

1 **Minutes of the North Logan City**
 2 **City Council**
 3 **Held on March 1, 2017**
 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, Kristen Anderson, John Bailey, Roger Anderson
10 and Damon Cann.

11
12 Others present were: Krystal Jensen, Bracken Anderson, Brody Jenkins, Matt Nielson, James
13 Johnson, Taylor Warren, Catherine Callow-Heusser, Val Heusser, Neil Murray, Debra Murray,
14 Braydon St___rland (illegible), Adam Backlund, Wynn Jenkins, Andrew Shumway, Chase
15 Casselman, Lydia Embry, Cordell Batt, Jordan Oldham, Lynda Smith, Alan Luce, Jeff Jorgensen
16 and Marie Wilhelm.

17
18 The Pledge of Allegiance was led by Nancy Potter.

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, John Bailey,*
24 *Roger Anderson, Damon Cann and Kristen Anderson voting in favor.*

25
26 **Approval and Follow-up of Minutes of December 7, 2016 City Council Meeting Closed and**
27 **Regular**

28 *The City Council decided to wait until the next meeting to approve these minutes, in order to have*
29 *more time to review them.*

30
31 **Review of Action Items**

32 Jeff Jorgensen reviewed the action items list with the council. He explained that we have several
33 good candidates for the economic development intern position.

34 He continued to review the list and answer questions from the council.

35 Mayor Berentzen referred to the culinary water systems and asked Jeff if we have many private
36 systems in the City. Mayor Berentzen said he wants to get notification out to those people to let
37 them know that the Health Department will do free testing. He said that one of the concerns is
38 that groundwater height has come to a certain point, and there is potential for cross-
39 contamination in those private systems. Mayor Berentzen said we automatically test the public
40 systems; and said for a period of time the Health Department is going to offer free testing to them.
41 He said they can come to the Bear River Health Department and get a vile, or they can use a
42 sterilized container, and commented further.

43
44 **New Business**

45 **Consider approval of the concept plan, development plan and plat for the Four Seasons**
46 **Apartments expansion located at approximately 2000-2100 N. 200 E., North Logan. (Wasatch**
47 **Properties)**

48 Jeff Jorgensen introduced the item and explained the current situation. He referred to the
49 paperwork that was given to the council, and said they had previously discussed the details of the
50 development agreement and development plan for this. He said the concept plan has not
51 changed, but said there were a couple of items in the development agreement that the City
52 wanted to go over with them which he further explained. He said these have been discussed with
53 the developers and they are willing to be cooperative. Jeff discussed additional details, including
54 opportunities for public use of some of their recreation facilities.

55 Jeff discussed various related items and answered questions from the council. Bracken Atkinson
56 also addressed questions regarding costs; and they further discussed what to put in a blank
57 section in the agreement establishing a limit on the amount of work that the developer may have
58 to do that may not now be known. Mayor Berentzen suggested \$20K, which was further
59 discussed, and Bracken agreed to this amount, not to exceed \$20K.

60 Damon Cann said he thought that could work; but suggested striking that sentence and not listing
61 what the estimated cost will be, which was discussed further. It was agreed to by the council, and
62 Bracken explained further how that could work. Bracken said ultimately however, that he was
63 comfortable with the \$20K because he said it protects him, which he explained further.

64 The council and Alan Luce discussed various items further.

65 Mayor Berentzen said it's clear that this puts all of the infrastructure needs on the developer's
66 shoulders.

67 The discussion continued.

68 Damon asked Bracken to discuss connectivity within the development in terms of walk-ability,
69 which Bracken addressed and explained.

70 Nancy Potter referred to the live/work part of the development, and asked if there are
71 requirements to have a certain percentage of each; and asked how long someone can live there
72 before a business is required. Bracken addressed this, and also said they have been working
73 with the City on that because there is not currently anything in the code which specifies time-
74 frames and some of those related issues. The details of how this would work would be within the
75 covenants for the development.

76 Mayor Berentzen asked about signage which Bracken also addressed and said they are working
77 with the City on that and explained the situation further. He said their legal team is working on
78 this as well.

79 Damon asked about parking for the live/work areas, both for the residents as well as the
80 customers; which Bracken addressed. He said most of these live/work businesses do not require
81 a lot of parking, and commented further. He also said each unit will have a two-car garage for the
82 residents.

83 This was discussed further. Damon said he felt there may not be enough parking. Bracken
84 discussed the various issues that involve having large parking lots. The area set for parking was
85 discussed, and Bracken said there may be some adjustment to the locations of the parking areas,
86 depending on what happens with the pickleball courts.

87

88 *Damon Cann made a motion to approve the concept plan, development plan and plat, with the*
89 *changes as discussed to 8e and 8f in the Development Agreement, and to include the public*
90 *works comments. Nancy Potter seconded the motion. A vote was called and the motion passed*
91 *unanimously with Kristen Anderson, Roger Anderson, Damon Cann, John Bailey and Nancy*
92 *Potter voting in favor.*

93

94 Consider a proposed change to the city's subdivision ordinances and Design Standards
95 Technical Manual to require street lights in new subdivisions.

96 Jeff Jorgensen explained the current draft and the minor changes made since the last draft. He
97 explained further.

98 Nancy Potter asked about the changes, which Alan Luce explained and said they are very minor.

99 Alan addressed questions from the council.

100 Kristen Anderson asked about light pollution, which Alan addressed.

101

102 *Kristen Anderson made a motion to adopt resolution 17-03 and ordinance 17-02. John Bailey*
103 *seconded the motion. A vote was called and the motion passed unanimously with Kristen*
104 *Anderson, Roger Anderson, Damon Cann, John Bailey and Nancy Potter voting in favor.*

105

106 Consider a resolution adopting a change to the transportation element and map city's master
107 plan, specifically in the City Center area.

108 Cordell Batt discussed the changes that need to be made to the City's master transportation plan,
109 including a section of 2100 North in the Four Seasons complex that should have been removed
110 from the Master road plan, as it is now a private road within that complex. There was also a
111 proposal to remove from the Master plan a section of 100 East just west of where the next phase
112 of Four Seasons will go.

113 Cordell and Jeff Jorgensen addressed various questions from the council.

114 There was discussion about improving 100 East, connectivity, access and other various related
115 items.

116
117 *Damon Cann made a motion to take off the master plan the section of 2100 North between 100*
118 *East and 200 East but leave 100 East between 2000 North and 2100 North on the plan to allow*
119 *access to the properties west of Four Seasons. Kristen Anderson seconded the motion. A vote*
120 *was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson,*
121 *Damon Cann and Kristen Anderson voting in favor.*
122

123 **City Council Work Session Items**

124 Discuss the restrictions for flag lots within existing subdivisions.

125 Jeff Jorgensen introduced the item and explained that there are property owners who are now
126 interested in using the flag lot ordinance. They came to talk to City staff right after the City
127 changed the ordinance to not allow the flag lot provisions to be used in existing subdivisions.
128 Since this piece of property is part of a previously approved subdivision, they are no longer
129 allowed to split it again using a second flag lot as they had planned on doing.

130 Cordell Batt also explained the situation and the changes recently made to the flag lot ordinance.
131 He answered various questions from the council.

132 The owners explained their intentions for their property and answered questions from the council.

133 Damon Cann asked about whether a dedicated road would fit there, and Jeff and Mayor
134 Berentzen said there is not enough room to put a dedicated road there.

135 The discussion continued.

136 Jeff explained that if the owners decide that they want to do this; another change would need to
137 be made to the City ordinance.

138 Mayor Berentzen briefly discussed the potential costs to the owners if they move forward with
139 this.

140 Mayor Berentzen recommended that the owners meet with City staff to make sure the property
141 owners understand the full extent of the costs to develop; and then staff can determine what a
142 possible solution would be to amend the ordinance.

143 John Bailey discussed the fact that the change was made to the flag lot ordinance in order to
144 avoid future issues; but that as soon as we did that, we created another problem, as in this
145 situation. He commented further on how to potentially handle this, and how it could be done in
146 the future either by zoning density, or by what the agreement was when the owners purchased
147 the property, and explained further. He suggested reviewing this again carefully to see whether
148 or not we "got this right".

149 Damon said he agreed with John and discussed another lot that may provide access to this area,
150 and commented further.

151

152 Budget Discussion. Department Presentations - Parks Department & Recreation Department.

153 Jeff Jorgensen discussed this parks budget and the issue of where the money is going to come
154 from to pay for all of the projects that we want to do. He said 90% of the parks budget is tied up
155 in the inter-relationship with projects for which he further explained. He used a PowerPoint
156 presentation to further explain the needs and the related costs. He addressed various questions
157 from the council.

158 Mayor Berentzen asked whether we had the long-term maintenance cost information that the
159 Cache County School District was going to provide; and Alan Luce explained that we don't have
160 the final costs yet, but said Jordan Oldham is working with them to obtain those.

161 Mayor Berentzen said he also remembers having a discussion with the school district about an
162 initial infrastructure cost, which he said we need to remind them about and commented further.
163 He said this was a dedicated North Logan amount that had nothing to do with the ongoing
164 maintenance and was a one-time amount. He said this needs to be looked into.

165 John Bailey asked if the eight-year RAPZ funds commitment is "solid", which Jeff addressed;
166 stating that it is supposed to be, and that there is a written agreement to memorialize that. Alan
167 explained details further and addressed questions from the council.

168

169 Parks Department Budget

170 Jordan Oldham presented the budget for the parks department. He addressed various questions
171 from the council.

172

173 Recreation Department Budget174 Lynda Smith discussed the budget for the parks department, and addressed various questions
175 from the council.

176

177 Reports from city officers, boards, and committees178 Cordell Batt explained that the district meetings had begun, and briefly explained the first meeting
179 that was held with the City Center District.

180

181 Alan Luce said he will be asking the City Council in the near future to give him a list of goals for
182 the coming year, and then they can tie that into the budget.

183

184 Jeff discussed the meeting with the sewer rate committee. He explained that they are
185 considering two options for funding and accumulating funds to build a new sewage treatment
186 plant; and said this only affects North Logan City's treatment portion of our rate, which is
187 approximately \$1.95 per thousand gallons. He said one option is to have that increase by 35%
188 for the first year, and then have no increases for four years, and then it would increase by 20%.
189 He said the other option is to have it go up every year by 10% for five years. He reiterated that
190 our entire rate would not be going up; just the treatment portion of our rate. He said over the next
191 few weeks we need to determine what our rates are going to be, and also go through the public
192 hearing process. He said the sewer rate committee approved the 10% increase per year, for five
193 years. He said that does not determine how North Logan City decides how we are going to do it.
194 He explained further and addressed various questions from the council.195 Jeff discussed the need to move the City Council's June 7th meeting, as the library may need the
196 conference room for their summer reading kick-off for that entire week. The council discussed
197 this further. The council agreed to change the schedule so that they would meet May 31st, a
198 week earlier than the week of June 7th.199 Jeff gave an update on the flood situation in the valley and said we only lost a very small piece of
200 road on 2200 North, just west of Main, and said that road is in bad shape. Alan Luce commented
201 further on this. Jeff said this road will have to be rebuilt and discussed how the City may try to
202 fund it, including potentially with FEMA monies.203 Alan discussed this further and said there are two parts to the fund request; 1) to bring back the
204 road to what it was before; and, 2) to do some remediation so that it doesn't happen again, which
205 will mean having to do some piping of a ditch along the road.

206 Nancy Potter mentioned that there is a big chunk of road damaged on 2300 North and 1400 East.

207

208 Roger Anderson asked about the status of the budget for snowplowing this year, which Alan
209 addressed and explained; and said we are spending more, but not more than 20% more than last
210 year.211 Mayor Berentzen said [in relation to this] that we are getting more done with the manpower we
212 have, than any City in the valley, for how much and how hard our employees are working. He
213 said they have done an outstanding job. He further explained how good management is creating
214 this with a limited budget.215 John Bailey mentioned that the newly asphalted road on 2100 North between 800 East and 1200
216 East is showing a lot of cracking problems and asked if it was due to the weather conditions from
217 the [harsh] winter. Alan confirmed that was the case, and that they are in discussion with
218 Parson's, as the road is still under warranty, and commented further.

219

220 Nancy Potter said one of the representatives in the state legislature was trying to pass something
221 for short-term rentals, such as in VRBO and AirB&B. He said they were trying to make it so that
222 anyone could rent out their home, or a room; and there would be no regulations with which cities
223 could stop it, etc. She said the Utah League of Cities and Towns got involved and helped change
224 it. She said it is something that we need to aware of and commented further.

225 Jeff explained the situation further.

226

227 John Bailey asked Damon Cann about the survey his group distributed, which Damon explained.

228

229 Mayor Berentzen said due to meetings he has to attend, he will be missing the next two City

230 Council meetings.

231 Mayor Berentzen said he received something in the mail regarding Volunteer Recognition Day
232 which takes place on April 4th if we want to nominate someone, and explained further. He said
233 nominations have to be received by March 8th if we have someone. He gave Jeff and Alan the
234 information to follow up on.

235

236 Executive Session (closed) to discuss personnel issues and property acquisitions.

237 *Nancy Potter made a motion to close the meeting and move into Executive Session for the*
238 *purpose of discussing personnel issues and property acquisitions. John Bailey seconded the*
239 *motion. A vote was called and the motion passed unanimously with Nancy Potter, John Bailey,*
240 *Roger Anderson, Damon Cann and Kristen Anderson voting in favor. This occurred at 8:34 p.m.*

241

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

243

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

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250

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

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255

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257 The meeting adjourned at: 9:27 p.m.

258

259

260 Approved by City Council:

May 3, 2017

261

262

263 Transcribed by Marie Wilhelm

264

265 Recorded by

Scott Bennett/City Recorder

266

267

268