

1 **Minutes of the North Logan City**
2 **City Council**
3 **Held on August 12, 2015**
4 **At the North Logan City Library, North Logan, Utah**
5

6 *Damon Cann moved to appoint Nancy Potter Mayor Pro-Tem in the absence of Mayor Lloyd*
7 *Berentzen. Roger Anderson seconded the motion. A vote was called and the motion passed*
8 *unanimously with Nancy Potter, Roger Anderson, and Damon Cann voting in favor.*
9

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

11
12 Council members present were: Nancy Potter, Damon Cann, and Roger Anderson. John Bailey
13 and Kristen Anderson were eventually present but arrived slightly later in the meeting [John at
14 6:44 pm and Kristen at 6:57]. It was noted that Mayor Berentzen and Jeff Jorgensen were
15 excused.

16
17 Others present were: Dan Cox, Jared Nielson, Jared Merrell, Mitch L. Schiffman, Cal Jensen,
18 Matthew Blake, Debbie Murray, Neil Murray, Jennifer Twiss, RaNae Randall, Morgan Perrish,
19 Laurel and Linda Hayes, Russell Goodwin, Sean Michael, Tom Clark, Peggy Giles, Lydia Embry,
20 Alan Luce, Scott Bennett, Cordell Batt, and Marie Wilhelm.

21
22 The Pledge of Allegiance was led by Alan Luce
23 An invocation was given by Cordell Batt
24

25 *Damon Cann made a motion to adopt the City Council meeting agenda as presented. Roger*
26 *Anderson seconded the motion. A vote was called and the motion passed unanimously with*
27 *Nancy Potter, Roger Anderson, and Damon Cann voting in favor.*
28

29 **New Business**

30 Meeting as the North Logan Redevelopment Agency, the Council will consider approval of a
31 reimbursement agreement using tax-increment funds from the City Center Community
32 Development Area to reimburse the Maple Springs Development for a variety of infrastructure
33 improvements in the area of the City Center.

34 *Damon Cann made a motion to adjourn the City Council meeting and convene to the meeting of*
35 *the North Logan Redevelopment Agency. Roger Anderson seconded the motion. A vote was*
36 *called and the motion passed unanimously with all present voting in favor. 6:35 pm.*
37

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

39
40 *Damon Cann made a motion to adjourn the RDA meeting and return to the regular portion of the*
41 *City Council meeting. Roger Anderson seconded the motion. A vote was called and the motion*
42 *passed unanimously with all voting in favor. 6:39 pm.*
43

44 Consider approval of an ordinance annexing 5.14 acres at approximately 600 East and 2650
45 North. The ordinance includes zoning the area R-1-12.

46 Damon Cann requested considering agenda items three and four together and taking action on
47 them at the same time and commented further. He said that once the city has annexed the
48 property then the council would be moving into an administrative consideration to determine if the
49 concept plan meets the subdivision ordinance requirements.

50 Nancy Potter said when she spoke to Mayor Berentzen, he wanted them approved separately.

51 Cordell Batt said when he spoke to Jeff, Cordell said the proper procedure is to approve the
52 annexation first, and then the concept plan for the subdivision. He said the zoning for the
53 annexed area will be approved as part of the ordinance to annex. He also said the Planning
54 Commission has looked at the development, but since the annexation hadn't taken place, they
55 waited until this could be done; however they did make a positive recommendation on the
56 subdivision.

57 Roger Anderson said he wanted to act on each item separately. He said most of his questions
58 are just about the subdivision. He said he is in favor of annexation and commented further.

59 *John Bailey arrived at this time - 6:44 p.m.*

60 Nancy Potter said the council has received a lot of emails and letters regarding this, and said she

61 appreciates people giving their input. She said she is really considering what is best for which
62 city. She said she felt if it is going to cost a lot of money to do the maintenance for the road and
63 the associated utilities, then those costs will go to the city. She said for North Logan City it is not
64 a money issue. She said Mayor Berentzen is concerned that if North Logan does not annex this
65 in, we could lose the 600 East corridor, and it could be closed off.

66 Damon Cann said he concurs with Mayor Berentzen's comments about the road; and the
67 annexation is being done consistent with a previous agreement we have had with Hyde Park for a
68 long time.

69 There was continued discussion by the council members about the proposed annexation.
70 Rodger mentioned that his experience with land acquisitions that he has had, confirms his opinion
71 that developers should be able to rely on previous decisions that cities have made.

72 John said he had talked to home owners in the area and city staff and recognizes the impact this
73 annexation will have, but he has more concerns about the details of the concept plan for the
74 proposed subdivision.

75 There were questions about the zoning that would be established in the area by this annexation.
76 Cordell Batt explained that issue. Damon Cann expressed his opinion that the proposed zoning
77 is consistent with the other zoning in the area.

78
79 *Roger Anderson made a motion to approve the ordinance making the annexation as presented*
80 *including zoning it as R-1-12. John Bailey seconded the motion.*

81
82 Damon Cann said since Kristen Anderson had expressed some feelings about this issue and
83 because she was not present yet, he asked if a vote on the issue should be postponed until she
84 had arrived. That issue was briefly discussed. Roger Anderson recommended that the council
85 should move forward, particularly as Damon mentioned, that the way the voting was looking, her
86 vote would not make a difference anyway.

87
88 *A vote was called and the motion passed unanimously with Roger Anderson, Damon Cann, John*
89 *Bailey and Nancy Potter voting in favor.*

90
91 Consider approval of the Concept Plan for the Ashley Point Subdivision (12 Lots) on 5.02 acres
92 located at approximately 2650 North and 600 East in the proposed R-1-12 zone.

93 Nancy Potter said she was not ready to approve the concept plan; she said she drove there and
94 the road on the Hyde Park side is intermittently developed; and said we are not sure how we want
95 the road developed. She said there is a lot that needs to be determined, including how it will
96 impact the development, and she wants to wait on deciding this issue.

97 John Bailey said he was not able to get the information he needed to feel comfortable voting in
98 favor of it, so he would therefore like to wait until he has more information before he votes.

99 *Kristen Anderson arrived at this time – 6:57 p.m.*

100 Roger Anderson said there's the side that says the concept plan is just approving a plat but there
101 are many other decisions that will have to be made for the development plan. He also discussed
102 the estimated cost of the road and how much the city may have to do depending on if it is just a
103 dirt road or a fully developed road.

104 Cordell Batt said the concept plan is just that, and is not set in stone at this point. He said it then
105 comes to the City Council for what information they need, and what needs to be addressed. He
106 said to approve the concept plan, they are approving the studies that would need to be done by
107 the developer [Dan Cox], and what additional information the developer needs to provide.

108 Cordell Batt addressed various comments and questions from the council.

109 Nancy said she thinks the Planning Commission should look at this again, and look for an
110 additional access and commented further. She said she thinks people are going to be in a bind
111 like with the subdivision on the hill [Wildcrest], because there isn't another access; and said she
112 doesn't know how long it's going to take for that road to get there. She said the primary concerns
113 she is hearing from people are about the road. She said she doesn't think she can approve this
114 without the council knowing more precisely where the road is going to go.

115 Cordell said that this proposal is only at the point of the concept plan stage. He said that the level
116 of detail the council is asking about would be worked out in the development plan stage.

117 John Bailey discussed his concerns, and essentially said he is torn between what the developer
118 here wants, in relation to what happened up on the hill with the access issues.

119 Damon Cann asked Dan Cox if they would provide some kind of road base down for a second
120 access. Dan said they would and had spoken to Jeff Jorgensen about this. He said the easy
121 answer to Damon's question is "yes" and they have discussed that specifically. He said as far as
122 the road is concerned, the council will review any road development to that property, and the
123 developer has the obligation to meet those requirements established and agreed upon in the
124 development plan. In this case the fact that Hyde Park has not maintained the road to the city
125 boundary should not hold up how he wants to develop his piece of property. He mentioned that
126 he is proposing fewer lots for the zone and that brings with it less of an impact. If the council
127 approves the concept plan, he said he can move forward and do the studies that he will have to
128 do prior to final plat to ensure that things will be done correctly.

129 Kristen Anderson said that since the city is responsible for some of that road, we want to be extra
130 cautious about how and when that road goes in.

131 Dan Cox asked then if the city would approve a concept plan that fits in with what the city would
132 like to see done, then he could move forward. If there are specific requirements the city needs,
133 he would like to know exactly what the issues are.

134 Nancy said she would like to get the council's questions answered from Jeff by our next meeting;
135 but said at this point, a lot of the council has questions about this concept plan, particularly about
136 the road, and cannot approve it at this point.

137 Damon Cann said for him specifically, he is concerned about the property owned by the Twiss
138 family as well as the Randall property, and how the road is going to avoid those properties.

139 Dan Cox said he is not asking to develop anyone else's property; and Damon said their
140 properties are affected in relation to the development of the road and explained further.

141 Damon said the city has had the concept plan for a month and he said he would like to get
142 moving forward on the process.

143 Roger Anderson said the council will work out the specific items in the development plan.

144 Kristen Anderson said she would like to see where the road needs to lay, as well as what the
145 City's investment in the road would be.

146

147 *Roger Anderson made a motion to table the issue until the next meeting. John Bailey seconded*
148 *the motion to table. A vote was called and the motion to table passed unanimously with Kristen*
149 *Anderson, Roger Anderson, Damon Cann, John Bailey and Nancy Potter voting in favor.*

150

151 RaNae Randall asked about the city's requirement for egress and ingress from a cul-de-sac and
152 subdivisions in general. Alan Luce said he does not have the specific requirement but noted that
153 the city has several subdivisions without a second access yet; the intent is that all of the roads will
154 eventually line up and be provided with a second access. If there is no other access available in
155 the future, it is not approved. He said the intent is to require a second access in all cases.

156

157 In preparation for public hearings during the next council meeting, review proposed draft
158 agreements for the transfer of various pieces of real property in the following locations:

- 159 a. A strip of land along the east side of 1200 East beginning at the intersection of 2300
160 North being transferred to the adjacent property owned by Robert and Linda Burt.
- 161 b. A triangular shaped piece at the east end of 1730 North, squaring off that road end
162 with the land being transferred to the adjacent property owned by Thomas and
163 Tammie Clark.
- 164 c. A portion of the designated open space within the Foothills North Subdivision on the
165 corner of 1800 East and 3025 North being transferred to the adjacent property owned
166 by Sean E. and Dolores D. Michael.
- 167 d. The storm water retention pond area (Parcel 1) within Phase One, Canyon Gates
168 Subdivision being transferred to the adjacent property owned by Eric Dodson.
- 169 e. The open space along 1600 East south of 2450 North (Parcel 2) within Phase One,
170 Canyon Gates Subdivision being transferred to the adjacent property owned by Corey
171 N. and Brandy R. Monson.
- 172 f. A portion of the designated park area within the Canyon Ridge Subdivision (Parcel 04-
173 112-0003) on the west side of Canyon Ridge Drive at approximately 2995 North being
174 transferred to the adjacent property owned by Morgan W. and Rachel M. Parrish.

175 Alan Luce reviewed and explained each of the above situations and discussed them with the

176 council. He said there will be a public hearing on this at the council meeting in two weeks. Alan
177 addressed the council's various comments and questions.

178 John Bailey asked what rights the city has if the property owners allow these properties to
179 become an eyesore. Alan suggested including language into the agreements that will require
180 owners to maintain the property. John Bailey agreed.

181 Damon Cann asked Morgan Parrish about how the land he was going to get would be
182 maintained. Morgan said his property will be landscaped by a professional which he named. He
183 wants to clean it up, beautify it, and keep it natural.

184 Alan explained further some of the other requirements that would be included in the agreements,
185 specifically maintaining the same capacity for storm water and run off if applicable.

186 Alan confirmed that there will be a public hearing on this issue at the next City Council meeting.

187 Damon Cann asked how we would make clear that these trails are available to the public, even
188 though they are on private property, and discussed potential issues with that. Alan addressed the
189 issue and said they may want to try to do educational signs denoting public access on private
190 property.

191

192 Discuss changes to the Land Use Element of the City's General Plan as proposed by the
193 Planning Commission.

194 Cordell addressed various questions from the council regarding some of the changes. It was
195 agreed that the council would have some time soon in a council meeting to discuss the plan.

196

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

198 Scott Bennett said we need the candidate's bios so they could be put into the next city newsletter.
199 Scott also discussed a "Meet the Candidates Night" on October 7th. The Utah League of Cities
200 and Towns convention schedule was also discussed.

201 Alan said the city-wide "Day of Service" is scheduled for September 26th.

202 John asked about the landscaping of the police building, which Alan addressed, and confirmed
203 Damon's comment that the irrigation system is the largest expense to do such a project.

204 Alan also discussed donations made for developing the new Elk Ridge Park splash pad.

205 Kristen Anderson said the July 24th Pioneer Day festivities were great.

206 Damon gave Public Works a complement to pass along to the Streets Department on how well
207 they cleaned up the roads after the chip seal project.

208 John Bailey asked about the deer control program and whether the plan was to consider
209 harvesting deer beginning in August. He asked if anyone had heard about whether there is
210 serious intent to do that. Nancy Potter suggested that the issue be put into the next agenda for
211 discussion.

212 Nancy Potter mentioned that the agreement establishing the North Park Police Commission has
213 been signed by North Logan City and Hyde Park, so it is official.

214 Nancy said she thought the July 24th activities were great and commented on the various events
215 and how great they were.

216 Nancy discussed a letter to the neighbors adjacent to the library about jointly doing a fence, and
217 Cordell said he gave the applicable addresses to Chief Kim Hawkes.

218 Nancy asked about some weed issues, and Alan and Cordell told her to contact the police about
219 it.

220

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

224

225 The meeting adjourned at 8:00 pm.

226

227 Approved by City Council:

September 23, 2015

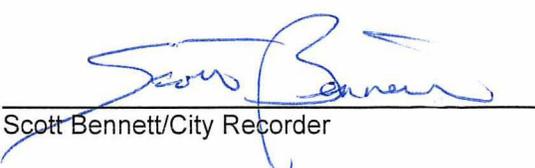
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229 Transcribed by Marie Wilhelm

230

231 Recorded by

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Scott Bennett/City Recorder