



**Minutes of the North Logan City
City Council and Planning Commission
Held on August 8, 2019
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.)*

***00:00:09**

The meeting was called to order by Mayor Damon Cann at 6:30 p.m.

Council members present were: Roger Anderson, Kristen Anderson, Bruce Lee, Craig Humphreys and Brad Crookston.

Planning Commission members presented were: Nelson Boren, Casey Moriyama and Lyndsay Peterson, Buzzy Mullahkhel and Eric Hansen. (Nan Isaacson was excused).

Others present were: Sharilee Griffiths, Dan Durham, Blake Parker, Mandy Durham, Debbie Murray, Neil Murray, Barbara Middleton, Ryan Chesley, Adam Chesley, Anna Whitley, Jenny R. Whitley, Lydia Embry, U.B. Black, Jordan Oldham, Scott Bennett Spencer Burt, Alan Luce and Marie Wilhelm.

The Pledge of Allegiance was led by Kristen Anderson.

An invocation was given by Brad Crookston.

Adoption of Agenda

Mayor Cann asked to have the item approving the Planning Commission minutes moved to the end of City Council Action Items.

00:02:25 Motion

Kristen Anderson made a motion to adopt the agenda as amended. Roger Anderson seconded the motion. A vote was called and the motion passed unanimously with Kristen Anderson, Roger Anderson, Bruce Lee, Craig Humphreys and Brad Crookston voting in favor.

Approval and Follow-up of Minutes of July 17, 2019 City Council Meeting.

00:02:43

Minutes approved at previous evening's City Council meeting.

Review of Action Items

00:02:53

Alan Luce reviewed the list with the council.

Recognition of Exemplary Staff Member

00:09:08

Mayor Cann presented Cord Rabe with a gift card recognizing him for his exemplary work in his department, Facilities.

New Business

City Council Current Action Items

Consideration of approval of a Development Plan and Preliminary Plat for the Phillips subdivision (44 lots) located in the RE-1 zone approximately at 2900 North 1400 East, North Logan. (Blake Parker)

00:10:36

Spencer Burt explained the situation which was approved previously as a concept plan, for this proposed 44-lot subdivision. He explained various items and discussed the fact that the

59 developer has had to make many adjustments to the plan. He said the Planning Commission
60 gave a positive recommendation on this with some conditions, including a new addition to the
61 plan which is an easement access, pending development of the parcel to the north, to Auburn
62 Lane to have road connection. He further reviewed various details in the staff report, including
63 regarding a slight adjustment to the intersection of 1250 East and the road connecting to Auburn
64 Lane, homes in the area deemed the flood plain, and the trail cross section detailed on the plat.

65 Alan Luce said the main concern has been 1200 East and the tie-in and alignment.

66 Kristen Anderson said really wants the alignment of 1250 East into that northern subdivision, and
67 hopes it does not have all the roads going through the Krebs property to allow them to develop in
68 an acceptable manner when they desire to do so, and that there is not a big "S" curve through
69 their property. She said she feels that it is important to put in all the roads, and would like to see
70 a road done rather than just an easement.

71 Craig Humphreys mentioned that he lived on this corner for seven years and saw a lot of
72 accidents, and said running 1200 East through now is a big safety improvement.

73 Mayor Cann discussed not having all the traffic going through right there, now that the road goes
74 through.

75 Alan explained the intentions for this intersection and traffic flow and how to do traffic signage that
76 can be addressed with the City Engineer.

77 Brad Crookston said he thinks it's very generous of the developer to do an easement, as Auburn
78 Lane is not a master planned road and it provides the Krebs with an option for them to put it in
79 later, because he said it significantly benefits them to have that connectivity. He said if it wasn't
80 there, they would have to front all of the costs of the connectivity and cannot develop that
81 property without circling down to 1200 East, but this makes it so they would only have to circle
82 down to 1250 East. He said therefore, he would "hate to put that burden on this development"
83 and said he personally thinks it's too much to ask them.

84 Kristen said the Krebs property has been moved off of a master planned road and we have
85 accommodated this development and that we need to make sure that the Krebs property is
86 developable, and commented further.

87 Per a question from Mayor Cann, Alan said the Krebs property is 9.56 acres and goes down to
88 1200 East.

89 The discussion continued. Mayor Cann asked whether it would be fair to ask the Krebs to
90 develop that road which is not even on their parcel, and whether the Krebs could argue that the
91 City needs to pay for that road if we don't ask this developer, and commented further on finding
92 an equitable outcome.

93 Kristen said our City code states that we cannot make a property undevelopable and it seems
94 that just putting the easement on there would be a cost that the City would have to bear.

95 The discussion continued.

96 Kristen mentioned an adjacent property across from the Krebs' property that put in a section of
97 the road for what was the master planned road, and said it is therefore important that we don't put
98 that burden on this piece of property.

99 Brad commented on other options that could be done and said he didn't think the Krebs were
100 ready to develop the road.

101 Kristen said they may not be ready to do it but they should not be left without options.

102 Mayor Cann said our ordinances say we cannot leave them without options.

103 Per a question from Bruce Lee about water, Alan addressed this and said the water requirements
104 for secondary water are taken care of in the development agreement and explained further.

105 Roger Anderson asked if the canal company has said they will allow this many hook ups.

106 Blake Parker explained the water lines coming in. He said that Mr. Malouf said there are only
107 three properties on the line going through and is certainly sufficient to handle this. Blake said he
108 is having trouble having the canal company make a decision or give an answer regarding cutting
109 up the water as necessary, although there is plenty of water.

110 Roger explained why this can be an issue with some of these smaller canal companies saying
111 their line may be too small.

112 Blake said they have the responsibility to provide this and will be working through it.

Mayor Cann asked if there is clean title on this. Blake said they are working through an agreement with them but that they can write a check immediately if necessary.

Blake further discussed the road in relation to Auburn Road and explained the issues with aligning the road to Auburn Road. Blake said he got a call from someone who lives on Auburn Road who said they wanted to keep it a dead-end road. Blake discussed trying to avoid cul-de-sacs.

Kristen said she saw the drawings that the City Engineer had on another configuration that aligns the road. Blake said he did not see that drawing.

Craig asked where the connectivity goes across 1200 East to the west, which Alan explained using a projected map of the site.

Blake said this is the sixth redraw they've had to do on this and do not want to do a total redraw of this at this point. He said Auburn Lane is not a master planned street and said he feels like they're being forced to fix something they didn't cause. He said the Krebs' property can be developed without that connection.

Kristen said it is an existing street and feels that as things come in, we should work with what is already there and make the best layout for the future planning of our community.

Bruce Lee asked Blake what it would entail for Blake to redraw the previous version. Blake said he does not necessarily have a problem with that but asked why after two years this is being suggested. He asked at what point they get to move forward without having to redraw this.

Mayor Cann said he feels the council would be willing to move forward on this if he agreed to this [previous] drawing.

Blake said he would have to review it further and clear it with the owner.

Alan said this design gives him two more lots.

The discussion of how many lots the developer would have was discussed further. It was discussed that the developers would have 44 lots.

Mayor Cann and the council discussed how to proceed.

Alan discussed how Blake could move forward.

Bruce said he would want to see the other plan with the connection to Auburn Lane.

The council agreed to consider this at their next meeting.

Consider approval of declaration of surplus items from the North Park Police Agency.

00:48:30 Discussion

Mayor Cann introduced the item and that the interlocal agreement states that when there is a debt or sale, it has to be agreed upon by both cities [Hyde Park and North Logan City]. He commented further.

Ulysses Black explained the items up for surplus which is for three vehicles; and further discussed the surplus process, which he explained needs the City Council's approval.

Roger Anderson discussed utilizing the vehicles as other City vehicles, which is being done. This was further discussed and that the Impala is going to be used as a City vehicle.

00:51:25 Motion

Bruce Lee made a motion to approve these vehicles presented as surplus. Kristen Anderson seconded the motion. A vote was called and the motion passed unanimously with Kristen Anderson, Roger Anderson, Bruce Lee, Craig Humphreys and Brad Crookston voting in favor.

Approval and Follow-up of Minutes of July 18, 2019 Planning Commission Meeting.

00:52:01

The Planning Commission minutes were approved as presented.

00:52:29 Motion

Bruce Lee made a motion to saunter. Craig Humphreys seconded the motion. A vote was called and the motion passed unanimously with Kristen Anderson, Roger Anderson, Bruce Lee, Craig Humphreys and Brad Crookston voting in favor.

City Council and Planning Commission Workshop Items

Discussion and review of zoning west of Main Street from approximately 2000 North to 2700 North, along with a discussion regarding the Main St. Master Planning Committee.

00:55:33 Discussion

The meeting was called back to order and the City Council and Planning Commission discussed the zoning along Main Street. Mayor Cann explained the boundary adjustment that took place approximately five years prior with Logan City.

Spencer Burt discussed the questions that arose that triggered a desire to review certain areas and have the discussion between the City Council and Planning Commission. He explained the various zones on the projected zoning map and the group discussed considerations and potential recommendations for different areas. The recent request for conservation easement for a certain property was discussed and Kristen Anderson discussed the benefit of that. Spencer said he would compile everyone's recommendations and changes and give that back out to the group to review.

Roger Anderson said he would like to see less density overall.

Craig Humphreys discussed the need to design the "gateway" area of our city. Nelson Boren agreed and said we need to look at the whole 2500 North corridor and said it's possible that residential could go in there and commented further. This was discussed further.

The group continued to discuss various related items and potential design ideas for this area.

Spencer explained putting a Main Street Committee together to best plan this area. He did an Envisioning exercise with the group and they discussed this further.

Kristen Anderson, Bruce Lee and Lyndsay Peterson said they would serve on this committee.

Discussion regarding land use and zoning regulations related to the production, processing, and sale of Cannabis products in North Logan City.

01:50:45 Discussion

Mayor Cann introduced the item and discussed the state regulations that passed. He discussed the passing of Proposition 2, and then approximately a month later, state legislature convened and passed another law that altered Proposition 2. He said the purpose of this discussion is not to recommend prohibiting marijuana or cannabis production in North Logan City, because doing so would be illegal. He said when the laws were passed, there are things that cities can do in connection to cannabis production that were not permitted under the initial ballot initiative, which said that cities cannot do anything with their zoning powers to regulate marijuana growth, sale or production. He explained however, that now North Logan City can because of revisions the state made to the law. He discussed the difference between full marijuana with THC content, and industrial hemp, briefly.

Spencer Burt said staff was able to get a write-up from the Utah League of Cities and towns and said if we don't change anything, there are two zones that allow medical marijuana businesses, agriculture or industrial. He said if we as a City decide to pick one, we can write an ordinance, but it has to be allowed *somewhere* in the City, because we can *not* disallow it. He explained further.

Mayor Cann said that hemp is regulated in a fundamentally different way than marijuana.

Craig Humphreys said there are safety things that come into play with the processing of actual marijuana which he explained further.

Casey Moriyama discussed a hemp processing plant in Logan and explained some of the differences in process for marijuana versus hemp.

Processing and distribution were discussed further.

Per a question from council, Mayor Cann said the issue tonight, along with following state law, is reviewing whether the council wants to just allow what state law permits, or be more restrictive.

The council discussed this further.

A citizen present discussed the extreme measures undertaken and laws required for the growing and production of medical marijuana.

The council agreed to have Spencer do more research on this and bring back more information to the Planning Commission.

Discussion on updates to the Moderate-Income Housing Element of the General Plan.

02:11:05 Discussion

Mayor Cann introduced the item and explained what is being proposed in the state legislature and the punitive issues for cities for not following guidelines. He briefly discussed some of the things cities can do to be compliant.

Spencer Burt reviewed a document from the Utah League of Cities on Towns on this and the list of items that North Logan City can do to be compliant. He explained various related items further.

The group discussed various related items relating to compliance. Alan recommended choosing compliance items to work on that coincide with our General Plan and what will benefit the community the most.

The discussion continued, including compliance deadlines.

The group discussed the process for how they work together.

The Planning Commission discussed working on the General Plan. They agreed to work on the Housing Element of the General Plan first.

Mayor Cann recommended meeting again as a group, likely when there is a draft of the housing element, in approximately three months.

Reports from city officers, boards, and committees

02:34:48

Spencer Burt asked the group about the upcoming APA conference and who may like to attend on Friday, October 4th. Buzzy Mullahkel, Eric Hansen, Nelson Boren and Lyndsay Peterson all expressed interest in attending.

Alan Luce discussed the upcoming Tour of Utah event, as well as the League of Cities and Towns. He also mentioned the upcoming free skate night for citizens on Monday, September 16th at the Eccles Ice Arena.

02:37:15 Motion

Roger Anderson made a motion to adjourn the meeting. Bruce Lee seconded the motion. A vote was called and the motion passed unanimously with Kristen Anderson, Roger Anderson, Bruce Lee, Craig Humphreys and Brad Crookston voting in favor.

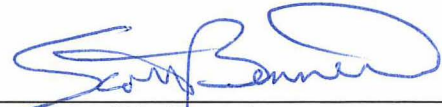
The meeting adjourned at: 9:09 p.m.

Approved by City Council:

August 21, 2019

Transcribed by Marie Wilhelm

Recorded by



 Scott Bennett/City Recorder