

1 **Minutes of the North Logan City**
2 **City Council**
3 **Held on February 5, 2014**
4 **At the North Logan City Library, North Logan, Utah**
5

6 *Damon Cann made a motion to appoint Nancy Potter as Mayor Pro Tem in Mayor Lloyd*
7 *Berentzen's absence. John Bailey seconded the motion. A vote was called and the motion*
8 *passed unanimously with Nancy Potter, John Bailey, Roger Anderson, Damon Cann and Kristen*
9 *Anderson voting in favor.*

10
11 The meeting was called to order by Mayor Pro Tem Nancy Potter at 6:30 p.m.

12
13 Council members present were: Nancy Potter, John Bailey, Roger Anderson, Damon Cann and
14 Kristen Anderson. (Mayor Lloyd Berentzen was excused.)

15
16 Others present were: Sandy Emile, Peter Goble, Jonathin Lin, Jeffrey Gummell, Jared Pace,
17 Maureen Sorenson, Jennifer Loveland, Jason Duren, Spencer Hola, Aidan Murray, Blake Parker,
18 Russell Goodwin, Kevin Christensen, B _____ (illegible) Lundgren, Tighe Corb _____ (illegible),
19 Curtis L. Jacobs, Jon Keller, Cordell Batt, Alan Luce, Jordan Oldham, Lydia Embry, Blake Parker,
20 Scott Bennett, John Seamons, Scott Bennett, Jeff Jorgensen and Marie Wilhelm.

21
22 The Pledge of Allegiance was led by Jared Pace from local Boy Scout Troop 368.
23 An invocation was given by Alan Luce.

24
25 **Adoption of Agenda**

26 Nancy Potter said Item #3 needed to be removed from the agenda ("Volunteer Center
27 presentation") as that representative was unable to attend the meeting.

28
29 *Damon Cann made a motion to adopt the agenda as amended. Kristen Anderson seconded the*
30 *motion. A vote was called and the motion passed unanimously with Nancy Potter, John Bailey,*
31 *Roger Anderson, Damon Cann and Kristen Anderson voting in favor.*

32
33 **Approval and Follow-up of Minutes of December 18, 2014 Regular and Closed City**
34 **Council Meetings, and January 8, 2014 Regular and Closed City Council Meetings**

35 December 18, 2013 City Council Meeting

36 December 18, 2013 City Council Executive (Closed) Session

37 January 8, 2014 City Council Meeting

38 January 8, 2014 City Council Executive (Closed) Session

39 *All of the above minutes were approved by the City Council as presented.*

40
41 **Follow-up**

42 Nothing at this time.

43
44 **Review of Action Items**

45 Jeff Jorgensen reviewed the action items list with the council.

46
47 **New Business**

48 Cache Chamber of Commerce presentation

49 Sandy Emile from the Cache Chamber of Commerce explained the work they have been doing in
50 an effort to help business grow in the valley. She also gave a presentation on a related project
51 they have been working on for the last four years entitled "Branding Cache Valley", which she
52 said they are utilizing as an economic development tool, and further explained.

53 Ms. Emile addressed various questions from the council. John Bailey discussed the air quality
54 issue in Cache Valley with Ms. Emile as it relates to promoting business. Damon Cann
55 mentioned that the focus of the presentation was the City of Logan and asked how the smaller
56 cities in the valley will be represented, which Ms. Emile explained, including how all of the
57 participating cities will be listed on the opening page of the "Branding Cache Valley" website.

58 Jeff Jorgensen mentioned to Ms. Emile that there are a lot of business listed in their Cache

59 Member Directory that are actually located in North Logan City, but are listed as being
60 businesses in the City of Logan; which she said would be corrected as soon as she received a list
61 of North Logan City businesses.

62

63 Consider the Concept Plan for the proposed Centerfield Subdivision, a 3-lot subdivision (interior
64 block) and plat amendment for the Marion Anderson Subdivision. This proposed subdivision is
65 located approx. at the end of 2180 North cul-de-sac between 2200 North and 2100 North, North
66 Logan in the R-1-10 Zone.

67 Cordell explained the situation and the intention of the developers, including combining specific
68 lots in order to create three buildable lots, which he further explained. He explained that a plat
69 amendment will be done as well as subdividing two parcels. He further outlined the reports that
70 staff is requiring, and which are being requested to be waived, such as the soils report since the
71 City is very familiar with the soils in this area. He said the Planning Commission reviewed this at
72 their last meeting and made a positive recommendation to the City Council, as proposed.

73 Roger Anderson asked about the comments from the Public Works' department regarding water
74 rights and potentially requiring that water rights remain with the properties. Cordell explained that
75 this development does have water rights. He said the City will do what we typically do, which is
76 to ask the owners to keep those water rights [with the property], and to have them explain to the
77 City how they will be distributing them. Cordell said that is done with a note on the plat. Roger
78 asked if the rights have to remain with the property if it is tied to a plat, and Jeff said that was
79 correct.

80 Cordell further explained how things will proceed.

81 Nancy Potter asked about the flag lots which Cordell explained, and that those have been
82 removed from the concept plan. Cordell further explained the layout using an overhead projected
83 photo of the site.

84 Jeff detailed the layout further.

85 Kristen Anderson asked if the developers could come back at a later time and ask for a flag lot.
86 Jeff explained that the only way to do a flag lot is to have frontage on a public street, and further
87 explained how that is very unlikely to occur with this situation.

88 Jeff and Cordell addressed various questions of the council, including regarding the development
89 of the sidewalk around the cul-de-sac, which is a very small section. Cordell further explained
90 how the curb/gutter and sidewalk funding will be managed. He said for the frontage along 2200
91 North, funds would be put into an escrow account for the City to finish it when it becomes
92 necessary; and on the cul-de-sac the plans were that the curb/gutter and sidewalk would be put
93 in as part of the construction of the homes

94

95 *John Bailey made a motion to approve this concept plan, as presented. Kristen Anderson*
96 *seconded the motion. A vote was called and the motion passed unanimously with Nancy Potter,*
97 *John Bailey, Roger Anderson, Damon Cann and Kristen Anderson voting in favor.*

98

99 Consider the Phase II Green Canyon Estates Development Plan and Preliminary Plat. This is the
100 continuation of Phase I located at approx. 1900 North and 2000 East. The new phase is property
101 east of Phase I, east to the property line which includes the power line easements.

102 Cordell Batt explained the situation and described the layout of the previously proposed
103 subdivision, using the original plat map; compared to what the developers are currently
104 proposing, using a new proposed plat map of the site, including that the new developers are
105 proposing only eleven lots. He explained the power line easement that goes through this
106 property, as well as the Bonneville Shoreline Trail that goes through.

107 He further explained the piece of land on this subdivision that the owner is going to have as a
108 "remaining parcel". He said this will not be considered open space; and will be owned and
109 maintained by the owner to be used in the future if he so chooses. Cordell said, however, that
110 the owner indicated at the Planning Commission meeting that he does not plan on doing further
111 development at this point, particularly due to the steep slope this parcel is on; which essentially
112 precludes him from doing further development.

113 The council discussed various items including the slope of the parcel; the location of the
114 Bonneville Shorelines Trail on the property; the location of the power line easement; and plans for
115 the roads in and around the subdivision.

116 Developer Peter Goble addressed some questions from the council. Mr. Goble said there is a lot
117 of work that would have to happen for the part of the property on the steep slope, which also
118 includes the easements; and said it is therefore unlikely that he would develop that parcel. He
119 said however, he would not rule it out.

120 Nancy said she would have a problem with the road if it comes into two different places on the
121 trail, as it does not seem safe.

122 This was discussed further. There was some discussion about the difficulties with cul-de-sacs.

123 Kristen Anderson asked if cul-de-sacs are an issue with the Streets Department and snow
124 removal. Alan Luce said it is more an issue for emergency vehicles and commented further.

125 Kristen asked if the cul-de-sac is large enough to handle emergency vehicles and refuse removal
126 and Cordell said yes and explained further.

127 Kristen said she is aware that the correct stormwater drainage that was supposed to go in to
128 Phase I of the Green Canyon development did not happen. She said that because of that,
129 everything that drains from Phase I goes right in to everything below and becomes their storm
130 water drainage. She asked then if we need to not just use what is there; but to potentially put in a
131 system that will take care of all of the water; otherwise all of the water is draining into the
132 development below Phase I.

133 Cordell agreed that it was an issue and that it is something the developers will have to solve
134 when they do their phase.

135 The discussion continued.

136 Jeff Jorgensen said they would look into it.

137 Kristen said she just wanted to make sure it is okay.

138 Mr. Goble explained how some of the stormwater run-off will be managed.

139 Jeff also indicated where they have changed the runoff from the mountain so that it drains to
140 another area.

141 Alan Luce said that there is now another drainage basin which Jeff showed on the map that will
142 be utilized for stormwater.

143 The council continued to discuss various items with Cordell; and Cordell further discussed what is
144 being required of the developers, and what has been completed, including the issue of re-testing
145 the water pressure, which Cordell said still needs to be done.

146 John Bailey expressed his concerns about potential issues with no secondary water being
147 attached to this; even though he knows we can't hold this up on the basis of that.

148 Cordell reported that we have started working on this with the Planning Commission; and said
149 that Jeff Jorgensen is reviewing impact fees, as well as some other items; and said once he gets
150 that taken care of, the Planning Commission will continue to work on this, and then bring some
151 proposals to the City Council.

152 Per a question from council, Cordell discussed water conservation, including how that will be
153 managed for this development.

154 John reiterated his concerns regarding providing adequate water and what happened on a recent
155 subdivision approval and said he does not think the City has a good handle on it.

156

157 *Damon Cann made a motion to approve the development plan and preliminary plat, subject to*
158 *addressing the Public Works' comments and the stormwater issues raised by Kristen Anderson.*
159 *Roger Anderson seconded the motion. A vote was called and the motion passed unanimously*
160 *with Nancy Potter, John Bailey, Roger Anderson, Damon Cann and Kristen Anderson voting in*
161 *favor.*

162

163 Discuss with members of the Planning Commission conceptual ideas for proposed changes to
164 the city Master Plan. Specifically to be discussed is establishing "district plans".

165 Cordell presented the item and had Kevin Christensen further explain what the Planning
166 Commission has been working on; and further discussed "districts" in relation to the Land Use
167 element of the General Plan. He said the Planning Commission is proposing to do a workshop
168 with the City Council to work on the Land Use Element. He further explained their ideas of what
169 would be discussed at the workshop and how they would collectively proceed. He further
170 discussed some of the specifics of the ideas the Planning Commission had in terms of the

171 districts, including having district representatives and putting together committees. He explained
172 further.

173 He further discussed a possible plan on how to move forward in making and maintaining the
174 districts and the associated committees.

175 Cordell addressed questions from the council and explained some of the work done on the Land
176 Use Element, including using "districts" rather than the "quadrants" that they previously used.

177 Cordell addressed questions from the council, and the council continued to discuss various
178 related items.

179 The council discussed doing a workshop/joint meeting at the first City Council and/or Planning
180 Commission meeting in March. They agreed to deal with City business first, and then have the
181 workshop after. They also discussed the City Council and Planning Commission meeting on the
182 same night, separately, and then coming together after for the joint meeting. Cordell said he
183 would send out information in the next day or so in order for them to have time to review it before
184 the workshop.

185
186 Discuss city code references to streets/alleyways in the City Center Ordinance and possible
187 revisions/additions to clarify such references in the code.

188 Cordell explained how this came about and further explained the potential revisions and additions
189 to the ordinance. He said the Planning Commission reviewed this and gave a positive
190 recommendation to the City Council for approval.

191 Cordell read the ordinance with the changes to the council and they discussed various items.

192 Cordell further explained the process for approval, including holding a public hearing with the
193 Planning Commission.

194 The City Council agreed with Planning Commission's recommendation to pursue such an
195 ordinance.

196

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

198 Jon Keller explained some current statistics for the Fire Department regarding their call volume,
199 response hours; training hours, etc. He said they have dropped their EMS time from three
200 minutes and thirty seconds, to approximately two minutes and fifteen seconds, since having the
201 living quarters at the fire station for their staff.

202 Nancy Potter asked if this information should be included in the newsletter. Chief Keller said he
203 would have Jason Killinen write something up for it.

204

205 Jordan Oldham mentioned that the Parks Department is going to be bringing a RAPZ
206 presentation soon to the City Council, as they have to have it submitted in March.

207

208 Alan Luce discussed the emergency notification system (Parlant Technology), and how well it
209 worked to alert people about some recent water system leaks. He further explained how well it
210 will work in the future for various things.

211

212 John Bailey asked when the next Parks Committee meeting is going to be held; and Jordan
213 Oldham said it will be on Monday, February 24th, at 5:00 p.m.

214

215 Scott Bennett gave an update on the Cache Unplugged program. He explained it further with the
216 council and addressed their various questions. He said there will be another meeting on this on
217 Thursday, February 13th at 5:30 p.m.

218

219 Jeff said North Logan City has been meeting with Logan City and the other cities that are involved
220 regarding Logan City considering putting in a big mechanical sewage treatment plant, and
221 spreading those costs among the cities that are involved. He said North Logan City is trying to
222 encourage the cities to set up a sewer district so we will have more say in what occurs; but said
223 so far, they are not in favor of that idea. He said North Logan City, Smithfield and Hyde Park, are
224 asking if it would be better to go off on our own with a treatment plant servicing the three cities,
225 and therefore separating from Logan City entirely; and whether that would even be feasible. He
226 said they approached Sunrise Engineering to see how much a study would cost, to determine
227 whether this would even be possible. He said their fee would be \$30K, which is too high. Jeff

228 explained they could do a less comprehensive study for \$15K (\$5 for each city), which would
229 answer some preliminary questions, which he further explained. Jeff commented on why he
230 thought this study was worth doing and asked the council if they wanted to move forward with
231 this. He addressed further questions from the council. Damon Cann mentioned a minor typo in
232 the language of the agreement. The council agreed to allow Jeff to have the study done and
233 move forward.

234 Jeff discussed the noticing with Parlant Technology, the system the City is newly using for the
235 dissemination of emergency and non-emergency information; and encouraged all to fill out their
236 information forms, placed in the latest edition of the City's newsletter, and return them to the City.
237 The council discussed this briefly.

238
239 Roger Anderson said he would not be at the next meeting and asked if there would be a quorum.
240 He also suggested encouraging the citizens of North Logan to conserve water *before* we get to a
241 drought situation and putting information in the City newsletter ahead of time to make them
242 aware, and offer suggestions of ways to do water conservation. He also said he is very much in
243 favor of reviewing our impact fees for next year's budget and consider how much North Logan
244 City is collecting. He commented further.

245
246 John Bailey referred to a letter the City received from the "Walk for Life" representatives asking
247 North Logan City to reconsider allowing them to hold their event in North Logan City; and asked
248 Jeff to remind him what the issues were, which Jeff explained were particularly issues of noise
249 and non-compliance. Jeff said he sent a letter to them explaining that they are not welcome, and
250 that they did not follow our instructions. He also mentioned that their average time in cities is two
251 years. Jeff said there is also another group scheduled for the park for the time "Walk for Life"
252 wanted to be here. The council discussed this further, briefly.

253 John mentioned a town outside of Orlando, Florida called "Celebration" that he visited. He said
254 the Disney group was heavily involved in the development of the town, but that they have stepped
255 away and it is being run like any other town. He said there were so many things there that the
256 council has discussed as being a model for our City Center; and further commented that visiting
257 this town was a highlight of his trip there. Per a question from council, he said he would pass
258 along more information and perhaps pictures to them later on. He briefly commented further on
259 some of the town's amenities.

260
261 Executive session (closed) to discuss the acquisition of real property.

262 *John Bailey made a motion to close the meeting and move into Executive Session for the*
263 *purpose of discussing the acquisition of real property. Damon Cann seconded the motion. A*
264 *vote was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger*
265 *Anderson, Damon Cann and Kristen Anderson voting in favor. This occurred at 8:48 p.m.*

266
267 Minutes for this portion of the meeting written under separate cover.

268
269 *Damon Cann made a motion to open the meeting and move out of Executive Session and return*
270 *to the regular City Council meeting. Kristen Anderson seconded the motion. A vote was called*
271 *and the motion passed unanimously with Nancy Potter, Roger Anderson, Damon Cann and*
272 *Kristen Anderson voting in favor. This occurred at 9:51 p.m.*

273
274 *John Bailey made a motion to adjourn the meeting. Damon Cann seconded the motion. A vote*
275 *was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson,*
276 *Damon Cann and Kristen Anderson voting in favor.*

277
278 The meeting adjourned at: 9:52 p.m.

279
280 Approved by City Council:

February 19, 2014

281
282 Transcribed by Marie Wilhelm

283
284 Recorded by


Scott Bennett/City Recorder

285
286