

1 **Minutes of the North Logan City**
2 **City Council**
3 **Held on November 4, 2015**
4 **At the North Logan City Library, North Logan, Utah**
5
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7 The meeting was called to order by Mayor Lloyd Berentzen at 6:30 p.m.
8

9 Council members present were: Nancy Potter, Roger Anderson, Damon Cann and Kristen
10 Anderson. (John Bailey was excused).
11

12 Others present were: Jaesea Gatherum, David Baker, Roger Baker, Stacey Flygare, Dennis
13 _____ (illegible), Liv, Le, Catherine Bennett, Courtney Stewart, Gavin Agee, Lyndy Agee, Jean
14 Hanks, Diana Cannell, Chris Gieseey, Jon Keller, Johanna Stewart, Jamie Wade, Julia Westover,
15 Kyler Erickson, Cali Simms, DelRay Purser, Brad Chambers, Melanie Chambers, Deanna E. Fry,
16 Tera Olson, Lydia Embry, Alan Luce, Cordell Batt, Cordell Batt, Jordan Oldham, Scott Bennett,
17 Jeff Jorgensen and Marie Wilhelm.
18

19 The Pledge of Allegiance was led by Nancy Potter.
20 An invocation was given by Kristen Anderson.
21

22 **Adoption of Agenda**

23 Mayor Berentzen asked to remove item three for this meeting regarding land transfer
24 agreements, and discuss it after the developer has reviewed it, at a future meeting.
25

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

30 **Approval and Follow-up of Minutes of October 21, 2015 City Council Meeting**

31 These minutes were approved as presented.
32

33 **Review of Action Items**

34 Jeff reviewed the action items list with the council, and addressed their various questions.
35

36 **New Business**

37 **Receive FY2015 Financial Audit Report from Diana Cannell (Allred Jackson)**

38 Dianna Cannel from Allred Jackson presented the City's audit report for fiscal year 2015.
39

40 **6:35 Public Hearing to receive input on proposed revisions to the FY2016 Municipal budget,**
41 **General Fund.**

42 Mayor Berentzen briefly introduced the item, and Jeff Jorgensen briefly explained the items that
43 were revised, further.
44

45 *Mayor Berentzen opened the public hearing at 6:54 p.m.*
46

47 Lydia Embry gave her comments and concerns about the City's finances.
48

49 Courtney Stewart said he lives just below Green Canyon in the Green Canyon Estates, and said
50 he was at the meeting to speak on behalf of his neighbors regarding Godrey Park, on line item
51 539 in the budget, which development he explained was being pushed to 2017. He asked if there
52 is any potential to have even just grass at this point. He said he lives on the street that is just .2
53 miles long, but there are over 65 children from the ages of a few months old, to 18 years old; and
54 further discussed their feelings of the importance of developing this park so that the children have
55 a place to play and commented further. He asked if there was any potential in the budget to do
56 more in this area for now than just mow weeds, as currently suggested.
57

58 Gavin Agee said he wanted to "second" what Mr. Stewart said. He said he looked through the
59 budget and reviewed areas that might be considered to help fund this park, and commented
60 further on the timing. He said it looks like there is a huge cemetery fund and wondered if some of

61 those funds could be pushed over to help get some grass, or to make it a better area for the kids
62 to play, and commented further. He said Elk Ridge Park is great, and there are a lot of great
63 amenities being put in there; and asked whether some of those funds could instead be used for
64 this park.

65
66 Wendy Agee said their community had a meeting with the Parks Committee and spoke to them
67 about potentially getting donated time, money and labor. She said they have been working on
68 that, and have received a little bit of money from Walmart, and some labor from people in the
69 neighborhood, and that they may be able to get some of the sprinklers at cost, instead of full
70 price. She said they have therefore been putting effort in on their part, and said if there's
71 anything else they can do to please let them know, so they can help in any way that they can.

72
73 *As there were no further public comments, Mayor Berentzen closed the public hearing at 7:15*
74 *p.m.*

75
76 Per a question from Mayor Berentzen, Alan said the Godfrey Park is 0.6 acres in size.

77 Mayor Berentzen told the neighborhood people that the Parks Committee is the appropriate
78 people to contact on this, particularly in getting feedback from them in terms of the overall
79 direction that the community wants to go with the City's parks, and commented further. He
80 encouraged the neighborhood group to continue going to the Parks Committee meetings in order
81 for them to give their input.

82
83 A citizen said the City now owns those lots, as they were deeded to the City by the Godfrey's for
84 use as a park in 2012. He said since 2012, the only time he has seen the weeds mowed was this
85 last summer or spring, and said the mower broke and they never came back. He said it is in the
86 ordinance for the City to be in compliance and keep the weeds down, which they haven't. He
87 said he sees it as either: the City takes care of it and at least mow the weeds in the interim; or,
88 work with the community to get a park in. He said that would be a much better feature, than a
89 nuisance, which is what it is now.

90
91 Damon Cann said he appreciated the [Green Canyon] neighborhood citizens attending the
92 meeting to discuss the [Godfrey] park situation. He further discussed the budget drafts from
93 previous years having funds to help develop this park; but that as more pressing costs were
94 estimated, those funds had to be pulled back in that area of the budget, as well as many other
95 areas, in order to avoid a tax increase, and commented further. He explained that he would like
96 to think it might be able to be done next year, if not this year.

97 Kristen Anderson said the 2017 budget starts in July, and so they are not looking at a year away,
98 but sooner than that.

99 Jeff clarified and addressed some of the questions and comments that were brought up during
100 the public hearing. He also addressed some of these items with Mayor Berentzen and the City
101 Council.

102
103 Consider approval of an updated version of the development plan for the Maple Springs Assisted
104 Living Center.

105 Jeff Jorgensen explained the latest items and changes to the current draft of the development
106 plan.

107
108 *Damon Cann made a motion to approve the development plan. Roger Anderson seconded the*
109 *motion. A vote was called and the motion passed unanimously with Kristen Anderson, Roger*
110 *Anderson, Damon Cann and Nancy Potter voting in favor.*

111
112 Consider approval of minor changes to two lots to provide better options to build homes on them.

113 a. Modify the size of the storm water retention easement on Lot 10 of Green Canyon
114 Estates, Phase 1.

115 Jeff Jorgensen explained the particulars of this situation.

116 Nancy Potter discussed her concerns about building on the slope which Jeff addressed, including
117 that this is for stormwater; and that they still cannot build on a slope that is too steep.

118 Jeff addressed various questions and comments from the council.

119

120

Damon Cann made a motion to approve this change, subject to the developers not diminishing the retention capacity of the basin for Lot 10. 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.

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- b. Allow access into Lot 7, Bonneville Trails Estates, by way of the road to NLC Pump Station.

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Jeff explained the request and displayed photos as well as a video of the area to discuss the situation; and further explained how the owner (Stacee Flygare) would like to obtain access to her lot. He discussed the difficulty in the location of the lot, and the drop-off adjacent to it, which further limits access to her lot. He explained Stacee's request for access using an unimproved road, which he described using a photo of the site.

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132

He addressed various questions from the council.

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Mayor Berentzen expressed his concern about the security of the water system in this location, which Jeff discussed, including potentially installing a gate to the pump. Stacee mentioned that there is currently a fence installed all around the water facilities.

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Nancy Potter said her concern is that Stacee wants this road to be the main entrance into her home; but that it is not a road that is going to be plowed, and is not a very nice road. She continued that in the future, when it is a bad winter, and the road is not plowed, and she can't get in or out of the area to her home; Nancy said her concern is that Stacee is then going to tell the City that she wants the road improved, and that she will base that on the City allowing her to build her home there.

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Stacee said the realtor told her that [this road and access] had already been discussed; and that in time, the three homes adjacent to hers, and the City might then want to go in together three-ways [for the cost] in having that road paved. She said she had concerns about this, but there is already a house there, and said between her and the other home owner, they will keep that road clear for their personal use; and said she wasn't planning on the City clearing it for her. Per a question from Mayor Berentzen, she said the other owner has been there for a while, and has likely been clearing the road, and commented further.

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The history of the road was discussed.

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Nancy questioned whether that other homeowner has approval [from the City] to use that road as access to his home. Jeff explained the current access situation for this area, and that the other owner is using this other road for access, even though he has official access to his house in another location on his lot. Jeff said this other road he is using is on City-owned open space.

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154

Nancy said he does not have [official] access.

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Mayor Berentzen said if he were a council member, he would not be comfortable voting right now with not knowing everything about this area.

157

Stacee asked what steps she should take to work this out.

158

Nancy agreed with Mayor Berentzen.

159

160

Jeff suggested having a joint agreement with the three parties discussed, including the City, regarding use of that road.

161

162

Mayor Berentzen said a proposal could be submitted for the City Council to review and consider; and said it is just open space at this point, and there is not an established right of way through there.

163

164

The council discussed this further.

165

166

Stacee said she is not changing anything; that she just wants to use the road that is already there for access.

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168

Nancy said it is not a legal road and said the other owner is using this City property for access to his house.

169

170

Damon Cann said he would want to see a proposal that has the people who are developing the homes there helping to cover the costs of constructing a fully-developed road, in the same way the City would require of other developers.

171

172

The discussion continued, including this becoming like a "private lane".

173 Mayor Berentzen said a proposal could be done to create a private lane here, along with the
174 other home owners, and commented further. He said it has to be done officially, and for her to
175 work with staff, rather than the City just allowing access on a dirt road that is not even recognized
176 by the City at this point.

177 Per a question from Stacee about who to discuss this with, Mayor Berentzen said to contact Jeff
178 Jorgensen and Cordell Batt in the City offices, and said various things need to be worked
179 through, and that that could be done if reasonable expectations are met, similar to what is done
180 with a subdivision.

181 Stacee expressed her disappointment in this potentially not working out, particularly after what
182 she had been told which gave her the impression that things could be worked out.

183 The council discussed with her the timing of her deal and loan, etc., and discussed what the City
184 could do to try to help her work out her situation, including the City holding a meeting prior to her
185 imminent closing date.

186 The council continued to discuss various related issues and potential options.

187

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

189 Jordan Oldham discussed the upcoming Pumpkin Toss scheduled for this Saturday.

190

191 Scott Bennett asked the City Council when they wanted to do the [election] canvas, which was
192 further discussed at length.

193

194 Kristen Anderson said this year's Pumpkin Walk was great, and Damon Cann concurred.

195

196 Mayor Berentzen said that the Mayor of Smithfield city told him that their City Council has gone to
197 a completely paperless system, which he further explained and recommended; and asked the
198 City Council if they were interested in doing the same.

199 Kristen Anderson said she spoke to the Google representative who was at the Utah league
200 convention, who told her it would be \$45 per user, per year if we signed up for the Google
201 system, and explained further, including that it could be used along with a paperless system. The
202 council discussed this.

203 After further discussion, Mayor Berentzen suggested that a proposal be put together and given to
204 the council in order for them to make a decision.

205

206 Mayor Berentzen said he had received a couple of notes requesting that our winter parking
207 ordinance be relaxed to allow people to park on the street during the winter, unless a storm is
208 coming; which the council discussed further. The general consensus was to keep the ordinance
209 the way it is currently.

210

211 Mayor Berentzen said he would not be in attendance at the next City Council meeting.

212

213

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

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218

219 **The meeting adjourned at:**

220

221 Approved by City Council:

December 16, 2015

222

223 Transcribed by Marie Wilhelm


224

225 Recorded by

226

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Scott Bennett/City Recorder