

**Minutes of the North Logan City  
City Council  
Held on October 19, 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 and Roger Anderson; and, Kristen Anderson and John Bailey (who both arrived later in the meeting).

Others present were: Darek Kimball, Quinn Dance, Wayne Budge, Devin Davis, Floyd Naegle, Hannah Jones, Lynn Krebs, Carolyn Krebs, Brent Skinner, Amanda Hansen, Jon Keller, Debbie Murray, Neil Murray, Curtis Jacobs, Hayden Blackburn, Aaron Lam\_\_\_\_\_ (illegible), Alex Greener, Taylor Tippetts, Lance Anderson, Kent Nelson, John Allen, Alan Luce, Jordan Oldham, Brad Crookston, Adam, Winger, Kim Hawkes, Lydia Embry, Cordell Batt, Jeff Jorgensen, Scott Bennett and Marie Wilhelm.

The Pledge of Allegiance was led by Alan Luce.  
An invocation was given by Jordan Oldham.

**Adoption of Agenda**

Mayor Berentzen said item number #4 (regarding the Wheatland Hills concept plan) needed to be removed from the agenda as the applicant wants to wait until the next meeting to present it.

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

**Approval and Follow-up of Minutes of October 5, 2016 City Council Regular and Closed Session Meeting Minutes**

*Both sets of minutes were approved as presented.*

**Follow-up**

**Ice Arena ordinance approval.**

Mayor Berentzen introduced the item and discussed the presentation the Eccles Ice Arena representatives gave at the last City Council meeting, and that the resolution for the continuation to extend the tax increment is now up for approval. He explained further. He also said that Hyde Park City voted in favor of this; and Logan City is going to reconsider voting in favor of this, even though they had previously discussed voting against it. Mayor Berentzen said that he felt that it was important that North Logan City participate in this, particularly considering the location of the ice arena, but said he would leave it up to the council. He explained some further related items.

*Nancy Potter made a motion to approve this resolution 16-12. Roger Anderson seconded the motion. A vote was called and the motion passed unanimously with Nancy Potter, Roger Anderson and Damon Cann voting in favor.*

**Review of Action Items**

Jeff Jorgensen reviewed the action items list for the council.

**New Business**

**Current Action Items**

**Consider approval of a lease agreement and joint use agreement for the planned Real Salt Lake Soccer Academy facility on the west end of Meadow View Park.**

Mayor Berentzen briefly introduced the item and explained various points of the agreement. He discussed the benefit of this to the City.

Damon Cann said he had received some good feedback and answers to his questions from Jordan Oldham.

Jeff Jorgensen addressed various other questions from the council.

60 Damon asked whether we are getting enough use and value out of the facility to make it  
61 worthwhile for the City to give up this land, and commented further.

62 Jordan addressed this and said the City does not currently have an indoor facility, so there is no  
63 opportunity to run programs through the winter months or evenings in the spring and fall and  
64 commented further; and said our fields are only open from April 15 through November 15. He  
65 said this will allow us a lot more opportunities to run multiple sports and activities, including being  
66 able to expand our soccer league, and explained further.

67 Jeff also discussed the value of the land, as well as the building, and situation. He said just the  
68 office space alone that the Recreation Department can use, is well worth the value of the land  
69 that is being leased for the building, and explained further. Jordan also mentioned the benefits of  
70 using the office space there and being located next to the new high school.

71 Mayor Berentzen also discussed the benefits of this, including attracting special events along with  
72 having the ice arena in this same area.

73 The discussion continued.

74

75 *Nancy Potter made a motion to approve the joint use agreement and the ground lease*  
76 *agreement. Damon Cann seconded the motion. A vote was called and the motion passed*  
77 *unanimously with Roger Anderson, Damon Cann and Nancy Potter voting in favor.*

78

79 Re-consider the rezone and change to the Zoning Map for parcel 04-083-0017 (approximately 5  
80 ac.) located at approximately 2100 N to 2000 N on 400 E in North Logan, Utah which is currently  
81 zoned City Center Adjacent (CCA). Proposed was that the parcel be rezoned to a possible City  
82 Center Commercial (CCC) or Downtown (DT) or Mixed Residential 8 (MR8). The Planning  
83 Commission recommended not approving this rezone. (This item was tabled from the previous  
84 agenda.)

85 Mayor Berentzen introduced the item and briefly explained the situation. He said the Planning  
86 Commission recommended not approving the rezone.

87 Damon Cann said he still has an interest in having at least a small strip of DT down the side of  
88 the parcel that faces the park.

89 Mayor Berentzen said that doesn't stop that from happening, as development happens later on  
90 and commented further; but that right now, the owners do not want it changed, and the Planning  
91 Commission recommended not changing the zone.

92 Jeff Jorgensen agreed with the Mayor in that as development comes in, we can't think of these  
93 zoning lines as exact. He said when a development comes in, we need to look at it on its own  
94 merits; and if it is significantly different than what the zoning map has, then it can be changed,  
95 and commented further. He said the zoning map can guide us, but when it comes to a specific  
96 development, we can consider if it is the right development.

97 Damon said that if someone comes in however, with a CCA development and we don't potentially  
98 like how it looks, there are no tools for us to tell someone they have to do commercial there.

99 Jeff said the City Council has the ability to approve it or not. Damon asked if we have to base  
100 that decision on what is in the ordinance, rather than saying they "just don't like it".

101 Mayor Berentzen said he believes that a decision can be defensible on whether or not a project  
102 fits in with the area, and commented further. Jeff explained how it could be done if necessary.

103 Cordell Batt said that commercial *is* part of the CCA.

104 Damon expressed his concern about someone proposing something that would not be consistent  
105 with our vision for this area.

106 Mayor Berentzen said it would help to have a legal response to this [from City Attorney, Mark  
107 Hancey], which Damon agreed to.

108 The council agreed to postpone action until they get feedback from Mark.

109 The discussion continued.

110

111 Consider a proposed revision to the concept plan for the subdivision of eight acres on the east  
112 side of 400 East at approximately 1950 North.

113 Mayor Berentzen introduced the item and asked developer Curtis Jacobs to comment.

114 *John Bailey arrived at this time, 7:04 p.m.*

115 Curtis explained the changes he made based on what he learned, and detailed the plans further.  
116 He said he made all of the buildings twin homes, which reduces the number of units. He further  
117 explained the design particulars for his project.

118 Mayor Berentzen asked what happened on the north side, which Curtis addressed, and further  
119 explained the access points. Per a question from Mayor Berentzen, Curtis said he made the  
120 agreement that the Planning Commission passed a long time ago, that wherever that east/west  
121 road north of this property goes, it would not impact his property. He explained further.

122 Mayor Berentzen and the council discussed this further.

123 The discussion about access and points continued and Curtis addressed various questions from  
124 the council.

125

126 *Damon Cann made a motion to approve the revised concept plan as presented, along with the*  
127 *comments from Public Works. Nancy Potter seconded the motion. A vote was called and the*  
128 *motion passed unanimously with Roger Anderson, Damon Cann, John Bailey and Nancy Potter*  
129 *voting in favor.*

130

### 131 **City Council Work Session Items**

132 Discuss a draft ordinance amending TITLE 11- Streets and Public ways and TITLE 12- Land Use  
133 Ordinance of the City's Code of Revised Ordinances by modifying certain sections to better  
134 regulate trails in all areas of the city.

135 Alan Luce said this is a preliminary draft of what was brought to the City Council previously and  
136 said the Planning Commission and City Attorney have also reviewed this and this includes their  
137 recommended changes.

138 He briefly explained various points of the ordinance, and that the general intent of this is to bring  
139 our trails up to a higher standard in our subdivisions. He addressed minor questions from the  
140 council.

141 Per a question from Mayor Berentzen, Cordell Batt said this is the final draft after the Planning  
142 Commission has reviewed it, a public hearing has been held, and the attorney has looked at it;  
143 and said this includes all of the reviews and changes, and that this is the final draft for the City  
144 Council to approve the ordinance. Mayor Berentzen said we have not stated that it is up for  
145 approval at this meeting; therefore the City Council agreed to finish their review of it and bring it  
146 back to the next meeting for approval. Jeff Jorgensen agreed and said that the City Council has  
147 not had an opportunity to review *this* version for very long, which is why he slated it for just a  
148 discussion.

149 The discussion continued.

150 Cordell said that the document references the Trails Master Plan and states that it is attached,  
151 and recommended instead stating where that Trails Master Plan is in the ordinance rather than  
152 attach it, which the City Council agreed with.

153 Alan addressed questions from the council, including regarding the last update of the Trails  
154 Master Plan and the map.

155 The discussion continued.

156

157 Discuss a draft new/replacement Development Agreement for the Canyon Gates subdivision.

158 Jeff Jorgensen discussed the agreement and the current status of the situation. He addressed  
159 various questions from the council.

160 Mayor Berentzen discussed a section of the agreement that addresses what needs to be done  
161 with transportation and roads for the area above 1600 East; and said that, along with other  
162 issues, need to be worked out. He said we really need to have some other accesses out of that  
163 area.

164 Jeff said at this point, the City Council is just reviewing this, and changes are still being  
165 incorporated. He said he wants the City Council to start taking a good look at this.

166

167 Receive 10-minute presentations from two firms being considered for appointment as City  
168 Engineer. Being discussed by them will be the development of 600 E. north of 2500 N. and  
169 several alternative concept plans for the Ashley Court Subdivision.

170 Jeff Jorgensen introduced the item and explained that we have decided to hire a firm to be the  
171 City Engineer in light of his pending retirement, as well as to help the City with a couple of

172 projects that we won't be able to do in-house. He explained the process that was undertaken,  
173 beginning with a request for a submission of the firms' qualifications, to which four firms  
174 responded; and then the City Council chose the two that are going to present their proposals at  
175 this meeting by giving them a real project to look at and give their input and advice on the  
176 engineering and political issues of that project.

177 He introduced the two firms and representatives to present their proposals. The council gave  
178 each applicant ten minutes to give their presentation, and the opportunity to do so in the room  
179 without the other applicant present.

180

181 Derek Kimball and Quinn Dance from JUB, gave their presentation

182

183 *Kristen Anderson arrived at this time, 7:41 p.m.*

184

185 Lance Anderson from Landmark Engineering gave his presentation.

186

187 Mayor Berentzen discussed the process this will undergo, and also allowed the council to ask  
188 question of the two firms.

189

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

191 Chief Kim Hawkes gave an update on the deer population control plan.

192

193 Mayor Berentzen discussed the many calls that occurred over the weekend and thanked the  
194 police and fire departments for all of the work they have been doing.

195

196 Alan Luce gave a status on the completion of 400 East and said that the residents have  
197 expressed their appreciation for the work that was done.

198 Alan gave an update on Economic Development and said they are currently working to update  
199 the website, which he further explained, along with the fundraising committee they are putting  
200 together and the status of that.

201 He explained the various, upcoming Pumpkin Walk activities.

202 Mayor Berentzen mentioned that a neighbor west of Elk Ridge Park called to thank the City for  
203 what we've done on the road to alleviate the dust there. She said the road work that was done  
204 there has really helped.

205

206 Per a question from Mayor Berentzen, Cordell Batt gave an update on the City's attempt to get  
207 input from the various districts in the City.

208

209 Scott Bennett asked the council to respond to his email to them regarding training, if they hadn't  
210 already done so.

211 Scott also mentioned that our Police audit is next week.

212 Scott also said to make sure that everyone knows that it is an all vote-by-mail election this year in  
213 Cache County and explained further.

214

215 Jeff Jorgensen said he was leaving Friday for a week for vacation.

216 Jeff discussed the upcoming meeting schedule with the City Council and having to potentially  
217 change the schedule for November and December. After further discussion, they agreed that the  
218 upcoming City Council meetings for November and December will only be held on November 9<sup>th</sup>  
219 and December 7<sup>th</sup>.

220

221 The council members writing something for the newsletter was discussed.

222

223 Nancy Potter said she appreciated the weed being removed from the stop sign the day after she  
224 asked about it; but said the weeds at Caring Hearts are still bad and that it was said it was being  
225 worked on two weeks ago, but it doesn't look like anything has been done on it. She said we  
226 need to get on them because the weeds are three feet tall and over the sidewalk, and is really an  
227 eyesore.

228

229 Mayor Berentzen said there was a presentation at the Mayor's Association meeting discussing  
230 the agreement on fire suppression and being part of the Wildland Fire Land Agreement, and  
231 asked Chief Jon Keller if he recommended the City participating in that, and explained further.

232 Chief Keller addressed this and said it is like a fire insurance police and essentially said at this  
233 point we should participate, and explained further.

234 Mayor Berentzen also discussed Chief Keller's concerns in getting volunteer fire fighters.

235

236 **Executive Session (Closed) (continued below, after Action Items - Continued)**

237 Discuss a variety of personnel issues. Also deliberate on the appointment of a City Engineer.

238 *Nancy Potter made a motion to close the meeting and move into Executive Session for the*  
239 *purpose of discussing a variety of personnel issues and to deliberate on the appointment of a City*  
240 *Engineer. John Bailey seconded the motion. A vote was called and the motion passed*  
241 *unanimously with Nancy Potter, John Bailey, Roger Anderson, Damon Cann and Kristen*  
242 *Anderson voting in favor. This occurred at 8:17 p.m.*

243

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

245

246 *Kristen Anderson made a motion to open the meeting and move out of Executive Session and*  
247 *return to the regular City Council meeting. Damon Cann seconded the motion. A vote was called*  
248 *and the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson, Damon*  
249 *Cann and Kristen Anderson voting in favor. This occurred at 8:36 p.m.*

250

251

**Action Items - Continued**

252 Consider approval of the appointment of a City Engineer.

253 *Damon Cann made a motion to set up a two-year contract to Cache Landmark to be the City*  
254 *Engineer for North Logan City. Kristen Anderson seconded the motion. A vote was called and*  
255 *the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson, Damon Cann*  
256 *and Kristen Anderson voting in favor.*

257

258

**Executive Session (Closed) - Continued**

259

260 *At 8:37 p.m., Damon Cann made a motion to move back into Executive Session to discuss a*  
261 *variety of personnel issues. Nancy Potter seconded the motion. A vote was called and the*  
262 *motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson, Damon Cann and*  
263 *Kristen Anderson voting in favor. All but the City Council members were excused to have this*  
264 *discussion.*

265

266 These discussions were not recorded as they were strictly confidential.

267

268 *Kristen Anderson made a motion to open the meeting and move out of Executive Session and*  
269 *return to the regular City Council meeting. John Bailey seconded the motion. A vote was called*  
270 *and the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson, Damon*  
271 *Cann and Kristen Anderson voting in favor. This occurred at 9:27 p.m.*

272

273

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

277

278 The meeting adjourned at: 9:28 p.m.

279

280 Approved by City Council: November 9, 2016

281

282 Transcribed by Marie Wilhelm

283

284 Recorded by

285

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Scott Bennett/City Recorder

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