

Minutes of the North Logan City
City Council
Held on January 14, 2015
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, John Bailey, Roger Anderson, Damon Cann and Kristen Anderson.

Others present were: Alan Luce, Derek Spence, Adam Hogland, Heeth Perkins, Brittany Perkins, Nikole Kaluzny, Jusin Elder, Ryan Ottley, Travis Robson, Daniel Hoffman, Tighe Corbridge, Devin Jones (Sunrise Engineering), Kent Alder, Donna Alder, Darren Dezlogs (sic?), Jacob Hanover, Daniel Reeves, Camden Hooley, Corey Walker, Scott Cooley, Kenton Cooley, Russell Goodwin, Ted Nyman, Jon Keller, Adam Winger, Chelsey Hawkes, Lance Anderson, Alan Luce, Cordell Batt, Scott Bennett and Jeff Jorgensen.

The Pledge of Allegiance was led by Damon Cann.
An invocation was given by Chief Kim Hawkes.

Adoption of Agenda

Mayor Berentzen mentioned an address correction for agenda item number four, that should state 1400 East and 3250 North, instead of 1400 North and 3250 North.

Nancy Potter made a motion to adopt the agenda as amended. Damon Cann 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.

Review of Action Items

Jeff Jorgensen reviewed the action items list for the council.

Mayor Berentzen asked to have a regular item on the Action Item list to keep the council updated on any issues relating to the Logan waste water treatment plant and the associated agreements for that.

New Business

Announce promotions in the leadership positions within the North Logan City Fire Department.

Jon Keller presented various promotions within the Fire Department, which he said does not occur very often. He introduced the three captains who run the three companies, who were promoted to Battalion Chiefs at their last Christmas party; and they were Travis Robson, Tighe Corbridge and Ben Berezay. He then presented the three captains and three lieutenants who were promoted, who were Derek Spence, Ryan Ottley, and Justin Elder all for the position of Captain; and Heeth Perkins, Nikole Kaluzny, and Adam Hogland, all for the position of Lieutenant. He also mentioned that Nikole Kaluzny was the first woman to be promoted to an officer in the department, as well as the first to earn Firefighter of the Year. Chief Keller also explained the various tests these individuals had to pass in order to be promoted.

Mayor Berentzen asked the recipients to say a few words about what they had to do to get to this point, which some of them did.

Chief Keller expressed his gratitude to the City Council for their support of the Fire Department.

Mayor Berentzen expressed his thanks to the Fire Department and said how much the council and the City appreciate them, and commented further. He also expressed his congratulations, and said he is very proud of our Fire Department, and said Chief Keller leads the way with exemplary service.

Consider for approval Resolution 15-01 establishing the day, time, and place for city council meetings for 2015.

Jeff Jorgensen explained the ordinance annually requiring the City Council to establish the day, time and place for City Council meetings, which now needs to be done for 2015. He said the plan

59 at this point is for the time and place to remain where they are, and said the first paragraph that
60 explains not having a meeting in September would be deleted since the council will now be able
61 to meet that day.

62

63 *Roger Anderson made a motion to adopt Resolution 15-01. John Bailey seconded the motion. A*
64 *vote was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger*
65 *Anderson, Damon Cann and Kristen Anderson voting in favor.*

66

67 Consider for approval the Concept Plan for a three (3) lot subdivision with a remaining parcel in
68 the RE-1 zone on 7.10 acres located at approximately 3250 North and 1400 North East.

69 Jeff Jorgensen explained the situation to the council, and the intention of the developers (Kent
70 and Donna Alder), including doing this project in phases. He said the developer is asking that a
71 minimum of the subdivision work be done at this time, as the only plan at this point is for Mr. Alder
72 to build a house on one of the lots; and said he does not anticipate anyone building on the other
73 lots any time soon. He said the Planning Commission recommended that the road be extended,
74 but that is up for consideration by the council. Jeff briefly explained some of the other points.

75 Mr. Alder explained his intention for his site; and further explained that Blake Dursteler bought the
76 7.1 acres, and sold 3.4 of those acres to the Alders. Damon Cann asked about the division of the
77 lots, which Mr. Alder explained. Jeff explained that property can be sold and purchased without it
78 being subdivided, but additional building rights are only established during the subdivision
79 process.

80 Mr. Alder commented further on his intentions for the site, including a road which will go just to
81 the house they want to build, and not all the way through. He said they do not want the road to
82 go all the way through because of the cost, and also because they do not want a road to split
83 their property for now, the south part of which they want to be pasture. He also said if the road is
84 built all the way through, it will just sit there with no one driving on it, as they have no intention of
85 developing the rest of the acreage. He discussed this further.

86 Mayor Berentzen asked if the time comes and the Durstelers want to develop; whether the Alders
87 would be open to allowing the road to come through as they develop their part of the acreage.

88 Mr. Alder said they have never considered it, because he said Mr. Dursteler does not want to
89 develop his property. Mr. Alder said if he does want to develop it, there is road off of 1250 East
90 that he could use, and commented further.

91 This was discussed further. Mr. Alder said he would be willing to put in writing that he would
92 extend the road across the rest of his property when the other two lots were divided off.

93 The discussion continued, including the potential issue of "land-locking" Mr. Dursteler's property;
94 and they further discussed the road.

95 Nancy Potter asked about ensuring that the road is wide enough to handle emergency vehicles.

96 Mr. Alder said in thinking about it, it might be best to do a full width road, half the way through.

97 Jeff Jorgensen explained the subdivision requirement to either have the road go through, or to
98 have the area for the road dedicated so that it can be developed later; but to ensure that there is
99 a plan to have that area secured as a future road.

100 Mr. Alder said he would be willing to have in writing that he would continue the development of
101 the road to the edge of his property, if the rest of his lots get developed.

102 The discussion continued.

103 Nancy asked about septic tank, which Jeff and Alan explained.

104 Jeff asked if all of the properties are on public water supply which Mr. Alder explained, and said
105 he will be on public water supply.

106 The question about whether the remaining parcel (Dursteler's piece) could be considered an
107 undevelopable parcel, and if Dursteler would have to sign off on that. Jeff said he would have to
108 review that with the City Attorney.

109 The council further discussed how to proceed.

110 Damon suggesting tabling this until Jeff has spoken to the City Attorney; and Jeff said some of
111 these items would be worked into a development agreement as it moves forward, and that
112 whether a piece could remain undevelopable will be discussed with the City Attorney in the
113 meantime.

114 Per a question from Damon, Jeff clarified that the council is considering for approval a concept
115 plan for a four-lot subdivision; with a road through that would be constructed up to a certain point,
116 at this time; and the details about how to work out the rest of the items can be put together in the
117 development agreement.

118 John Bailey said he would be comfortable approving this, if they weren't locked in to approving
119 the development agreement.

120 The discussion continued. Jeff further explained the development process, which will be done in
121 phases.

122 Damon said his issue is that the other [potentially affected] property owner is not at the meeting,
123 and that he would be bound by what the City Council agrees to tonight, in relation to potential
124 road construction costs, sewer construction costs, etc, and we do not have his input on this.

125 Damon said he would like to see that happen before the council approves this. Mayor Berentzen
126 said although that property owner is "on board" with this according to Mr. Alder, Damon's point is
127 a good one.

128 After further discussion, and a question from Mayor Berentzen, Damon said he would not support
129 a motion tonight until there is further dialogue with Mr. Dursteler.

130

131 *John Bailey made a motion to approve the concept plan subject to the conditions that the road
132 and sewer issue be clarified; that the Durstelers are in attendance, or are represented at a
133 meeting when the development plan is approved; and, that the City Attorney review the concept
134 plan, and whether the remaining parcel can be made "undevelopable".*

135 *Kristen Anderson suggested a friendly amendment that if the private lane is built, the "land-
136 locked" piece does not ever get developed, otherwise it has to be a through road.*

137

138 John Bailey said there are so many issues, that he would like to withdraw his motion.

139 Jeff discussed other possibilities and the council continued their discussion.

140 Mayor Berentzen reiterated to Mr. Alder that Mr. Dursteler has to sign off on something that
141 states that there is the possibility, some day, that a road could go through these properties; and
142 that the City Council has to see that in order to approve it.

143 Jeff commented that Mr. Dursteler may not have to actually be in attendance at the City Council
144 meeting, but just an indication from him that he will agree to this concept.

145 Mayor Berentzen said staff will help Mr. Alder develop the appropriate wording for a document to
146 have Mr. Dursteler agree to.

147 Alan Luce commented on a potential right of way that Mr. Dursteler has to the water line, which
148 he briefly explained further.

149 The issue was tabled in order to collect more information.

150

151 Consider for approval an interlocal agreement among North Logan City, Hyde Park City, Cache
152 County and the Cache County School District regarding the status of the Land and Water
153 Conservation Act land owned by Cache County within North Logan City. Update the council on
154 the progress of the right-of-way acquisition, construction, and design of the new 200 East corridor
155 and other agreements relating to the land for the new high school and regional park.

156 Jeff Jorgensen explained the additional comments put into the draft per the previous discussion
157 with the council; and also said that City Attorney, Bruce Jorgensen wanted to review these
158 additional comments. He said that Bruce recommends that the council does not pass this
159 agreement at this meeting; but wait until he has had a chance to review the document. Lance
160 Anderson explained to the council the differences among the four agreements that they will have
161 to approve; and also explained this current agreement that they are considering for approval.

162 Mayor Berentzen explained that in item #4, some of the things that are identified as North
163 Logan's responsibilities are not the same as what the council agreed to in the other agreement,
164 which Lance Anderson explained further, which the counsel then understood.

165 Lance and Jeff further addressed various questions from the council. The council discussed the
166 boundary and the development of the road [3100 North] and Hyde Park's financial obligation to it,
167 which Lance further explained. The conversation continued.

168 The council discussed what will be the new boundary between North Logan and Hyde Park along
169 the new road on 3100 North. Mayor Berentzen said that he felt Hyde Park should be responsible

170 for the development of their section of the road. Mayor Berentzen said he doesn't want Hyde
171 Park to be able to tell North Logan when we have to develop the road; and said if they want it
172 sooner, they can pay for the development; otherwise North Logan City will develop it when we
173 can.

174 Mayor Berentzen asked Lance Anderson to discuss this with Mayor Cox [of Hyde Park].

175 Lance said he will go to Hyde Park and discuss it. He said Hyde Park mentioned that they were
176 "hit" with the appraisals which showed a value for the property, that was half of what they had
177 previously paid for it.

178 Mayor Berentzen suggested making an offer to Hyde Park, to make the boundary straight; give
179 Hyde Park all the economic benefit to where that border would go; and, when development
180 comes in to North Logan, North Logan City will make the development pay for the road, when
181 development occurs. Mayor Berentzen explained further.

182 Jeff recommended having the development on either side of the road be done by the ones to
183 develop that portion of the road. Lance agreed that this was a good idea and explained further.

184 Jeff asked about the North Logan's obligations if North Logan puts in utilities, which Lance
185 explained. Jeff also mentioned a revision that needs to take place, which is that North Logan City
186 no longer has the total responsibility for developing the Cache Recreation Complex, as well as for
187 200 East, as we are getting monies from other agencies to help North Logan City with that
188 development.

189 Russell Goodwin discussed the agreement that the City previously had with Hyde Park to split the
190 cost of development of 3100 North, from Main Street to about 200 East. He said there was an
191 agreement at that time between North Logan and Hyde Park to locate an access near 3100 North
192 and 200 East; and that the Ice Arena, North Logan and Hyde Park would jointly build the access
193 to 3100 North, to get to the arena. He said Hyde Park backed out of that agreement, and North
194 Logan ended up building 2850 North. Jeff clarified the situation on this.

195 The council continued their discussion, including discussing additional, potential changes to the
196 draft, as well as how to proceed.

197 Lance also discussed the timing of the approval process for the agreements.

198

199 Consider for approval a proposed Urban Deer Management Plan prepared by the police chief and
200 Utah Division of Wildlife Resources (DWR).

201 Chief Kim Hawkes addressed various questions from the council. He also explained how the
202 trapping of the deer works. It was also explained that every deer that is trapped will get an ear
203 tag at no charge to the deer.

204 Various items continued to be discussed.

205

206 *John Bailey made a motion to approve the proposed Urban Deer Management Plan as*
207 *presented. Hyde Park seconded the motion. A vote was called and the motion passed*
208 *unanimously with Nancy Potter, John Bailey, Roger Anderson, Damon Cann and Kristen*
209 *Anderson voting in favor.*

210

211 Share lessons learned at this year's Utah League of Cities and Towns convention and discuss
212 goals for the city for the coming year.

213 Kristen Anderson discussed the bike tour she attended while there, and further discussed the
214 lines painted for parked cars, and the buffer created there for bike travel. She said the City
215 should review this when we are beginning to repaint the stripes our roads.

216

217 John Bailey discussed the need for more time to study and deliberate items that come in for
218 consideration. He suggested holding one of the two monthly City Council meetings more for the
219 purpose of having time to study, and then for the second meeting to be held more for the purpose
220 of taking action on the items. He commented further.

221 Per a question from Roger Anderson about whether the City Council still needs to review
222 subdivisions; Cordell Batt said that most city councils in other cities do not review concept plans
223 or approve subdivisions, and many are surprised to hear that the North Logan City Council still
224 does, and explained further. Roger Anderson commented further on this and said that if North
225 Logan City has sound ordinances [we should rely on them]; and asked whether we might be

226 stifling economic development because of our process.
227 Jeff Jorgensen commented that most developers he talks to say that if they had a choice, they'd
228 rather develop in North Logan because we're so much easier to work with.
229 The conversation continued.
230 Mayor Berentzen discussed having David Church come to discuss with the council how we are
231 doing things. Cordell said Craig Call might be another person to contact, as he said he would talk
232 to us. The conversation continued, and the council discussed other potential individuals who
233 could come to the City Council meeting to discuss this. Per Mayor Berentzen's request, Jeff said
234 he would put this on the Action Items list. Mayor Berentzen said the item that Kristen brought up
235 regarding the striping of roads also needs to be reviewed. Nancy said that the Parks and Rec
236 Committee should discuss this, and Alan Luce commented on this.
237 Damon Cann also mentioned the importance of getting help for economic development, rather
238 then just hoping it comes; and further discussed possibilities like getting a consultant, or real
239 estate agent, or someone similar, and commented further.
240 This was further discussed, briefly. Jeff mentioned that there are some things "in the works"
241 [regarding economic development].
242 John Bailey further commented on David Church's presentation at the league meeting.
243 Nancy Potter discussed a class she went to in which the value of employees was discussed, and
244 how important it is for them to know they're valued. She said when employees are given
245 information for their salary; that it is also important for the employee to know how much a city is
246 spending for that employee, including their benefits, insurance, retirement, uniforms, equipment,
247 a vehicle, etc. She said the presentation indicated that instead of calling it a benefit, it should be
248 called a "reward" for a person having that position, and how an employee performs their job.
249 Nancy asked if North Logan City ever does this for the employees; and Jeff said not in this
250 context. Nancy said the presentation stated that this really helped employees to feel like they are
251 valued when they saw how much the city was putting into them, and commented further.
252 This was further discussed, briefly by other members of the council
253 Alan Luce brought up some other benefits that could be passed on to the employee, which would
254 not cost the City anything, such as with parks reservation policies, use of facilities, etc.
255

Reports from city officers, boards, and committees

257 Chief Kim Hawkes discussed some of the changes that are taking place within the Police
258 Department, including moving some personnel. He said Sergeant [John] Seamons who has been
259 an Administrative Sergeant, and a part-time investigator, is being moving out into their patrol
260 section; and they are eliminating the Administrative Sergeant position, and an adding an
261 additional full-time investigator, which he explained further. He said Roger Jardine will fill that
262 spot, and he and Sergeant Seamons will then be two full-time investigators. He also mentioned
263 that since Hyde Park now meets on the same night as the North Logan City Council, he will be at
264 our meeting every other time, as he will be attending the Hyde Park City Council meeting on the
265 other Wednesdays.
266
267 Adam Winger discussed some of the upcoming changes that will be implemented at the library,
268 as well as some of the renovations taking place; and said that there are things still needing to be
269 cleaned up from that, and explained further.
270 Adam also mentioned that they are still writing quite a bit of grants, and that they received two
271 grants that week, and have a few more that are expected to be coming in, which he further
272 explained.
273 John Bailey discussed a letter he received, which Adam said he had seen as well, in which a
274 library patron expressed their concern that there is a real weakness with library's adult non-fiction
275 section. John asked Adam if he felt this patron was accurate. Adam said he felt the citizen was
276 spot-on and explained further. Adam said there was a large purge done for materials that had not
277 been checked out more than two times in five years; which, he said, gave them some room and
278 opportunity to fill those gaps in the collection, and detailed this further.
279 John mentioned the other concern the citizen mentioned in the letter regarding the large
280 gathering space; and John asked Adam's impression for how much that space is really being
281 used, which Adam addressed and explained how that open space will be filled. Adam said the

282 letter was insightful; and explained that they are currently implementing changes to address some
283 of the issues pointed out.

284 Nancy Potter asked about getting a new, Pulitzer Prize winning book in the library called "A
285 Deadly Wandering", which she said is a Cache Valley based story. Adam explained the different
286 ways that new books can be requested for purchase for the library.

287 Kristen Anderson asked about previous discussions regarding extending library hours, which
288 Adam explained, and said they are getting there.

289 John Bailey asked about holding an additional evening reading group; and Adam said they have
290 had groups in the library doing that "after hours" and commented further.

291

292 Alan Luce asked the City Council if they would be interested in again sponsoring a "free skate
293 night" for the public at the Eccles Ice Arena. Mayor Berentzen asked about having two nights like
294 we did last year. The council said to do one night and see how that goes. Jeff discussed the
295 success of this same event held last year.

296 Alan gave an update on the construction progress of bring the new water well on line, as well as
297 some of the policies to be established on what to do when there is a scarcity of water.

298 Alan also gave an update on the Johnson Park road situation, which the council discussed with
299 him further.

300

301 Scott Bennett said that the North Logan City building inspectors are having trouble enforcing
302 some of the building permits and getting them finalized, and explained further. Scott said an
303 ordinance will be coming before the council in the near future to help deal with this.

304 Scott also said this is an election year, and there will be three council positions vacated, and
305 explained further.

306

307 Jeff mentioned that [North Logan City employee] Alyssa Jenkins had her baby, and that all is well
308 there. He also gave an update on [employees] Marie Wilhelm and Nate Stephens who both had
309 recent back surgeries.

310

311 Damon Cann said he met with the History Committee that week who asked him to ask the council
312 about a property in North Logan that the City had at one point expressed interest in acquiring.
313 Mayor Berentzen explained the situation and said it is likely something the City will pursue, but
314 perhaps might not happen as quickly as some want. This was discussed further, briefly.

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316 Kristen Anderson discussed with the council branding of North Logan City and the logos that
317 were prepared by some USU students.

318 Nancy Potter said she would like to see all of the logos printed out so they could lay them all out
319 in order to better review and compare them.

320 The conversation continued.

321 Nancy Potter asked if there is an actual City policy now on when credit card receipts are turned in
322 and how those things are verified, etc. Jeff said there was, and per Damon Cann's question, said
323 we are doing a six-month mini-audit, and that we know right where things are at this point.

324

325 Mayor Berentzen discussed the upcoming Utah League of Cities and Towns conference being
326 held on April 8, 9, and 10, at the Dixie Center in St. George; and asked the council if there were
327 any who would like to attend. Damon, John Bailey and Mayor Berentzen expressed interest in
328 attending, and the conversation continued briefly. Mayor Berentzen asked for Scott to contact
329 each council person to find out whether they were going or not.

330 Mayor Berentzen gave an update on the waste water treatment situation, which the council
331 further discussed.

332

333 Executive session (closed) to discuss real estate and pending litigation issues.

334 *Nancy Potter made a motion to close the meeting and move into Executive Session for the*
335 *purpose of discussing real estate and pending litigation issues. John Bailey seconded the*
336 *motion. A vote was called and the motion passed unanimously with Nancy Potter, John Bailey,*
337 *Roger Anderson, Damon Cann and Kristen Anderson voting in favor. This occurred at 9:41 p.m.*

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

Damon Cann made a motion to open the meeting and move out of Executive Session and return to the regular City Council meeting. 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. This occurred at 9:52 p.m.

Damon Cann made a motion to adjourn the meeting. Nancy Potter 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.

The meeting adjourned at: 9:53 p.m.

Approved by City Council:

March 25, 2015

Transcribed by Marie Wilhelm

Recorded by



Scott Bennett/City Recorder