

59 thanks to their family for looking into this.

60 Per Mayor Berentzen's request, Alan Luce explained some of the pertinent details, including the
61 materials they acquired from UDOT that North Logan City can use for this project, which
62 materials they acquired while working on another project. Alan said the installation can be done
63 in-house with just a few other supplies; and also explained the two intersections in this area which
64 are problematic, with this one being discussed as the worst of the two.

65

66 *John Bailey made a motion to approve this project. Kristen Anderson seconded the motion.*

67

68 John Bailey said he thought this was a very professional and thorough presentation.

69 Kristen Anderson also said she drives this road quite a lot and complimented Mitchell on the great
70 homework and presentation he did on this.

71

72 *A vote was called and the motion passed unanimously with Kristen Anderson, Roger Anderson,
73 Damon Cann, John Bailey and Nancy Potter voting in favor.*

74

75 Consider selection of contractors and bids for new NPPD building.

76 Jeff explained the paperwork he gave to the council detailing the bids and current cost figures for
77 the police building, and also suggested various ways to potentially cut costs; and addressed
78 various questions of the council. The access road, parking and traffic were discussed.

79 Mayor Berentzen discussed the budget for the building and the potential for adopting it in two
80 phases, which he explained further. He also discussed the potential for how much of the site
81 work could be done in-house; and Jeff explained that the City does not have the equipment to do
82 the larger items.

83 The council discussed this further. Per a question from Damon Cann about how much work is
84 actually being done in-house, Jeff explained all that the City is doing including installing storm
85 drain lines, some of the water and sewer lines, all of the landscaping, and more.

86 The conversation continued.

87 Mayor Berentzen explained a chart regarding the City's current fund balance and explained that
88 the City has almost 50% of its operating budget. He said the council might want to keep this in
89 mind in terms of the police building.

90 The conversation regarding costs continued.

91 Roger Anderson reminded the council that we heard from citizens who said they would rather pay
92 more taxes and have the police building. He said we've come too far in the game to back out of
93 this, and further discussed the need to move forward. Kristen Anderson said in the end we need
94 to have a building that is worth the money we put into it. Nancy Potter said if we go through this
95 and find there are ways certain costs can be cut, which she explained further, we'll feel better
96 about it. She said she is concerned about changing the windows. Jeff explained how it will still
97 work well with the changes.

98 John Bailey said he would echo the sentiments from the other council members, and said he
99 feels like we've taken a long time with this and the market is better and costs are going up and
100 commented further, and gave his support in moving forward.

101 Jeff addressed further questions from the council.

102

103 *Nancy Potter made a motion to approve the selection of contractors and bids for new NPPD
104 building as presented. John Bailey seconded the motion. A vote was called and the motion
105 passed unanimously with Nancy Potter, John Bailey, Roger Anderson, Damon Cann and Kristen
106 Anderson voting in favor.*

107

108 Per a question from Nancy Potter, Chief Hawkes said work will begin on this next week.

109

110 Consider the development plan for the Old Farm Subdivision. A new proposed subdivision
111 located east of 1200 East at about 1600 North. Being proposed is a 15-lot residential subdivision
112 on 5.64 acres in the R-1-12 Zone.

113 Cordell explained the situation and mentioned that the City Council previously approved the
114 concept plan. He gave the status of some of the questions the City Council had about various
115 items of concern when this last came before them. Secondary water was discussed and
116 developer Jay Stocking explained there is no longer secondary water associated with this

117 property, therefore the subdivision will be on culinary water. Cordell also discussed the sewer
118 easement situation and how access will be managed; which essentially will require gates in the
119 fences of the lots that have manholes in them to allow the City to have access, while the lots that
120 do not have manholes can have a solid fence.

121 Cordell addressed various questions from the council, and explained further items from the staff
122 report; and said it is staff's recommendations that this be approved along with the stipulations in
123 the staff report.

124 Jay Stocking explained the conversation he had with the Ivans and how they would work out the
125 situation with them in placing boulders at their home to avoid cars traveling down the road and
126 potentially hitting the house. He further commented on the neighborhood meeting that took
127 place.

128 Cordell continued to address various questions of the council.

129 Secondary water was further discussed. Nancy said she thought when she was on the City
130 Council previously, that they had discussed not allowing subdivisions without them having
131 secondary water.

132 John Bailey referenced the current water shortage that is going on, and said he feels the City
133 needs to consider very carefully what our long-term plan is regarding approving developments
134 that do not have secondary water [like this one], and commented further.

135 Damon Cann commented that at this point in the application process, he said he does not feel
136 good about putting the burden on the developer in having to now try and obtain water rights for
137 this. He said he does feel that the council should consider whether we should require new
138 subdivisions west of the upper canal to put in secondary water, and commented further.

139 The council discussed this further. Cordell mentioned that this is the exception to the rule and
140 said this is the first subdivision application that he has seen in his eleven years with North Logan
141 City, that is west of the canal, that does not have secondary water rights.

142 John Bailey said he agreed with Damon that it is unreasonable to hold this developer "hostage"
143 because of secondary water, but said for the record, he would be reticent to approve future
144 applications that are in the same situation, until we know as a City that we have a better handle
145 on our present and future culinary water resources.

146 Roger Anderson commented that the homes are going to take up most of the lot, and there will
147 not be a lot of grass, which he said will help with conservation, and commented further.

148

149 *Damon Cann made a motion to approve this development plan and preliminary plat subject to*
150 *sufficiently addressing the concerns raised by public works. Roger Anderson seconded the*
151 *motion. A vote was called and the motion passed unanimously with Nancy Potter, John Bailey,*
152 *Roger Anderson, Damon Cann and Kristen Anderson voting in favor.*

153

154 Consider the concept plan for the Ridge View Estates Subdivision, a new proposed subdivision
155 located at approximately 2600 North 2050 East (Ridge View Drive). Being proposed is a 6-lot
156 residential subdivision on 6.12 acres in the RE-1 zone.

157 Cordell Batt presented the concept plan for this subdivision, and reviewed the items in the staff
158 report, including which studies the City is requiring of the developers, and which ones can be
159 waived. He said the Planning Commission approved the concept plan and explained their
160 concerns, and how they are being addressed. He said staff is recommending approval on this.

161 The City Council continued to discuss various items.

162 Damon Cann mentioned that there were some Planning Commission members who discussed at
163 their meeting putting a moratorium on hillside development altogether because of the lack of
164 access to and from the hill, and because of some of the difficulties in serving the people up in that
165 area. He said while we cannot hold up this developer, it is something that the City needs to
166 seriously consider for the future.

167 Kristen Anderson asked about the utility easement and Cordell explained the right to access and
168 what will be on the plat, detailing what the requirements and allowances will be.

169 Cordell continued to address various questions from the council.

170

171 *Damon Cann made a motion to approve the concept plan. Nancy Potter seconded the motion.*
172 *A vote was called and the motion passed unanimously with Kristen Anderson, Roger Anderson,*
173 *Damon Cann, John Bailey and Nancy Potter voting in favor.*

174

175 Consider a request to install a median on 2900 North just west of 800 East. This road is the
176 access to a subdivision in Hyde Park currently under construction.

177 *Damon Cann made a motion to deny the request to install the median strip. Nancy Potter*
178 *seconded the motion. Nancy Potter seconded the motion.*

179

180 Nancy Potter said that the only access seems to be through North Logan; and said she does not
181 like the idea of a median as they are hard to maintain, and commented further.

182 The council discussed this further.

183

184 *A vote was called and the motion passed unanimously with Kristen Anderson, Roger Anderson,*
185 *Damon Cann, John Bailey and Nancy Potter voting in favor.*

186

187 Consider an ordinance adopting the proposed change to the common boundary between North
188 Logan and Logan City.

189 The council discussed the legal description on this, particularly wanting to ensure that all of the
190 requirements are included.

191 Nancy Potter mentioned that she really appreciated the tour and the information Jeff Jorgensen
192 had put together for the council.

193 The council continued to discuss various items.

194

195 *Damon Cann made a motion to adopt ordinance 13-01. Nancy Potter seconded the motion.*

196

197 Kristen Anderson asked about the map and Jeff said it is attached to the ordinance.

198 John Bailey discussed some of the points City Attorney, Bruce Jorgensen, made about the City's
199 water well concerning present and future rights; and John asked if verbiage should be included in
200 the ordinance that would absolutely clarify what our rights are. Jeff explained why this was not
201 necessary and that our rights are ensured.

202 Lance Anderson from Landmark Engineering asked whether we had considered source
203 protection, and mentioned that Logan City is very stringent on their source protection. He
204 suggested that North Logan put something in the ordinance to ensure that Logan City recognizes
205 North Logan City's source protection zones, and that they follow that, and commented further,
206 briefly. He said he would be more concerned about the land development side, versus what John
207 brought up.

208 The council agreed with this.

209

210 *Damon Cann made an amendment to his motion to include language to the ordinance requiring*
211 *Logan City to recognize our source protection regulations. Nancy Potter seconded the*
212 *amendment to the motion. A vote was called and the motion passed unanimously with Nancy*
213 *Potter, John Bailey, Roger Anderson, Damon Cann and Kristen Anderson voting in favor.*

214

215 Discuss funding options for upcoming water well drilling and construction of associated water
216 system elements.

217 Jeff introduced the item and explained the current situation. He said the bids are out and further
218 explained the process of the design and construction of the well. He explained further, including
219 the timing of the project.

220 He said we now need to determine the financing and suggested how this could be done.

221

222 Jeff addressed various questions from the council. Nancy Potter asked about the usage of the
223 well by Jack's Tire and Oil and asked if it would still be the last one the City draws from if we get
224 another well in a different location; and Jeff said that was probably going to be the case, and
explained further.

225 Jeff continued to address various questions from the council, including the potential risk and the
226 steps the City will take to try to assuage that risk as much as possible.

227

228 Lance Anderson from Landmark Engineering explained what they will do to try to reduce the risk,
and discussed other various aspects of digging for the well.

229

230 Jeff and the council continued to discuss financing and how to manage water rates; and Alan
Luce brought up the potential for using a tiered water rate system.

231 Alan Luce told the council to keep in mind that there will be other water projects that need to be
232 done over the next several years, including a reservoir and another well, and commented further.
233 Mayor Berentzen discussed the needs of the City as it continues to grow, and the need for a long-
234 range plan. This was further discussed, including reviewing again the City's impact fees.
235 The council continued to discuss various issues.

236 Lance Anderson suggested that North Logan City consider a "water-right requirement" for new
237 development, which other cities have done, which has been very beneficial. He explained further.
238 The council further discussed using tiered water rates.

239
240 Discuss the installation of a temporary access road to the Wildercrest Subdivision for emergency
241 vehicles only on 2500 N through the cemetery.

242 Mayor Berentzen referred to the discussion the City Council had on this previously that he was
243 unable to be in attendance for; and expressed his remaining concern about what our liability
244 might be if we *don't* take action on this, and explained further.

245 The council further discussed this. Nancy expressed her concerns about using some kind of
246 locked gate situation, which was discussed; and also asked about the road having to be
247 maintained, including for snow removal; and Jeff and Mayor Berentzen said it would just be laid
248 with gravel. Jeff said the plan would be to take the snow off when the snow is removed at the
249 cemetery. Damon Cann expressed his support for this and made a suggestion for another
250 possible route.

251 The council discussed needing to look into this further and exploring the various associated
252 issues. They further discussed the development of the road there, and Nancy expressed her
253 concern about more development going in without another road to allow travel in and out of this
254 area.

255

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

257 Mayor Berentzen discussed having each council member take a turn for each month, to write an
258 article for the City newsletter. Roger said he would do September, Kristen-October, Damon-
259 November and John said he would do December.

260

261 Nancy Potter expressed her compliments for the 24th of July celebration.

262

263 Kristen Anderson said she thought the parade went well [for July 24th] and also said she thought
264 the event was great.

265

266 John Bailey said at some point, he would like to talk about the City's role in the way the culinary
267 water issues relate to the secondary water issues. He said he feels strongly that we need to put
268 together a more well-defined policy in allowing new subdivisions, unless they come up with water
269 rights, as discussed. He commented further.

270

271 Jeff Jorgensen asked the council to fill out their applications for the League of Cities and Towns.

272 Jeff said he got a request from someone who wants a waiver to the City's two-dog-only allowance
273 ordinance, as they live in a zone that does not allow it. He explained that the City's rules are set
274 up in such a way that sometimes, in a zone where someone has a large property, they may still
275 only be allowed two dogs because of the zone they live in; and said the City Council may want to
276 revisit this so that maybe the allowance is based on the size of the lot rather than the zone.

277

278 Chief Hawkes discussed the issues with the urban deer herd. He discussed the options of urban
279 deer hunts, which he said he has done some research on, and explained further. He further
280 described the standards and requirements that would be in place to control who would be allowed
281 these hunting licenses within City limits.

282 The City Council discussed this further and Chief Hawkes addressed their various questions.

283 John Bailey mentioned the issue of the City's ordinance not allowing fences to be high enough to
284 keep the deer out.

285

286 Executive session (closed) to consider the acquisition of real property and litigation in progress.

287 *Nancy Potter made a motion to close the meeting and move into Executive Session for the*
288 *purpose of discussing the acquisition of real property and litigation in progress. Kristen Anderson*

289 *seconded the motion. A vote was called and the motion passed unanimously with Nancy Potter,*
290 *John Bailey, Roger Anderson, Damon Cann and Kristen Anderson voting in favor. This occurred*
291 *at 9:25 p.m.*

292
293 Minutes for this portion of the meeting written under separate cover.
294

295 *Damon Cann made a motion to open the meeting and move out of Executive Session and return*
296 *to the regular City Council meeting. Nancy Potter seconded the motion. A vote was called and*
297 *the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson, Damon Cann*
298 *and Kristen Anderson voting in favor. This occurred at 10:48 p.m.*

299
300
301 Mayor Berentzen asked about a question he received regarding the City's obligation to approve
302 tax increment monies relating to The Four Seasons, which Jeff explained.

303
304
305
306 *Nancy Potter made a motion to adjourn the meeting. Kristen Anderson seconded the motion. A*
307 *vote was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger*
308 *Anderson, Damon Cann and Kristen Anderson voting in favor.*

309
310
311 The meeting adjourned at: 10:51 p.m.

312
313
314 Approved by City Council: September 18, 2013

315
316
317 Transcribed by Marie Wilhelm

318
319 Recorded by



Scott Bennett/City Recorder

320
321
322