 concept stage; and the developers have to come to the City Council with all of these issues
111 worked out.
112 Jeff agreed that this is not set in stone, and that some of these issues still need to be worked out.
113 John Bailey agreed and said that he would be reluctant at this point to even approve something

114 conceptually tonight.

115

116 Lydia Embry said no one, except the City, has shown this plan to her and said that she does not
117 feel the need to put in a road to cul-de-sacs, i.e., "two roads to nowhere". She said her property
118 is in greenbelt, and that if someone wants to take her out of greenbelt, they'll have to come up
119 with the money "from now until forever", and commented further, briefly.

120

121 Rex Johnson said he lives at the end of Spendlove lane and said he will fight this "tooth and nail".
122 He said that if the proposed alternate way of running is approved, the road to their home will be
123 affected very negatively from the traffic.

124

125 Cordell Batt asked the council how they should proceed.

126 Mayor Berentzen said the developers have to get together with Dr. Gibbons regarding the right-
127 of-way; and that they also need to try to deal with the issues the property owners discussed.

128 Per a question from Cordell, Mayor Berentzen said there should have already been some
129 communication with Dr. Gibbons regarding the lane, and that needs to be done at the very least.

130

131 Dr. Gibbons said the owners, the Nymans, asked him if he would be willing to relinquish the lane
132 if they put another road in. He said he told them he would, but that he would have to have
133 confirmation that everything would work. He said that so far, he has not been able to get them to
134 come up [to discuss it with him]. Mayor Berentzen reiterated that that is why it would have to be
135 worked out before there is approval.

136

137 John Bailey said while he understands the issue of having the developer pay for work to be done
138 prior to concept approval; he said with the drainage issue already being a severe problem the
139 way it is, he would like some relative reassurance that it will not be further aggravated by this
140 development.

141 This was further discussed.

142 Mayor Berentzen discussed designing the lots in such a way to alleviate the intrusiveness to
143 some of the houses related to the traffic on the lane, particularly as the traffic would be pointed
144 directly at the homes across 1200 East. Jeff said staff will work with this some more and said that
145 he has some ideas that may work that he will put together.

146

147 North Logan City Youth Council

148 The North Logan City Youth Council presented some treats to the City Council thanking them for
149 the work and efforts they have performed for the youth council.

150

151 Consider a condo/conversion of an existing business building in the General Commercial Zone at
152 42 East and 2200 North (Ballard & Housley Properties). Being proposed is a division of the
153 existing building into three units with an additional fourth condominium unit to be designated for a
154 future addition to the building and the remaining land within the parcel to be designated as
155 common area.

156 Cordell Batt presented the item and explained how this kind of conversion was managed in the
157 past; and also explained the new, current process. He explained what the developers are
158 proposing for this and what their intentions are.

159 Cordell said the Planning Commission reviewed this and recommended approval. He said
160 engineering has reviewed this and is okay with everything they have reviewed, including the plat.

161 Per a question from Roger Anderson regarding the North Park Police Department currently
162 leasing one of the units, Jeff explained that the owners will have to honor that lease until its
163 expiration.

164 Cordell addressed various questions from the council.

165 Nancy Potter said she has a concern about driving on the east side of this site and discussed the
166 issues regarding truck deliveries, which Jeff and Cordell agreed with and explained; including that
167 the developers will have to make some improvements on that side. Cordell explained how they
168 will ensure that that will be taken care of during the review process.

169 The council continued to discuss various minor issues.

170

171 *Damon Cann made a motion to approve the final plat for the condo conversion as presented.*
172 *John Bailey seconded the motion. A vote was called and the motion passed unanimously with*
173 *Kristen Anderson, Roger Anderson, Damon Cann, John Bailey and Nancy Potter voting in favor.*

174

175 Presentation of City Center Master Plan Concept (Consultant Jake Young, Civil Solutions).

176 Jake Young from Civil Solutions Group gave a presentation on the City Center Master Plan
177 Concept that he created. He used an overhead mock-up drawing of the potential conceptual plan
178 including the layout, the types of residential and housing, and the town center plan.

179 Jake addressed various questions from the council including items such as diagonal parking; the
180 green space areas; the road going through; the amphitheater; the town square; and more. Alan
181 Luce discussed the need to address storm water as well.

182

183 Discuss revenue assumptions for the FY2014 municipal budget.

184 Jeff introduced the item and went through the document for the council, and addressed their
185 various questions. Nancy Potter mentioned the removal of the Energy Sales and Use Tax for the
186 cemetery; and Jeff agreed that that should be put back into the budget. He said overall, there
187 should be about a two percent increase in revenue next year.

188

189 Reports from city officers, boards, and committees

190 Jon Keller said our new fire engine will be arriving in approximately two weeks. He said it will be
191 coming from South Dakota and further explained.

192

193 Jeff Jorgensen said staff will be working on the budget over the next two months and said he will
194 be getting a schedule to the council listing which departments will be presenting their department
195 budgets. Mayor Berentzen said that some of departments tend to be more prepared than others,
196 and said he would like some kind of similar format among the presentations.

197 Nancy Potter asked if they could get copies of the budgets two weeks before they are presented
198 so that she has time to go over it. Jeff suggested having them available a week prior to
199 presentation.

200

201 Roger Anderson asked what the status is of the new police building.

202 Jeff said the next thing the council will see is a design for review. Per a question from Kristen
203 Anderson, Chief Kim Hawkes said that should be ready in about a week; and further detailed
204 what the plan will include.

205

206 Alan Luce said they are moving ahead with the applications that were presented at the last
207 meeting regarding the RAPZ projects. He said they have to have those plans submitted by the
208 end of February, and asked the council to therefore submit any feedback or suggested changes
209 to him before that time.

210

211 Mayor Berentzen discussed the need to be aware of the new potential high school situation and
212 how that may affect North Logan City. He said that Jeff has some information in his office
213 available for review that shows some of the potential options. Jeff said there are still things that
214 need to be worked out with Hyde Park, the school district, as well as the State and Federal
215 Government.

216

217 Mayor Berentzen asked about the boundary issue with Logan City. Jeff said that Logan City has
218 approved it; and said staff will get a resolution together that should be ready soon.

219

220 Nancy Potter asked if the Fire Department could hold their Open House event on a Monday night
221 rather than another week night. Chief Keller said they could do that and also mentioned that they
222 are going to try to put something special together as this is the department's 20th anniversary this
223 year.

224

225 Mayor Berentzen discussed the construction taking place on the Caring Hearts facility property
226 west of the library, and said there are some issues, including permits, fees and access, that need

227 to be taken care of before their next phase is approved. Jeff said that will be done through the
228 conditional use permit and construction approval process with the Planning Commission and
229 agreed that there are some issues that need to be taken care of before they are issued building
230 permits.

231 Jeff said the right-of-way issue needs to be finalized before this is approved; and that the
232 developers need to relinquish that right-of-way.

233 There was discussion about the break-down of the concrete to the entrance to the library that
234 their contractors were responsible for, which Jeff said the developers will be responsible for
235 repairing, among other items.

236 Nancy Potter discussed her concerns about this not being presented originally as having two
237 buildings. Cordell said in his opinion there was always the information that two buildings would
238 be developed on this site, and further explained. He also explained the conditional use permit
239 process this project has undergone and said this is a permitted use in this zone. Jeff discussed
240 the second building being discussed when the plans were brought into staff, and that the second
241 building was moved on the plans from its original proposed location to where it is now going to
242 be, which is actually a better spot.

243 There was further discussion about the need to ensure that all plans are made clear to the council
244 when a project comes in for review.

245
246

247 *John Bailey made a motion to adjourn the meeting. Nancy Potter seconded the motion. A vote*
248 *was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson,*
249 *Damon Cann and Kristen Anderson voting in favor.*

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251 The meeting adjourned at: 8:18 p.m.

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253

254 Approved by City Council:

March 6, 2013

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257 Transcribed by Marie Wilhelm

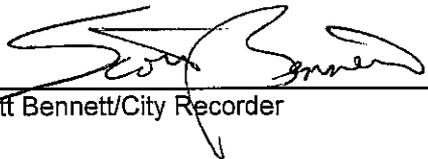
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259 Recorded by

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Scott Bennett/City Recorder