

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59

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

Others present were: Mitch Watkins, Russell Goodwin, Holly Purcell, Deanne E. Fry, Cameron Doyle, Sheryln Doyle, Jon Keller, Craig Wyatt, Mark Stewart, Kim Hawkes, Cordell Batt, Lydia Embry, Alan Luce Jeff Jorgensen and Marie Wilhelm.

The Pledge of Allegiance was led by Alan Luce.
An invocation was given by Kristen Anderson.

Adoption of Agenda

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

Approval and Follow-up of Minutes of November 6, 2013 City Council Meeting, City Council Executive (Closed) Session and RDA Minutes

November 6, 2013 City Council Meeting Minutes

Minutes were approved as amended correcting a typo.

November 6, 2013 City Council Executive (Closed) Session Meeting Minutes

Minutes approved as presented.

November 6, 2013 RDA Meeting Minutes

Minutes approved as presented.

Follow-up

Nothing at this time.

Review of Action Items

Jeff reviewed the list with the council. Mayor Berentzen discussed the completion of the road in Wildercrest with the council.

New Business

Redevelopment Agency Session - Conduct a session of the North Logan Redevelopment Agency to adopt the RDA budget to allow some planned disbursements.

Damon Cann made a motion to move out of the regular portion of the City Council meeting and convene a meeting of the North Logan Redevelopment Agency. Nancy Potter seconded the motion. A vote was called and the motion passed unanimously with Nancy Potter, Roger Anderson, Damon Cann and Kristen Anderson voting in favor. This occurred at 6:40 p.m.

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

Damon Cann made a motion to adjourn the RDA meeting and return to the regular portion of the City Council meeting. Kristen Anderson seconded the motion. A vote was called and the motion passed unanimously with Nancy Potter, Roger Anderson, Damon Cann and Kristen Anderson voting in favor. This occurred at 6:44 p.m.

6:45 Public Hearing to receive further public input on the plan for the Black Box Engineering Office and Light Manufacturing Building, being proposed in the City Center Commercial (CCC) zone located at approximately 150 East and 2500 North, North Logan. This is a permitted use in

60 this zone. Following the public hearing the City Council may consider approval of the
61 development.

62 Mayor Berentzen briefly introduced the item.

63 Roger Anderson discussed the Planning Commission's review of this item, and that their main
64 concern was to ensure that this project met the city code.

65
66 *Mayor Berentzen opened the public hearing at 6:45 p.m.*

67
68 Russell Goodwin read aloud his public comments, copies of which he gave to the City Council.

69
70 Lydia Embry presented her comments on this including asking whether a landowner can apply for
71 and, will the City issue, a building permit and an occupancy permit for a structure that shows no
72 access to a public street. She asked if Black Box Engineering has any responsibility for the
73 building of planned roads. She also asked, in relation to the proposed alignment of 200 East,
74 what the schedule is for building the section between 2200 North and 2500 North. She asked
75 what would happen if it doesn't go in, or doesn't for many years. She asked what access would
76 this development then have to its owners, customers, etc.

77
78 *As there were no further public comments, Mayor Berentzen closed the public hearing at 6:53*
79 *p.m.*

80
81 Mayor Berentzen asked if the developer should have any responsibility towards the
82 improvements for a future roadway.

83 Jeff explained that as property is subdivided, the developers will be responsible for a portion of
84 the road and explained further, and addressed some of the questions of the Mayor.

85 Mayor Berentzen asked about the placement of the building on the site and parking, and how it
86 could relate to connectivity with future developments; which Cordell explained. Cordell
87 mentioned that this is a permitted use and the developers have submitted construction drawings.

88 Mayor Berentzen said it seems that if we allow one to do it this way, it opens the door for others.
89 Cordell said the developers have followed all of the City Center code to do this.

90 Kristen Anderson explained how this follows the code, but that there should definitely be inter-
91 connectivity of the parking lots in the back [east side]. Cordell explained how this is planned to
92 occur.

93 The council continued their discussion and Cordell addressed their various questions. There was
94 discussion about the potential of making changes at this point in the process.

95 Kristen Anderson asked about having an assurance that in the future, there will not be issues with
96 access.

97 Jeff explained where the environmental study said the road is going to go.

98
99 *Damon Cann made a motion to approve this building project development as presented. Roger*
100 *Anderson seconded the motion.*

101
102 Kristen Anderson said she thinks they should have something written in there to ensure that there
103 is a contingency plan to make sure that there is access there, either to pave that 15 feet, or to do
104 something to make sure there is connectivity.

105 Mayor Berentzen asked how many people will be in this building, and Cordell said at this point,
106 seven.

107 Craig Wyatt, Architect for this project addressed the council's expressed concerns and questions.
108 Mayor Berentzen said with the answer to his question of only seven people being in the building,
109 this is not likely going to be an issue.

110 Mr. Wyatt further explained the access points for the site. He also said the owners are very
111 interested in working with the City and want to do what the City wants; and if it means paving the
112 section discussed, he said they would likely agree to that.

113 Kristen said that may not be a need of the City, especially right now; but wants it in the plan to be
114 possible if the need arises.

115 The conversation continued and Mr. Wyatt continued to explain various points.

116 Mayor Berentzen said he has a concern about the sewer connection and asked if the council
117 would amend the motion that that would be a responsibility of the owner in the event that we are
118 off [in alignment of the Corridor]. Craig Wyatt concurred and explained how the owner would
119 manage this and that it would be at the owner's cost.

120 The council agreed to let the original motion die and to create a new motion.

121

122 *Damon Cann made a motion to approve this development plan subject to the conditions that the*
123 *developer signs an agreement understanding that any changes necessary to the sewer system*
124 *would come at his own expense; and that the developer provide some sort of drivable access on*
125 *the east side of the building that would allow public traffic to move through that alleyway behind*
126 *the building, from what could eventually be a northern development. Roger Anderson seconded*
127 *the motion. A vote was called and the motion passed unanimously with Kristen Anderson, Roger*
128 *Anderson, Damon Cann and Nancy Potter voting in favor.*

129

130 Consider approval of an ordinance establishing the initial zoning for land recently annexed into
131 North Logan City west of Main Street.

132 Cordell Batt introduced the item and explained that this is land being annexed into North Logan
133 City from Logan City due to the boundary adjustment agreement between the two cities, which
134 requires North Logan City to now put this land into an appropriate zone.

135 He said that landowners Dean Quayle and Ray Wilhelm expressed their concern and their desire
136 to have their parcels go into an agricultural type of zone [which it was when the land was located
137 in Logan City]. Cordell said that after the Planning Commission discussed it, they recommended
138 putting it into agricultural which he explained via a projected map of the area. He explained
139 further, including the discussion he had with Logan regarding the zone these pieces were in.

140 Cordell addressed various questions from the council.

141 Nancy asked if we now have an airport overlay, which Cordell said we do. Jeff said, however, he
142 did not think our maps included this area, which he said they will look at, to make sure the maps
143 do in fact include this area. Cordell agreed.

144

145 *Kristen Anderson made a motion to approve the ordinance adopting the zoning changes. Roger*
146 *Anderson seconded the motion. A vote was called and the motion passed unanimously with*
147 *Kristen Anderson, Roger Anderson, Damon Cann and Nancy Potter voting in favor.*

148

149 Consider approval of the development plan and preliminary plat for the Ridge View Estates
150 Subdivision, a six (6) lot subdivision being proposed in the RE-1 zone just south of Canyon
151 Ridge, located at approximately 2050 East and 2700 North, North Logan.

152 Cordell Batt introduced the item and said the City Council reviewed this and approved it at the
153 conceptual plan stage. He further explained the changes since that time. He said the developers
154 have produced the preliminary plat and submitted the required studies. He said as they reviewed
155 this with the Planning Commission, there were some concerns from them and staff regarding the
156 easement on the three lots to the east; and a couple of sewer easements that go to the west
157 between the lots. He said therefore, there has been a note added to the plat, as also required by
158 Rocky Mountain Power, which has been done. He said there was also concern about how the
159 storm drain was being done, which has been changed. He said this is at the point where staff is
160 recommending that the City Council approve this development plan and preliminary plat.

161 Roger Anderson referred to the discussion held at the Planning Commission and the concern
162 from the developer about someone building a fence or structure, and potentially having to remove
163 it at the owner's expense if Rocky Mountain Power needs them to. He said there was a lot of
164 concern expressed about how this may affect owners and asked how much potential buyers
165 really review those notes and restrictions, and commented further. He said he knows the City is
166 "covered" by having the notes on the plat, but expressed his concern about how aware the
167 owners in these situations really are, and the potential frustrations that could arise.

168 Cordell said it has always been this way and that almost every lot in subdivisions have some sort
169 of easement, and commented further.

170 The council discussed this further and Cordell addressed their questions.

171 Kristen Anderson asked Alan Luce if he was comfortable that this meets the public works
172 department's needs. Alan said it does, but that we will have to be much more descriptive on the
173 plat on exactly what this easement entails. He said he would not change the layout, but the note

174 on the plat needs to be more descriptive.

175 Nancy asked about the future development and connection of the road, which Cordell and Jeff
176 explained. Jeff displayed a map of the master roads plan for this area, and he and Jeff explained
177 further.

178

179 *Roger Anderson made a motion to approve the development plan and preliminary plat; and to*
180 *make a note that they put a more descriptive note on the plat for what the easement is. Damon*
181 *Cann seconded the motion. A vote was called and the motion passed unanimously with Kristen*
182 *Anderson, Roger Anderson, Damon Cann and Nancy Potter voting in favor.*

183

184 Consider approval of an agreement with Utah State University to authorize swapping two 5-acre
185 parcels of real property within the north-east quadrant of the planned City Center area (300 to
186 400 E and 2100 to 2200 N).

187 Jeff Jorgensen explained the agreement he gave to the council on this, and addressed some
188 various questions. Nancy asked about the disclosure on #15 and whether it should be
189 capitalized, and Jeff said he would find out.

190 Damon mentioned some minor language typos that should be fixed, which Jeff noted.

191 Damon and Nancy both mentioned they work for USU, but it was agreed there was no conflict of
192 interest.

193

194 *Damon Cann made a motion to approve the property exchange agreement between North Logan*
195 *City and Utah State University. Kristen Anderson seconded the motion. A vote was called and*
196 *the motion passed unanimously with Kristen Anderson, Roger Anderson, Damon Cann and*
197 *Nancy Potter voting in favor.*

198

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

200 Chief Kim Hawkes said the Police Department had eight applicants for their open position, which
201 boiled down to six that they will be testing on the forthcoming Saturday. He also gave an update
202 on the progress of the new police building. The lease situation was also discussed and Chief
203 Hawkes said they gave notice on the building they are currently renting, and will likely be leaving
204 there approximately January 20th and potentially before that.

205 Jeff mentioned that they are well ahead of schedule, as well as below budget.

206 Chief Hawkes explained that they are trying to work out the issues regarding obtaining phone and
207 internet access.

208

209 Alan Luce said they will be test pumping the new well, and are almost done with the interior of the
210 well, including screening and casing. He said they will be test pumping this coming Friday,
211 Saturday and Sunday to see approximately how much water they can get at this time, and what
212 we can anticipate in the future. He said they will also be sampling and testing the water that is
213 coming out. He said after getting the results, they will then move forward with designing the
214 actual well house and connecting in to the City's system. He said currently they are getting 400-
215 500 gallons per minute with their air tests, and will likely end up getting 700-1000 gallons per
216 minute. Per a question from Kristen, the engineering firm will design the pump house as part of
217 the original contract, and commented further.

218

219 Jeff mentioned a letter he sent to EDCUtah (Economic Development Corporation of Utah)
220 regarding local support in the development of a potential business expansion and said it needs to
221 be kept confidential for now, and explained further.

222 Jeff mentioned the RV Park situation and a letter that will go out to the owner of the business.

223 Jeff also mentioned the information he gave to the council on the further reduction in costs for the
224 new police building.

225

226 Kristen Anderson said she contacted an instructor in the design department at USU regarding
227 "branding" of the City. He told her that they only teach that class in the fall, so if we want to be
228 part of their project for next fall, we need to let him know. She said that does not mean he would
229 definitely choose to do our project. She also said she spoke to Sandy Emile regarding branding
230 Cache Valley, and explained further how Cache County is planning to do that, including putting
231 together a website and installing billboards in the Salt Lake City, as well as outside of Utah. She

232 explained further. Kristen said Sandy hopes this to be an on-going thing, but that they are rolling
233 out some of it in January, and to consider if North Logan City wants to participate. Kristen said
234 Sandy would like to come and present to the City Council, likely the third week of December or
235 early next year.

236 Nancy Potter said we need to consider the cost of putting the new logo on everything, such as all
237 of our street signs, stationery, etc.

238 The council discussed this further and Kristen agreed to discuss the possibility of doing this with
239 the instructor at USU, as well as having Sandy come to present to the City Council.

240

241 Roger Anderson discussed the school bond passing and the effect on the citizens of raising
242 taxes, and that we need to consider that carefully.

243

244 Nancy Potter asked how things were going with Elk Ridge Park; and Alan and Jeff gave an
245 update on the situation.

246 Nancy also asked Alan to remind the streets department to handle the ice on the street coming
247 out of her neighborhood.

248

249 Mayor Berentzen briefly discussed the issue regarding whether or not to take the extension of
250 1200 East off of the Master Transportation Plan; and further discussed the fact that Leo Krebs is
251 in favor of keeping that [extension] on the plan. Mayor Berentzen said at this point, he also feels
252 that 1200 East between 2300 and 2750 North should remain on the plan.

253

254

255 *Nancy Potter made a motion to adjourn the meeting. Damon Cann seconded the motion. A vote*
256 *was called and the motion passed unanimously with Nancy Potter, Roger Anderson, Damon*
257 *Cann and Kristen Anderson voting in favor.*

258

259

260 The meeting adjourned at: 8:06 p.m.

261

262

263 Approved by City Council:

December 18, 2013

264

265

266 Transcribed by Marie Wilhelm


267

268 Recorded by

269

270

271



Scott Bennett/City Recorder