

Minutes of the North Logan City  
City Council  
Held on September 7, 2016  
At the North Logan City Library, North Logan, Utah

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

Council members present were: Nancy Potter, Damon Cann, Roger Anderson, Kristen Anderson and John Bailey.

Others present were: Devin Davis, Marissa Davis, Mark Hancey, Jake Thompson, Don Fisher, Jake Young, Doug Tingey, Craig Winder, Linda & Laurel Hayes, Jon Keller, Neil & Debbie Murray, Blake Parker, Curtis Jacobs, Bracken Anderson, Clark R. Puffer, William A. Smithee, Larry \_\_\_\_\_ (illegible), Lydia Embry, Scott Bennett, Cordell Batt, Alan Luce, Jeff Jorgensen and Marie Wilhelm.

The Pledge of Allegiance was led by Jeff Jorgensen.  
An invocation was given by Cordell Batt.

**Adoption of Agenda**

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

**Approval and Follow-up of Minutes of August 3, 2016 City Council Meeting**

*The minutes were approved as presented.*

**Review of Action Items**

Jeff Jorgensen reviewed the action items list with the council.

Mayor Berentzen said he would like to put together a committee that could begin looking at fundraising for a Community Center, as well as the development plan for the entire area. He said he would make a recommendation for some of the people to be on such a committee, namely Emily Buckley and Kim Rash, and further explained. He asked Jeff to add this to the Action Items List, which Jeff said he would do.

**New Business**

**Current Action Items**

**Consider for City Council's consent, the mayor's appointment of a City Attorney.**

Mayor Berentzen discussed some of the history of who North Logan City has had in the position of City Attorney, and said that Bruce Jorgensen served for many years; then Scott Wyatt served; and Bruce Jorgensen returned in that position and served again, for a total of well over thirty years. Mayor Berentzen said he would like to publicly acknowledge the service Bruce Jorgensen performed for this City, and what a loss it is has been with his passing for his family, as well as for the City.

Mayor Berentzen said as the City has sought reappointment, he wants to acknowledge publicly that Bruce's firm has sent a letter of interest to continue on as the City Attorney. Mayor Berentzen said the things he wanted to consider in selecting a new City Attorney was one, that in his opinion, part of what made Bruce so valuable to the City was his residency in North Logan which made him very vested in what was going on in the City, and also Bruce's experience. He said he is going to ask for the ratification of Mark Hancey as the City Attorney, for some of those same reasons that made Bruce so valuable, in that not only is he a resident with the right kind of legal training and background; but also has also has quite a bit of directly-related experience, having served on the North Logan Planning Commission, and as the Planning Commission Chairman, and continued that he thought he would be an excellent choice. He asked the City Council for their comments and consideration.

John Bailey said he agreed about the two items that made Bruce so valuable; and said he wanted to hear Mark Hancey describe his background, which Mark did, as well as describing his intentions for the position.

60 *Kristen Anderson arrived at this time. 6:44 p.m.*

61 Nancy Potter commented about how much of an asset the appointment of Mark Hancey will be  
62 for the City.

63

64 *Nancy Potter made a motion to consent to the Mayor's appointment of Mark Hancey as City*  
65 *Attorney for North Logan City. Kristen Anderson seconded the motion. A vote was called and*  
66 *the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson, Damon Cann*  
67 *and Kristen Anderson.*

68

69 Jeff Jorgensen mentioned that with Mark's appointment, we will now be seeking a new Land-Use  
70 Appeal Authority [as Mark held that position].

71

72 Re-consider proposed ordinance modifications within the City Center Ordinance relative to Mixed  
73 Residential Development in certain City Center Zones. Other modifications to the ordinance as  
74 recommended by the Planning Commission are to be discussed and considered for approval.

75 Damon Cann said we should probably start with the proposal Jeff Jorgensen most recently gave  
76 to the City Council, and explained further.

77 Mayor Berentzen asked Mark Hancey about some of the potential issues with the zoning, and the  
78 senior aspect of development, which Mark Hancey addressed and explained.

79 Jeff Jorgensen continued to review the document and the various modifications, and addressed  
80 questions from the council, particularly regarding density. Kristen Anderson discussed changing  
81 the allowable housing types on the lists to allow for lower density. Mayor Berentzen suggested  
82 similarly, allowing senior/55+ in duplexes for the whole area. The discussion continued.

83 Curtis Jacobs discussed the issues he has with the zoning they are proposing in trying to put his  
84 project together.

85 Kristen said she spoke to David Church who said he would be available to come and speak to the  
86 City Council next week.

87 The discussion continued and Mark addressed their questions, including how best to form the  
88 ordinance.

89 Damon discussed his recommendations for this.

90

91 *Damon Cann made a motion to adopt the ordinance with the following conditions: (1) that we*  
92 *review making the HOA language a bit stronger in terms of what the City expects, if possible,*  
93 *under legal constraints; (2) we do a 60/40 split on density if it is senior, but that it remains a 50/50*  
94 *split in MR-7 if it is a non-senior development; (3) we put a one-story plus bonus room height max*  
95 *on the senior development, but not on the non-senior development; and, (4) make it so that for*  
96 *senior housing, two-family homes appear on both lists; and also make it so that if the developer*  
97 *wanted to do two-family homes in a senior community throughout the development, it would be*  
98 *allowed, but not required to only do that type of housing. Kristen Anderson seconded the motion.*  
99 *A vote was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger*  
100 *Anderson, Damon Cann and Kristen Anderson.*

101

102 Jeff Jorgensen discussed the California senior housing requirements that Mark Hancey gave to  
103 him.

104 Damon Cann asked that there also be some kind of provision such for people who are widowed  
105 but don't meet the age criteria, which Mark addressed.

106 The Council agreed that, using the intent of the ordinance just passed, Mark and Jeff would make  
107 the necessary changes to the ordinance and distribute it to the council.

108

### 109 **City Council Work Session Items**

110 Continue further discussions relating to a proposed ordinance with modifications within the City  
111 Center Ordinance relative to Commercial Development in certain City Center Zones. Other  
112 modifications to the ordinance as recommended by the Planning Commission are to be discussed  
113 and may be considered for approval.

114 Mayor Berentzen briefly described the discussion that took place at the last City Council meeting,  
115 and that they had essentially come to an agreement on this ordinance with the understanding that  
116 the change in one parcel's zoning would be looked at further.

117 Jeff Jorgensen gave a status of the ordinance, and said that the City Council needed to discuss  
118 the potential rezoning of the Gnehm property to determine whether it should be changed to CCC  
119 [or some other zone] rather than CCA. He said a public hearing is being held on that issue the  
120 following evening, and that that was the only concern related to this ordinance; and also said that  
121 he thought the property owner is very opposed to rezoning it to CCC. Jeff explained further and  
122 addressed the council's questions.

123 Damon Cann discussed his concerns about potential density issues with rezoning it, particularly  
124 as it relates to having a good transition, and commented further. He asked about potentially  
125 having different densities for The Four Seasons area versus the Gnehm parcel, which Mark  
126 Hancey addressed, and the discussion was that it was possible.

127 The discussion continued.

128

129 *Damon Cann made a motion to adjust the density of CCA west of 200 East to be 18, but make no*  
130 *change to the density requirements of CCA, east of 200 East; and allow the public hearing to*  
131 *continue to run its course for the rezone, and if there is a chance to discuss it tomorrow night as*  
132 *well, it may not have been formally noticed, and that may be a problem for us; but to get a sense*  
133 *of public opinion on running a narrow strip of the downtown zone as we've scaled that back in*  
134 *several other parcels, and have that run up the side of the park, and then leave the density in the*  
135 *CCA zone east of 200 East. Roger Anderson seconded the motion. A vote was called and the*  
136 *motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson, Damon Cann and*  
137 *Kristen Anderson.*

138

### 139 **Reports from city officers, boards, and committees**

140 Jon Keller said that their department deployed staff four times this year outside of our jurisdiction,  
141 and that after personnel and expenses were paid, they grossed a little over \$51K. He also  
142 explained that they are having coverage issues for the coverage of daytime hours, and that they  
143 lost two firefighters who left for full-time positions. He further discussed various items and  
144 addressed answers from the council.

145

146 Alan Luce explained the upcoming Day of Service taking place on September 16<sup>th</sup>, as well as  
147 included Eagle Scout Projects

148 Alan explained the road striping that will be taking place that week. Mayor Berentzen asked Alan  
149 to pass along to the road crews what a good job they are doing.

150 Alan said the splash pad at Elk Ridge Park is up and running, and that some of the issues with it  
151 are being worked out in the first few days of operation.

152

153 Scott Bennett said he needs the City Council to be available to receive their hotel room charge  
154 checks for the upcoming League of Cities and Towns conference.

155

156 Jeff Jorgensen referred to the information he gave to the City Council regarding the City working  
157 with some developers to possibly develop a parcel near the post office as a potential park. He  
158 discussed another area that a developer has discussed with the City developing his parcel near  
159 the Sports Academy as potential town homes, and that they might possibly help the City turn the  
160 other nearby piece into a park. Jeff explained the situation further, and asked the City Council  
161 whether this is something they were interested in doing and whether it should go on an agenda  
162 for future discussion. He addressed various questions from the council.

163 Kristen Anderson mentioned that we currently have commitments towards our parks and we need  
164 to make sure we address those so that we do not get in "too deep", and ensure that we deal with  
165 the other things we have already committed to.

166 Jeff said that town homes were something that Nancy had recommended for this piece, and said  
167 it would need a rezone to do that.

168 Nancy asked why we would give up commercial land for a park.

169 Roger Anderson said there is not a lot of good frontage for commercial with this space.

170 The discussion continued.

171 Jeff said they would do some "homework" on this and get back to the City Council.

172

173 Damon Cann mentioned a debate event including Gary Herbert occurring on September 26<sup>th</sup> and  
174 asked the City Council members if any of them were interested, to let him know.

175 Damon mentioned that one of the classes he teaches at USU is looking for a research project to  
176 be involved in, and discussed the previous one his class did with Hyde Park City on the deer  
177 issues. He said there will be no cost to North Logan City and explained the process further.  
178 Mayor Berentzen and the council expressed their interest in this to Damon.  
179

180 John Bailey mentioned a citizen complaint he received regarding stray cats and commented  
181 further, which Jeff addressed. John said this also raised the larger issue of the enforcement of  
182 City ordinances, and commented further.

183 John referred to the issue previously discussed regarding using flag lots in existing subdivisions  
184 and reviewing that; which Cordell said the Planning Commission was reviewing, per the City  
185 Council's charge to them to do so.  
186

187 Alan Luce explained that the Parks and Recreation trail survey is on line, and explained where it  
188 is being advertised to participate. He said they are looking for feedback from citizenry and  
189 commented further.  
190

191 Mayor Berentzen discussed the current situation with the planning of the neighborhood districts,  
192 and said that Cordell gave him the names of the volunteers so far; and said they are going to start  
193 planning some meetings, and explained further. Cordell addressed some of their questions.

194 Mayor Berentzen said he wants to get this moving so that we can get feedback from the different  
195 districts and commented further.  
196

197  
198 *John Bailey made a motion to adjourn the meeting. Damon Cann seconded the motion. A vote*  
199 *was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson,*  
200 *Damon Cann and Kristen Anderson.*  
201

202 The meeting adjourned at: 8:29 p.m.  
203

204  
205 Approved by City Council: October 5, 2016  
206

207  
208 Transcribed by Marie Wilhelm  
209

210 Recorded by \_\_\_\_\_  
211 Scott Bennett/City Recorder  
212  
213