

1 **Minutes of the North Logan City**  
 2 **City Council**  
 3 **Held on March 15, 2017**  
 4 **At the North Logan City Library, North Logan, Utah**

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 7 *Damon Cann made a motion to appoint Nancy Potter as Mayor Pro Tem. John Bailey seconded the motion. A vote was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson, Damon Cann and Kristen Anderson voting in favor.*

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 11 The meeting was called to order by Nancy Potter at 6:30 p.m.

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 13 Council members present were: Nancy Potter, John Bailey, Roger Anderson, Damon Cann and  
 14 Kristen Anderson. (Mayor Lloyd Berentzen was excused).

15  
 16 Others present were: Adam Winger, Brett Robinson, Jon Keller, Tyler Bell, Ed Price, Jon Keller,  
 17 Scott Bennett, Lydia Embry, Cordell Batt, Jordan Oldham, Kim Hawkes, Jake Thompson, Don  
 18 Fisher, Alan Luce, Jeff Jorgensen and Marie Wilhelm.

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

22  
 23 **Adoption of Agenda**

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

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 28 **Approval and Follow-up of Minutes of December 7, 2016 City Council Meeting, Regular and**  
 29 **Executive (Closed) Session, December 27, 2016 Executive (Closed) Session and January**  
 30 **4, 2017 Regular Session,**

31 *December 7, 2016 City Council Meeting minutes, Regular and Executive (Closed) Session, were approved as presented.*

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 33  
 34 *Damon Cann made a motion to approve the December 27, 2016 City Council Executive (Closed) Session meeting minutes as amended. Kristen Anderson seconded the motion. A vote was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson, Damon Cann and Kristen Anderson voting in favor.*

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 39 *The January 4, 2017 City Council meeting minutes were approved as presented.*

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 41 **Review of Action Items**

42 Jeff Jorgensen reviewed the action items list with the council.

43  
 44 Nancy Potter presented a plaque to outgoing Planning Commission member and chairman, Brett Robinson.

45  
 46  
 47 **New Business**

48 **Current Action Items**

49 Convene as the North Logan Redevelopment Agency to consider approval of the development agreement for the Four Seasons Apartments expansion located at approximately 2000-2100 N. 200 E., North Logan.

50  
 51 *Damon Cann made a motion to adjourn the City Council meeting and convene to the meeting of the North Logan Redevelopment Agency. Kristen Anderson seconded the motion. A vote was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson, Damon Cann and Kristen Anderson voting in favor. This occurred at 6:42 p.m.*

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

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 59 *Damon Cann made a motion to adjourn the RDA meeting and return to the regular portion of the City Council meeting. Kristen Anderson seconded the motion. A vote was called and the motion*

61 *passed unanimously with Nancy Potter, John Bailey, Roger Anderson, Damon Cann and Kristen*  
62 *Anderson voting in favor. This occurred at 6:44 p.m.*

63  
64 Reconsider an ordinance to adopt a proposed rezone and a change to the zoning map for lots  
65 within the Second East Commercial Park Subdivision located at approximately 1700 N 270 E in  
66 North Logan, Utah. The area is currently zoned Community Commercial (CC) and is proposed to  
67 be rezoned as Residential Multi-Family (RM) Zone. Also being considered is a concept plan for  
68 the development of the area which includes a commercial development in the remaining portion  
69 still zoned CC along 200 East, plus on the east part of the subdivision, 44 residential units of both  
70 four or two unit townhomes and associated open spaces.

71 Jeff Jorgensen introduced the item and explained the situation briefly.

72 Cordell Batt further explained the situation and intentions of the developers, and the process this  
73 project has been through. He also explained some of the concerns from the adjacent Cache  
74 Valley Fun Park business and that there may be conflicts between the two uses, particularly in  
75 relation to the noise that the fun park puts out at times. He said after further discussion, the  
76 Planning Commission included a condition on this that a fence be part of the conceptual plan.  
77 Per a question from the council, Cordell explained the potential noise issue further.

78 Nancy Potter said the other issue she read about in the minutes was the over-flow parking issue,  
79 which Cordell addressed.

80 Nancy said she felt there is not enough parking with this plan, which she and Cordell continued to  
81 discuss.

82 Damon Cann commented on this and discussed his meeting with developer Jake Thompson.  
83 Damon said what Jake is proposing to build seems very nice; but said his concern is still with the  
84 density in this area, and commented further, including that he is not ready to approve this.

85 John Bailey said he is not uncomfortable with the density, if we are comfortable with the *type* of  
86 housing that it is.

87 Cordell said that when reviewing the concept plan and looking at the ratio of open space to  
88 building; this project has a lot of open space because he has cut down the number of units, and  
89 commented further.

90 Roger Anderson said he also met with Jake Thompson for a couple of hours and said he  
91 appreciated that he met with us and also cut out some of the buildings, per our suggestion.  
92 Roger said this is one of the last pieces to be developed in this area, and said if nothing is  
93 rezoned, they could currently put in storage units. He said he appreciates this project as opposed  
94 to some of the other, potential alternatives and commented further.

95 Damon said storage units would not be a bad outcome, and commented further.

96 Jeff said storage units do not bring as much sales tax to the City as would residential units.

97 Cordell said when residential-family is put on a property, it increases the tax value of that  
98 property, property taxes as well as sales taxes, because of the potential increase in population,  
99 and commented further.

100 Nancy said in her opinion apartments would not bring in much in taxes.

101 Cordell and Jeff disagreed and Jeff said it brings in sales tax; and every person that you have  
102 there increases the energy tax, gas tax, sales tax, etc., as these taxes are based on population.  
103 He said if this were, for example, a dentist's office, there would be no incoming sales tax  
104 whatsoever. He said *people* bring in sales tax; much more so than anything other than retail.

105 Damon said that's true, but people also bring in added costs for the City to service such as police  
106 service, fire department service, utilities, the need to expand our library offerings, the need for  
107 more parks, etc. He said businesses such as dentists' offices require fewer expenses. He said  
108 multi-family projects, however, do tend to be less expensive to the City in terms of infrastructure  
109 and maintenance, etc.

110 Cordell said most cities look at businesses and developments to bring people in, because when  
111 people come in to a city and live there, they spend money there, which he said is in an increase.

112 The discussion continued.

113 Nancy said the thing she has an issue with is that they're recommending putting apartments on it  
114 because they can't sell it as commercial, and said we're losing commercial, and commented  
115 further. Cordell said that he felt we actually have a lot of commercial in our City, and also  
116 explained why it is not a good spot to put commercial.

117 John Bailey said he would like to see that stay commercial, but discussed all of the commercial  
118 spots near Walmart that are currently vacant. He further commented that maybe there is a need  
119 to have more residential to stimulate the commercial, and commented further. He said he does  
120 not like what is on this site now; and also said he does not really like the way the garages in this  
121 project are facing right on the street. He said he does like however, how it is clustered around a  
122 common area, with the park area in the middle. He said as he considers the pros and cons, he  
123 said he tends to be supportive of the rezone request and he is feeling more inclined to approve it.

124 Damon said he is concerned about the tendency of transient residency in this area and explained  
125 further.

126 Cordell discussed the benefits of putting townhomes in this area with all that is around it.

127

128 *John Bailey made a motion to approve the rezone. Roger Anderson seconded the motion.*

129 *A vote was called and the motion failed with John Bailey, Roger Anderson in favor; and Damon*  
130 *Cann, Nancy Potter and Kristen Anderson voting against.*

131

132 Roger Anderson commented on the fact that this project is just like the kind the council members  
133 have discussed wanting previously, and commented further. He said he would much rather have  
134 this project than a bunch of storage units.

135 Kristen Anderson asked the developers to comment.

136 Don Fisher explained a development he previously built on what he said was an identical piece of  
137 land in Salt Lake City, and said they had plenty of parking and common area because they made  
138 the project with three-story structures and commented further. He said when you build three-  
139 story structures, you end up with a lot more parking and common area, and it works nicely. He  
140 also discussed a property he developed in Logan.

141 Damon said if we don't approve this, we need to give the developers some reasons and direction  
142 so that they know how to move forward. He said personally, he feels there needs to be a  
143 reduction in density to perhaps 32 units.

144 Don Fisher said they have reduced the density to 42, and if they go any lower, they will have to  
145 abandon the project as it won't work financially with the value of this property.

146 Nancy mentioned that there is only one exit, and that will be an issue with over 40 units, as that is  
147 a lot cars, and commented further. This was further discussed.

148 John Bailey asked about the east side of the subdivision, per some of the verbiage in the  
149 document, which Don Fisher explained.

150 The discussion continued and the developers answered various questions from the council.

151 Per a question from Damon, Jake Thompson explained access. Alan Luce discussed his  
152 conversations with the Fire Department regarding access.

153

154 Consider an ordinance establishing temporary zoning regulations based on a finding by the City  
155 Council of compelling, countervailing public interest.

156 Jeff Jorgensen explained that this was based on the input received from the City Council about  
157 postponing development in the City Center area until some clarifications could be made to the  
158 City code, and further explained. He said this will give us up to six months to consider changes to  
159 the zoning ordinance for this area.

160 Jeff addressed various questions from the City Council. He reiterated that this can be revoked or  
161 changed before the six month's time.

162

163 *Kristen Anderson made a motion to approve ordinance 17-03. John Bailey seconded the motion.*  
164 *A vote was called and the motion passed unanimously with Kristen Anderson, Roger Anderson,*  
165 *Damon Cann, John Bailey and Nancy Potter voting in favor.*

166

167 Consider approval of cooperative agreement with UDOT regarding project at 1600 North Main  
168 Street.

169 Alan Luce explained the situation, as it had been discussed previously, and the process the  
170 document had been through.

171 Alan and Jeff Jorgensen addressed various questions from the council and explained some  
172 related items further.

173 The discussion continued briefly.

174

175 *John Bailey made a motion to approve the agreement. Kristen Anderson seconded the motion.*  
176 *A vote was called and the motion passed unanimously with Kristen Anderson, Roger Anderson,*  
177 *Damon Cann, John Bailey and Nancy Potter voting in favor.*

178

179 **City Council Work Session Items**

180 Budget Discussion. Department Presentations - Community Development, Cemetery, and  
181 Protective Inspection departments.

182 Planning and Community Development

183 Cordell Batt presented his budget for Community Development and the Planning Commission.

184 Alan Luce discussed the potential changes in how we manage fees related to the developers.

185 Nancy Potter said it is important to ensure that our fees are based on actual costs, in all the areas  
186 of the City.

187

188 Cemetery

189 Jordan Oldham presented the budget for the Cemetery Department

190

191 Inspections Department

192 Chris Jensen presented his budget for this department. He mentioned that we are already a  
193 month and a half ahead of the amount of building permits that we issued last year at this time;  
194 and that the previous year was a record year, as North Logan City issued more than we ever had.  
195 He addressed various questions from the council.

196

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

198 Chief Jon Keller said [Logan] Fire Chief Jeff Peterson retired today, expressed his gratitude and  
199 commented on this further.

200

201 Cordell Batt said the district organizations are going well; that the members are getting together  
202 and are scheduling meetings; and, explained their progress and upcoming meetings further.

203

204 Jordan Oldham mentioned that Terrel Huppi's retirement party will be held on Friday, March 31<sup>st</sup>  
205 in the North Logan Library conference room at 12:00 p.m.

206 Jordan said that the annual Easter Egg Hunt will be held on Saturday, April 15<sup>th</sup> at 11:00 a.m. at  
207 Elk Ridge Park.

208 Jordan explained that there will be three events held on Saturday, April 22<sup>nd</sup>: Arbor Day; a Soap  
209 Box Derby; and, Comcast Cares, a day of service, which he explained further, including that  
210 Comcast will pay North Logan City per every participant. He also said there will be a Trails Open  
211 House held on April 12<sup>th</sup> at 7:00 p.m., at Greenville Elementary School, with the Cache County  
212 Trails Planner. He also explained a tree pruning workshop that will be held on April 29<sup>th</sup>, at 9:00  
213 a.m. at Richard Marlow's home.

214

215 John Bailey asked about the gates on the canal trails which Alan Luce and Jeff Jorgensen  
216 addressed.

217

218 Scott Bennett discussed the Utah League of Cities and Towns Spring Convention participation  
219 with the council.

220

221 Executive Session (closed) to discuss potential land acquisitions.

222 *Damon Cann made a motion to close the meeting and move into Executive Session for the*  
223 *purpose of discussing potential land acquisitions. John Bailey seconded the motion. A vote was*  
224 *called and the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson,*  
225 *Damon Cann and Kristen Anderson voting in favor. This occurred at 8:01 p.m.*

226

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

228

229 *Damon Cann made a motion to open the meeting and move out of Executive Session and return*  
230 *to the regular City Council meeting. John Bailey seconded the motion. A vote was called and the*

231 *motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson, Damon Cann and*  
232 *Kristen Anderson voting in favor. This occurred at 8:22 p.m.*

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234

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

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239

240 The meeting adjourned at: 8:22 p.m.

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242 Approved by City Council: May 17, 2017

243

244 Transcribed by Marie Wilhelm

245

246 Recorded by

247

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Scott Bennett/City Recorder