

1 **Minutes of the North Logan City**
 2 **City Council**
 3 **Held on August 17, 2016**
 4 **At the North Logan City Library, North Logan, Utah**
 5
 6

7 The meeting was called to order by Mayor Lloyd Berentzen at 6:30 p.m.

8
 9 Council members present were: Kristen Anderson, Roger Anderson, Damon Cann and Nancy
 10 Potter. (John Bailey was excused).

11
 12 Others present were: Dan L. Pope, Carolyn Krebs, Lyn Krebs, Tom Worthen, Gaylen Worthen,
 13 Coki Christensen, Alan Curbutt, Laurel & Linda Hayes, Matthew Wood, Scott Grover, K _____
 14 _____ (illegible), Neil Murray, Mark & Tiffany Hancey, Blake Parker, Bracken Anderson,
 15 Shanna Duke, Jim Reese, Lydia Embry, Cordell Batt, Alan Luce, Scott Bennett, Jeff Jorgensen
 16 and Marie Wilhelm.

17
 18 The Pledge of Allegiance was led by Matthew Wood.
 19 An invocation was given by Kristen Anderson.

20
 21 **Adoption of Agenda**

22 *Nancy Potter made a motion to adopt the agenda as presented. Damon Cann seconded the*
 23 *motion. A vote was called and the motion passed unanimously with Nancy Potter, Roger*
 24 *Anderson, Damon Cann and Kristen Anderson.*

25
 26 **Approval and Follow-up of Minutes of July 20, 2016 City Council Meeting**

27 *Nancy Potter made a motion to approve the minutes as amended. Roger Anderson seconded*
 28 *the motion. A vote was called and the motion passed unanimously with Nancy Potter, Roger*
 29 *Anderson, Damon Cann and Kristen Anderson.*

30
 31 **Review of Action Items**

32 Jeff Jorgensen reviewed the action items list for the council.

33 Nancy Potter referred to the budget and asked if they had finished up the conversation regarding
 34 the wages and how much of an increase there was going to be, which she said is typically split
 35 between merit and a general increase.

36 Jeff Jorgensen said he understood that they were going to do 1% across the board and the
 37 remaining 2% would be distributed based on merit.

38 Nancy said she didn't think it was finalized.

39 Mayor Berentzen asked if that was the intent of the council, because that is how it is going to be
 40 approached.

41 Kristen Anderson said that is what she thought the council agreed upon, to which Jeff and the
 42 council agreed.

43
 44 **New Business**

45 **6:35 PUBLIC HEARING to allow public input on proposed plat amendment changes to the**
 46 **Second East Commercial Park Subdivision Plat (a seven-lot commercial subdivision east of 200**
 47 **East between about 1650 and 1700 North). Being proposed is a lot line adjustment making two**
 48 **lots out of three and thus eliminating Lot 3. This change will decrease the number of lots in the**
 49 **subdivision by one.**

50 Mayor Berentzen explained that this is a lot-line adjustment which eliminates one of the lots,
 51 making two lots out of three.

52 Cordell Batt explained this project and said this lot line adjustment would typically not come
 53 before the City Council; but because this is a commercial subdivision, state code requires a public
 54 hearing and to have it go before the City Council and Planning Commission.

55 He further explained the process required for considering this, including considering letters of
 56 objection, none of which the City had received.

57 He explained they are removing lot lines and creating two lots out of three, in order to make the
 58 lots larger and potentially allow them to better sell and get developed commercially, as they have
 59 been sitting there undeveloped for a long time.

60

61 *Mayor Berentzen opened the public hearing at 6:40 p.m. and promptly closed it as there were no*
62 *public comments forthcoming.*

63

64 *Damon Cann made a motion to approve this plat amendment. Kristen Anderson seconded the*
65 *motion. A vote was called and the motion passed unanimously with Kristen Anderson, Roger*
66 *Anderson, Damon Cann and Nancy Potter voting in favor.*

67

68 Consider the recommendation from the Planning Commission establishing what the zoning will be
69 for five parcels between 1050 to 1200 East and 2850 to 2950 North being considered for
70 annexation. Being proposed is that the area be annexed in as Single Family Residential (R-1-20),
71 the same zone found adjacent to the east.

72 Jeff Jorgensen explained the situation and the zoning recommendation made by the Planning
73 Commission for these lots potentially being annexed, to be zoned R-1-20. He further described
74 the situation using a projected aerial photograph of the location. He also discussed some of the
75 changes made in the state's annexation rules, including that you cannot force anyone to be
76 annexed, but that he is not sure how that affects parcels that are already part of North Logan,
77 which he said he is going to get clarification on. He reiterated that the council is not voting on the
78 annexation at this meeting, they are just deciding on what the zoning will be, if it gets annexed.

79 Jeff addressed various, minor questions from the council.

80

81 *Roger Anderson made a motion to approve the Planning Commission's recommendation of*
82 *zoning as R-1-20 for these parcels in the event they get annexed. Kristen Anderson seconded*
83 *the motion.*

84

85 Mayor Berentzen noted that before we proceed with the actual annexation, he wants each of the
86 property owners to be in attendance when that is considered, which Jeff said would happen, and
87 explained further.

88

89 *A vote was called and the motion passed unanimously with Nancy Potter, Roger Anderson,*
90 *Damon Cann and Kristen Anderson.*

91

92 Consider proposed ordinance modifications within the City Center Ordinance relative to
93 Commercial Development in certain City Center Zones. The modifications being proposed were
94 favorably recommended by the Planning Commission.

95 Cordell Batt introduced the item and explained the situation and discussed the modifications
96 made, and also worked on by the consultant hired by the City, and explained further. He said
97 some of the changes were made based on what came from trying to unsuccessfully put
98 developments together using the ordinance. He said this was presented to the Planning
99 Commission, as well as the City Council previously, and said part of the requirement for an
100 ordinance change is to have a public hearing with the Planning Commission, which was done.
101 He further discussed the review this went through and the work the Planning Commission did on
102 this, and that the current form is the latest draft incorporating all of those changes and comments,
103 including those from the citizens, along with the Planning Commission's recommendation to the
104 City Council. He explained that he broke the ordinance out into two; one which deals with the
105 commercial side of the City Center, and the other which deals with the residential side of it.

106 Kristen Anderson commented on the changes and said it seemed like the main intent was to
107 change the density from 12 to 18, which she said she is not supportive of at this point, and
108 explained further. She said she wants to know whether they are just looking at rooftop numbers,
109 or whether they are taking in median income for the areas where they are looking to bring in
110 businesses, and commented further.

111 Cordell discussed further inclusions; and addressed Kristen's questions, including that in his
112 opinion residential density is what businesses are looking for if a City wants to attract retail
113 commercial development, and explained further.

114 Mayor Berentzen also discussed the need to have high quality projects in high density areas.

115 Cordell addressed further questions, and also mentioned that one of the reasons they are going
116 for this particular density is because The Four Seasons' project wants to expand, which he
117 explained further.

118 The discussion continued at length, particularly in relation to density, and Cordell and Jeff
119 addressed various questions from the council.

120 Damon Cann said his recommendation would be to hold a public hearing for the next City Council
121 meeting in two weeks to discuss rezoning the small, leftover CCA piece to CCC, so that we can
122 make the entire transition take place at the same time. Jeff and Cordell said that would have to
123 take place at a Planning Commission meeting. This was discussed further.

124 The discussion continued, and Cordell and Jeff addressed the council's additional questions.

125 A developer from The Four Seasons discussed the fact that most businesses, including
126 restaurants, retail, pharmacies and more, have a very specific requirement for the number of
127 rooftops or a population number before they will consider coming into an area, and explained
128 further. He said most of them will also require a certain median income, which he explained.

129 He also discussed how they worked with the City's ordinance for their original project, as well as
130 their next phase; and per a question from Mayor Berentzen, he also explained how the "live/work"
131 units would be tried, which he said is becoming more and more in demand.

132 Roger Anderson explained how a median income is often used in the screening process by an
133 apartment complex for qualification purposes.

134 The discussion continued.

135 Damon asked how this affects the developer if the Council puts this issue off one more meeting
136 while a determination is made on some of the parcels in the City Center, which the developer
137 addressed, expressed his concerns and commented further.

138 Damon said he is supportive of this; but said his main concern is that he does not think that CCA
139 is necessarily the right thing to have on the corner of 2000 North and 400 East and explained
140 further; but doesn't think it should be CCC either, and commented further.

141 Kristen Anderson said she feels there are some positive things with this development; however,
142 said she feels uncomfortable with changing the density for the other CCA-zoned parcel and feels
143 the same way about the next agenda item, and commented further.

144 Mayor Berentzen suggested how to proceed with this including treating the two items separately.

145 The council agreed and Damon asked if we could take action on this item in two weeks, and in
146 the meantime, recommended holding a public hearing with the Planning Commission on the
147 rezone of the parcel on 2000 North and 400 East, currently zoned CCA, to be rezoned as either
148 CCC or MR-8. He said then we can make a decision to either leave it CCA and do nothing; or
149 rezone it to CCC as the Planning Commission suggested; or, he said the third option would be to
150 rezone it MR-8.

151 Mayor Berentzen and the council agreed with this and Cordell said he would make that happen.

152

153 Consider proposed ordinance modifications within the City Center Ordinance relative to Mixed
154 Residential Development in certain City Center Zones. The modifications being proposed were
155 favorably recommended by the Planning Commission.

156 Mayor Berentzen discussed the Planning Commission meeting when this was discussed and
157 asked about whether they had decided that the buildings in this zone would only be one story,
158 which Cordell explained. Cordell said the proposal is to have one story, with it being 18 feet to
159 the midpoint of the roof which allows them to have a bonus room in the portion of the roof
160 structure, so that the overall height would be 24 feet, which he said is the exact same thing they
161 have done in Leisure Villas. Mark Hancey also commented on this and Cordell confirmed that
162 this is just for the buffer area.

163 Cordell further explained the Planning Commission's recommendation and addressed the
164 council's questions.

165 The council continued their discussion on various related items.

166 Damon Cann discussed information he obtained regarding a "senior overlay" and the potential
167 problems with incorporating one.

168 Kristen Anderson said she is okay with the area that is being proposed for senior housing; but is
169 not comfortable making these changes to affect the other properties zoned MR-7.

170 The council continued to discuss the senior housing issue for this zone, and how it will be worked
171 out.

172 Damon explained that he does not like the 70/30 split

173 Cordell told the council that if they are not comfortable with the changes being proposed, he
174 recommended leaving it as it is and having the developer work with it that way.

175 Damon said he does not like the 70/30 split because he said he thinks it makes for a poor
176 transition and starts to duplicate patterns of development that have occurred in the northwest part
177 of Logan City that he said he has heard a lot of citizens in public hearings say they're seeing too
178 much of in North Logan. He also said he does not like the twin-home/duplex concept being
179 shifted to list one and said he is not supportive of that. He said he has heard from many
180 neighbors [adjacent to this proposed development] that they are okay with those things *if* it is a
181 senior development. He said if there is a way to allow those things only for senior development,
182 he would support that out of respect for the neighbors. He said if we cannot make one pattern of
183 development for senior communities and another pattern of development for non-senior, then he
184 would likely want to rezone this to MR-6, and drop the density cap, and explained further.

185 Mayor Berentzen said we should see what the possibilities are for maintaining some sort of senior
186 element, whether it be through an "overlay" or an "exception", and/or other possibilities, and bring
187 it back on the agenda for further discussion, to which the council agreed.

188

189 Consider a lot rezone and change to the zoning map for Lot 1 of the Legacy Village Phase 2
190 Subdivision Plat #04-85-0029 (1.49 acres) located at approximately 1630 N 400 E changing the
191 zoning from CC to RM zoning. The proposed rezone was not favorably recommended by the
192 Planning Commission.

193 Cordell Batt explained this rezone request and used a projected map of the site to further explain
194 the location and situation. He also described a bit of the history of the location and area. He
195 further explained that the developer wants to rezone Lot 1 from CC (Community Commercial) to
196 RM, which is the zone the other adjacent apartment complexes and other parcels are. He said
197 this went through the public hearing process and the Planning Commission discussed it at their
198 last meeting, and made a recommendation to deny the request with three voting against it, and
199 two voting in favor of it; and now it is before the City Council for their consideration.

200 Cordell addressed various questions from the council, including explaining that some on the
201 Planning Commission felt that there was enough density in this area and the City should not
202 consider more for this area; and that they felt like the current zoning would work the way it is.
203 Cordell said this rezone is for another 30 units, and asked the City Council to consider how
204 another 30 units is going to affect the area.

205 Property owner Gaylen Worthen referred to the comments made at the Planning Commission
206 meeting where this was discussed, and said the only citizen comment against the proposal was
207 that more multi-housing would be a greater increase and burden on the schools. She said that
208 that would, however, be the case with single-family housing as well. She said she would argue
209 that North Logan is "10,000 strong" and that we are a viable, growing community, and that growth
210 is inevitable, and is something that will have to be addressed either way. She said the votes
211 against the proposal were against more multi-family housing and in favor of more commercial
212 going in there. She said the two that supported it included comments about property owners
213 being able to have input about what is done with their property; and that it would be an advantage
214 to have multi-family zoned together, and to put it arbitrarily around the City didn't make sense and
215 was actually beneficial to keep it together. She gave the history of her purchase of this property
216 from a local church. She said in an ideal world, the best use for this [parcel] would be a park, but
217 that many cities do not have the money for that and commented further. She also said that while
218 this might be a good spot for commercial; she explained that this has been on the market for two
219 years and they have not had one phone call for this for use as a commercial property, yet they've
220 had numerous calls, she said, to place apartments there. She said this parcel is an island in that
221 everything around it has been zoned multi-family, so it makes sense to put multi-family there.
222 She said if she was someone who wanted a viable commercial enterprise, she would not want to
223 be right next to an area where the only frontage is the driveway, and commented further; and
224 reiterated that it does not make sense to keep it as a commercial property. She said there are
225 currently 44 commercial buildings for sale in Cache Valley and 56 commercial properties for sale.
226 She said many of these have been on the market for over three years, and said if her property
227 remains commercial; it may stay that way for many years. She said this is a small parcel in the
228 middle of a multi-family area and has been boxed in, with the surrounding zoning deciding its
229 future, and said its future should be multi-family zoning.

230 Ms. Worthen and Cordell addressed various questions from the Mayor and the council. Mayor
231 Berentzen asked if she just had multi-family apartments planned for this parcel, which she
232 confirmed was the case.

233 The discussion continued.

234 Blake Parker used the projected map to explain what he had previously developed in this area,
235 and a brief history of it, as well as how the front part of the parcel had been used by the canal
236 companies to split the canals in two. He addressed minor questions from the council. He said
237 while not wanting to be critical, the City has created the problem with this piece because of the
238 zoning of this area and that it no longer works as commercial, and commented further.

239 The discussion continued and Blake and Cordell addressed the council's questions and
240 concerns. The council discussed density, and whether or not to keep this as commercial, at
241 length. Blake discussed the issue investors have with this area specifically crowding many
242 students into one apartment, and explained further.

243 Mark Hancey further discussed the comment made by the property owner that this could be a
244 park and the benefit it would have to this area.

245 The discussion continued. Roger Anderson said he was in favor of matching this to the zoning
246 around it.

247

248 *Roger Anderson made a motion to approve the rezone. The motion died for lack of a second.*

249

250 *Damon Cann made a motion to deny the rezone request. Nancy Potter seconded the motion. A*
251 *vote was called and the motion passed with Damon Cann, Kristen Anderson and Nancy Potter*
252 *voting in favor, and Roger Anderson voting against.*

253

254 Per a question from the land owner, there was discussion about what *could* potentially be built
255 there. Nancy suggested she would be in favor of nice townhomes and commented further.

256

257 Approve storm water management plan and associated ordinance changes.

258 Alan Luce explained the storm water management plan and the updates to the changes that are
259 required by the state. He said this is nearly identical to what he brought before the council last
260 July.

261

262 *Kristen Anderson made a motion to approve this ordinance 16-04. Nancy Potter seconded the*
263 *motion. A vote was called and the motion passed unanimously with Kristen Anderson, Roger*
264 *Anderson, Damon Cann and Nancy Potter voting in favor.*

265

266 **City Council Work Session Items**

267 Discuss proposed regional storm water engineering.

268 Alan Luce explained some of the presentations that are intended to be brought before the City
269 Council in the future regarding storm water management. An engineering firm has been hired by
270 Logan City to help determine what could be done to deal with some of the issues the cities in the
271 area are having with storm water, including discharge issues and other items, and explained how
272 this has to be managed under one entity. He further discussed how the ideas for controlling
273 storm water will be presented to the City Council. He told the council that two of the main
274 benefits will be that citizens will have pressurized irrigation water, particularly near the City Center
275 area; and that there will be a better plan in place for the discharge of storm water and described
276 some of the issues they've had with that. He explained the proposal further. Alan said the
277 engineering firm will be presenting in the next few weeks to gauge the feelings of each of the
278 cities as well as each of the canal companies on this.

279

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

281 Alan Luce explained the day of service that will be taking part on September 17th from about 8:00
282 a.m. to noon. He briefly explained the projects that will be part of that day.

283

284 Scott Bennett asked the City Council to fill out information on the upcoming League of Cities and
285 Towns Convention, before they leave tonight.

286

287 Jeff Jorgensen explained a "Mariachi Night" event the Friends of the Library is holding this
288 upcoming Friday and Saturday nights, at the library. He said they will also be using the area
289 outside the library, and that the City's policies for our parks are that events in "parks" only go until
290 dark, and this will close down *after* dark. He asked the council if they have an issue with that,
291 since this event will go until 10:00 p.m.

292 The event coordinator, Jim Reese, answered questions from the council about the event.
293 The City Council gave their support of this. Mayor Berentzen said he thinks it's a great event and
294 that he hopes it becomes an annual tradition.
295
296 Jeff Jorgensen gave a status on the transfer of ownership of two open space properties in
297 Canyon Gates to adjacent property owners.
298
299 Jeff said that we are soliciting for a City engineering firm to be the official City Engineer, and
300 asked the council if any of them wanted to be on the selection committee for that.
301
302 Jeff said we've been working with the library and the parks department on a check-out system for
303 recreation equipment, and explained further what has already been done, and what the plans are
304 for additional equipment, and that the funding is in place. He generally explained what the
305 process would be, including charging a small "rental" fee, and that they discussed purchasing a
306 small storage shed to house this equipment and also explained that it would provide storage
307 space for other library things such that we could replace the storage unit that the library currently
308 rents. He further discussed how this would be managed and answered questions from the
309 council.
310 Nancy asked what they would do if the council said the library should not be renting out
311 recreation equipment. Jeff said the council can deny this, but also said they are already doing
312 that with the paddle boards. Nancy said this seems "above-and-beyond".
313 Jordan explained that because they don't have the staff to accommodate this, they would be
314 working *with* the library to manage this and explained further.
315 Mayor Berentzen said this would be a partnership between the library and the recreation
316 department.
317 Nancy said she thought there could be a better use of money than recreation equipment for
318 people to just rent.
319 Damon said he really liked the idea and explained how it made more sense to utilize existing
320 library staff who is already doing this anyway, to do this instead of hiring a recreation person to sit
321 all day and rent this stuff out as needed.
322 Jordan said they get a lot of requests from the public for these kinds of items.
323 The discussion continued on this.
324 Roger asked if other cities do this, which Jordan said was the case.
325 The cost of purchasing the storage unit versus renting one was discussed.
326 Jeff said they will put a business plan together and give it to the City Council for their review.
327
328 Jeff referred to the potential community center the City Council previously discussed, and said
329 they've spoken to an architectural firm about the process for doing something like this, which Jeff
330 further explained. Mayor Berentzen gave his support and said he thinks this is very important.
331
332 Kristen Anderson discussed the logo information she sent to the City Council, which they agreed
333 to further discuss at the end of reports (see below).
334
335 Kristen mentioned that she has had concerns from residents expressed to her about people
336 speeding down 2100 North between 600 East and 800 East. She said the residents asked her
337 about placing speed bumps along there and commented further. Mayor Berentzen suggested
338 discussing this with Chief Kim Hawkes.
339
340 Mayor Berentzen mentioned the parking situation on 2200 North in front of The Cove, and the
341 long line of vehicles parked there from 400 East going East. He said it is the Mayor's prerogative
342 to regulate parking but wanted to run it by the council; and said he is inclined to put a "no parking"
343 zone along that side of the road and explained further. The council said they were in support of
344 this. Mayor Berentzen said he would get together with Alan Luce to work this out. He also said
345 he would like to revisit this once Maple Springs is developed.
346 Jeff explained the rights the City has to post no parking signs along the north side of 2200 North
347 where the ownership and width of the right-of-way may be in question.
348 There was discussion about the property owners potentially posting this.
349

350 Mayor Berentzen gave an update on the situation at the RV Park, including that owners of the
351 property [Davis family] have discontinued their lease with Steve Taylor and the RV Park clients
352 have 30 days to vacate the property. He explained that UDOT has closed off the entrances on
353 Main Street, and an entrance from the County property on the east that will remain open for the
354 30 days. The City will put signs on the entrance through the County land so that the residents
355 know they have that time to vacate.

356
357 The council discussed the proposed design of the new logos.
358

359 *Kristen Anderson made a motion to approve the logo as presented and discussed. Damon Cann*
360 *seconded the motion. A vote was called and the motion passed unanimously with Nancy Potter,*
361 *Roger Anderson, Damon Cann and Kristen Anderson.*

362
363
364 *Nancy Potter made a motion to adjourn the meeting. Damon Cann seconded the motion. A vote*
365 *was called and the motion passed unanimously with Nancy Potter, Roger Anderson, Damon*
366 *Cann and Kristen Anderson.*

367
368 The meeting adjourned at: 9:09 p.m.

369
370 Approved by City Council: October 5, 2016

371
372 Transcribed by Marie Wilhelm

373
374 Recorded by _____
375 Scott Bennett/City Recorder
376