

**Minutes of the North Logan City
City Council
Held on November 16, 2022
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.)*

Item #1

***00:00:01**

The meeting was called to order by Mayor Lyndsay Peterson at 6:30 p.m.

Council members present were: Roger Anderson, Joni Kartchner, and Emily Schmidt. (Craig Humphreys and Buzzy Mullahkhel were excused.)

Others present were: Todd N. Taylor, Connie L. Taylor, Cameron Whiting, James Britsch, Diana Cannell, Karen Jewkes, Damon Cann, Carlos F. Anderson, Jeanine Anderson, Chief Kent Goodrich, Jordan Oldham, Scott Perkes, Scott Bennett, Alan Luce and Marie Power.

The Pledge of Allegiance was led by Roger Anderson.

An invocation was given by Joni Kartchner.

Adoption of Agenda

00:01:26 Motion

Emily Schmidt 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, Joni Kartchner and Emily Schmidt voting in favor.

Approval and Follow-up of Minutes of November 2, 2022 City Council Meeting.

00:01:37 Motion

Roger Anderson made a motion to approve the minutes, as presented. Emily Schmidt seconded the motion. A vote was called and the motion passed unanimously with Roger Anderson, Joni Kartchner and Emily Schmidt voting in favor.

Review of Action Items

00:01:58

Alan Luce reviewed the list with the council.

Recognition of Exemplary Staff Member

00:07:35

Mayor Peterson recognized James Britsch from the Library, for his exemplary work in helping a senior citizen couple to obtain their library cards.

New Business

Current Action Items

Item #2 - Presentation of the FY2022 Audit Report from Allred Jackson.

00:08:53

Diana Cannell from Allred Jackson, presented the audit report for North Logan City for FY2022.

Item #3 - Overview of the process and pros and cons of Ranked Choice Voting (Damon Cann).

00:20:06

Damon Cann gave a presentation on the process, and pros and cons of Ranked Choice Voting.

Damon answered questions from the council and they discussed various, related items, at length.

Item #4 - Consideration of a Concept Plan for a residential subdivision of approximately 1.8 acres located at approximately 2100N 1700E (Parcel ID: 05-003-0008). The proposed subdivision involves the division of a single parcel into two residential lots in the R-1-12 zone using the standard subdivision method. (Christopher Taylor)

01:01:45

Scott Perkes explained the situation with this proposal to split a single parcel into two residential lots. He explained some of the items from the staff report and what the required tests resulted in.

He discussed the road and connectivity; and explained that one main issue is that the part of the road that is the bridge over the canal is only 20 feet at its widest; and said City code requires it to be 26 feet wide at minimum, and explained further, including staff's conditional recommendation that that be widened to 26 feet. He said he also discussed street lighting with the Planning Commission and explained the City's requirements for that, particularly in relation to how it works with this development, respective to its location. He explained the situation further, including that they are going to wait to install the lighting until there is more development around this. He continued to explain and review various items in the staff report. He mentioned that they are requesting a non-buildable area plan because there are portions of this development that are in the FEMA flood plain, and we want to see where those flood boundaries extend to. He said the Planning Commission recommended a positive recommendation on this, along with on staff's conditions.

Mayor Peterson asked about the timing of when conditions are addressed, which Scott explained. This was discussed further, including not having the developers go too far [in the process], if they're not going to do the bridge improvements.

Mayor Peterson asked whether there is an expiration date on the concept plan, which Scott said there was not; and explained that our code *does* have expirations on preliminary plats and development plans, and that developers have one year to move forward, or they expire. He said our code is missing an expiration on concept plans, however, and mentioned that the Planning Commission is having a discussion the following evening about this.

Mayor Peterson expressed her concern about having a concept plan without an expiration, as it seems it would "grandfather" a concept plan in and then it would be held to the ordinances that are in place at that time, in perpetuity. She said she's not referring to this particular plan, but any concept plan, in general;

Scott said he could look into some kind of expiration date before they bring this back, if that would make her more comfortable, which Mayor Peterson said it would, and said that she's apprehensive about committing to something indefinitely, and commented further.

Scott and the council discussed various items further.

Connie Taylor said this is her father's property, with her brothers and sisters, in a trust. She said her son and daughter are the ones wanting to build on this property. She asked, if they do the improvement on this bridge, can they recoup some of that money off that bridge, because she said "it's rather expensive at \$100 grand!" She said they're just two lots, that they are wanting to build two houses on. She said where you have subdivisions that may want 25-50 houses going in, but two houses pay for that bridge; is there a way for us to have them recoup some of that money, as they build forward.

Mayor Peterson said she didn't believe the City would be in the middle of that kind of transaction, and asked Scott about it.

Scott said that he has seen it done before, but that it is not a good idea.

This was discussed further. Mrs. Taylor asked if she had the right to have an attorney review that, but Mayor Peterson said she did not think so, as it is a public road.

Alan Luce explained the agreement situation that would have to be between them and the other owners, and how it would have to work. Mayor Peterson asked if that would be a conversation between Canyon Gates and [Mrs. Taylor's] attorney; which Alan said would be the case, and would have to be referenced in the Development Agreement, and explained further. He reiterated that the City would not be involved in the recouping of those costs, and commented further.

Connie asked if they just had to widen it to 26 feet, and add the additional 6 feet [to the length] and explained further. Scott addressed and explained the various issues with this. The turn-around was also discussed, as well as other various items. Mayor Peterson asked the City Council for their comments on this. Joni Kartchner said she would like more things worked out and to have more information, before moving forward. Roger Anderson said he's comfortable moving forward with the Concept Plan; but said they are going to need to work something out before going to the next level. Various items were discussed further, including the options for moving forward with this. Per a question from Mayor Peterson, Scott said this *is* a viable concept plan if the conditions are met; and if the City Council approves this, it just gives the applicant the "green light" to move forward on developing a Development Plan, and explained further.

01:23:25 Motion

Joni Kartchner made a motion to approve the concept plan along with the conditions and recommendations made in the staff report, with the exception of the lighting plan, as discussed. Emily Schmidt seconded the motion. A vote was called and the motion passed unanimously with Roger Anderson, Joni Kartchner and Emily Schmidt voting in favor.

Item #5 - Consider approval of an updated version of the Smiling H Subdivision Development Agreement.

01:24:31

Alan Luce explained the situation at the City office and police station site with initially needing to pipe in the canal, as well as add a water line. He said in order to do this, the access to the police station needs to be removed. He said they still need access to their building, so the development of 600 East needs to begin, which he further explained. He also discussed the agreement that the City has with Smiling H Subdivision in regards to the installation of the road and the options that have to be considered in this case, that changes the standard agreement because of the access and water situation. He explained further, including the City recommending a different split of the costs for the installation of the road than what is typically done. He reviewed the existing Development Agreement and the proposed changes, and various, related details.

Mayor Peterson expressed her concern about Smiling H not finishing 600 East, which Alan addressed.

The discussion continued and Alan addressed questions and comments from the council, and explained various details further.

01:35:13 Motion

Emily Schmidt made a motion to approve the updated version of the Smiling H Subdivision Development Agreement, as presented. Joni Kartchner seconded the motion. A vote was called and the motion passed unanimously with Roger Anderson, Joni Kartchner and Emily Schmidt voting in favor.

Item #6 - Consider authorizing the Mayor to sign an updated version of the Cache Waste Consortium Interlocal Agreement.

01:35:32

Mayor Peterson explained the latest status of the situation, the meeting that took place, and the current agreement.

01:36:37 Motion

Emily Schmidt made a motion to approve authorizing the Mayor to sign an updated version of the Cache Waste Consortium Interlocal Agreement. Joni Kartchner seconded the motion. A vote was called and the motion passed unanimously with Roger Anderson, Joni Kartchner and Emily Schmidt voting in favor.

Item #7 - Consider authorizing the hiring of Government Affairs Consultants to work with Federal officials and agencies on funding options for North Logan City Capital Improvement Projects.

01:36:50

Alan Luce explained the options they reviewed for hiring these consultants and what could come of this.

Mayor Peterson clarified this further and said there is no chance of us getting funding without doing this.

Emily Schmidt said it is a risk, but our water and sewer is at such a critical point.

01:39:03 Motion

Emily Schmidt made a motion to approve authorizing the hiring of Government Affairs Consultants to work with Federal officials and agencies on funding options for North Logan City Capital Improvement Projects. Roger Anderson seconded the motion. A vote was called and the motion passed unanimously with Roger Anderson, Joni Kartchner and Emily Schmidt voting in favor.

Item #8 - Consider a resolution to adjust the Hyde Park Cemetery District Boundary to exclude North Logan City Residents.

01:39:29

Mayor Peterson explained that the City Council has already signed this, but that we did not get the "twin" agreement signed by the Hyde Park Cemetery District until two nights ago, and that we have to renew our resolution.

01:40:06 Motion

Roger Anderson made a motion to approve Resolution 22-22 to adjust the Hyde Park Cemetery District Boundary to exclude North Logan City Residents. Emily Schmidt seconded the motion. A vote was called and the motion passed unanimously with Roger Anderson, Joni Kartchner and Emily Schmidt voting in favor.

City Council Work Session Items

Item #9 - Updates regarding North Logan's water capital improvement projects.

01:40:41

Jordan Oldham gave a status update on North Logan's water capital improvement projects.

The December 6th tour for the council members at the City's water treatment plant was discussed, briefly.

Item #10 - Updates on Civic Center.

01:42:07

Alan Luce gave various updates on the civic center construction plans.

Item #11 - Reports from city officers, boards, and committees

01:43:50

Police Chief Goodrich explained various ways in which they are trying to be more cost-efficient in their department, including redoing and simplifying the vehicle logos, which he detailed further. He displayed the new, proposed logo and discussed this further with the City Council, including what the cost savings to the department would be.

Chief Goodrich gave the current stats for his department; and also discussed the upcoming "Shop with a Cop" event coming up on December 12th at 9:00 a.m., which he said included being able to spend \$140 per child. He discussed other upcoming events, including that they are planning a "safety summit" for the community, which he explained further.

The Mayor's Message assignments for the City's newsletter was determined for the months of 2023.

Alan Luce reviewed and discussed the list of upcoming events with the council.

218

219

01:55:20 Motion

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Emily Schmidt made a motion to adjourn the meeting. Roger Anderson seconded the motion. A vote was called and the motion passed unanimously with Roger Anderson, Joni Kartchner and Emily Schmidt voting in favor.

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The meeting adjourned at: 8:26 p.m.

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Approved by City Council:

December 14, 2022

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Transcribed by Marie Power

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Recorded by

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Scott Bennett/City Recorder