

**Minutes of the North Logan City  
City Council  
Held on October 16, 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: Nancy Potter, Damon Cann, John Bailey and Kristen Anderson. (Roger Anderson was excused).

Others present were: Richard Marlowe, Kim W. Hawkes, Jordan Oldham, Jake Young, Bob Wright, Russell Goodwin, Allen Kartchner, Cory Walker, Carson Clark, James Broadbent, Drew Higginbotham, Jordan Broadbent, Owen Bonderson, Jay Stocking, John Powell, Braden Carroll, Bryce Law, Justin Lee, Braiden Berish, Grayson Pitcher, Kyle Bland, Liam Ormend, Jon Keller, Deanna E. Fry, Brent Nyman, Dan Nelson, Lydia Embry, Alan Luce, Dianna Cannell, Cordell Batt, Scott Bennett, Jeff Jorgensen and Marie Wilhelm.

The Pledge of Allegiance was led by Chief Kim Hawkes.  
An invocation was given by Kristen Anderson.

**Adoption of Agenda**

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

**Approval and Follow-up of Minutes of October 2, 2013 City Council Meeting Minutes and Executive (Closed) Session Minutes**

October 2, 2013 City Council Meeting Minutes  
Minutes approved as presented.

October 2, 2013 City Council Executive (Closed) Session Minutes  
Minutes approved as presented.

**Follow-up**

Nothing at this time.

**Review of Action Items**

Jeff Jorgensen reviewed the action items list with the council.

**New Business**

**Presentation by Parlant Technologies regarding a communication system to provide information to the public in the event of emergencies and other civic events.**

Dan Nelson from Parlant Technologies gave a presentation on the emergency communication system that they are able to provide. The system is used to inform individual residences; and he further explained in detail how it works.

The Mayor and City Council discussed various items with Mr. Nelson, including the flexibility in specifying who and when citizens can receive messages. Mr. Nelson also explained how a smart phone application can be used to find out varying information for the local community.

Jeff Jorgensen explained the system further.

**6:40 Public Hearing to receive input on proposed revisions to the city's municipal budget. Following the hearing the council may consider adopting a resolution making the changes to the budget.**

Mayor Berentzen introduced the item; and explained that the purpose of the budget revision is to specify where in the budget a donation given to the City would be accounted for. He said as the City accepts this donation, it will put in motion some development at Elk Ridge Park. He further clarified some of the items on this situation, as he said there had been some misinformation going

59 around. He further explained what has been offered to the City, which will allow the City to  
60 develop an area of the park much more quickly than the City could have done otherwise, and  
61 explained that part of this arrangement is a use agreement for the soccer and lacrosse fields. He  
62 said two of those fields will be artificial turf fields. He said there has already been \$400K donated  
63 to the City which must be dedicated for the use of developing the park. He said these funds are  
64 primarily to provide for the purchasing and installation of the artificial turf fields. He explained that  
65 the artificial turf fields would normally cost approximately 1 to 1.2 million dollars, but the City  
66 would be getting high quality turf at a substantially discounted rate. He said when one considers  
67 the discounted value of the Astro turf plus the donation, the City has acquired approximately 1 to  
68 1.2 million dollars in value for the fields thus far. He explained that there is another \$600K that  
69 has been committed for additional development at Elk Ridge Park. He said for part of the money  
70 still intended to come to the City, one of the donors would like the funds dedicated to building  
71 another splash pad for the City, which he explained further. He said there is another donor who  
72 is interested in donating funds for an amphitheater that could be installed in Elk Ridge Park. He  
73 said that some of the donors have asked not to be named at this point. He said there are  
74 possibly three major donors currently, and that there is the potential for as much as four million  
75 dollars to be donated towards Elk Ridge Park. He discussed people's concern about the use  
76 agreement for the fields. He said it is important for people to recognize that the "picture" is much  
77 larger than just the soccer fields, and commented further. He said this is a substantial gift to the  
78 City; and also said there are things in place to ensure that in the use agreement the City truly has  
79 ultimate, final control over the field use schedule. He explained what would occur if we did not  
80 accept these donations; and said if the City tried to develop the park using RAPZ taxes and City  
81 funds, it would take the City twenty years to do what is being proposed to be done in just the first  
82 year with these donations. He commented further, including the heavy use of these fields  
83 currently, and that there is not an exclusivity issue where only "certain" parties can use the fields,  
84 and explained further. He said that by passing the budget amendment tonight, the City would be  
85 accepting the current donations and authorizing their expenditure. The City would also be  
86 appropriating up to the first one million dollars in donations that would come to the City.

87 He then gave the opportunity for those in attendance to ask any questions they might have about  
88 this, before the public hearing process began, explaining that the Mayor and City Council would  
89 not be able to answer questions during the public hearing.

90

91 Richard Marlow said he was very impressed with what Mayor Berentzen explained. He said he  
92 didn't know anything about this until the sign went up at the park about this, and that it was never  
93 in the newspaper. He said he supports this 100%, and wants to be sure that all lights will be out  
94 at 10:00 p.m. every night.

95 Mayor Berentzen apologized to Mr. Marlow for not having him be part of the information process.

96

97 Allen Kartchner said he is one of the closest neighbors to this development, and that he is in favor  
98 of it. He said his greatest concern is in the agreement dealing with the priority given in  
99 scheduling; and feels that that particular section of the agreement is too loose and could  
100 potentially lead to domination by the private parties, as opposed to the City. He said the  
101 committee to do scheduling is composed of eight people; four from the City, and four from the  
102 sport group; and if one member of the sport group can influence even one member of the  
103 representatives from the City, they could dominate and control the process. He said he thinks  
104 this is a poor design for the agreement and suggested that it needs to be reviewed further.

105 Mayor Berentzen said the field use agreement was discussed at the neighborhood meeting, and  
106 said he thinks there really is tremendous good intent in trying to work between the City and the  
107 sport group representatives and he said he feels good about that process. He also said that one  
108 of the things that the City is going to ask for in the use agreement is that the item regarding an  
109 "arbitrator" be amended so that the arbitrator is the City Council, which he explained further. He  
110 commented that he feels that most everything will work out in a fair process, but in the event  
111 something happens, he would like the City Council to be the arbitrator.

112 Allen Kartchner reiterated that in the process itself, before it goes to arbitration; there is a large  
113 potential that the four that have a very direct purpose in what they are trying to do can influence  
114 the four who are trying to protect the City's interests. He said if they can only convince one of the  
115 four City representatives, then it would never come to arbitration, to which Mayor Berentzen  
116 agreed. Allen said in conjunction with priority scheduling, it appears that there are no limits; and

117 there is then the potential that the representatives from the sports group could dominate the  
118 scheduling to the point that no prime-time availability would be accessible to anybody else.

119 Mayor Berentzen said he wanted to state a reminder that this issue is much larger than this use  
120 agreement and there is a real opportunity here. He said there is a bias to help with this particular  
121 soccer and lacrosse program; but there are other things that are going to happen and there is  
122 nothing tied to those things.

123

124 Cory Walker asked what the use agreement is. Mayor Berentzen explained that it is something  
125 that gives priority scheduling to the people who have helped bring a substantial amount of money  
126 into this process. He said the people who are already using it will continue to be able to do so;  
127 but this will formalize this process, which he explained further. He said this use agreement has a  
128 termination time of 15 years. Per a question from Mr. Walker, Mayor Berentzen said the use  
129 agreement will apply to all of the fields at Elk Ridge Park.

130

131 Jake Young said this is "cool news". He said the warranty on artificial turf is typically about ten  
132 years, and the City needs to plan on replacing the turf sometime between 10 to 20 years. He  
133 said his firm did all of the engineering and design for the Aggie Legacy fields at USU.

134 Mayor Berentzen said they have been told the turf has a 20 year life and that this is what they call  
135 "virgin" turf, and is not typical turf. He said the life on the turf will likely exceed the agreement  
136 time.

137 Jake said he thinks this is a huge advantage for North Logan and athletics in general. He said  
138 some of the major benefits of artificial turf are that it can be multi-lined for several sports, and the  
139 lines do not need to be repainted.

140 Mayor Berentzen interjected, answering a previous speaker regarding the lights, that it is the  
141 intention of the City that the lights be turned off prior to 10:00 p.m., if not sooner. He said one of  
142 the main reasons that they met with neighbors facing the fields is because we don't want it to  
143 interrupt or ruin anything for them; and said he is aware of some lighting products that will be less  
144 invasive and explained further. He said the City will continue to address any concerns as they go  
145 forward.

146 Jake commented on lighting as well. He also mentioned that they have not had to cancel games  
147 for two seasons of intramurals at USU because of the performance of the turf, especially in  
148 inclement weather.

149 Jeff further explained the resolution and the reasons why this is listed in the budget the way it is  
150 and the way the City will manage these funds.

151

152 *Mayor Berentzen opened the public hearing at 7:22 p.m.*

153

154 Lydia Embry explained some of her comments, a copy of which she gave to the council. Some of  
155 her comments included questions about lights, how many fields there are going to be, and the  
156 location of the fence.

157

158 Russell Goodwin read his written comments out loud, copies of which he gave to the City. He  
159 expressed his concern about the loss of benefit from worms, which he said would be affected by  
160 the placement of the turf fields. He also discussed that the funds being used for this development  
161 could be much better utilized with the development of 1200 East.

162

163 *As there were no further public comments, Mayor Berentzen closed the public hearing at 7:32*  
164 *p.m.*

165

166 Damon Cann said he thinks 9:00 p.m. is a better time to shut off the lights, and explained further.

167 Nancy Potter said she thought the games were over at 9:00 p.m.; and Diana Cannell confirmed  
168 that was generally the case, but overtime, or some other kind of delay might push the games past  
169 9:00 p.m. sometimes, and would like to have that leeway in those instances, even though the  
170 lights will still definitely turn off at 10:00 p.m.

171

172 *Damon Cann made a motion to adopt resolution 13-14. Nancy Potter seconded the motion.*

173

174 Nancy said she thought that there was going to be a specific line item in the budget that some of

175 the registration fees for this were going to go back to the City and be dedicated for maintenance  
176 and turf replacement. Jeff said that will be done in the regular part of the budget, as opposed to  
177 capital expenditures, which is what this is.

178 Mayor Berentzen strongly recommended that a condition be added to the use agreement, that the  
179 City Council be the arbitrating body, and to ensure that as a condition of the motion.

180 The council discussed this briefly and was in support of this.

181

182 *John Bailey made a friendly amendment to the motion that the City Council be designated as the*  
183 *arbitrating body in the field-use agreement. Damon Cann and Nancy Potter agreed to the friendly*  
184 *amendment.*

185

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

188

189 Consider the development plan/agreement and preliminary plat for the Green Canyon Square  
190 Development, a mixed-housing development being proposed in the MR-8 city center zoning, at  
191 approximately 200 East and 2500 North, North Logan. (Sierra Homes)

192 Cordell Batt presented the item and mentioned that this is the first project using our City Center  
193 ordinance; and also said that the conceptual plan on this was previously approved by the City  
194 Council. He explained the elements required of the developers and explained that they have all  
195 been completed. He said the Planning Commission has a concern regarding water shares, which  
196 Cordell said they do have and will be made part of this project. He said the source for this water  
197 is quite a distance away from the project; and explained that the developers have agreed to put in  
198 the infrastructure for this, and when the developers to the south develop, that source will be  
199 available; and when it gets to this project, they will be able to hook up to the secondary irrigation.  
200 He said the other concern of the Planning Commission was the dedication of roads. He said the  
201 developers proposed that all roads be dedicated to the City; but said that staff was concerned  
202 about the smaller roads, i.e., "alleyways" being dedicated to the City, and wanted them to remain  
203 part of the development and maintained by their HOA. He said the only street dedicated to the  
204 City would be the newly aligned 200 East. He said that the developers have complied with the  
205 number of open space areas, the required number of housing types, and how they are laid out.  
206 He explained a few more items briefly and said that staff is recommending approval for this.

207 Nancy Potter asked about the layout which Cordell explained.

208 Mayor Berentzen said he is concerned about the infrastructure for secondary water, and said it  
209 should not depend on other development in order to be available.

210 Cordell said that the source of the water is approximately 1300 feet away and explained further.

211 Mayor Berentzen, the council and Jake discussed at length the difficulty in getting the water from  
212 the source to the project, and the concern about needing to get this done, and not having the  
213 secondary water infrastructure depend on other future development. Jake explained that this is in  
214 their water conservation plan and that they are designing an irrigation system for the whole  
215 project, which will initially be culinary, but there will be a stub on the corner of the property so that  
216 when secondary water is brought to the site, it can be used. Jake further discussed his meeting  
217 with the watermaster of the canal and the layout of the current water system.

218 Jeff asked if there is something on the plat that states where the water shares will be. Mayor  
219 Berentzen said he wants to make sure the water shares stay with the property.

220 Secondary water was further discussed, including the cost of putting in the secondary water  
221 infrastructure; and Jeff and Jake discussed the route of the water and where it should run  
222 underground, which Jeff said should be run along the road.

223 John Bailey said he would feel better approving this if there is a concrete plan in place. He said  
224 he would like more assurance and to make sure that the water shares remain with the property.

225 Nancy Potter asked how all that property is getting watered now. Brent Nyman said it is open  
226 ditch, which Alan Luce explained further.

227 Mayor Berentzen said he would just like them to do everything they can to reflect a commitment  
228 to get secondary water there.

229 Jay Stocking explained that they are already willing to give the City the water shares and put in  
230 the water infrastructure and asked the City what more they want. He also asked why this did not

231 come up before.

232 This situation was further discussed at length, including that this conversation is being influenced  
233 by the City's experience with this season's drought; Jeff's recommendation that the City not  
234 accept the water shares [from the owner]; and, how the water metering should work.

235 Mayor Berentzen recommended accepting the owner's offer of having the City accept their water  
236 shares and as things develop, see what can be done about getting the secondary water to the  
237 site as quickly as possible.

238 Damon Cann asked about the number of town homes (32), and the number of single-family  
239 homes (13) and said that works out to 28.8% of the units being single-family homes, which does  
240 not comply with the 70/30 [percentage] split of housing types required in the City Center code;  
241 and that this number has already been reduced from the original 40%. He said that compliance  
242 was a condition of his making a motion to approve the conceptual plan, and that he cannot  
243 support the current figure. This was discussed at length.

244 Street maintenance was also discussed.

245 After further discussion, Mayor Berentzen suggested that the developers get together with staff,  
246 and perhaps with Damon Cann, and work this out; and then put it on the next agenda for potential  
247 approval.

248

249 Review drafts of the promotional materials being put together to encourage the development of  
250 the City Center area. Also consider approval of an official name for the North Logan to Hyde  
251 Park corridor (mostly along 200 East).

252 Jake Young presented some of the materials they put together on the latest mock-up of the City  
253 Center Plan. Various items were discussed with the council.

254

255 The City Council also discussed potential names for 200 East.

256 Kristen Anderson asked if there would be a benefit to having [the various entities of] Cache Valley  
257 looking at this as well in order to come up with one name; rather than the road having several  
258 names along its path.

259 Damon Cann talked about using the future high school mascot as the name for the street.

260

261 Consider an ordinance adding regulations allowing for the installation of veterans' markers next to  
262 headstones in the North Logan Cemetery.

263 Alan Luce explained the ordinance and the situation, as well as how the ordinance will function.

264 Various related items were discussed with the council.

265

266 *Kristen Anderson made a motion to adopt ordinance 13-08. John Bailey seconded the motion. A*  
267 *vote was called and the motion passed unanimously with Kristen Anderson, Damon Cann, John*  
268 *Bailey and Nancy Potter voting in favor.*

269

270 Consider approval of a contract for the installation of artificial turf at Elk Ridge Park.

271 Jeff introduced the item and explained the contract. Jeff said he had the City Attorney review this  
272 who he said was fine with it.

273

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

277

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

279 Jordan Oldham said that The Pumpkin Walk starts next week.

280

281 Scott Bennett reminded the council about early voting which will start on the October 22<sup>nd</sup> and will  
282 run until November 1<sup>st</sup>.

283

284 Jeff referred to Green Canyon Square, and asked for clarification from the City Council on  
285 allowing the developers to have up to 46 units. He said the City's other subdivision ordinances  
286 do allow rounding if it is more than half, which would allow these developers 46 lots; and further  
287 explained how the numbers work out, including that there would be an extra single-family lot

288 which would bring the percentage just over 30%.

289 The council discussed this further, and Damon said that seems reasonable to him. Jeff asked if it  
290 would be okay with the council if the developers did not build on that "extra" lot; and Damon said  
291 as long as the HOA maintains that lot. Per a question from council, Jeff further explained how  
292 this lot would be worked out with the rest of the development.

293  
294 Mayor Berentzen discussed CDBG (Community Development Block Grant) eligibility and  
295 explained a letter he received that might help the police department with funds. Jeff mentioned  
296 that they get more if they do a joint project between North Logan and Hyde Park. Mayor  
297 Berentzen further explained the grant and said he would give Chief Kim Hawkes the information  
298 to look into.

299 Mayor Berentzen said that he got a refund check from the "Utah Local Government Trust" and  
300 discussed with Jeff where this typically gets placed in the budget. Mayor Berentzen  
301 recommended putting this towards furnishings for the new police building. Jeff said the budget  
302 can be modified to do this.

303  
304 Adjourn to hold a meeting of the North Logan Redevelopment Agency to consider a disbursement  
305 of funds from the agency for blight mitigation on Airport Road.

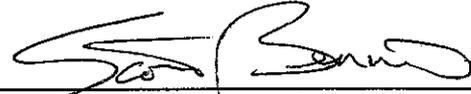
306 *Damon Cann made a motion to adjourn this meeting [and move into the RDA Meeting]. Nancy*  
307 *Potter seconded the motion. A vote was called and the motion passed unanimously with Kristen*  
308 *Anderson, Damon Cann, John Bailey and Nancy Potter voting in favor.*

309  
310  
311 The meeting adjourned at: 9:09 p.m.

312  
313  
314 Approved by City Council: November 6, 2013

315  
316  
317 Transcribed by Marie Wilhelm

318  
319 Recorded by

  
\_\_\_\_\_  
Scott Bennett/City Recorder

320  
321  
322