

**Minutes of the North Logan City
City Council
Held on December 9, 2020
Via Zoom, 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.)*

***00:00:03**

The meeting was called to order Via Zoom by Mayor Damon Cann at 6:34 p.m.

Council members present Via Zoom were: Roger Anderson, Buzzy Mullahkhel, Bruce Lee, Craig Humphreys and Brad Crookston.

Others present Via Zoom were: Chief Ulysses Black, Spencer Burt, Val Potter, Jake Young, Don Barringer, Jordan Oldham, Brad Hannig, Zachary Root, Kris Yelderman, Scott Bennett, Alan Luce and Marie Henschman.

The Pledge of Allegiance was led by Bruce Lee.

An invocation was given by Brad Crookston.

Adoption of Agenda

00:02:13 Motion

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

Approval and Follow-up of Minutes of November 18, 2020 City Council Meeting, Regular and RDA

00:02:36

Both set of minutes were approved as presented.

Review of Action Items

00:03:01

Alan Luce reviewed the list with the council.

Alan and Mayor Cann addressed questions from the council.

Recognition of Exemplary Staff Member

00:12:39

Mayor Cann recognized Ben Zander, Human Resources intern, for his exemplary work in his department.

New Business

Current Action Items

Presentation from Jake Young and Don Barringer regarding development options for the parcel 04-084-0018, currently zoned RE-1, and located at approximately 2000N 600E.

00:14:35

Mayor Cann introduced and explained the item.

Jake Young and Don Barringer gave a presentation on various development options for a parcel located in North Logan City, proposing to create a family neighborhood for this spot. He said the current zoning is RE-1; and that the zoning to the north is R-1-15, to the north east is R-1-12, to the west is R-1-10 and to the south is also R-1-10. He further explained their goals and vision for what this development could be, including having a lasting, high-quality neighborhood; great for families, individuals and retired couples; homes of different sizes and costs, for middle incomes to higher incomes; and, built in mind for the next generation of home buyers. He said as part of this, they also want to propose some design standards. He detailed those plans further, including their

plans for CC&Rs. He discussed these design standards further which include having street trees, large porches, water-wise landscaping, and having each home have its own design so that they would not all be the same. He further discussed housing and North Logan City's Moderate Income Housing Plan. He discussed the shortage of available homes in North Logan, and that there are currently only four homes for sale in North Logan. He commented further on the housing crisis that he said we're in, and said we're not keeping up with our internal growth. He briefly explained various proposals, one with an R-1-10 zoning; one with an R-1-12 zoning; one with SF-6 zoning; and, one with a mixture of these zones.

Val Potter gave a bit of a history on his background with North Logan City, as well as his work with the County Council. He said at that time, they were of the opinion that they wanted North Logan to have huge lots, big houses, and wanted North Logan to be a very exclusive town. He said his opinion changed when he was mayor with the development of Canyon Ridge, and explained further, including the "sprawl" that was happening throughout the county. He said he saw the problems associated with that. He said he has served with the state as the co-chair of the Housing Affordability Commission for three years; and said as he has served, he realized there is a crisis in Utah in terms of the affordability of housing. He commented further.

Mayor Cann explained that there is no concept being voted on tonight, but that Jake and Don just want feedback from the council about what they think may or may not work in this area, if they come in with a project or a rezone for this property.

Roger Anderson said he has been on the council for eight years, and discussed the other large parcels that are near to where he lives. He said 70 homes could go on one of the parcels with an R-1-10 zoning, but is probably too small, and commented further. He said there is a balance between people who purchased one-acre lots knowing that it would stay like that around them, versus having affordable housing. He said he would push more for R-1-15. He said it's sad that right now, all that people can afford is a town-home starter. He commented on the citizens who have come in [to meetings] who were against having smaller lots.

Bruce Lee said he was on the Planning Commission when they saw a presentation on this property a few years ago when they were asking for R-1-12 zoning at that time. He said he sat at an hour-and-a-half meeting listening to angry residents yell at them because "they were so stupid to even consider the proposal", while they all waited to get to the vote, because they knew they would vote it down, respecting the right of the property owner to come in and ask for whatever they wanted to ask for. He said in preparation for tonight, he reviewed the minutes from the meeting of the more recent presentation to the Planning Commission and some of the residents' comments from that meeting, again with none in favor. He commented further. He said RE-1 is probably not an appropriate zone for that parcel. He said to him, that is balanced with feasible use of the property, right of the owner to develop, and, what would make sense there. He said he feels that there is likely room to change that zoning and he would support that. He said he would likely never vote for it to go down from one-acre to R-1-10. He said he would agree to something like R-1-20, and commented further. He said he questions why this is an "action items" discussion rather than a workshop item and commented further.

Brad Crookston said he sat on the Planning Commission many times when this came in for a rezone. He said he knows it's zoned R-1-10 around there, but said the reality is that nothing is built out at R-1-10 and commented further. He said he feels like we should keep it closer to those zones. He said we have a lot of high density planned across the canal, which is not very far from this location. He said there is definitely still a demand for larger lots, and commented further. He said there is a big demand for smaller lots and they would sell, and the profit might be higher, but said the public around it is definitely against it. He said he leans more towards an R-1-30 and would rather see something with some smaller lots more clustered, and then a couple of larger estate lots. He said if we could come up with a plan like that, he might be more willing to go to a density equivalent to an R-1-15; but would definitely not zone this to an R-1-10, as he thinks it's not right for the people around there. He said through the City Center planning, the zoning was increased around them, and we told them we would keep some lower density on this side of the canal, and thinks we have an obligation to do that.

Craig Humphreys said he echoes the things that have been said. He said he likes the variation concept, with larger and smaller lots. He said what is difficult, is that once we go to R-1-10, that door is open, and any other future developer could come in and stack them in there as tight as possible, even though the other developments around it aren't built out to that density. He said

doing a mix of smaller and larger lots is a good way to go.

Mayor Cann summarized the council's comments for the developers.

Jake thanked the Mayor and council for their time and feedback.

Consider the approval of bids to replace the interior lights at the North Logan City Library.

00:40:50

Kris Yelderman gave a presentation on the lighting needs of the library, and discussed what was considered in determining North Logan's recommendation for what to install at the library. He further explained the bids received from four different companies who were interested in doing the work. He said ultimately, they chose to go with Royal Electric who will supply Coronet LED lighting for \$37,000; and explained how staff came to that decision, including factors of cost, availability of the chosen product, and the good experience they've had in working with them on other projects for the City in the past. He explained further, briefly. Mayor Cann commented briefly. Kris addressed questions from the council.

00:44:49 Motion

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

Consider the authorization of potential municipal funds in support of a COPS (Community Oriented Policing Services) Grant.

00:45:21

Mayor Cann explained the grant that Chief Black discussed applying for with the council at their last meeting, and commented further. He said Chief Black would like feedback from the City Council on this.

Chief Black explained the COPS Grant in detail, including discussing the needs of the Police Department, and how this grant could be beneficial to the department. He said this grant is very competitive and asked if the City Council wanted to support something like this, and commented further.

Mayor Cann explained his discussions with other Utah cities who have taken advantage of and benefited from this grant. He detailed how the grant works, and is distributed and spent. He explained further.

Chief Black addressed questions from the council. He explained the process for covering wages. The discussion continued.

Mayor Cann told Chief Black to pursue the grant, per the general support of the City Council.

Mayor Cann also discussed the grant writer that was hired.

Chief Black also discussed a grant that will help offset the investigator's wages, if it is awarded to the department.

Chief Black reported on two of his officers being recognized for going beyond the call of duty in aiding citizens; one in a traffic situation, and one who was able to help a citizen recoup funds that were fraudulently taken from them.

Chief Black also discussed some upcoming training that the officers are going to participate in.

Consider the authorization to proceed forward with the process to develop a new culinary production well, a culinary reservoir, and new distribution lines, along with their associated booster/pump locations in North Logan City.

01:03:16

Zachary Root gave a presentation on the process for installing a new, fifth well in Green Canyon. He explained the reasoning behind the decision and need for this, primarily due to a supply issue and further explained why this area is the best location for a well. He explained some of the differences between the fourth well in Green Canyon as opposed to this one, including that this fifth well will be 1000 feet deep as opposed to 400 feet, and the City will be tapping into a different aquifer. He detailed the situation further.

Zach addressed questions from the council, and he and Jordan Oldham further explained various, related items further.

Alan Luce discussed the level of exploration on this, as well as reducing the risk to the City's funds in determining the best place to locate a well, and all the work being done to try to do that.

Per Mayor Cann's request, Zach explained storage capacity and how it is managed.

Buzzy Mullahkhel asked how this addresses the water capacity issue on the east bench, which Zach explained.

Jordan explained the issue of the power lines being on the elevation line where they want to go and asked the council for their feedback on whether the tanks should "stand out" or be hidden. He used a map of the location to further explain.

Per a question from Mayor Cann, Zach said we need to pursue this as soon as possible; and said they want to get feedback from the council on what they've presented, and make sure that everyone is on board before they do pursue this.

Brad Crookston asked about the location of the Green Canyon tank, which Zach confirmed. He asked if elevation-wise, that one could be sort of "hidden", which Jordan said would be buried and explained further.

The discussion continued at length, including regarding costs. Zach, Jordan and Alan continued to address questions and comments from the council, and further explain various items. Per a question from Roger Anderson, Zach said they're anticipating that this well will provide water for approximately 15 years. Roger also asked about the longevity of the water remaining quality water, which Zach addressed and explained.

Per a question from Mayor Cann, Jordan said the bond would likely be approximately \$2,000,000 and explained the timing of paying it off. Alan further explained the situation with this.

01:43:18 Motion

Roger Anderson made a motion to approve the staff moving forward with this. Buzzy Mullahkhel seconded the motion. A vote was called and the motion passed unanimously with Roger Anderson, Buzzy Mullahkhel, Bruce Lee, Craig Humphreys and Brad Crookston voting in favor.

Consider a resolution adopting the City Council meeting schedule for Calendar Year 2021.

01:43:53

Mayor Cann discussed the schedule briefly.

01:44:24 Motion

Craig Humphreys made a motion to adopt resolution 20-17, adopting the City Council meeting schedule for Calendar Year 2021. Bruce Lee seconded the motion. A vote was called and the motion passed unanimously with Roger Anderson, Buzzy Mullahkhel, Bruce Lee, Craig Humphreys and Brad Crookston voting in favor.

City Council Work Session Items

Discussion of Green Waste.

01:44:45

Alan Luce explained that this was the resolution passed by the Solid Waste Advisory Board and Logan City Environmental regarding the \$1 increase per month, per customer, each year in the garbage bill for green waste. He said he has received some questions on this, including that if we have surrounding communities using our green waste bins, why aren't they paying much more. He said what has been done to counter that is that Mayor Cann was able to get a third bin for us. He commented further

Discussion of COVID-19, CARES Act Funds Proposed Usage, and municipal strategies.

01:47:00

Alan Luce discussed the current situation and that we will be receiving our last tranche of funding for items that were explained previously; primarily for items related to public safety, social distancing methods and for buying supplies. He commented further, briefly. Alan asked Mayor Cann about holding meetings in January.

Mayor Cann said he would like to do meetings again in person, but that it will depend on the status of [COVID] case counts and commented further. He also discussed the YouTube live-stream option, and said he would like to see that continue into the future. He said he hopes that

we could meet in person for the January meeting, while socially distancing and wearing masks. Mayor Cann mentioned that he attended the Utah League of Cities and Town's webinar this week with Rich Larkin, who he said is the Immunization Supervisor for the state of Utah. He said based on the information he's hearing from him as well from other sources, he expects that by this weekend people in Utah will be getting vaccinated with the COVID vaccine, and explained the process further for how it will be distributed.

Reports from city officers, boards, and committees.

01:53:19

Marie Henschman asked about needing a list of City Council member assignments to write the Mayor's Message each month for the City newsletter for 2021. Mayor Cann said he would write the one for January 2021, and we would discuss the rest of the year at the next City Council meeting.

Alan Luce discussed a situation with the parking boundaries at the roundabout on 2200 North and 400 East, and said that as people are exiting the roundabout, there is a vehicle parked right there that could potentially get hit. He said there have been four or five complaints about this. He explained the situation further, and that the boundaries need to be determined for roundabouts, and said he needs the support of the council to install no-parking signs at this location.

Mayor Cann and the City Council gave their support of this.

Mayor Cann recommended to Chief Black that he reach out to other cities in Utah and see if they have a standard practice on this kind of situation. Chief Black said he would do that, and mentioned that they have been dealing with the vehicle owners who have been parking there. This was discussed further.

Executive Session to discuss items related to real property, and items related to pending litigation.

02:01:07 Motion

Brad Crookston made a motion to close the meeting and move into Executive (Closed) Session for the purpose of discussing items related to real property, and items related to pending litigation. Craig Humphreys seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Roger Anderson, Bruce Lee, Craig Humphreys and Brad Crookston voting in favor. This occurred at 8:35 p.m.

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

Bruce Lee made a motion to open the meeting and move out of Executive Session and return to the regular City Council meeting. Roger Anderson seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Roger Anderson, Bruce Lee, Craig Humphreys and Brad Crookston voting in favor. This occurred at 8:42 p.m.

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

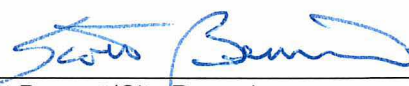
The meeting adjourned at: 8:42 p.m.

Approved by City Council:

January 6, 2021

Transcribed by Marie Henschman

Recorded by



Scott Bennett/City Recorder