

1 **Minutes of the North Logan City**
2 **City Council**
3 **Held on April 3, 2013**
4 **At the North Logan City Library, North Logan, Utah**
5
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8 The meeting was called to order by Mayor Lloyd Berentzen at 6:30 p.m.

9
10 Council members present were: Nancy Potter, John Bailey and Damon Cann. (Kristen Anderson
11 and Roger Anderson were excused).
12

13 Others present were: Alan Luce, Scott Bennett, Adam Winger, Brent Skinner, Jon Keller, Chalisa
14 Wursten, Brett Wursten, Scott Poulsen, Ted Nyman, Jean Hanks, Kim Hawkes, Jeff Jorgensen
15 and Marie Wilhelm.
16

17 The Pledge of Allegiance was led by Kim Hawkes.
18 An invocation was given by Mayor Lloyd Berentzen.
19

20 **Adoption of Agenda**

21 *Nancy Potter made a motion to adopt the agenda as presented. John Bailey seconded the*
22 *motion. A vote was called and the motion passed unanimously with Damon Cann, John Bailey*
23 *and Nancy Potter voting in favor.*
24

25 **Review of Action Items**

26 Jeff reviewed the action items list with the council.
27

28 **New Business**

29 Consider an ordinance modifying mixed-use regulations within the land-use ordinance and re-
30 zoning certain areas adjacent to the City Center zones.

31 Jeff Jorgensen introduced the item and explained the modifications that were made throughout
32 the document. He discussed a potential change to the zoning matrix related to the Four Season's
33 request to put in a garden building to the south of their complex, which is actually located in a
34 different zone. He detailed the situation regarding accessory storage units for multi-family
35 residences, and discussed the rules and guidelines for such.

36 Mayor Berentzen asked if there should be some kind of percentage guideline for these buildings
37 to control the size of them, as there is nothing in the language for that.

38 Jeff said that it would have to be part of the development plan, which is approved by the City
39 Council, and discussed this further. He said he does not see the need for that, as it would have
40 to be approved first, and would only be used by the families within that specific development.

41 Damon Cann said it would be easy to include language that would control the size of such a
42 building by using a percentage. Nancy Potter agreed.

43 Damon suggested putting language in that stated something like "the accessory building can only
44 be a certain percentage of the residential building", to which Jeff agreed. This was discussed
45 further. Nancy Potter agreed that there should be some language allowing a specific size of the
46 storage building.

47 Per a question from Nancy about what uses are allowed for these buildings, Jeff explained the
48 conditions set forth for a storage building.

49 Mayor Berentzen discussed the recent issue of a storage building being built much larger than
50 the adjacent home, and the problems that created.

51 This was further discussed.

52 The council agreed that the storage facility must be no more than 20% of the heated square
53 footage of the residential buildings of the development.
54

55 *Damon Cann made a motion to amend paragraph "H" of 12C-1001 to add the following*
56 *conditions: (1) the accessory storage building cannot be more than one story tall; and, (2) that the*
57 *footprint of the accessory building be no more than 20% of the heated square footage of the*

58 residential units that it is providing storage for. Nancy Potter seconded the motion.

59

60 Damon asked that if the accessory building has to be associated with and adjacent to the
61 development, whether Dell Loy can meet those criteria; as the garden shed is not directly part of
62 his development. Jeff said it would take a revision to the Development Plan to tie it to the
63 development.

64 Damon said he is not in complete agreement with the change regarding the zoning of the
65 Wursten property and explained further; and discussed why he is concerned that it may be "spot
66 zoning" and asked what the City would do if Dell Loy Hansen comes in wanting to change his
67 zoning.

68 Mayor Berentzen explained why he felt that the Wursten property is a different situation.

69 Jeff and Mayor Berentzen discussed why the Wursten property works.

70 Damon asked what the implications to the Wurstens would be if they had to develop their
71 property with the way it is currently zoned. Brett Wursten explained the situation, what their
72 intentions are for the site, and why they feel it necessary to have it rezoned.

73 Mayor Berentzen discussed the design aesthetics of the building with Mr. Wursten.

74 The discussion continued and Jeff reminded the council that the Design Review Board will have
75 to review the way this building will look. The conversation continued and Jeff explained to the
76 council why this is not a spot-zoning situation.

77

78 *A vote was called and the motion passed unanimously with Damon Cann, John Bailey and Nancy
79 Potter voting in favor.*

80

81 *Damon Cann made a motion to adopt the ordinance as amended. John Bailey seconded the
82 motion. A vote was called and the motion passed unanimously with Damon Cann, John Bailey
83 and Nancy Potter voting in favor.*

84

85 Consider a proposed budget change within the Streets Department (Note: This is a "within
86 department" change. No public hearing or budget change resolution is needed). Also consider a
87 budget change within the Sewer Department in order to upsize the sewer line on 400 East (the
88 Cove project) to conform to a change to the long range master sewer plan.

89 Jeff introduced the item and explained the situation, including the determination to postpone the
90 work on some sidewalks (along 2200 North) previously agreed upon by the City Council to be
91 done. With regard to the proposed change in the sewer budget, Jeff explained the need and
92 recommendation to upgrade main trunk lines for the sewer system, instead of doing previously
93 planned, smaller piped projects. He also discussed costs.

94 Damon Cann expressed his concerns about the sidewalk not being done, and said he thought
95 some of the sidewalks were going to be built last fall, which he further explained. He expressed
96 his concerns about some routes that children take to school still not having sidewalks and said he
97 feels that we need to move forward with them.

98 Alan Luce detailed some of the bus routes and walking routes for kids getting to school; and
99 explained some of the upcoming needs and plans for building those sidewalks in the future; and
100 further explained why it makes more sense to hold off on some of those plans at this time.

101 Damon said his main concern is for 2200 North, between 800 East and 400 East, and that kids
102 can't really walk all the way to school without walking, at least some of the time, in the road, and
103 commented further.

104 Alan explained the five-year plan that the City is putting together, which will include prioritizing the
105 development of the sidewalks.

106 The council continued their discussion. Jeff clarified that the sidewalk planned to go along 2200
107 North was going to be on the North side of the street.

108 Damon said he would be more comfortable with this change, if the City could connect the one
109 block stretch from the canal up to 600 East, on the south side of 2200 North, so that there is a
110 continuous sidewalk all the way to 400 East, to aid the kids in getting to school.

111 Mayor Berentzen asked Alan to get a cost estimate for doing that portion of the sidewalk to see if
112 we could work that into the budget.

113 There was discussion about tabling the motion until the costs can be determined for the small
114 piece that Damon referred to; but Alan explained the issues with waiting, and it was therefore
115 agreed that the Streets Department would move forward with the increase in street surface
116 maintenance, while concurrently, cost information on the small portion Damon referred to would
117 be obtained in a timely manner and a sidewalk development plan for this area would be put
118 together.

119
120 *Nancy Potter made a motion to approve the change in the Street Department Budget. John*
121 *Bailey seconded the motion. A vote was called and the motion passed unanimously with Damon*
122 *Cann, John Bailey and Nancy Potter voting in favor.*

123
124 *Nancy Potter made a motion to adopt the proposed budget change within the Sewer Department*
125 *in order to upsize the sewer line on 400 East. Damon Cann seconded the motion. A vote was*
126 *called and the motion passed unanimously with Damon Cann, John Bailey and Nancy Potter*
127 *voting in favor.*

128
129 Consider the Concept Plan for a new 2-lot Commercial Subdivision located at the southwest
130 corner of Main and 2200 North, North Logan. Being proposed is that the four-acre parcel be
131 divided into two lots, one 3.29 acres and the other 0.71 acres.

132 Jeff introduced the item and explained the situation, and addressed various questions from the
133 council.

134 Nancy Potter asked about the recommendation to not require the standard reports that would
135 normally be done; and Jeff explained that this parcel has already been built on, and the City is
136 very familiar with the conditions of the land; and how some of the information that would normally
137 come from such studies would be done as the construction takes place, such as the storm water
138 calculations.

139 Nancy asked about requiring a letter from UDOT for another access driveway from Main Street.
140 Jeff explained that will only be necessary if the developers want access off of Main Street. They
141 would need to petition UDOT for that but he said, in his opinion it is unlikely that UDOT would
142 grant such a request. He said if they do get access from UDOT, the City will require a letter from
143 them to authorize the driveway.

144
145 *Damon Cann made a motion to approve the concept plan as presented. John Bailey seconded*
146 *the motion. A vote was called and the motion passed unanimously with Damon Cann, John*
147 *Bailey and Nancy Potter voting in favor.*

148
149 Budget presentations by the Police Department and the Library.

150 North Logan Library

151 Adam Winger presented the budget for the Library, reviewed the various items within, and
152 explained the changes between the current budget and the library's requests for next year.

153 There was discussion that some of the things being planned may be subject to the Thorne
154 Endowment contribution, which should be known in May.

155 The council discussed various items.

156 Adam's request for raises was further discussed. Adam discussed the amount of work he is
157 asking his staff to manage, and also commented on how well the staff kept things afloat during
158 very difficult times, and with little direction.

159 The discussion regarding raises continued and Mayor Berentzen explained the past situation with
160 raises, and the general direction the departments have been given. Jeff said there will be a
161 separate presentation to the council on raises and benefits in the near future. Nancy discussed
162 the necessity to have pay increases based on merit.

163 Jeff mentioned to the council that the City is only a couple of years away from having the bond
164 paid off; and that the City can start considering how they might want to use those funds in the
165 future.

166
167 North Park Police Department

168 Chief Kim Hawkes presented the budget for his department. He discussed that he assumed 3%
169 wage increases based on merit and said it was intended that such merit raises be based on

170 evaluation of performance. He continued to review his budget document and address various
171 questions from the council.

172

173 John Bailey discussed the differing costs for common items that municipalities use, and why it
174 costs some cities more than others for those same items, such as salt for roads; and whether
175 there are resources available to North Logan City that may help in cutting down some of our
176 expenses.

177 Jeff said those things are considered and discussed some of the items Alan Luce has brought to
178 him. Jeff said we can continue to improve in this area and commented further.

179

180 Discuss the council's responsibilities as the North Logan Redevelopment Agency with regard to
181 an agency budget and authorizing disbursements from the agency's funds. Review the format for
182 a proposed RDA budget.

183 Jeff introduced the item and explained the intention behind this. He further detailed the format for
184 the budget and discussed what terminology should be used for various items. He explained the
185 RDA (the Redevelopment Agency); the URA (the Urban Renewal Area, aka the North Logan
186 Gateway Project); the CDA (the Community Development Area, aka the City Center Project); the
187 EDA (the Economic Development Area, aka the Innovation Campus Project); and detailed these
188 areas via a map of the City.

189 He continued to explain the various processes and what is involved, and addressed questions
190 from the council. He explained the budget document he distributed to them. He also explained
191 some of the requirements for the various entities.

192 Per a question from Nancy Potter, Jeff said he would prepare an outline explaining this, and will
193 include all of the relevant definitions.

194

195 Discuss the design of and funding for the new police department building.

196 Jeff explained the latest changes made to the new police building design. He said changing the
197 brick on the building incurs an increase of about \$20K to approximately \$58K for the brick; which
198 will increase some of the other costs, which he explained. He reviewed the budget document he
199 gave to the council; described the costs; and further explained how they intend to manage the
200 funding.

201 The council discussed costs; and the council agreed that the costs are appropriate for what is
202 being built, particularly with the inclusion of the brick, which will make it a better-looking and more
203 timeless facility.

204

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

206 Jeff Jorgensen mentioned that the North Logan Library Summer reading kick-off party is planned
207 for June 5th, which he said is not only a City Council meeting night, but also that he will not be in
208 town; and proposed the meeting for the 5th be moved to the 12th, which the council agreed to. He
209 said the next meeting would be June 19th, and suggested maintaining that meeting date, as the
210 budget needs to be passed before June 21st. This will move the public hearing on the boundary
211 adjustment with Logan City back to the 12th as well.

212 Jeff also mentioned that the library wants to bring in vendors for this reading kick-off party. Jeff
213 suggested that for this first time, in order to encourage the vendors to come, to not charge them
214 anything; but to ask what their gross sales are in order to determine how they want to manage it
215 in following years. He also suggested encouraging the vendors to donate to the Friends of the
216 Library. He discussed this further with the council.

217 Jeff also discussed the meeting schedule for July and that the Mayor had recommended not
218 having a meeting the first Wednesday of July unless absolutely necessary, due to the July 4th
219 celebrations, as well as some library activities scheduled on July 10th; therefore staff is
220 suggesting only meeting on the 17th in July and only holding another meeting in the month
221 [possibly on the 3rd or the 31st], only if necessary. The council agreed with this.

222 Jeff said that some pre-engineering students from Sky View High School have put together a
223 proposal to add certain design features to Meadow View Park, and have asked for a few minutes
224 at the next council meeting to do a presentation; to which the council agreed.

225 Jeff explained that the secondary water line that services Elk Ridge Park, which comes down
226 2300 North, needs to be replaced. He explained, via a map, the area of North Logan City that is

227 serviced by this line, and that the City is by far the biggest user on this irrigation line. He
228 discussed this further and said the majority of the burden of replacing it is on North Logan City.
229 He said in replacing it, the City feels we will get much better pressure and a lot more water to this
230 area in general, and specifically to the park. He explained that Al Moser is the president of this
231 pipeline, and is putting together a cost estimate that shows what the costs to the City would be for
232 installing it, and sharing the cost of materials. He said that a question he has is - where should
233 the costs for the pipeline be charged, which he explained further, and said the City's share of the
234 costs would be approximately \$40K. Jeff and the council discussed at length which areas or
235 departments might be the most appropriate to pay for this. Jeff said that in the past, it has
236 typically been charged to the water enterprise fund; and the conversation continued about where
237 to charge the funds. John Bailey said he would be more comfortable with it not being split up
238 among several funds and suggested this project be paid for out of the water fund, similar to how
239 this has been done in the past. Jeff said information will be forthcoming, and the project will likely
240 be part of the next budget.

241

242 John Bailey asked about the 100 mile club, which Alan Luce explained. Alan said that if one
243 walks or jogs, or something equivalent, 100 miles by October 5th, they will receive a t-shirt and
244 prize, and explained further.

245 Nancy Potter asked Alan if this could be advertised at the library kick-off party, which Alan said he
246 could do.

247

248 Alan referred to the previous discussion regarding costs for road salt; and explained that after he
249 discussed this with Scott Gilgen, who investigated this further, it was determined that North Logan
250 City is spending roughly the same per-unit-price as the County, Logan City and the State of Utah
251 (not more, which was suggested).

252 Alan discussed the possibility of allowing certain benefits or "perks", to North Logan City
253 employees, such as free facility reservations, or free recreation sign-ups. He said some
254 employees have asked him about this because other cities in the Valley, including Logan and
255 Smithfield, give their employees and families free recreation facility memberships, free swimming
256 passes, free use of the golf courses, free facility and park reservations, and other perks. He said
257 it might be nice to offer something to our employees which does not have any real cost to the city,
258 and commented further.

259 Nancy Potter asked Alan to give the council a written proposal for them to review that includes
260 potential costs, how many employees and family members might be included, etc. and how these
261 costs might actually affect the City, which Alan said he would do. Nancy suggested offering
262 things like half-off of park reservations; and Alan explained that some of these employee perks
263 given in other cities are valued at more than several hundred dollars, and our City is looking at
264 perks that would have a value to the employees of maybe \$30 to \$40, therefore we might want to
265 consider a full discount on park reservations, and commented further.

266 Nancy Potter reiterated her request for a written proposal. She further suggested putting certain
267 limitations on the reservations.

268 The discussion continued briefly.

269

270 Nancy Potter commented that the City's Easter Egg Hunt was done very well and was really fun.

271

272 Mayor Berentzen asked if we had received the stormwater audit report back yet, and Jeff said we
273 had not. Alan said it will likely still be several months before we receive it.

274 Mayor Berentzen said that the City Center Committee met that day and that there was feedback
275 that they are in need of more members; and asked the council if they had anyone in mind to be
276 on the committee, to let them know.

277 John Bailey mentioned that on a recent trip to St. George, he noted that they have a very nice
278 City Center there.

279 Mayor Berentzen referred to the development at The Cove and asked Jeff if we could instruct the
280 City inspectors to do any mitigation that they have to for the water at this site, in a very strict
281 fashion, to ensure a high quality development. He commented further.

282 Mayor Berentzen asked Jeff if there were any issues with an emissions station going into the
283 zone around 1800 North just below 100 East; and Jeff said he thought there would be no

284 problems, as it is a general commercial zone, but he could look into it. Mayor Berentzen
285 explained the situation briefly.

286
287 Executive Session (Closed) to discuss the acquisition of real property.

288 *Nancy Potter made a motion to move into Executive (Closed) Session for the purpose of*
289 *discussing the acquisition of real property. Damon Cann seconded the motion. A vote was*
290 *called and the motion passed unanimously with Damon Cann, John Bailey and Nancy Potter*
291 *voting in favor. This occurred at 9:24 p.m.*

292
293 Minutes for this item written under separate cover.

294
295 *John Bailey made a motion to move out of Executive (Closed) Session and return to the regular*
296 *portion of the City Council meeting. Damon Cann seconded the motion. A vote was called and*
297 *the motion passed unanimously with Damon Cann, John Bailey and Nancy Potter voting in favor.*
298 *This occurred at 9:35 p.m.*

299
300 There was some discussion about the bond election being considered by the Cache County
301 School District. The members of the council expressed their desire to have the North Logan City
302 Council's position on this subject be known to the members of the school board.

303
304 *John Bailey made a motion for the City Council to adopt a resolution encouraging the Cache*
305 *County School District to hold a June 2013 election, rather than a November 2013 election,*
306 *including expressing North Logan City Council's being in favor of building a fourth high school.*

307
308 Nancy Potter and Damon Cann both stated that they were in favor of the fourth high school, but
309 not in favor of recommending a June election. Damon said he felt that he would want a motion
310 that the whole council supported.

311
312 *The motion died for a lack of a second.*

313
314 *Damon Cann made a motion to pass a resolution endorsing the concept of a fourth high school*
315 *for the Cache County School District. Nancy Potter seconded the motion. A vote was called and*
316 *the motion passed unanimously with Damon Cann, John Bailey and Nancy Potter voting in favor.*

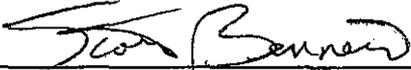
317
318 Mayor Berentzen said that he *would* be arguing for an early election because of cost issues,
319 which he further explained. John Bailey concurred. Mayor Berentzen said he would try to get
320 some information for the next meeting and discussed if further. He explained how the cost of the
321 bond as well as construction costs would very likely go up if the election was put off, which in turn
322 would put off the construction of the schools for about another year. He said he estimated that
323 putting off the bond election until November could cost the tax payers millions of dollars.

324
325 *Damon Cann made a motion to adjourn the meeting. Nancy Potter seconded the motion. A vote*
326 *was called and the motion passed unanimously with Damon Cann, John Bailey and Nancy Potter*
327 *voting in favor.*

328
329 The meeting adjourned at: 9:50 p.m.

330
331
332 Approved by City Council: May 1, 2013

333
334 Transcribed by Marie Wilhelm

335
336 Recorded by 
337 Scott Bennett/City Recorder