

**Minutes of the North Logan City
City Council
Held on December 8, 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 6:33 p.m.

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

Others present were: Nancy Jensen, Ron Jensen, Douglas Allred, Alexis Ault, Bonnie Flandro, Dave Flandro, Lyndsay Peterson, Tod & Chalyce Martin, Dorothy P. Bills, Joni Kartchner, Karen Jewkes, Linda Young, Emily Schmidt, Marcia Stewart, Jennifer Cox, Barbara Middleton, Ana Whitely, Maureen Whitely, Vanessa Whitely, Chief Ulysses Black, Chief Brad Hannig, Jordan Oldham, Spencer Burt, Scott Bennett, Alan Luce and Marie Henchman.

The Pledge of Allegiance was led by Brad Crookston.

An invocation was given by Bruce Lee.

Adoption of Agenda

00:01:16

Mayor Cann said agenda item #4 regarding the Smiling H subdivision needed to be removed from the agenda, as there are property acquisition issues needing to be worked out, and the applicant asked to have this discussed at the next meeting.

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

Approval and Follow-up of Minutes of October 20, 2021 City Council Meeting, Regular and Executive (Closed) Session.

00:02:09

Both sets of minutes were approved as presented.

Review of Action Items

00:02:30

Alan Luce reviewed the list with the council.

Recognition of Exemplary Staff Member

00:08:24

Mayor Cann recognized Karen Jewkes from Human Resources and Dillon Matthews from Economic Development, for their exemplary work on the annual North Logan City staff Christmas party.

Mayor Cann took a moment to thank outgoing City Council members Bruce Lee and Brad Crookston for their hard work during their time on the council.

Mayor Cann expressed his appreciation and gratitude to Alan Luce for all of his hard work; and said he could not do his job of being Mayor without sometime like Alan investing the large amount of time and efforts he puts into his job and all of the things he does.

Alan passed out plaques and baskets to outgoing council members Bruce Lee and Brad

Crookston; as well as to outgoing Mayor Damon Cann.

New Business

Current Action Items

Consider ratifying appointments to North Logan City commissions, boards, and committees.

00:13:21

Mayor Cann discussed the appointment of Herond Hoyt to the Planning Commission.

Bruce Lee made a motion to approve Mayor Cann's appointment of Herond Hoyt to the Planning Commission. Brad Crookston seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Bruce Lee, Craig Humphreys and Brad Crookston voting in favor.

Mayor Cann discussed other appointments that do not require City Council approval. He said that Prima Hader (sic?) has been appointed to the Design Review Committee; and that there will be forthcoming appointments to the Library Board.

Consideration and possible recommendation of a Concept Plan for a subdivision of approximately 10 acres located at approximately 200 West 2100 North (parcel 04-080-0015). The proposed subdivision includes 5 Commercial lots in the CG zone and is being proposed to be subdivided using the Commercial/Industrial Subdivision provisions. (Cadence Capital)

00:16:15 Presentation and Discussion

Spencer Burt explained the situation for this commercial subdivision in the industrial zone, and addressed questions and comments from the City Council, including regarding the aesthetics of the frontage; the development of the road; and, the alignment of the road. He also said the Planning Commission gave this a positive recommendation.

00:24:45 Motion

Buzzy Mullahkhel made a motion to approve this concept plan long with the commercial frontage items and alignment of 200 West included, as discussed. Craig Humphreys seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Bruce Lee, Craig Humphreys and Brad Crookston voting in favor.

Mayor Cann explained the situation and motion for the benefit of the attendees.

Consideration and possible recommendation of a Concept Plan for a subdivision of approximately 12 acres located at approximately 1800 East 2800 North (parcels 04-050-0031 and 04-050-0099). The proposed subdivision includes 11 lots in the RE-1 zone and is being proposed to be subdivided using the density determinant method. (Nic Porter)

00:26:46 Presentation and Discussion

Spencer Burt explained the location, and detailed the situation and request. He explained that there is only one access point and as such, unless special permissions are granted, the amount of lots they develop are currently limited until a future connection is established. He said the Planning Commission gave a positive recommendation on this and explained items in the staff report.

The City Council discussed various items at length and Spencer addressed their questions and comments. They discussed how to form the motion appropriately.

00:41:10 Motion

Buzzy Mullahkhel, with clarification from Mayor Cann, made a motion to approve the concept plan without approving the special approval to allow development beyond the 750 feet; and subject to verification that any changes in property boundaries, as staff reviews the history, would not result in a different number of lots from the density calculations. Bruce Lee seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Bruce Lee, Craig Humphreys and Brad Crookston voting in favor.

Consider modifying the North Logan City code, Title 12 Land Use, with regards to allowances, density determinants, density bonus within the RE-5 zone within the following: 12C-1003 Area, Width and Yard Regulations; and 12D-200 Residential Subdivision Methods And Regulations.

00:43:20 Explanation and Discussion

Mayor Cann introduced the item and explained the situation, including how this relates to the item after this on the agenda (regarding the Nic Porter rezone request).

Spencer Burt explained the situation further, including that the Planning Commission held public hearings on both of these items and both were given negative recommendations; and further discussed the issues of water supply, non-buildable land, and the master-planned road originally planned for this area. He detailed information for both items as well as how these relate to the Nic Porter rezone request.

The City Council discussed various, related items at length, including various pros and cons associated with approval.

01:13:40 Motion++

Buzzy Mullahkhel made a motion to table this item and the following item (proposed Nic Porter rezone) and that we work further with the Planning Commission on this.

Brad Crookston expressed his concern about having the applicant wait even longer than he has already.

Craig Humphreys seconded the motion.

Brad asked about what the time frame would be for moving forward with this being tabled, and what they hope to achieve by doing that. Mayor Cann explained that by tabling it, they are not taking specific action way or another, and explained further. The City Council discussed this further, and the need for legal counsel on these items was also discussed.

A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Bruce Lee, Craig Humphreys and Brad Crookston voting in favor.

Mayor Cann and Brad commented further.

Consideration of a proposal to rezone parcel 18-006-0004, approximately 28.6 acres at approximately 2350 East 2700 North from Residential Estate 5 acre (RE-5) to Residential Estate 2 acre (RE-2). (Nic Porter)

++This item was tabled, per the motion in the previous item.

Consider ratifying the Civic Center Architectural Selection Committee's selection of a firm to design the Civic Center.

01:20:50

Mayor Cann introduced the item and explained the selection process, and the determining factors in choosing Design West for this project, as well as the need for the City Council to ratify this choice with a motion.

01:22:39 Motion

Craig Humphreys made a motion to ratify the Civic Center Architectural Selection Committee's selection of the architectural firm, Design West, to design the Civic Center. Bruce Lee seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Bruce Lee, Craig Humphreys and Brad Crookston voting in favor.

City Council Work Session Items

Reports from city officers, boards, and committees

01:23:02

Chief Black thanked the council for all of their work with and time spent with him, his department, for serving the community, and for everything they've done.

Chief Black gave the current stats for his department. He also gave the current staffing situation.

Craig Humphreys and Mayor Cann congratulated Chief Black on the grant his department applied for and received; and Mayor Cann explained further.

Staff items were discussed further.

Staff members, including Spencer Burt, Jordan Oldham, Scott Bennett and Marie Henchman thanked outgoing City Council members Bruce Lee and Brad Crookston and Mayor Cann for their service.

Alan Luce expressed his thanks and gratitude to Mayor Cann, and to Bruce Lee and Brad Crookston for all of their hard work and dedicated service to the community.

The City Council expressed their comments and gratitude to the outgoing City Council members, Brad Crookston and Bruce Lee, and Mayor Cann for their work, service, and their 'deep foundation of understanding of how to do it right' as said by Buzzy Mullahkhel.

Brad Crookston gave his brief thanks.

Bruce Lee expressed his gratitude for working for the City, for the help he has received from Alan, and for the quality of the employees of the City, and, to the outgoing council members and to Mayor Cann. He also welcomed the new City Council members and commented further.

Mayor Cann said what a privilege it has been to be a part of the City for these last ten years [in serving] and in his hopes of leaving some "fingerprints" on the community in the positive. He said he appreciates all that the council, and City staff and our citizens have done to make this [City] the way it is. He further welcomed the City Council members and new Mayor Lyndsay Peterson, and commented further.

01:33:19 Motion

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

The meeting adjourned at: 8:06 p.m.

Approved by City Council:

February 16, 2022

Transcribed by Marie Henchman

Recorded by



Scott Bennett/City Recorder