

59 Jeff Jorgensen explained the situation and the location utilizing an overhead projected
60 photograph of the site. He explained that the agreement calls for them to complete a trail through
61 the area and allow for access, and explained further. Jeff addressed the council's questions,
62 particularly regarding maintenance of these lots. Kristen Anderson asked to make sure there was
63 a requirement for the person to maintain the trail. Alan Luce added there is an existing utility
64 easement along all sides of the property and this was discussed further. John Bailey asked how
65 this relates to the other land transfers that are being considered on the other side of the road and
66 up the draw. Jeff said the other land transfers being proposed are further east, and will
67 eventually connect, and Alan explained further. Jeff explained that there is a master plan trail that
68 goes all the way through there. The owners maintaining the open spaces after the land is
69 transferred was further discussed and Alan addressed the council's questions.

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71 *Damon Cann made a motion to approve the land transfer to the Parrish's contingent on the*
72 *understanding that the trail easement is preserved along the east side of the canal, as well a trail*
73 *easement on a SE diagonal through the property allowing for connectivity in the trail systems.*
74 *John Bailey seconded the motion. A vote was called and the motion passed unanimously with*
75 *Kristen Anderson, Roger Anderson, Damon Cann, John Bailey and Nancy Potter voting in favor.*

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77 Consider approval of a resolution updating the City's Master Fee Schedule for construction
78 activity permits and sign construction permits.

79 Alan Luce explained the changes to the master fee schedule and what precipitated the changes.
80 He addressed various questions from the council. Jeff Jorgensen also explained various related
81 items. Per a question from John Bailey, Jeff explained the impact fee situation.

82 The council discussed this further.

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84 *Kristen Anderson made a motion to adopt resolution 15-15. Damon Cann seconded the motion.*
85 *A vote was called and the motion passed unanimously with Kristen Anderson, Roger Anderson,*
86 *Damon Cann, John Bailey and Nancy Potter voting in favor.*

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

90 Cordell Batt introduced the item and mentioned that there were three Planning Commission
91 members in attendance [Brett Robinson, Chris Nelson and Brad Crookston]. He explained some
92 of the history of the document and reviewed the changes that were made. He said there were not
93 a lot of changes that needed to be made; which he said reflects to him that this is a good
94 document, and also said that they do use it. He addressed the City Council's various questions.
95 He continued to review the changes, including explaining the district plans. There was discussion
96 about adding a "signature" in addition to a date on the document, for better recording of the
97 changes. Jeff Jorgensen also discussed having a file with all of the various drafts and changes in
98 order to historically see how the changes progressed, all in one place. This was discussed
99 further.

100 Cordell continued to review the changes and address questions from the council. They
101 discussed removing the word "higher" in relation to density. How to deal with districts was further
102 discussed, including regarding when and how the meetings should be done.

103 Cordell's review continued. He also explained how they intend to move forward with the approval
104 process for this element.

105 John Bailey discussed the potential issues with developing more cul-de-sacs, particularly in terms
106 of connectivity, which Cordell addressed. There was further discussion about building in between
107 cul-de-sacs and stressing that more in the plan. This was discussed further.

108 Cordell continued to discuss various items with the council.

109 Kristen Anderson mentioned that people have commented to her that they move to North Logan
110 because of the rural feel, and asked Cordell what we are trying to specifically do to maintain that.
111 She also discussed bonus density in terms of open spaces and the change in use that such
112 produces when utilized. Mayor Berentzen addressed this and discussed the other group of
113 people who move here because they like the access to services, including the benefit of
114 walkability. This was discussed further, and Mayor Berentzen said that this is how districts will-
115 help with planning.

116 The conversation continued. Nancy reviewed some of her questions with Cordell, and he
117 continued to review the document. He further discussed with the council how to move this
118 document forward.

119 The council thanked Cordell and the Planning Commission for their work on this.

120 There was discussion about ways to get the citizens to better understand this document and the
121 process, including using the City's Parliant address system and the City's newsletter to contact
122 citizens. Mayor Berentzen discussed the need to do this in a timely manner, and within a certain
123 outlined time-frame.

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

126 John Bailey asked what the procedure would be when a citizen approaches the City Council
127 members because they want to do something on their property that is not allowed in the zone that
128 their property is in. Cordell Batt explained that when a citizen wants something changed on their
129 property, he tells that citizen that they should speak to a City Council member and plead their
130 case; and if they feel it is something that should change, that council member should take it to
131 Cordell, who will put something together and take it to the Planning Commission. John said this
132 is the first request like this he has received. He said he talked about a League of Cities and
133 Towns presentation that reviewed how stringent cities' ordinances are, because they are based
134 on Utah state code; and that variances are very difficult to obtain, and that it would be better to try
135 and change the code instead, and commented further.

136 The discussion about how to manage this continued.

137 Jeff said anytime someone specifically wants a variance, the council's response should be *not* to
138 do it. He said it is highly unlikely for an applicant to be able to fulfill all of the criteria necessary to
139 get a variance, and explained further. Mayor Berentzen asked Brad Crookston to discuss this
140 with John Bailey to further discuss how to manage this. The discussion continued. Nancy Potter
141 recommended requiring people to write up their requests and submit them to the City Council for
142 discussion, which Mayor Berentzen and Jeff Jorgensen agreed with.

143 John said he will be gone for the month of October and will therefore miss the next two council
144 meetings.

145 Per a question that John asked about someone asking him what to do if they are interested in
146 harvesting one of the deer caught; Jeff Jorgensen said they contact North Park Police
147 Department Animal Control Officer Nolan Krebs.

148 John discussed the potential differences between a "city center" and a "civic center"; and further
149 commented on the city of Layton's civic center, and how it might relate to ours.

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151 Roger Anderson asked about whether trapping has started, and said he knows citizens who want
152 to have the traps on their land.

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154 Kristen Anderson asked about the City Council members having a City email, instead of them
155 having to use their personal emails, which then just gets forwarded, and discussed the item on
156 this presented at the League conference. Scott Bennett said he is looking into that, and also
157 explained what kind of email situation he could set up for the council. Mayor Berentzen told Scott
158 that we need to have that done for everyone, and said he would work with him to get that done.

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160 Jeff Jorgensen discussed the upcoming City-wide "Day of Service" event taking place on
161 Saturday, September 26th.

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163 Scott Bennett explained the "Meet the Candidates" event taking place in two weeks on October
164 7th, and said the North Logan City Youth Council is hosting the event.

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166 Cordell Batt reminded the council about the upcoming meeting taking place on September 30th in
167 which UDOT will be meeting with locally affected businesses regarding the median they plan to
168 build on Main Street from 1400 North to 1600 North.

169 Cordell discussed the letter he and Jon Keller both received from BRAG [Bear River Association
170 of Governments] regarding North Logan City having a pre-disaster communications plan. He said
171 he is putting a resolution together and will be bringing that to the City Council on October 21st,
172 and explained further.

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Alan Luce said the streets department will likely be paving the Montage subdivision the next two days and explained that it could be driven on four hours after being paved. Alan also discussed the upcoming Pumpkin activities planned.

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Jon Keller said that October 8th is the Fire Prevention event at the North Logan Fire Station, and explained further. Jon also said that the new ambulance is working well and that the department is meeting all of its goals.

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Jeff Jorgensen discussed the meeting staff had with the Canyon Gates developers regarding detention ponds, and the situation there. Jeff said that he felt that the ponds were "over" engineered and had a much higher capacity than what the City really needed. He said they met with the hydrologist who put the regional study together. He said as part of the approval for Phase II, the City required the developers to start the process with FEMA to officially change the FEMA map, etc. He said as they were discussing that at the meeting, the hydrologist said he also felt the area was built with a much larger capacity than what is needed, and explained further. He said the process this area is going through will also be reviewed by FEMA and the Army Corp of Engineers to ensure that what is being done is sufficient. He said therefore, that the area in the Johnson gravel pit may not be needed. He said the areas will now be more park-like. He said the developers are now going through a process to re-engineer these areas, which North Logan City will get to review and approve. He explained further and the City Council continued to discuss this. Jeff addressed their various questions.

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Jeff also explained a path and drainage route through the subdivision that was previously planned; and how they are trying to modify it to make it a better situation.

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

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The meeting adjourned at: 8:55 p.m.

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Approved by City Council:

October 21, 2015

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Transcribed by Marie Wilhelm

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Recorded by

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Scott Bennett/City Recorder