

**Minutes of the North Logan City
City Council
Held on November 3, 2021
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.)*

***00:00:01**

The meeting was called to order by Mayor Damon Cann at 6:32 p.m.

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

Others present were: Kirt Hoggan, Linda Young, Lyman Stevens, Geraldine Stevens, Brent Lawyer, Joni Kartchner, Jeff Chatterton, Matthew Bishop, Nancy Jensen, Ron Jensen, Barbara Middleton, Ben Johnson, Dave Flandro, Bonnie Flandro, Chief UB Black, Chief Brad Hannig, Jordan Oldham, Spencer Burt, Scott Bennett, Alan Luce and Marie Henchman.

The Pledge of Allegiance was led by Bruce Lee.
An invocation was given by Roger Anderson.

Adoption of Agenda

00:01:16

Mayor Cann said there is now not a need for an Executive Session, therefore it can be taken off of the agenda.

Bruce Lee made a motion to adopt the agenda as amended. Craig Humphreys 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.

Review of Action Items

00:01:52

Alan Luce reviewed the list with the council.

Bruce Lee asked about the timeline for the pickleball courts which Jordan addressed and said they should be done by the end of the year.

Recognition of Exemplary Staff Member

00:08:58

Mayor Cann recognized Chief Ulysses Black for his exemplary work in the Police Department.

New Business

Current Action Items

Consideration of a Concept Plan for the Smiling H Subdivision approximately 47 acres located at approximately 700 East 2500 North (parcels 04-061-0047, 04-061-0011, 04-061-0014, 04-061-0015, 04-061-0042, 04-061-0045). The proposed subdivision includes 136 lots in the R-1-12 zone and is being proposed to be subdivided using the density determinant method. (OLO Builders)

00:12:16

Spencer Burt explained the location via a displayed aerial map, and said it covers both sides of 2500 North, and said the site is zoned R-1-12. He said with the approximate 47 acres, 142 lots would be allowed, but they are only doing 128. He said North Logan worked with the developers, and they went back and forth on the issue of access, and said the developers have been willing to work with the City and have changed the concept plan, making several different iterations. He said this is the current concept plan and the Planning Commission recommended approval on this concept plan, with the condition that a traffic study be completed. Spencer explained that the

59 applicant expressed a desire for the traffic study to include reviewing whether a road could go
60 through, in a location that Spencer pointed out on the map, which he said the Planning
61 Commission agreed to.

62 Buzzy Mullahkhel asked about the northeast section of the property, and whether that area meets
63 our code for ingress and egress, as there is only one single entrance there for more than 30
64 homes.

65 Spencer said he will have to count the number of homes on “that stretch” and confirm that.

66 Buzzy also asked if we have a date for the roundabout on 800 East and 2500 North.

67 Alan Luce said that will be based on the funding allocation. He explained that the funding has
68 been approved, but the Federal funding allocation is coming through the county, and they will
69 give us a timeline of when we can do that.

70 Brad Crookston asked about access, which Spencer addressed, including discussing the layout
71 of the roads in relation to the lots. Brad said if the road terminates where Spencer explained, it
72 would not meet the code for access. Per a question from Brad, Spencer further discussed the
73 lots that are not being developed, and said some of the lots will have to be shifted.

74 Brad said he had some concerns about utilities. He said this summer, [North Logan] asked
75 everyone in the City to conserve water; and asked how we account for 130 more lots on our
76 system when we’re asking everybody to restrict water, and commented further. He also asked
77 why we’re processing one subdivision, while holding back another one that has water issues,
78 and, asked what percentage of water this subdivision would increase in the City. Alan addressed
79 this and said the engineering model that the developers are required to have done will determine
80 that, and explained further.

81 Mayor Cann commented on this and discussed the drought this year, and the related water
82 restrictions.

83 The discussion regarding water continued at length.

84 Mayor Cann said there is reasonable probability that the council will not take action tonight due to
85 the number of lots not conforming, including relating to the configuration; and said, therefore, that
86 he would not recommend moving forward this evening. He discussed the work and planning that
87 has been done relating to water, and commented further, at length.

88 Alan mentioned that there was a lengthy discussion with the Design Review Committee about
89 water.

90 The discussion continued.

91 Mayor Cann explained that most of the water issues will be addressed post the concept plan
92 phase and commented further.

93 Roger Anderson asked how many lots will be offered secondary water, and commented further.
94 Spencer said he has spoken with the canal company representative and the applicant, and said
95 that will need to be coordinated, along with having the canal company sign off on the secondary
96 system, and explained further.

97 Buzzy asked about the plan on 600 East, between 2350 North and 2500 North, for improvements,
98 and the Greenville gate.

99 Spencer said those are things they will have to show in detail in the Development Plan, and
100 explained further, at length.

101 Mayor Cann we probably need to think about the full length of 600 East and explained further.

102 Brad asked whether the cul-de-sac is something we want permanently. Spencer addressed this
103 and used a displayed map of the site to explain that there is not room to correct the [existing]
104 offset without taking out a house; so, the “path of least resistance” is to have the cul-de-sac there,
105 and explained other potential options.

106 Various, related items were discussed at length.

107 Craig Humphreys said something he likes about this plan is that it fixes an issue they’ve had for a
108 long time, which is the “cul-de-sac to nowhere” but that there are still some areas of gravel, and
109 asked Spencer if this will be improved; which Spencer addressed, and further explained the road
110 layout.

111 Mayor Cann discussed how they would proceed.

112 Alan referred to the concerns regarding the water situation and said many of the questions will be

answered when the applicant submits the water model, and that that will determine the number of lots that will be allowed to be developed.

Consideration of an ordinance amending North Logan City code, Title 12 Land Use, modifying the requirements for Small, Multi-unit Storage and Large, Warehouse-type storage as a conditional use.

00:42:23

Spencer Burt explained that the Planning Commission worked through several iterations of this and had a public hearing, and gave this a positive recommendation to City Council. He said this adds conditions to the conditional use permit process, and explained further. He explained the additional items, including relating to having a buffer, landscaping requirements, orientation of the units, and, structures being required to sit on a foundation to ensure permanence.

00:45:40 Motion

Bruce Lee made a motion to approve ordinance 21-09. 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.

Consideration of proposed changes to the North Park Police Agency Interlocal Cooperation Agreement.

00:45:52

Mayor Cann explained the situation with this, as well as a bit of history of the agreement, and the two cities coming together to form the agency. He reviewed the changes with the council and gave his recommendations for some minor edits. He discussed at length the situation with the cost-sharing for the police building, between North Logan City and Hyde Park City. He also discussed and detailed the facilities allocation fee.

Mayor Cann addressed questions from the council.

00:59:47 Motion

Bruce Lee made a motion to approve the proposed changes to the North Park Police Agency Interlocal Cooperation Agreement. Craig Humphreys 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.

Mayor Cann said this will go to the Hyde Park council for ratification, and commented further, including that there are some other items he would like to see changed, which he explained.

The discussion continued.

City Council Work Session Items

Discussion regarding proposed updates to the North Logan City Employee Handbook.

01:03:18

Alan Luce explained and reviewed the proposed changes to various items in the handbook with the City Council, and addressed their questions. He said this will probably come back for approval at the next City Council meeting.

Bruce Lee referred to the item regarding employees who are related, working together, and said the issues are typically when it involves supervisory positions, and said he does not like how it's worded, and explained further. He also asked about the "Juneteenth" holiday, which Alan addressed.

Buzzy Mullahkhel asked about the policies regarding vacation time for part-time employees, which Alan explained.

Bruce discussed compensating employees for holidays.

Mayor Cann discussed moving forward on this and said it will be on the agenda for the next meeting, for action.

Reports from city officers, boards, and committees

01:11:55

Chief Black gave the current stats for the Police Department. He also mentioned that the

department has brought in a USU intern to help do some research and develop a social media plan for law enforcement best practices; and look at ways the department can engage more with information sharing with the community, and explained further.

Chief Hannig updated the council on various items related to the Fire Department, including their assistance with distributing COVID vaccine boosters, as well as their employment situation. He also said they are now back on track with business inspections, station tours, and public education. He also discussed the ambulance situation and that the new one is in service.

Jordan Oldham told the council to reach out to his department if they have any questions about the water situation.

Scott Bennett discussed the upcoming canvas that needs to take place for the recent election and that they need to schedule that. After further discussion, they agreed to hold it on Monday, November 15th at 12:30 p.m.

Lyndsay Peterson said she would write the Mayor's Message for the January 2022 North Logan City Newsletter.

Alan Luce discussed upcoming events with the council. He also reviewed and discussed the list of unfilled jobs in the City, per the request of the council at the last meeting.

Craig Humphreys discussed a conditional use permit application for a day care, and the road associated with this site. Spencer Burt said he spoke to the applicant (the Archers) regarding the application, and explained the plan the Archers submitted, as required, for their pick-up and drop off situation.

Buzzy Mullahkhel said that the Pumpkin Walk was "awesome" and commented further. He also explained that he received a couple of messages regarding the intersection of 3100 N and 1200 E asking that North Logan City consider a four-way stop there. He said residents have had "close calls" with drivers who were likely students of the high school, in the morning and afternoons, and commented further.

Alan told Buzzy to forward those emails on to him and they can review this with the Police Department and see if there's anything we can address.

Mayor Cann asked Chief Black to look at that intersection from a traffic-control perspective. Chief Black said he will, and said he has already been there and spent some time checking it out.

Bruce Lee asked about an additional item on a situation he sent an email to Alan and Jordan about, that he said they had taken care of, which Alan addressed.

Mayor Cann thanked all of the staff who were involved in putting together the Pumpkin Walk as well as the Pumpkin Toss, and commented further.

01:24:36 Motion

Craig Humphreys made a motion to adjourn the meeting. 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.

The meeting adjourned at: 7:56 p.m.

Approved by City Council:

January 19, 2022

Transcribed by Marie Henchman

Recorded by



Scott Bennett/City Recorder