

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, December 6, 2016 at 5:30 p.m. in the Logan City Municipal Council Chamber, 290 North 100 West, Logan, Utah. Chairman Olsen conducting.

Councilmember's present at the beginning of the meeting: Chairman Herm Olsen, Vice Chairman Holly Daines, Councilmember Tom Jensen, Councilmember S. Eugene Needham and Councilmember Jeannie F. Simmonds. Administration present: Mayor H. Craig Petersen, Finance Director Richard Anderson, City Attorney Kymber Housley and City Recorder Teresa Harris.

Chairman Olsen welcomed those present. There were approximately 26 citizens in the audience at the beginning of the meeting.

OPENING CEREMONY:

Megan Dattenmaier offered the opening thought and led the audience in the pledge of allegiance.

Meeting Minutes. Minutes of the Council meeting from November 15, 2016 were reviewed and approved with minor changes.

Chairman Olsen stated that the Council met in a Closed Session at 4:00 p.m. to discuss possible property acquisition.

ACTION. Motion by Councilmember Jensen seconded by Councilmember Simmonds to **approve the November 15, 2016 minutes as amended and approve tonight's agenda.** Motion carried unanimously.

Meeting Agenda. Chairman Olsen announced there are five public hearings scheduled for tonight's Council meeting.

Meeting Schedule. Chairman Olsen announced that regular Council meetings would be held the first and third Tuesdays of the month at 5:30 p.m. The next regular Council meeting is Tuesday, January 3, 2017.

Chairman Olsen announced that the December 20, 2016 Council meeting has been cancelled.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:

Logan resident Morley Cox addressed the Council regarding Xfinity and feels they charge a lot for their services. He has a home in Logan and in Salt Lake and is charged for both locations. He suggested that the Council talk with Xfinity about their services and charges and see if something can be done regarding programming and costs.

Logan resident Deborah Miller addressed the Council regarding graffiti that she has seen in several areas throughout Logan. One is in the area along Highway 89/91 coming into Logan and the other is on the dugway. She asked the Council to please have someone remove the graffiti.

Logan resident Megan Dattenmaier addressed the Council regarding her concerns about air quality. She will be leaving Logan because she does not want her children to suffer with asthma due to the bad air. She asked the Council to find a better way of dealing with idling vehicles and encouraged residents to take this issue seriously.

There were no further questions or comments for the Mayor or Council.

MAYOR/STAFF REPORTS:

Updates on Projects/Issues – Mayor Petersen

Mayor Petersen reported on the following items.

1. Current Construction Projects
 - a. SR 30 Eastbound will be closed from 6:00 p.m. to 6:00 a.m. Monday-Friday from 1000 West to 1900 West for about four weeks to allow for installation of an 18” water line. Traffic will be re-routed along 1900 West to 600 South.
2. Mayor Petersen reviewed the 2016 Project Report/Schedule which is the following.

2016 MAJOR PROJECTS/ACTIVITIES

PROJECT	EXPECTED COMPLETION DATE
New Insurance Provider	Done
New Website	Done
Sesquicentennial Events	Done
Urban Deer Survey	Done
Storytelling Festival	Done
City Block RFP	Done
Baugh Block Development Proposal	????
Revenue Generation from City Property Sales	Ongoing
Location for New Library	December
Plan for Use of RDA Fund Balances	Ongoing
Logan River Conservation Action Plan	Done
Stewart Nature Park Bank Reconstruction	December
Detention Pond at Rendezvous Park	Fall, 2017
800 West Extension	Done
400 E and 1000 N	Done
Steep Dugway Sidewalk	Done
600 E and 500 N Roundabout Design	February, 2017 ????

Sidewalks	
South Main	Spring 2017
300 S—100 W to 300W	Spring 2017
1800 S and 1300 W	Done
350 S from 100 to 1350 W	Done
Cemetery Roads	Done
Cemetery Entrance	Done
Highline Trail	Done
Boulevard Trail	Done
Trapper Park Trail at 1000 W	Done
Trapper Park Trail at 1800 S	April 2017
Canyon Connector Trail Design	December
Canyon Road Trail	
Open East end to Canyon Road Park	Done
700 E Trailhead	????
Rendezvous Park Connecting Trail	Started--April, 2017 finish
Pickleball Complex	June 1, 2017
Countryside Village Park Project	Partial—remainder June 2017
Merlin Olsen Park Project	End of December
3 rd Dam and Hydro Generators Renovation	September 2017 (Start)
Light and Power Building	Done
100 N and Center Street Lights	Done
400 N Lights	Done
Sub Station 6	Done
200 East RFP and Lot Sale	Done
Deer Pen Area Sub-Division	December
Active Recreation Signage (Phase II)	????
Wayfinding Signs (Phase II)	Done
Downtown Planters	Done (for now)
Licenses and Permits Website	Done
Hillcrest Plan	Done
Urban Forest Plan	December
Woodruff Neighborhood Plan	Develop in 2016; Approval in
2017	
Landfill Road Construction	Done
Landfill Cell Construction	Done (lining to be added next
summer)	
Wastewater Rate Study	Underway--????
Wastewater Facility Design	Underway—June 2017

Rural Recycling Pilot Study	Done
Riverside Drive Curb/Trees/Railing	Done
Community Gardens	Done
311	Done

3. Results of the Urban Deer Survey with comments and responses by neighborhoods were provided to the Council.
4. A discussion with the Tour of Utah continues.
5. A USU Weather Station will be installed on the City Block.
6. Suggestions are requested for citizens who would be interested in serving on the Civil Service Commission.

Board New Appointment (Logan Library Board) – Mayor Petersen

Mayor Petersen asked for ratification of Robert Schmidt and Lizette Villegas to serve on the Library Board which is a three year term. Both are reappointments to the Board.

ACTION. Motion by Councilmember Jensen seconded by Vice Chairman Daines to approve ratification of Robert Schmidt and Lizette Villegas as presented. Motion carried unanimously.

Insurance Update – Craig Carlston, Assistant City Attorney

Assistant City Attorney Craig Carlston addressed the Council and gave an update on the City’s insurance with Utah Local Governments Trust (ULGT).

- **Previously**
 - Workers Compensation and Property Insurance through ULGT
 - General Liability: City was self insured up to \$1 million with excess insurance through CV Starr up to \$10 million
- **The Change**
 - Now we have all three lines (Workers Comp, Property and General Liability) with ULGT
- **What this Means**
 - Potential Dividends (This year the dividend was \$65,107)
 - Discount in worker’s compensation (up to 4.5% of WC Premium)
 - TAP award (5% of GL Premium)
 - Claims adjusting through Traveler’s Insurance
 - No need to purchase separate special events, cyber policies and treasurer’s bond

- **Coverage**
 - General Liability: Same \$10 million coverage
 - Less Exposure: City exposed to \$100,000 out of pocket risk for claims rather than \$1 million out of pocket under our former coverage
 - Additional coverage for special events, cyber, pollution included in the General Liability coverage
 - Increased limits for Fraud, Employee Theft, Forgery, from \$1 million to \$5 million

- **Costs**
 - For the current budget year, the City is saving \$102,324 by getting Worker's Comp, Property and General Liability insurance from ULGT

Chairman Olsen asked do we have a reserve to cover our million dollar potential loss and what happens to the reserve if it drops down to \$100,000.

City Attorney Kymber Housley responded that we still keep the reserve and we won't have to add to it as much, we are currently at \$2.5 million. He stated the Council approved a resolution about a year ago, setting thresholds for those reserve funds and is \$3 million. Our premium is not based on our reserves but rather on our risk history. Our premium is about as low as we can get at this time and our goal is to maintain this low rate.

Vice Chairman Daines asked how much is set aside in the reserve account each year.

Mr. Housley responded that the budget has not changed since 2006 and any savings from the initial budget has been set aside in the reserve which has built up overtime. At some point we will stop adding to the reserves once we hit the \$3 million cap.

Mayor Petersen said the City takes risk management very seriously. Quarterly meetings are held with department heads and others and in that meeting they look at the claims against the City, employee injuries and property damage. Each claim/event is discussed in detail. He invited the Council to attend if they are interested.

Recommendation on Winter Parking Fine - Logan Police Chief Gary Jensen

Logan Police Chief Gary Jensen addressed the Council regarding a Winter Parking Fine. He talked with other cities regarding their fines and what he found is that Logan is on the higher end when it comes to a Winter Parking Fine. He recommended that we try the \$20 fine at this time, see how it goes this winter season with the increased enforcement and then reevaluate for next year.

Chairman Olsen said the primary reason for addressing overnight parking was the issue of snow plows being able to clear the roadway and also to address the issue that neighborhoods were having with so many cars on the street which is an indicator of over occupancy. He feels if the ordinance is actually enforced it will send the appropriate message that people should not park on the street. His concern is that if the fee is only \$20 it won't accomplish the purpose as intended.

Chief Jensen said parking citation books have been issued to patrol officers and are kept in their vehicle. As they are out working they can look for parking violations and issue citations. He is also having a hard time finding people to fill the part time position of working Monday-Friday with the hours of 1:00 a.m. to 5:00 a.m. He said the police will be doing more parking enforcement and will also hire a part time parking person.

Vice Chairman Daines suggested that the part time position could also be paid on commission similar to what the booting companies offer.

Chief Jensen responded the part time parking enforcement position offers a good salary and would be perfect job for a college student. He has not considered paying a commission.

Chairman Olsen stated the Council will watch and see what happens with the increased enforcement and also the response from neighborhoods.

COUNCIL BUSINESS:

Council Chair and Vice Chair for 2017 – Chairman Olsen

ACTION. Motion by Councilmember Jensen **nominating Vice Chairman Holly Daines to serve as the 2017 Logan Municipal Council Chair.** Seconded by Councilmember Needham. Motion carried unanimously.

ACTION. Motion by Councilmember Needham **nominating Councilmember Jensen to serve as the 2017 Logan Municipal Council Vice Chair.** Seconded by Vice Chairman Daines. Motion carried unanimously.

Vice Chairman Daines asked to be excused from the January 3, 2017 Council meeting and asked Councilmember Jensen to chair the meeting.

There was no further Council business discussed at this time.

ACTION ITEMS:

PUBLIC HEARING - Budget Adjustment FY 2016-2017 appropriating: \$500 the Logan Library received from a Summer Reading Sweepstakes that will be used to purchase children's reading materials – Resolution 16-61

At the November 15, 2016 Council meeting, Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustment.

Chairman Olsen opened the meeting to a public hearing.

There were no comments and Chairman Olsen closed the public hearing.

ACTION. Motion by Vice Chairman Daines seconded by Councilmember Simmonds to **approve Resolution 16-61** as presented. Motion carried unanimously.

PUBLIC HEARING - REZONE – Consideration of a proposed rezone. Huppi Family Trust, authorized owner/agent, requests a zone change from Mixed Residential (MR-20) to Campus Residential (CR) of .62 acres located at 1325 North 800 East – Ordinance 16-37

At the November 15, 2016 Council meeting, Planner Amber Pollan addressed the Council regarding the proposed rezone. The request is to rezone a 0.62 acre parcel from Mixed Residential Medium density (MR-20) to Campus Residential (CR). The property is for sale and there is not a proposed project at this time. The property has a single family residence that was originally constructed in 1957 and was part of an area annexed into Logan City in 1969.

The Land Development Code describes the MR-20 zone as a district providing a mix of housing options for all stages of life. MR-20 zones are typically located near employment centers and commercial services. The Land Development Code describes the CR zone as a district that encourages student housing near USU that is innovative and pedestrian friendly. It also allows for limited commercial uses serving the resident population in the surrounding neighborhoods.

Ms. Pollan stated there are similarities in the development between the MR-20 and CR zones. The setbacks are the same in either zone and require additional setbacks if adjacent property is an NR zone. The property south of the Huppi property is zoned NR-6, where the LDS churches are located. Additional setbacks and height transition standards would apply in either zone. Both zones require 30% of the site to be set aside in open and useable outdoor space. The CR zone would allow for twice as many residential units and four times as many residents – 24 units and 144 residents. The MR-20 zone has a maximum height of 45’ and the CR one allows up to 55’.

The CR zone allows for limited commercial uses when they are associated with a residential development on the property. The square footage is limited to 25% of the ground floor square footage of a structure.

Staff recommended that the Planning Commission recommend approval to the Municipal Council for a rezone from MR-20 to CR, Alma Huppi Family TR Rezone, for the property located at 1325 North 800 East.

On October 27, 2016 the Planning Commission recommended that the Municipal Council approve the Alma Huppi Family Rezone.

Chairman Olsen opened the meeting to a public hearing.

There were no comments and Chairman Olsen closed the public hearing.

ACTION. Motion by Councilmember Simmonds seconded by Councilmember Jensen to **adopt Ordinance 16-37** as presented. Motion carried unanimously.

PUBLIC HEARING - Consideration of a proposed ordinance prohibiting the Unauthorized Feeding of Deer, Elk and Moose with the Logan City limits – Ordinance 16-38

At the November 15, 2016 Council meeting, Mayor Craig Petersen addressed the Council regarding the proposed ordinance which the Division of Wildlife Resources requires as a prerequisite before Logan implements a deer management program.

Chairman Olsen opened the meeting to a public hearing.

Logan resident Bronwyn O'Hara addressed the Council and asked if the deer were to eat from someone's orchard would that be a violation of the ordinance.

Chairman Olsen responded that the word "leave" was deleted from the ordinance which will address this concern.

Logan resident Robert Schmidt addressed the Council regarding the proposed ordinance. He is a wildlife biologist in Logan and is very sensitive to the fact that people have real issues with deer and he is against "revenge management." He said it would be important to know what the numbers of deer are so we can better determine if there are too many deer and what should be done. He said there are more palatable plants that the deer are eating now that they haven't eaten before. He feels the wording in the ordinance needs to be cleaned up. He also referred to the wording of "City Officials" and asked who will issue the violation if the deer are fed.

There were no further comments and Chairman Olsen closed the public hearing.

Councilmember Jensen said there are people in his neighborhood who have fed the deer. He supports adoption of the ordinance.

Mayor Petersen said regarding Mr. Schmidt's comments, he asked City Attorney Kymber Housley about the wording of "City Officials".

Mr. Housley responded the wording is adequate for our purpose and the Council can choose to be more specific. The idea is to give flexibility because this is an infraction and not a misdemeanor.

Councilmember Needham said he supports anything we can do to discourage the deer from coming into residential areas.

Councilmember Jensen said if we do anything it will be a reduction in the amount of deer and not elimination of the deer.

Chairman Olsen said in some respects, people are living in areas where the deer lived first.

Vice Chairman Daines supports deer management and she does not feel that relocating the deer is the answer or cost effective. She supports euthanizing, harvesting and giving the deer meat to those who are interested.

ACTION. Motion by Vice Chairman Daines seconded by Councilmember Needham to **adopt Ordinance 16-38** as presented. Motion carried 4-1 (Olsen voted nay).

PUBLIC HEARING - Consideration of a proposed resolution implementing a Fingerprinting Program at the Logan City Police Department – Resolution 16-63

At the November 15, 2016 Council meeting, Chief Gary Jensen addressed the Council regarding the proposed resolution for the Logan City Police Department to provide fingerprint services. The services to be offered require specialized equipment and an officer to run the equipment. He proposed a fee of \$12.00 per fingerprint card.

Chairman Olsen opened the meeting to a public hearing.

There were no comments and Chairman Olsen closed the public hearing.

ACTION. Motion by Councilmember Simmonds seconded by Vice Chairman Daines to **approve Resolution 16-63** as presented. Motion carried unanimously.

PUBLIC HEARING - Consideration of a proposed resolution selecting a preferred alternative for improving 1000 North 200 West traffic – Resolution 16-62

At the November 15, 2016 Council meeting, Public Works Director Mark Nielsen addressed the Council regarding the proposed resolution. He introduced Kyle Comer from Civil Science Inc. who presented proposed improvements to the area of 1000 North 200 West.

Mr. Comer stated that the City of Logan has performed a traffic and corridor study to determine the improvements necessary to improve the level of service of 1000 North for the next 20 years. A public meeting was held to discuss with the surrounding residents and businesses their preferences relating to the proposed alternatives. The proposed preferred alternatives for improving 1000 North include the following:

- Construct a cul-de-sac on 50 West to eliminate the turning conflicts from the congested corner at 50 West and 1000 North.
- Install a traffic signal at 1000 North and 200 West capable of handling a 5 lane roadway.
- Eliminate parking on 1000 North between Main Street and 200 West and stripe the road to include a continuous center turn lane.
- In the longer term, purchase property to allow the widening of 1000 North to 5 lanes from 200 West through Main Street.

Chairman Olsen opened the meeting to a public hearing.

Logan resident and business owner Kris Larsen addressed the Council. He supports a traffic light at 1000 North 200 West. He would like the City to consider widening 1000 North now rather than later. He suggested that 50 West going South be a one-way street and would fix the problem of people using this as a shortcut to Main Street. As a property owner in this area he is willing to work with the City to accommodate space for the widening of 1000 North.

Public Works Director Mark Nielsen said the widening of 1000 North can be completed in the short term and would require several property acquisitions. He agreed with Mr. Larsen that 1000 North should be widened sooner than later but will still take 2-3 years before it can be completed.

Vice Chairman Daines asked Mr. Larsen if on-street parking is eliminated between Main Street and 200 West will that help in the short term.

Mr. Larsen responded that eliminating the on-street parking will not help him and the residents of the apartments in that area will park in his parking lot instead.

Logan resident Bronwyn O'Hara addressed the Council. She recently drove down 50 West and does not feel that it should be a cul-de-sac but should instead be a one-way street.

There were no further comments and Chairman Olsen closed the public hearing.

Councilmember Simmonds said she does not like the cul-de-sac or one-way street option. She suggested doing a right turn only onto 1000 North from 50 West and right turn only coming out of the parking lot at Walgreens onto 1000 North.

Councilmember Jensen said he does not agree with closing 50 West.

Mr. Nielsen said it might be advantageous to have 50 West be a one-way street going South and 100 West be a one-way going North. From the public meetings that were held, there was no clear answer on what should be done with 50 West. He is willing to consider other options and a right-hand turn only can be implemented now on 50 West and see how things go from there.

ACTION. Motion by Councilmember Simmonds seconded by Councilmember Needham to **amend Resolution 16-62 eliminating the first bullet point which states “Construct a cul-de-sac on 50 West to eliminate the turning conflicts from the congested corner at 50 West and 1000 North”** Motion carried unanimously.

WORKSHOP ITEMS:

Budget Adjustment FY 2016-2017 appropriating: \$171,047 to reimburse the Fire Department for fire deployment; \$2,600 funds donated for the Logan City Employee Fund; \$1,600 funds donated for the Logan City Employee Santa Program; \$50,000 funds for the purchase and installation of Document Management Software (this software was budgeted for in FY 2013, carried forward in FY 2014 but due to complications, never implemented – Resolution 16-65 – Richard Anderson, Finance Director

Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustments.

The proposed resolution will be an action item and public hearing at the January 3, 2017 Council meeting.

Consideration of a proposed resolution that Tanaka Balance located at 34 Federal Avenue, seeks local governing consent for a variance with regard to proximity of this establishment for purposes of alcohol sales and is located beyond 200 feet straight line measurement, but less than 600 feet of St. John’s Episcopal Church and the Logan Tabernacle property boundary, both community locations – Resolution 16-64 – James Geier, Neighborhood Improvement Manager

Neighborhood Improvement Manager James Geier addressed the Council regarding the proposed resolution. He stated that Utah Code Section 32B-1-202 provides that one of the factors that the Alcoholic Beverage Control Commission may consider in granting a variance to the community location proximity requirements is the issuance of a written consent by the City Council. Tanaka Balance, located at 34 Federal Avenue is requesting to obtain a Limited-Service Restaurant Liquor license for the purpose of alcohol sales and is located beyond 200 feet straight line measurement, but less than 600 feet of St. John’s Episcopal Church and the Logan Tabernacle property boundary. Tanaka is a yoga studio and health/wellness café.

Vice Chairman Daines said the last time she was in the building where Tanaka Balance is located, she felt it was a very small area and if Logan City has a limited amount of alcohol licenses, we might want to save those for a larger establishment.

Mr. Geier said the State regulates the number of restaurant licenses and they do have a cap on a statewide level. On a local level there is no cap on liquor licenses but there is a cap on taverns.

Owner Larry Tanaka of Tanaka Balance addressed the Council. He said Tanaka Balance is a health wellness center and yoga studio. They have a health café and their customers have mentioned they would like to have a place in Logan where they can get a glass of wine and a healthy appetizer or a full meal. Mr. Tanaka said both lunch and dinner would be available. He talked with a representative from the State who indicated that as far as the State is concerned the liquor license would be approved.

Chairman Olsen suggested that Mr. Tanaka check to see if there is a percentage of food versus alcohol served that is required by the State.

Mr. Tanaka said he is aware that food needs to be served along with alcohol but he is not sure if there is a percentage.

Mr. Geier added that Mr. Tanaka has a letter of support from Reverend Steve Sturgeon from St. John’s Episcopal Church. At this time there has not been a response from the LDS Church.

Mr. Housley stated that locally, we do not have a numerical limit on restaurant liquor licenses and indicated that during this past year there has been a change in policy from the LDS Church on alcohol variances and they have not been granting approval of these requests. That is why Even Stevens has not received their variance. He will also review

the Logan Municipal Code and make sure we are in line with the State Code regarding liquor licenses.

The proposed ordinance will be an action item and public hearing at the January 3, 2017 Council meeting.

Code Amendment – Consideration of a proposed code amendment. Logan City requests to amend the Land Development Code Section 17.36 to clarify above ground versus below ground utilities – Ordinance 16-39 – Mike DeSimone, Community Development Director

Community Development Director Mike DeSimone addressed the Council regarding the proposed code amendment. He stated the proposed modification to Section 17.36.200 (Electrical Power and Street Lights) of the Land Development Code clarifies that placing new utilities underground versus above ground is the preferred method for providing utility service. The proposed language does not include Wireless Telecommunication Facilities or high voltage transmission lines. The purpose of this amendment is to ensure that all utility providers are following Logan City Light & Power policies of placing all new utilities underground, with some minor exceptions as listed in the proposed language.

Staff recommended that the Planning Commission recommend approval to the Logan Municipal Council.

On May 12, 2016 the Planning Commission recommended that the Logan Municipal Council approve the amendment to the Land Development Code Section 17.36.

Vice Chairman Daines asked who does the permitting for the below ground and above ground utilities.

Mr. Housley responded that a Design Review permit is required if there is more than one pole and they can replace existing poles.

The proposed ordinance will be an action item and public hearing at the January 3, 2017 Council meeting.

Code Amendment – Consideration of a proposed code amendment. Logan City requests to amend the Land Development Code Section 17.14 to clarify building orientation standards and requirements – Ordinance 16-40 – Mike DeSimone

Community Development Director Mike DeSimone addressed the Council regarding the proposed code amendment. He stated that the Land Development Code states that buildings and their primary entrances shall be oriented to streets; however, in certain conditions, this may not be feasible or practical. The proposed modification to Section 17.14.020 (Building Orientation) of the Land Development Code replaces the existing figures in 17.14.020.C.6 with new figures specifying the conditions under which an alternative building orientation would be permitted. The option for using alley's (rear fed) with front facing structures has not changed. The option to create a frontage street

along an arterial or major collector has been eliminated. Conditions permitting a rear facing orientation have been replaced with specific performance standards based on the anticipated landscape buffer area an applicant chooses.

Vice Chairman Daines asked about the berm in front of Joann's Fabrics along Main Street. She feels if the buffer is only 10'. then the berm should be higher. She proposed a berm of 3' - 4' ft.

Staff recommended that the Planning Commission recommend approval to the Logan Municipal Council.

On November 10, 2016, the Planning Commission recommended that the Logan Municipal Council approve the amendment to the Land Development Code Section 17.14.

The Council asked Mr. DeSimone to change the Code and indicate that the berm be no higher than 3'.

The proposed ordinance will be an action item and public hearing at the January 3, 2017 Council meeting.

Code Amendment – Consideration of a proposed code amendment. Logan City requests to amend the Land Development Code Sections 17.31, 17.50 & 17.62 to create development standards for a new development above 4,850' – Ordinance 16-41 – Mike DeSimone

Community Development Director Mike DeSimone addressed the Council regarding the proposed code amendment. The proposed code amendments include the following three elements:

Amend the Land Development Code Section 17.31.100 – replace “Essential Views” with Development Standards above 4,850” in order to get at regulating how new development on the entire bench area affects the broader City. The general development standards get at building mass, materials, colors, landscaping, lighting, and overall site design in order to minimize the visual impact from public roads, parks, and adjoining residential areas. The approach was to draw a line low enough (4,950' – 4,850') in order to regulate the impact of new development in both the Deer Pen subdivision as well as the broader bench areas. These standards will be applied during the building permit review phase as part of the planner's normal project review.

Amend the Land Development Code Section 17.50.040 – removed SFR development above 4,950' from having to obtain a design review permit. Changed the line from 4,950' to 4,850 and made SFR development review above 4,850' an administrative function.

Amend the Land Development Code Section 17.62 – changed the methodology for how we determine maximum building height from using an “average grade plane” to a more defined point of measurement as measured from either existing or finished grade.

Staff recommended that the Planning Commission recommend approval to the Municipal Council for the proposed amendments.

On November 10, 2016, the Planning Commission recommended that the Logan Municipal Council approve proposed amendments.

The proposed ordinance will be an action item and public hearing at the January 3, 2017 Council meeting.

Rezone – Consideration of a proposed rezone. Logan City requests to rezone residential properties from NR-6 to NR-4 in a number of developed and undeveloped areas that are more conducive to the NR-4 zoning designation. This rezone includes approximately 80 acres in the Hillcrest Neighborhood, approximately 480 acres in the Wilson Neighborhood and approximately 190 acres in the Woodruff Neighborhood – Ordinance 16-42 – Russ Holley, Planner

Community Development Planner Russ Holley addressed the Council regarding the proposed rezones. He stated that the request is to rezone over 700 acres in the Hillcrest, Wilson and Woodruff neighborhoods from the current zoning designation of Traditional Neighborhood Residential (NR-6) to Suburban Neighborhood Residential (NR-4).

Staff recommended that the Planning Commission recommend approval to the Logan Municipal Council for the proposed rezone.

On November 10, 2016, the Planning Commission recommended that the Logan Municipal Council approve the proposed rezone.

Councilmember Simmonds asked if there are other areas in Logan City that need to be addressed in regards to the NR-4 and NR-6 zones.

Mr. Holley responded that as the City grows and develops to the West there are certainly areas that will need to be addressed. As far as our current boundaries are concerned most of the residential areas are developed.

Vice Chairman Daines asked about the new Johnson subdivision on the South side of Canterbury. This is platted but there is no development and she asked is this still NR-4 in the current plan because she does not want this to come back and go to NR-6.

Mr. Holley responded that the current map shows NR-6 but he can amend the map and include the Johnson subdivision area.

Vice Chairman Daines feels this area should be changed to NR-4. She stated there is also a parcel located South of Gibbons Park above 1400 East which has not been developed.

Mr. Housley responded that this area has been platted and the lots are already on the plat which is different than the Johnson parcel. He also indicated that changing the Johnson parcel to NR-4 would require going back to the Planning Commission.

Mr. DeSimone indicated that he will review both areas mentioned by Vice Chairman Daines and with the suggested changes, it will go back to the Planning Commission and will come back to the Council sometime in February.

The proposed ordinance with the exception of the areas mentioned by Vice Chairman Daines, will be an action item and public hearing at the January 3, 2017 Council meeting.

OTHER CONSIDERATIONS:

Councilmember Needham announced that the Gallery Walk will be held this Friday from 6:00 – 9:00 p.m. and he invited everyone to attend.

ADJOURNED. There being no further business to come before the Council, the meeting of the Logan Municipal Council adjourned at 7:30 p.m.

Teresa Harris, City Recorder