

59 Homes).

60 Cordell Batt introduced the item and explained the history of the situation; including that
61 neighbors from this area came to the public hearing and expressed their concerns regarding
62 various issues related to the lay-out and how their properties would be affected. He said the
63 Planning Commission directed the developers to review those issues; consider other options;
64 and, potentially amend their design to solve some of the issues.

65

66 Jay Stocking from Sierra Homes said he discussed the various issues with the neighbors and
67 worked with the engineers to come up with some different concept plans. He said the concept
68 they came up with which tied in to the road to the south and up to the Johnson home was
69 something the neighbors were not happy with, as the general consensus was that the
70 homeowners were not happy with the developers tying into that road and using it. He said this
71 change would also make the developers have to build smaller homes on smaller lots, which he
72 said he did not think was good for that neighborhood and would bring the property values down;
73 and that the developers *want* to build nicer homes in there. He further explained the
74 conversations he had with the neighbors and the various potential issues; and said that ultimately
75 the developers feel the best option is still the "straight road with the cul-de-sac" which would allow
76 them to build nicer homes on bigger lots.

77

78 Mayor Berentzen asked Jay about the issues with the plan, which was further discussed. The
79 council discussed the various options and issues further, including drainage; and how headlights
80 coming down the road would affect the homes across the road, as well as cars possibly slipping
81 onto their property. He explained that developers agreed to put some boulders on the Ivans'
82 property to alleviate that issue.

83 The discussion continued.

84 Nancy Potter said she feels that water run-off is a big issue; and said water from all the
85 subdivisions along 1200 East still runs across the street, and is a real problem. She said we have
86 to make sure the water is controlled and stays there.

87 Jay explained the conversations he had with his engineers and said that the ordinance that North
88 Logan City adopted is one of the strictest in the state; and that the engineers said that any issues
89 will be well taken care of.

90 Roger Anderson asked Dr. Gibbons if he felt the issues with his right-of-way were resolved. Dr.
91 Gibbons said he visited with Jay Stocking and said that some engineering is going to have to be
92 done to ensure that they can "get in" to his property. He said he explained to Jay, that unless
93 they can do some engineering allowing him sufficient travel access to his property; none of this
94 will work, as he will not give up his right-of-way. Dr. Gibbons said he felt that the straight road
95 with the cul-de-sac at the end of the road will be much more amenable to allowing him to get onto
96 his property; and will be much more possible than then plan with the "jag" in the road. Mayor
97 Berentzen asked Jay about this, which he explained.

98 Mayor Berentzen said he had two main concerns; one being the water run-off off of the road,
99 which has created many problems. He said when the ground is frozen, and the water runs off,
100 the neighborhoods below get flooded; and said something very effective would need to be in
101 place that would prevent that.

102 Jay discussed how the developers plan to manage this.

103 The Mayor and council further discussed potential ways of mitigating this issue with the
104 developers; and further explained flooding issues that have occurred there.

105 Mayor Berentzen says he is confident that Jay could deal with this; but that he needs to make
106 sure it is done well.

107 Mr. Ivans discussed determining the needs during winter to realistically review the issues, and
108 that those roads need to be maintained in the winter months.

109 The council continued their discussion, and Jeff Jorgensen explained the issues that exist
110 primarily where the roads and grates are on an angle, which he further discussed, including that
111 when the roads are flat, the same problems do not exist. He discussed further potential ways of
112 dealing with this. He also said some of these details need to be worked out in the development
113 phase of this.

114 Per a question from Damon Cann about possibly including some of these specific conditions in
115 the motion; Jeff said the developers still need to work out how they will develop the road to Dr.

116 Gibbons' house; water run-off; and, the road configuration.
117 Per a question from Nancy about water rights; Jay said that it was his understanding that there
118 are no water rights for this property, as they were sold off many years ago.
119 Jeff said it would be beneficial if they could find water rights and have a secondary water system.
120 John Bailey asked to what extent the City is concerned about water use from the City's culinary
121 system in relation to subdivisions being built which do not have a secondary water system.
122 Jeff said he would be more concerned if this were a much larger subdivision. He said while it
123 would be more beneficial for them to have water rights and that should be looked at; he would not
124 make that a condition for approval.
125 Per a question from Jay, Jeff explained the water conservation plan that is required as part of the
126 approval process.
127 Mayor Berentzen further discussed with Jay possible ways to deal with water retention.
128 Nancy said she still has issues with the road going directly "into" the Ivans' home, which she
129 discussed further, briefly.
130
131 *Damon Cann made a motion to approve the concept plan, conditional upon sufficiently resolving*
132 *the drainage and run-off issues; the developers working creatively with the Ivans family to*
133 *mitigate impact on their property in terms of storm-water, lights and potential flooding; and,*
134 *ensuring that Dr. Gibbons has sufficient access to his property. Roger Anderson seconded the*
135 *motion. A vote was called and the motion passed with John Bailey, Roger Anderson, Damon*
136 *Cann and Kristen Anderson voting in favor, and Nancy Potter voting against.*
137
138 John Bailey asked about doing something that considers the impact of future subdivisions on the
139 City's culinary water system; and asked if that should be an integral part of the review for the
140 subdivision approval process.
141 Cordell explained that that is already a typical item that is reviewed. He also said this situation is
142 unusual in that this is one of the first subdivisions since he has worked for the City that did not
143 have associated water shares.
144 John said he feels this is going to be a continuing issue and the council continued to discuss this.
145
146 Budget presentations by the Community Development Departments, and the Parks, Recreation,
147 & Cemetery Departments.
148 Cordell presented and reviewed the budget for the Community Development Department, for the
149 council. He said he took this to the Planning Commission for their review this time, because he
150 wanted input from them regarding two items he wants an increase for; the first one being travel
151 and training. He explained that they eliminated that item in last year's budget in order to aid in
152 support of the police department building; however there are a lot of new Planning Commission
153 members who are in need of and would like to participate in training, which he explained further.
154 The second item for which he discussed needing an increase, related to the update of the
155 General Plan. He explained the General Plan elements the commission has worked through and
156 what else still needs to be done; and explained the request made by the Planning Commission to
157 have a consultant work on this, as well as City districting, which he further explained; similar to
158 how Consultant Jake Young worked on the City Center. He further discussed the process and
159 what needs to be done to update the General Plan and its elements.
160 Roger Anderson said if hiring a consultant is approved, it would be important to hire someone
161 locally. He also asked if there is enough of a knowledge base that this work could be done in-
162 house, or whether we *have* to have a consultant. Cordell said that could be done, as all of the
163 other elements have been done in-house; but explained how it would take a very long time to do
164 so. He discussed the length of time it takes to complete and update an element, versus the time
165 it took in using the consultant to work on the City Center ordinance.
166 Nancy Potter said she does not feel that we need a consultant to do that and that we could do it
167 in-house; that she could see the need for a consultant for the City Center, as it was a "massive"
168 project and had a deadline. She commented further. She also mentioned a number reflecting a
169 "total" which did not seem correct; and Cordell agreed and explained that it was a typo.
170 Damon asked that per the budget compared to last year, that it would actually cost more to hire a
171 consultant to work on the General Plan elements than it did to hire Jake Young to work on the
172 City Center. Cordell said that would be better determined after bidding it out and learning what

173 the actual costs would be; and asking the Planning Commission what work they want
174 accomplished. He commented further.

175 Nancy said regarding community promotion, that we need to have a very nice packet for that
176 ready to be sent out; and that it should be sent out to a large number of businesses. She
177 commented further. Cordell agreed.

178
179 Parks and Recreation Budget

180 Jordan Oldham presented the budget for the Parks department; reviewed the items within his
181 budget document; explained the department's plans for various projects; and, addressed minor
182 questions from the council.

183 In relation to ongoing projects, Nancy asked about 200 East and what the plans are for the
184 median on that road, which Jordan explained. Jeff explained as well, stating that they will do a
185 small bit every year and will try to make the landscaping as low-maintenance as possible.

186 Jordan also presented the budget for the Recreation Department and addressed various, minor
187 questions from the council. He discussed the interns working this year who want to work with
188 youth programs; and also mentioned the possibility of having a gardener's market in the future in
189 Elk Ridge Park.

190 Linda Burt discussed the City's Easter Egg Hunt from the prior year, and suggested having a
191 variety of candy, rather than just tootsie rolls, which seemed to be the case last year. She also
192 suggested having something in the eggs that would give the kids a prize that they could collect at
193 a table; and perhaps having local businesses donate items. She discussed this further.

194
195 Cemetery Budget

196 Alan Luce presented the budget for the Cemetery department. He discussed the expansion of
197 Phase II for the cemetery.

198 Roger Anderson discussed doing a close review of burial costs, which Alan said they have done,
199 and will continue to do; and discussed this further. He explained that our rates are competitive.

200 Per a question from Nancy, Alan explained the events planned for Memorial Day.

201

202 Consider approving an exchange of title within the North Logan Marketplace Subdivision. Being
203 proposed is the combination of three of the existing commercial lots (Lots, 1, 2, and 4) into one
204 lot.

205 Jeff explained the situation and reviewed the documentation that he gave to the City Council on
206 this. He explained that this came about due to the lender's requirement, and in order to allow the
207 developers to get funding from the SBA, and that this essentially changes the subdivision
208 merging three of the lots into one. Mayor Berentzen commented that he does not see that this
209 would be a negative.

210

211 *John Bailey made a motion to approve this exchange of title. Nancy Potter seconded the motion.*
212 *A vote was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger*
213 *Anderson, Damon Cann and Kristen Anderson voting in favor.*

214

215 The council discussed the potential businesses coming into this location.

216 Nancy Potter said that once the businesses coming into this location are known, they should be
217 listed in the City newsletter, and the City should promote these businesses.

218

219 Reports from city officers, boards, and committees

220 Jordan Oldham said the Easter Egg Hunt will take place on Saturday, March 30th, at 11:00 a.m.

221

222 Scott Bennett said that court payments and utility payments can now be done on-line; which Jeff
223 explained further. Jeff also said that the downside of using this new computer system is that the
224 City now has to charge the 2% credit card fee to the customer, even though we were trying to
225 avoid doing that. Jeff said they will do away with the card reader; and said that eventually
226 payments for the library, recreation, sports registration, and parks and recreation reservation
227 payments will also be made on line.

228

229 Damon Cann said he was approached by some residents of the Wildercrest subdivision who
230 asked what the long term situation is for them, as they currently having to take a long away

231 around to get into their subdivision. Jeff said there is not a "time-line", but that it is in the works,
232 which he explained further, including briefly explaining the process for funding the development of
233 the road. He said that it will ultimately be connected to the Canyon Gates subdivision, and
234 explained further.

235 Damon said that he had a resident approach him about ATV's being allowed on streets, and the
236 fact that an ordinance is required to allow this, for towns over a certain population (which is the
237 case for North Logan); and Damon asked whether the council was interested in having such an
238 ordinance. This was further discussed by the council; and Chief Hawkes explained further,
239 including the ordinance the City has in place for ATV's. Chief Hawkes also mentioned that the
240 maximum population allowed before an ordinance is required is 7,500.

241

242 Hyde Park Boundary Issue

243 Jeff discussed the originally agreed upon boundary line with Hyde Park and using an overhead
244 map, discussed the location for a possible high school. Jeff said the question to the council is
245 whether the City should press to have the high school located in North Logan; or have it be in
246 Hyde Park; which he explained further. He explained that the school would essentially be
247 situated on the same piece of land; but that the boundary could potentially be adjusted to place it
248 in either North Logan or Hyde Park. Jeff further discussed the pros and cons, as well as potential
249 realities of it being located in either one city or the other; particularly in terms of fire, police and
250 utilities. The council discussed this at length.

251

252 Executive Session (Closed) to discuss the acquisition of real property.

253 *Kristen Anderson made a motion to move into Executive (Closed) Session for the purpose of*
254 *discussing the acquisition of real property. Damon Cann seconded the motion. A vote was*
255 *called and the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson,*
256 *Damon Cann and Kristen Anderson voting in favor. This occurred at 8:24 p.m.*

257

258 Minutes for this written under separate cover.

259

260 *Damon Cann made a motion to move out of the Executive (Closed) Session and return to the*
261 *regular portion of the City Council meeting. Kristen Anderson seconded the motion. A vote was*
262 *called and the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson,*
263 *Damon Cann and Kristen Anderson voting in favor. This occurred at 9:28 p.m.*

264

265 The council continued their discussion regarding various boundary items related to Hyde Park
266 City.

267

268 Police Building

269 Chief Kim Hawkes explained the latest rendition of the police building plans to the council, which
270 included the changes the council suggested at the last council meeting. The council discussed
271 the potential design, at length. Alan explained problems with water leakage that can occur where
272 different building materials meet together. The council further discussed the various costs related
273 to the changes. Mayor Berentzen reiterated that they are working very hard to keep the costs
274 down. The council further discussed design elements. The general consensus among the
275 council was that they did not like the idea of corrugated metal siding, and preferred to have brick;
276 and also agreed generally to keep the shape as presented. It was agreed that Chief Hawkes
277 would get costs estimates for this from the architect and then they could make their decision.

278

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

282

283 The meeting adjourned at: 9:54 p.m.

284

285 Approved by City Council:

April 3, 2013

286

287 Transcribed by Marie Wilhelm

288

289 Recorded by

290



Scott Bennett/City Recorder