



**Minutes of the North Logan City
City Council
Held on November 1, 2023
At the North Logan City Library, North Logan, Utah**

**(The time stamps throughout the minutes below, located next to an item, indicate the time an item begins in the recording of the meeting.)*

Item #1

***00:00:01**

The meeting was called to order by Mayor Lyndsay Peterson at 6:32 p.m.

Council members present were: Buzzy Mullahkhel, Joni Kartchner and Emily Schmidt. (Roger Anderson and Craig Humphreys were excused.)

Others present were: Nancy Tueller, Tann Tueller, Joe Crum, Police Chief Kent Goodrich, Fire Chief Nate Thompson, Jordan Oldham, Scott Perkes, Scott Bennett, Ryan Campbell, Alan Luce and Marie Power.

The Pledge of Allegiance was led by Buzzy Mullahkhel.
An invocation was given by Emily Schmidt.

Adoption of Agenda

00:01:16 Motion

Emily Schmidt made a motion to adopt the agenda as presented. Buzzy Mullahkhel seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Joni Kartchner and Emily Schmidt voting in favor.

Approval and Follow-up of Minutes of October 4, 2023 City Council, October 18, 2023 City Council, and October 18, 2023 Executive (Closed) Session meetings (three sets total).

00:01:27 Motion

Joni Kartchner made a motion to approve all three sets of the above-referenced minutes, as presented. Emily Schmidt seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Joni Kartchner and Emily Schmidt voting in favor.

Review of Action Items

00:01:56

Alan Luce reviewed the list with the City Council, and addressed minor questions.

Recognition of Exemplary Staff Member

00:08:56

Mayor Peterson recognized Ryan Campbell, Streets Division Manager, for his exemplary work in his department, particularly for the extra efforts he and his crew put in to make the 40th annual Pumpkin Walk Days an extremely successful series of events.

New Business

Current Action Items

Item# 2 - Consider a resolution to amend the Master Fee Schedule as it relates to construction-related fees (Encroachment Permit Fees).

00:10:35

Jordan Oldham explained the situation and the reason for the changes, which Mayor Peterson mentioned the City Council had discussed at length. Jordan addressed questions from the council.

00:12:27 Motion

Buzzy Mullahkhel made a motion to approve Resolution 23-17, amending the Master Fee Schedule as it relates to construction-related fees (Encroachment Permit Fees). Joni Kartchner seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Joni Kartchner and Emily Schmidt voting in favor.

Item# 3 - Consider approving a Master Site Signage Plan and Development Agreement for the Wal-Mart frontage with Hwy 91. This Master Site Signage Plan and Development Agreement represent a negotiated coordination of signage interests along Wal-Mart's frontage with Hwy 91 for both a North Logan City gateway entry sign as well as new signage for the Walmart property.

00:12:45

Scott Perkes explained the situation in detail, with Walmart wanting to improve their signage along Main Street, particularly in relation to their new addition of the fuel station going in on the front of their property; which he said also gives North Logan City an opportunity to address a goal we've had for a long time, to have better representation on our entry corridor on the highway into town, with a better "Welcome to North Logan City" sign. He reviewed the detailed plans for this from both Walmart, as well as rough designs for where the North Logan sign could be located, and also explained the discussion staff had with Walmart for coordinating a mutual sign project, including Walmart's desire to have the fuel signage visualized fully.

The new sign ordinance was also discussed in relation to all of this. Scott said the reason this is in front of the City Council for consideration, even though this is typically approved at the administrative level; is because per the negotiations, in order to arrive at this outcome, North Logan offered some exceptions to our signage ordinance, which he explained further. He said that state code allows for us to grant exceptions to our existing ordinance language, if it goes through a legislative review process, which he further detailed. He explained various related items further, as well as the items in the packet for the council to review, including the site plan, and the Development Agreement with Walmart. He said the agreement has the two items that are being exempted, which are the reader board on the canopy, which are typically not allowed; as well as the monument sign on the north side, which he said is a little bit bigger and taller than what would traditionally be allowed, and commented further.

Scott addressed questions and comments from the council, and they discussed various items further. He also discussed the efforts staff has made to have a cohesive and coordinated design aesthetic across all of our signage in North Logan City. He said they could also consider whether this is a good time to update the City logo.

Alan Luce said he appreciated the work Scott did on this and commented further; and also said there is a similar agreement with the carwash on 2500 North, and that they want these two signs to be very similar, and commented further. He also discussed timing as well as costs, as did Scott.

The discussion continued. Mayor Peterson thanked Scott for the great work and negotiations he did with this.

00:24:20 Motion

Emily Schmidt made a motion to approve the Master Site Signage Plan and Development Agreement for the Wal-Mart frontage with Hwy 91, as presented. Buzzy Mullahkhel seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Joni Kartchner and Emily Schmidt voting in favor.

Item# 4 - Consider approving a Concept Plan for the Nash Subdivision, a lot-split standard subdivision in the R-1-12 zone at approximately 1285 E 1500 N.

00:24:38

Scott Perkes said this is a very basic subdivision with a lot-split of an existing residential parcel. He explained some of the history of the site and explained that the intention of the owners for this Concept Plan is to split the parcel down the middle into two residential lots. He said the parcel is .65 acres in the R-1-12 zone, so the minimum lot size is 12,000 square feet; but that as proposed, each lot will be just over 14,000 square feet. He explained various details further. He said what is unique about this situation is that 1500 North is one of our few rural road standard roads in our

Transportation Master Plan. He said the boundary line for North Logan City and Logan City is essentially down the middle, with 33.5 feet on each side, for a full standard width of 66 feet, with the north section in North Logan City and the south portion in Logan City. He said in order to do this, they put together a rural road standard, which he explained further. He said with this subdivision, we'll have to match that standard along the full-frontage for that 33 feet-width, and that's what we anticipate from a road-improvement standpoint. He also explained the intentionally-designed "hammer head" in place for a fire turn-around, and explained this and other details further. Scott addressed questions from the council on the road situation, including whether or not Logan City might finish this road, which he addressed.

Scott continued to explained additional details, including how this will move forward. He said it meets all of the zoning requirements, and staff and the Planning Commission gave this a positive recommendation.

Scott addressed various questions from the City Council, including how drainage is being worked out. Alan Luce said that is a question that should definitely be brought up during the Development Plan process, and further explained the historical flooding situation in this area.

A gentleman, who said they are neighbors and their lot backs up to where this lot splits, said they were just curious about what the plan is, what would go there, and if they're going to build a home to rent or to buy; and said that street is quickly becoming a rental district, and that is a concern. He explained further. He said he was also curious about what the parking situation was going to be there, as he said there is a lot of overflow parking that happens there.

The neighbor also mentioned the drainage that occurred in this area.

The council and staff addressed these comments and the council continued their discussion. Alan also commented on the flooding that has occurred in this area, and said we need to have a discussion with Logan City on this.

The gentleman who spoke said "they were [Nancy and Tann] Tueller, and that they were there with their neighbor, Joe Crum."

Buzzy asked Scott to further explain the process for moving forward with this, which Scott addressed.

The discussion continued and Scott addressed additional questions and comments from the council.

00:39:35 Motion

Buzzy Mullahkhel made a motion to approve the Concept Plan for the Nash Subdivision as presented, along with the facts, findings and conditions included in the staff report. Joni Kartchner seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Joni Kartchner and Emily Schmidt voting in favor.

City Council Work Session Items

Item# 5 - Updates regarding SB-174 and the City's progress towards compliance.

00:39:57

Scott Perkes explained the situation with this new bill and said that staff is working to try to better understand all that it will entail, and what they will have to do to be in compliance, including having to amend our ordinances. He also said the consultant that was selected to help North Logan with its General Plan, is also a consultant that is in a pool that the state has approved for help with this. He said the state also released some "technical funding" which will help with technical assistance on this, which he detailed further.

He reviewed the details of the bill and the new requirements; and explained that this bill requires all cities and counties in the state of Utah to change the way that we review residential subdivisions. He said for all residential subdivisions, we now have to go from a three-step process down to a two-step process. He said currently, our process is Concept Plan, Preliminary Plat and Development Plan, and then Final Plat, making three phases. He explained that the way they're requiring us to change this is to just do Preliminary Plat and Final Plat. He said no Concept plans [are allowed], and that we can't even mandate that they [the applicants/developers] have a pre-application meeting to make sure they have everything in

place. He said they can request one, but we cannot obligate a developer to do so. He said another big change is that we cannot have the City Council act as the Land Use Authority on subdivision applications, therefore the council will no longer see subdivisions come to them to review. He said it has to be administrative, either through staff, staff committee, or Planning Commission. He said the other big item is that we only get four review cycles. He said we can choose how we want to split those reviews up between preliminary and final but we cannot exceed four. He detailed the process and how this would have to be done; and also described the now, very limited time-frames we have between reviews, e.g., 14 days, making this extremely challenging, particularly for small communities like North Logan, and commented further. He discussed some of the decisions the City has to make in order to work within these requirements, including designating who will be our administrative Land Use Authority which he explained further. He said we can also decide what constitutes a complete application, which he detailed further. He also explained that they need to decide how to split up the four review cycles. He said the other item is whether or not we want to allow for public comment, which he explained. He commented on the situation further, and said he feels this is going to be a very quick process, and that it is going to make things very controversial. He continued that we're going to have to keep sending things back to the developers; and said they are going to have to spend a huge amount of money just to get it through the door for us to review anything; because we won't be able to accept anything until it is very substantial, very complete, [and] very detailed. He commented further. He said this is a disservice to the development community, the City, the public, and is a challenge, for sure.

The City Council and staff discussed various, related items at length; including the benefits and issues of public comment.

Alan Luce also commented on this, and discussed how very difficult this is going to be for Scott, and what a bad light this bill will end up putting the City in. Alan said this is an attempt from the state to pit the developer against the cities directly, and it's going to be tough. He said that currently, we meet with a developer many, many times, and literally guide them step-by-step through the process, and explained further. He further detailed how he felt public comment should take place, despite how impeccable Scott is in his review in not missing anything; and said this will be an opportunity to explain to the public how this has been mandated by the state. He commented further.

Various, related items were discussed, at length, including the many challenges of this, how to handle notification, how to let the City Council know about new subdivisions, how other cities are managing this, how this could even work for small subdivisions, and how this affects the issues and developmental safety in relation to geologic hazards. The possibility for an extension on this was also asked about, and Scott said he didn't feel that was likely to happen. The discussion continued. Scott explained additional details regarding the state's management of this, and the related issues, as well as the deadline for North Logan City being in February 2024.

Item# 6 - Updates regarding North Logan's water capital improvement projects.

01:05:25

Jordan Oldham gave the most recent updates on the City's water capitol improvements projects, including the water conservation incentive plan.

Item# 7 - Updates on Civic Center.

01:07:52

Alan Luce gave the current updates on the Civic Center project.

Item# 8 - Reports from city officers, boards, and committees

01:09:50

Police Chief Kent Goodrich discussed the most recent staffing situation, and also gave the stats for the department. He mentioned the increase in traffic crashes, especially on Main Street, and explained further, including the increase they're doing in staffing there to manage that.

Alan Luce mentioned that North Logan has been pushing UDOT hard to lower the speed limit on Main Street. He said the only way they push UDOT is with data, and asked Chief Goodrich to send him or Mayor Peterson any data he could, as they will be having meetings with UDOT in the

coming weeks. Chief Goodrich said he will start compiling that.

Joni Kartchner mentioned issues with traffic lights along Main Street.

Alan said the light at 2500 North and Main Street is not working properly and explained the situation further; and asked Chief Goodrich if he had a contact at UDOT that could look at that, which Chief Goodrich said he would do.

Mayor Peterson also asked about making the two lanes at 2500 North through-lanes, rather than them splitting as they do, and explained further.

This was discussed further, and Chief Goodrich said he would set up a meeting with the City and UDOT.

Mayor Peterson said the City is grateful for the increased police presence that the Police Department is doing.

Interim Fire Chief Nate Thompson discussed Retiring Fire Chief Brad Hannig's retirement party taking place the next morning at 10:00 a.m. and that goes until 12:00 p.m., and gave further details.

Chief Thompson also explained the situation with the replacement fire truck.

He also discussed the "significant" fire event that took place that afternoon in Logan that Craig Humphreys was working on; as well as the ambulance that was enroute to that fire and sustained a crash, in which three firefighters were injured, including one who is in the hospital. He explained the situation further and addressed questions from the council.

He said if the council wanted anything different on the call sheet that was submitted to them, to let him know.

Buzzy Mullahkhel asked about the opening position for the Fire Chief replacement. This was discussed further, and Chief Thompson said the job opened on October 20th and closes on November 20th, and said that Mayor Daines said they'd like to fill that position by the end of the year, and commented further.

Scott Perkes explained the status of the General Plan rewrite process; and said they did execute the City's agreement with the consultant, and started formulating the advisory/steering committee, and detailed this further, including their intent and timeline for this project.

Alan thanked everyone for all the work they did for all of the events for this year's Pumpkin Days, and also reviewed the list of upcoming events with the council.

01:24:17 Motion

Emily Schmidt made a motion to adjourn the meeting. Buzzy Mullahkhel seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Joni Kartchner and Emily Schmidt voting in favor.

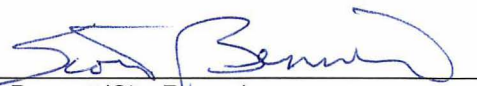
The meeting adjourned at: 7:57 p.m.

Approved by City Council:

December 13, 2023

Transcribed by Marie Power

Recorded by



Scott Bennett/City Recorder