

**Minutes of the North Logan City
City Council
Held on March 6, 2024
At the North Logan City Library, North Logan, Utah**

Agenda Item #1 - Opening Business

The meeting was called to order by Mayor Lyndsay Peterson at 6:31 p.m.

Council members present were: Joni Kartchner, Emily Schmidt, Buzzy Mullahkhel and Kenny Reese. (Buzzy and Kenny joined later in the meeting via Zoom, as noted below.) (Mark Hancey was excused.)

Others present were: Becca Springer, Devin Springer, Linda Young, Trent Bateman, Heidi Taylor, Jesse Howe, Ryan Campbell, Police Chief Kent Goodrich, Fire Chief Nate Thompson, Jordan Oldham, Scott Perkes, Scott Bennett, Alan Luce and Marie Power.

The Pledge of Allegiance was led by Emily Schmidt.
An invocation was given by Mayor Lyndsay Peterson.

Adoption of Agenda

Mayor Peterson explained that the City Council would be discussing the items on the agenda out of order, with the Work Session items being discussed first, and the Action Items being discussed and considered later in the meeting, when Buzzy Mullahkhel and Kenny Reese could participate via Zoom.

Motion

Emily Schmidt made a motion to adopt the agenda, as presented, but with a change in the order of the items being discussed, as was explained. Joni Kartchner seconded the motion. A vote was called and the motion passed unanimously with Joni Kartchner and Emily Schmidt voting in favor.

Review of Action Items

Alan Luce reviewed the list with the council.

Recognition of Exemplary Staff Member

Mayor Peterson recognized Heidi Taylor from the North Logan Library, for her exemplary work in her department, particularly for all of her efforts in putting together the Jane Austen Regency Ball event and fundraiser, and helping to make it such a huge success. Library Director, Trent Bateman, nominated her.

Buzzy Mullahkhel joined the meeting via Zoom at this time, at 6:45 p.m.

Approval and Follow-up of Minutes of the February 21, 2024 City Council Meeting.

Motion

Emily Schmidt made a motion to approve the February 21, 2024 City Council meeting minutes, as presented. Joni Kartchner seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel (via Zoom), Joni Kartchner and Emily Schmidt, voting in favor.

New Business

City Council Work Session Items

Agenda Item #6 - Draft FY2025 Budget proposal from the Parks Department.

Ryan Campbell presented the budget for the Parks Department. He addressed questions from the City Council.

Mayor Peterson expressed gratitude to the Parks Department for being willing to do the

landscaping for the new North Logan City office building site.

Joni Kartchner asked Ryan about the use of chemicals in our City for weed control, in relation to some people being sensitive to that, which Ryan addressed; and also explained how their department specifically avoids using them during recreation sports and activities.

Mayor Peterson also mentioned that we contract with Cache County for their weed control services on our open space.

Agenda Item #7 - Draft FY2025 Budget proposal from the Cemetery Department.

Ryan Campbell presented the budget for the Cemetery Department.

Ryan addressed questions from the council, including regarding having a storage shed at the Cemetery site, and also discussed a proposed bathroom for that area, for patrons.

Alan Luce discussed some of the niceties that North Logan City does during burials that other cities don't do, including removing the dirt so that it's not present during a burial service; and City staff not coming in during the burial to begin working, pushing the families out, before the families have even left the site, as some valley cemeteries have been known to do. Alan explained other items further, including the savings we're achieving with Ryan putting the Cemetery on secondary water, which makes funds available for other priority projects.

Mayor Peterson expressed what a relief it is that the Cemetery is now on secondary water, and that we can water there while areas in the City are on water restrictions. Ryan commented on this, as well; including saying that by using secondary water, they have been able to save some of our landscaping during times of drought.

Agenda Item #8 - Draft FY2025 Budget proposal from the Recreation Department.

Jesse Howe presented the budget for the Recreation Department. Jesse referred to a possible feasibility study being done.

Mayor Peterson said in attending some of the valley-wide recreation department meetings, it's very clear to her how efficiently Jesse runs his department. She said we're doing way more, with way less, and said "kudos" to Jesse and his department, and commented further.

Mayor Peterson also discussed the demand from our residents to consider building a recreation facility for use in the whole valley; and said they have come up with doing a valley-wide feasibility study to determine the potential for North Logan hosting *one* recreation center, and explained further. She also said that we submitted our RAPZ application.

Alan Luce explained that in order to do that RAPZ feasibility study, the cities that are participating would have to match at a certain percentage, and noted the line in the budget that is North Logan City's match, to do that study.

Mayor Peterson said the application was submitted last Friday, and it will be considered by the RAPZ Committee later in March, and that we will just have to hope for the best, and wait and see; but that it is great progress for our entire valley.

Emily Schmidt said she really appreciates all that the Recreation Department does.

Agenda Item #9 - Updates regarding the North Logan City General Plan.

Scott Perkes gave an update on the work being done on the North Logan City General Plan, and the upcoming steps moving forward. He discussed the surveys they're putting together to go out, and that they hope to get the first one out next week. He detailed this further.

Mayor Peterson commented on this, and discussed that it might be best doing two at a time, and commented further, which Scott said he would consider.

Scott continued to detail upcoming events and next steps, including the joint work session with the City Council and Planning Commission scheduled for April 11th, at the beginning of the Planning Commission meeting, for them to discuss this as a group.

Agenda Item #10 - Updates regarding North Logan's water capital improvement projects.

Jordan Oldham gave the most recent updates on the City's water improvement projects. He also discussed the Lead and Copper Pipe program, and said they are down to 100 homes [that the City still needs information on]. He said they will have to start digging in people's front yards to

visually check the water lines for those who haven't submitted information, if anyone gets calls asking what they are doing. He explained additional items further.

Emily Schmidt said she was impressed that they had gotten down to 100 homes.

Jordan said we had high participation from the letters we sent out. He said 100 homes are the minimum, but that a lot of work was done to get us down to that 100-home tier.

Agenda Item #11 - Updates on Civic Center.

The Mayor, council and staff discussed how great it was seeing the new "North Logan City" letters affixed to the entrance of the new North Logan City office building.

Alan Luce gave the most recent updates on the construction of the new City offices.

Alan also expressed his gratitude for the parks department doing the landscaping there, and what a huge savings that will be.

Agenda Item #12 - Reports from City officers, boards, and committees

The recent tour taken of the new Fire Station was discussed. Fire Chief Nate Thompson discussed the ISO rating, and working to improve it; and explained the large cost savings in insurance for both residential and commercial buildings if they can get a better number.

Mayor Peterson asked when they would know about that, and Chief Thompson said it would likely be in about three months, and explained further.

Chief Thompson discussed the staffing grant that opens next month, and said they will be working to get that. He also discussed some of the upcoming events taking place with their department.

Police Chief Kent Goodrich thanked the North Logan Youth Council who gave special "thanks" to the officers for being more visible in the City, and said that what they put together for the officers was really special, and was greatly appreciated.

Chief Goodrich gave the most recent stats for the department. He said they're seeing higher speeds on the roads lately, and they are having to deal with that more frequently.

Chief Goodrich also said they're being asked to give more presentations on the issue of sextortion as well as suicide prevention, which he explained further.

Chief Goodrich said they're also putting together their budget proposal to present to the Police Commission, and further commented, briefly.

Alan Luce reviewed the list of upcoming events with the council.

Current Action Items

Agenda Item #2 - 6:35 Public Hearing to receive public input on a proposed resolution to amend the Master Fee Schedule, modifying culinary tiered water rates for subdivisions or developments that were modeled, or approved, with secondary water for exterior watering needs.

Jordan Oldham introduced the item and explained the form that Alan Luce put together, which outlines why this makes such a difference to the water system in the City, and gave a detailed example of what it can mean. He said the changes made when homes use secondary water is very drastic and can have such a massive impact on our water system, and is a huge deal for the water department. He said they're going to focus on education, and trying to get people to stay on secondary water, as they were approved to do. He said the main driver for this is the toll it takes on our culinary water system, when people don't use secondary water, as they are supposed to be doing.

Mayor Peterson read aloud the guidelines for speaking at a public hearing, and opened, and then closed the public hearing at 7:17 p.m., as there were no public comments forthcoming.

Joni Kartchner asked where the City came up with the tiered water rates, which Jordan addressed, and detailed how they came up with this tier structure, and the associated fees.

Emily Schmidt said that seeing the water model and information that was presented at the last

City Council meeting was extremely helpful, and as such, this completely makes sense to her. She said she does not want anyone to be shocked and that she hopes, with education, people will understand what is going to happen.

Jordan said that is absolutely true. He said their goal with the implementation of these rates, is *not* to make money; it is to really focus on conservation. He explained that the use of culinary water being used on landscaping has a huge impact on our system, and on every taxpayer in the City; and heavily taxes the City's entire culinary water system. He said this is being put in place just to really make sure that our costs are getting covered, and to help ensure that people don't switch over to culinary water to water their landscaping.

Joni discussed the need for public education.

Alan Luce said if this is approved, the roll-out will include several months of education to the public, and commented further. He agreed with Jordan that if maybe one person uses culinary water, it may not be critical; but when that becomes ten homes, it has a drastic impact to our water system, and curbing that is critical. He further discussed how this would be explained to the public.

This was discussed further, including Jordan explaining how public education and notices would be managed.

Alan mentioned a clarification that needed to be made on the documentation; that on the last tier where it lists 20,001 gallons to 60,000 gallons, it needs to say 60,000+, because it does not have a ceiling.

Motion

Emily Schmidt made a motion to approve Resolution 24-08, amending the Master Fee Schedule, modifying culinary tiered water rates, with the addition of "plus" (+) after 60,000, as discussed.

Joni Kartchner seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel (via Zoom), Joni Kartchner and Emily Schmidt voting in favor.

Kenny Reese joined the meeting via Zoom at this time, at 7:23 p.m.

Agenda Item #3 - Consideration of a commercial subdivision Concept Plan for a three-lot subdivision at approximately 1950 N 100 E in the Commercial General Zone (CG).

Scott Perkes explained the situation with Rocky Mountain Power coming before the City Council this past December, to get a special use permit to use part of this property as an electrical substation. He explained that now that they have that special use permit, their next step is to plat the property and prepare it for a building permit. He said Rocky Mountain Power is separating this into three developable lots, which he said they can split up in any way they want to, and used a site map to explain the situation further; including what might happen with the other lots that are not being used for the substation. He explained the requirements that Rocky Mountain Power will have to do to go through the subdivision process, which he further detailed. He said the Planning Commission added one condition that parcel "B" has adequate access, which he said will need to be verified, and will be done before it is submitted.

Motion

Emily Schmidt made a motion to approve this Concept Plan for a three-lot commercial subdivision, as presented, with the facts, findings and conditions made in the staff report. Joni Kartchner seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel (via Zoom), Joni Kartchner, Emily Schmidt and Kenny Reese (via Zoom) voting in favor.

Agenda Item #4 - Consideration of a commercial subdivision Preliminary Plat and Development Plan for a two-lot subdivision at approximately 2850 N 200 W in the Commercial General Zone (CG).

Scott Perkes explained the situation and location, for this two-lot subdivision, and said there has been a lot of cooperation between multiple property owners on this, and said there will be several Development Agreements with this. He said there is already one lot, and they are modifying the lines for the existing Sock Factory site. He said they are creating two lots that will both front on

2850 North, with one that also fronts on Main Street, and one that fronts on 200 West. He said that 2850 North is a master-planned street, and that there will be requirements for curb, gutter and sidewalk, and outlined this further. He also explained the requirements for UDOT for a lane on Main Street; and that the Sock Factory's main entrance will move from Main Street to a "primary" entrance on 2850 North, which he further detailed.

Scott said, per the new requirements, this is the last time the City Council will have a chance to review this, and also said that the Planning Commission gave a positive recommendation on this.

Emily Schmidt asked how the new entrance and change in access is managed, such as when the entrance is closed off, and what kind of signage will be installed; which Scott addressed, and detailed, and commented that the change in access will primarily affect the employees who work there.

Alan Luce said this affects multiple property owners, and we've worked with each of them to make sure it works well for them. He commented that this is a high-functioning business and they've discussed how to keep things flowing well. He said Scott is right that this will mostly affect the employees who work for the businesses there; but that there are also a lot of vehicles picking up and dropping off daily; and explained that currently, they only have one access, and ultimately they will have three accesses, which he detailed further using an overhead aerial photograph of the area, and discussed what a benefit this will be to the site. He discussed that several businesses are going to be affected by this, and that the City is doing all they can to make this a positive experience and situation for each one of them.

Motion

Joni Kartchner made a motion to approve this Preliminary Plat and Development Plan for this two-lot subdivision, as presented, along with the facts, findings and conditions made in the staff report. Emily Schmidt second the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel (via Zoom), Joni Kartchner, Emily Schmidt and Kenny Reese (via Zoom) voting in favor.

Agenda Item #5 - Consider a resolution adopting the North Logan City Water Masterplan.

Jordan Oldham discussed the presentation done at the last City Council meeting on this, and said they reviewed the plan since that presentation, and did not find any changes needing to be made.

Motion

Emily Schmidt made a motion to approve Resolution 24-09, adopting the North Logan City Water Masterplan. Joni Kartchner seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel (via Zoom), Joni Kartchner, Emily Schmidt and Kenny Reese (via Zoom) voting in favor.

Motion

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

The meeting adjourned at: 7:36 p.m.

Approved by City Council:

March 20, 2024

Transcribed by Marie Power

Recorded by:



Scott Bennett/City Recorder