

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, June 7, 2016 at 5:30 p.m. in the Logan City Municipal Council Chamber, 290 North 100 West, Logan, Utah. Chairman Herm Olsen conducting.

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

Chairman Olsen welcomed those present. There were approximately 44 citizens in the audience at the beginning of the meeting.

### **OPENING CEREMONY:**

Clint Pumphrey gave the opening thought and led the audience in the pledge of allegiance.

**Meeting Minutes.** Minutes of the Council meeting from May 17, 2016 were reviewed and approved with minor changes.

**ACTION.** Motion by Councilmember Simmonds seconded by Vice Chairman Daines to **approve the May 17, 2016 minutes and approve tonight's agenda.** Motion carried unanimously.

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

Chairman Olsen announced that proposed Ordinance 16-17 was withdrawn from the agenda at the request of the applicant.

**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, June 21, 2016.

### **QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:**

Logan resident Patti Reeves addressed the Council regarding the bus system. She said there are a lot of events going on throughout the City and she feels the bus should run longer into the evening hours so people can attend these various events and we also need more buses.

Chairman Olsen thanked Ms. Reeves for her comments and said these concerns will be forwarded to the Cache Valley Transit District.

Logan resident Renee Nolan addressed the Mayor and Council. She thanked them for their service to the community.

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

**MAYOR/STAFF REPORTS:**

**Updates on Projects/Issues – Mayor Petersen**

1. Current Construction Projects
  - a. Construction of the sidewalk along the Steep Dugway started Monday, May 31. Extended road closures are anticipated.
  - b. Riverside Drive will be closed until the end of June for trees, curb, and guardrail.

2. 2016 RAPZ Tax Projects funded are the following:

	<b><u>Requested</u></b>	<b><u>Awarded</u></b>
Freedom Fire	\$40,000	\$40,000
Canyon Connector Trail	\$100,000	\$100,000
Park Avenue Connector Trail	\$80,000	\$80,000
Trapper Park Playground	\$40,000	\$40,000
Soccer Sports Complex Trail Paving	\$50,000	\$50,000
Canyon Road Park Playground	\$30,000	\$0
Aquatic Center Slide Gel Coating	\$50,000	\$50,000
Bridger Park Parking Lot Construction	\$55,000	\$30,000
Pedestrian Bridge at Stewart Nature Park	\$200,000	\$0
Community Garden at Bridger Park	\$5,000	\$0
<b>Logan’s 2016-2017 Population Split Allocation</b>		<b>\$84,863</b>

3. A Request for Proposal for commercial development of the Emporium properties was sent out June 2.
4. Responses to perform a library site analysis have been received from three architectural firms.
5. A Request for Proposal has been sent out for sale of the city-owned lots on 200 East between 200 and 300 South.
6. There are 30 Community Garden plots near the Bridger School that are being “farmed.”
7. Landfill road construction and cell excavation are on schedule.
8. The Deer Pen property subdivision and rezone proposals will go the Planning Commission on July 14.
9. Projects to be completed in 2016 are on schedule.

10. The Storytelling Festival is co-sponsored by Logan Friends of the Library and will take place at Merlin Olsen Park July 9-11.
11. Mayor Petersen asked the Council if they would like to participate in the Pioneer Day Parade on July 25 and if so, they can ride on the antique fire truck that will be available.

Councilmember Jensen asked regarding the housing project on 200 East, it was stated this is single family housing. He asked if there are other specifications.

Mayor Petersen responded other specifications include the housing must be a story and a half, cannot be more than 1,500 square feet and there are specifications in regards to building material. There are very rigid requirements for developers on this project.

Councilmember Simmonds asked in regards to the RFP for the Emporium, she asked if the RFP was advertised in any other way besides being posted in the Herald Journal.

Mayor Petersen responded it was posted on the Logan City Website and each of the 32 applicants were contacted personally and the RFP was sent to these 32 individuals.

Chairman Olsen asked about the intersection at 400 North 600 East, where the short dugway project is underway. There is a no left hand turn sign posted there and he said this makes sense so that people don't go down the dugway but said it does not make sense for those going along the Boulevard.

Logan City Water Manager Paul Lindhardt responded and said at this time the signs have been removed and the Boulevard is open. When construction starts again the signs will go back up. They will keep the Boulevard open if possible but the short dugway will remain closed throughout the duration of the project.

### **Introduction of 911 Communication Director – Mayor Petersen and Police Chief Gary Jensen**

Police Chief Gary Jensen introduced Shelley Peterson who has been selected as the 911 Communication (Dispatch) Director for the City of Logan.

### **Sesquicentennial Essay Contest Winners – Mayor Petersen**

Mayor Petersen along with Logan City School Superintendant Frank Schofield and teachers from various elementary schools announced the winners of the Logan Sesquicentennial Essay Contest. Each student was presented with a Certificate of Award and a \$50 cash award.

Adams Elementary – Elsie Hansen  
Bridger Elementary – Rachel Porter  
Ellis Elementary – Tessa Niusulu  
Hillcrest Elementary – Elise Magalogo  
Wilson Elementary – PyoZay Thaw  
Woodruff Elementary – Natalie Rivas

**Follow-up: S.R. 30 Corridor Study I-15 to 1000 West – Vince Izzo and Mike Pepper, HDR Inc**

Mike Pepper from HDR Inc addressed the Council regarding the S.R. 30 Corridor Study. The Utah Department of Transportation conducted a corridor study on 17.54 miles of State Route 30 (S.R. 30) from Interstate 15 (I-15) to Logan 1000 West (10<sup>th</sup> West or S.R. 252). UDOT recognizes the importance of the S.R. 30 Corridor to the communities within Box Elder and Cache counties and is committed to meeting the short and long-term needs of the traveling public while ensuring the continued efficiency of this important route. A targeted public engagement program was conducted as part of the S.R. 30 Corridor Study. The purpose of the outreach effort was to seek input from key stakeholders, local governments, state and federal agencies with associated opportunities for input from the general public. Specific input was invited on the locations that need improvement along the corridor and environmental concerns from those improvements. The study also included analysis of safety data and current and projected future traffic volumes.

Mr. Pepper stated that input from stakeholders that use the corridor for personal travel and those that rely on the route for business activities and economic development is critical to the corridor study. Based on the type of safety and highway capacity improvements identified in the corridor study, UDOT has determined that S.R. 30 can be evaluated in segments.

- I-15 to S.R. 23 – UDOT will look at making spot improvements in this segment of S.R. 30 to address identified safety and capacity needs. Improvements in this segment can be evaluated independently, which will allow individual projects to move forward more quickly. UDOT will prioritize projects based on future funding and the identified need. Recommendations are the following:
- Mile Post 91.3 Railroad Crossing – Add pull out for school buses
- 6000 West/S.R. 30 Intersection – Add intersection lighting and turn lanes
- S.R. 81/S.R. 30 Intersection – Add intersection lighting
- Bear Hollow Drive/S.R. 30 Intersection – Add intersection lighting and warning signs
- S.R. 38/S.R. 30 Intersection – Add intersection lighting, improve geometry, and lengthen left turn lane
- Beaver Dam Road/S.R. 30 Intersection – Add intersection lighting and improve intersection geometry
- S.R. 81 to Beaver Dam Road – Reduce wildlife strikes with fencing and wildlife crossing signs

S.R. 23 to 10<sup>th</sup> West – This segment of S.R. 30 has numerous safety issues, and the entire segment needs to be evaluated for additional capacity (adding passing lanes or widening the highway from two to four lanes). Addressing both safety and capacity will require reconstructing the highway from S.R. 23 to 10<sup>th</sup> West, plus consideration for facilities to safely accommodate bicycles. These types of improvements could affect wetlands and sensitive wildlife species. Therefore, starting in the summer of 2016, UDOT will begin an environmental study to evaluate potential alternatives for the improvements, analyze potential environmental impacts, and identify appropriate recommended improvements which are the following:

- S.R. 23/S.R. 30 Intersection – Improve intersection geometry
- MP 102.8 Railroad Crossing – Add pull out for school buses
- Cutler Marsh Marina/S.R. 30 Intersection – Add left turn and acceleration lanes
- Lower Logan River Access – Add left and right turn and acceleration lanes
- 3200 West/S.R. 30 Intersection – Add intersection lighting and right turn lane
- MP 107.2 Curve – Widen shoulders
- S.R. 23 to 1900 West – Widen shoulders, add weather alert system for fog, add turn lanes to access points, and consider bike safety
- 1900 West to 10<sup>th</sup> West – Add continuous left turn lane, improve right turn lane access to businesses, add shoulders, and consider bike safety

Mr. Pepper stated that more information can be found at [SR30study@utah.gov](mailto:SR30study@utah.gov)

### **Trails Presentation – Dayton Crites, Cache County Trails Planner**

Dayton Crites, Cache County Trails Planner addressed the Council. He stated that what he is working on goes beyond trails in a park but trails that connect the City so that you never have to cross a roadway. Trails are critical to improving our health, safety and the economy and is largely a quality of life issue. His role as the Cache County Trails Planner is to create regional connections. Some of the things he is working on are the Bonneville Shoreline, canal trails, promoting various events and more information will be coming very soon about the Countywide Trails Plan. He is working to create a hub for those wanting to know more about trail access and to educate people that trails are to normalize the behaviors of walking and cycling. He thanked the Mayor and Council for the opportunity to be the Trails Planner and said he enjoys his job very much.

### **COUNCIL BUSINESS:**

There was no council business to report.

### **ACTION ITEMS:**

**PUBLIC HEARING - Budget Adjustment FY 2015-2016 appropriating: \$14,100 donated funds to the Police Department for a tactical robot; \$3,300 donated funds for the Annual Police Banquet – Resolution 16-28**

At the May 17, 2016 Council meeting, Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustments. He said these are donations for a

specific purpose. The police department will be spending some of their own funding for the purchase of the tactical robot.

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 Jensen to **approve Resolution 16-28** as presented. Motion carried unanimously.

**PUBLIC HEARING - Consideration of a proposed resolution approving an adjustment of Solid Waste Collection and Disposal Fees and Mandatory Curbside Recycling – Resolution 16-25**

At the May 17, 2016 Council meeting, Environmental Director Issa Hamud addressed the Council regarding the proposed resolution regarding the need to adjust the Solid Waste Rates to address Special Event Rates (SER) as follows:

**Section 1. Residential Garbage Pickup (includes landfill tipping fees (TF) unless otherwise noted).**

Logan City			
90 gallon	\$12.65 per month	No Change	
Extra pick up	\$3.87 ea container	No Change	
60 gallon (minimum fee)	\$10.50 per month	No Change	
Current 60 gallon user rate increase will be implemented over a two year period \$1.35/yr			
Special Pickup/Bulky Waste Charge	\$20.00 plus TF (except green waste)		
Cache County			
90 gallon	\$13.25 per month	No Change	
Extra pick up	\$4.19 ea. container	No Change	
60 gallon	\$11.00 per month	No Change	
Current 60 gallon user rate increase will be implemented over a two year period \$1.30/yr			
Special Pickup/Bulky Waste Charge	\$26.00 plus TF (except green waste)		

**Section 2. Commercial Garbage Pickup**

a. Front Load Refuse hauled by Service Area	\$ 5.40 cu. yd. per pickup		
b. Temporary/Construction Dumpster Rental			
Front Loader Dumpster			
Rental Fee	\$10.00 weekly or \$1.43 daily		
Collection/Disposal Fee	<b>Same as Section 2(a)</b>		
c. Roll-off Dumpster			
Rental Fee (beginning day 15 of rental)	\$40.00 weekly or \$5.71 daily		
Collection/Disposal Fee	<b>Same as Section 2(c)</b>		

c. Roll-off Refuse			
Each Pickup	\$123.75 each		
	Plus Applicable TF		
d. Minimum Commercial Fee			
Logan City	\$ 12.65 per month	No Change	
Cache County	\$ 13.25 per month	No Change	

\* ED: Environmental Department

### Section 3. New Home Automated Container (A.C.) Service Fee.

Delivery of A.C. in Logan City – <u>for any number of containers for SER Event</u>	\$20.00
Delivery of A.C. in Cache County – <u>for any number of containers for SER Event</u>	\$26.00
Delivery of A.C. by customer	\$5.00

### Section 4. Landfill Tipping Fees (TF).

Car or truck up to ¾ ton	\$10.00	No Change
Small single axle trailer	\$10.00	No Change
Dual axle trailer and trucks larger than ¾ ton		Applicable TF
General refuse	\$29.00/ton	No Change
Construction debris & tree stumps	\$21.00/ton	No Change
Uncovered or otherwise unsecured loads	Additional fee	\$10.00

### Section 5. Recyclable Item Fees.

a. Tire (size measured by inside diameter)		
15 inches or less		\$2.00 ea.
Larger than 15 but less than 20 inches		\$5.00 ea.
20 to 25 inches		\$10.00 ea.
Over 25 inches		\$100.00 ea.
Tires with rim, additional		\$5.00 ea.
b. Pallets		
Clean to go to Green Waste Facility		\$9.00 per ton
Contaminated		Applicable TF

**Note:** There is no charge for separated, recyclable items such as newspaper, ferrous metals, aluminum, carpet pad, used oil, and compostable waste trimmings.

### Section 6. Special Handling Fees (SHF).

a. Medical and Infectious Waste		
Minimum Fee: up to 0.5 cubic yard or 100 gallons in		
Volume, standard size “Black Beauty” dumpster	\$8.00 cu. yd.	
Load is greater than 0.5 cubic yard	\$17.00 cu. yd.	No Change
b. Hydrocarbon contaminated soil fees		
(1000 ppm in accordance with landfill		Applicable TF plus
hazardous waste disposal procedures)	\$17.50/ton	No Change

- c. Household refrigerators, freezers, air conditioners or other appliances originally having contained refrigerant which are not certified and marked as having been legally evacuated. \$30.00 SHF ea unit
- d. Sludge \$17.50 ton/SHF Applicable TF Plus No Change
- e. Any other items requiring special handling \$17.50ton/SHF Applicable TF Plus No Change
- f. Metal bottles or other containers which are or have been pressurized, including but not limited to propane bottles and fire extinguishers. \$10.00 SHF ea. Unit
- g. Asbestos & asbestos contaminated materials \$500.00/ton No Change

**Section 7. Dead Animal Fees**

Animal disposal for farmers is free.

**Section 8. Residential Curbside Green Waste Collection (April – November)**

Logan, Smithfield, North Logan, Providence, Hyde Park, River Heights, Millville, Nibley, Hyrum.

90 Gallon \$4.00 per month  
(12 month billing period)

**Section 9. Green Waste Facility Product Pricing (includes sales tax)**

Finished Compost	<del>\$17.00 per cu. yd.</del>	<u>\$20.00/cu. yd.</u>
Coarse Wood Chips	\$8.00/cu. yd.	\$8.00/cu. yd. (no change)
<del>Fine Screened Wood Chips</del>	<del>\$10.00 per cu. yd.</del>	<del>\$15.00/cu. yd.</del>
Medium Wood Chips	\$12.00 per cu. yd.	\$12.00/cu. yd. (no change)
Pallet Wood Chips	<del>\$8.00 per cu. yd.</del>	<u>\$10.00/cu. yd.</u>
Premium Wood Chips	<del>\$10.00 per cu. yd.</del>	<u>\$15.00/cu. yd.</u>
Christmas Tree Wood Chips	<del>\$7.00 per cu. yd.</del>	<u>\$10.00/cu.yd.</u>
Firewood	<del>\$5.00 per cord</del>	<u>\$10.00 per cord</u>
Colored Chips	\$30.00/cu.yd.	\$30.00/cu.yd. (no change)
Bagged Compost	\$1.50/1 cu.ft.	\$1.50/1 cu.ft. (no change)

**Section 10. Commercial/Curbside Recycling Collection**

Countywide Mandatory Curbside Recycling \$3.00 per resident per month, once every other week pick up

a. Roll-off Recyclables

Each Pick up (Green Waste, Other Recyclables) \$45.00 each  
Plus ED\* receives recycling revenue

Each Pick up (cardboard) \$ 0.00 each  
Plus ED\* receives recycling revenue



<u>b. Roll-off Cardboard and other recyclables</u>	<u>\$123.75/per pick-up</u> <u>no rebate to ED</u>
<u>c. Front Load Cardboard</u>	<u>\$0.00 each</u> <u>Plus ED* receives</u> <u>recycling revenue</u>
<u>d. Front Load Mixed recycling and other recyclables</u>	<u>\$6.00/yard - Every Other</u> <u>Week Pick-Up</u> <u>(\$12.00/yard Week)</u>

**Section 11. Spring Cleanup/Green Waste Drop Site**

Provide one time spring clean up for every community, or keep the green waste drop site/s at a location identified and monitored by the local community, or credit \$2.15 per residential customer per year to the local community for green waste management

**Section 12. Hardship Allowance**

Cache County Residential customers may apply for reduced recycling rate annually on the basis of hardship through the Solid Waste Advisory Board.

Section 13. Special Event Rates (SER), also see attached letter

Residential Containers

<u>Logan</u>	<u>\$3.15 per empty</u>
<u>All Other Areas outside of Logan</u>	<u>\$3.30 per empty</u>

For all services provide two times the requested numbers of containers or charge ½ of the amount of containers.

Commercial Containers

For all SER commercial services the rate is the same as shown in section 4 except no rental fee and the size of the container will be double the size of the requested container or the charge will be ½ of the service fee.

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 Jensen to **approve Resolution 16-25** as presented. Motion carried unanimously.

**PUBLIC HEARING - Text Amendment – Consideration of a proposed amendment to the Land Development Code Section 17.57.060 to clarify the Standard of Review for the Land Use Appeal Board – Ordinance 16-16**

At the May 17, 2016 Council meeting, Community Development Director Mike DeSimone addressed the Council regarding the proposed text amendment. He proposed the following changes to Section 17.57.060.

**§17.57.060. Standard of Review**

A. The review by the Land Use Appeal Board of the appeal or request shall be limited to the record of the land use application process resulting in the decision made by the Land Use Authority which is the subject of the appeal or request including written communications, the written land use decision and the written appeal or request.

B. The Land Use Appeal Board may not accept or consider any evidence outside the record of the Land Use Authority unless that evidence was offered to the Land Use Authority and the Board determines that it was improperly excluded. The Appellant has the burden of proving that the Land Use Authority erred. The Land Use Appeal Board shall presume that a Land Use Authority decision is valid and in the review of factual matters shall determine only whether or not the decision is arbitrary, capricious, or illegal. A Land Use Authority decision interpreting or applying a land use ordinance shall be reviewed for correctness.

Chairman Olsen opened the meeting to a public hearing.

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

**ACTION.** Motion by Councilmember Jensen seconded by Vice Chairman Daines to **adopt Ordinance 16-16** as presented. Motion carried unanimously.

**WORKSHOP ITEMS:**

**Consideration of a proposed resolution approving the USU Transportation Master Plan – Resolution 16-32 – Charles Darnell and Jordy Guth**

Charles Darnell Associate Vice President for Facilities at Utah State University addressed the Council regarding the USU Transportation Master Plan. The City of Logan has an approved Surface Transportation Master Plan to provide an important tool for facilitating future traffic, pedestrians, bicycles, and transit. Utah State University has developed a Transportation Study and relevant portions of that study identify recommended street and intersection configurations in the future within the City of Logan street network. He stated the end objective is that the Logan Municipal Council will adopt relevant portions of the USU Transportation Study to be included as an addendum to the City of Logan Surface Transportation Master Plan, dated June 2011.

He stated that items that represent proposed collaborative initiatives between the University’s transportation planning and the City of Logan’s planning, and which are subject to all required internal approvals from each entity, as well as identified viable funding sources and include the following:

- Canyon trail system interconnects between University, City, and County properties (new USU sidewalk along the South side of 700 North from 1200 East to 1500 East)
- A new pedestrian crossing on 800 East at the Stadium parking lot to include new exit/entrance from that lot on to 800 East

- Roundabout at 850 North and 1200 East (USU Cemetery Drive at 1200 East)
- New bike lanes adjacent to campus on 800 East and 1200 East, and with an interconnecting bike lane along 1000 North adjacent to campus
- USU has proposed traffic controls for study by UDOT on Highway 89 (400 North) from 600 East to 1200 East. Proposed traffic controls include:
  - Traffic lights at Highway 89 and 1200 East
  - Right turn only restrictions from Champ Drive on to Highway 89, (heading West only)
  - Dedicated left turn signals with legal U-turn at Highway 89 (400 North) and 1200 East, to serve eastbound traffic needing to return West on Highway 89 (400 North)
  - Right turn only restrictions from the lower level Ag/Business parking lot on south side of Highway 89, heading East only
  - Dedicated left turn signals with legal U-turn at Highway 89 (400 North) and 600 East, to serve westbound traffic needing to return East on Highway 89 (400 North)

Mr. Darnell stated that the entire USU Transportation Master Plan can be found at [usu.edu/facilities](http://usu.edu/facilities)

Vice Chairman Daines suggested that the speed limit in the area of Highway 89 and 400 North just past 1200 East be evaluated. The speed limit goes from 40 to 50 heading into the Canyon and she suggested that the speed limit remain 40 until after the first big curve in the Canyon.

Mr. Darnell said he has mentioned speed control to UDOT and they have indicated this area is a major trucking corridor and they want to keep traffic moving through.

Councilmember Simmonds said she agrees with Vice Chairman Daines and feels that with the trails in this area it would warrant the speed limit being reduced going into the Canyon.

Councilmember Jensen said regarding roundabouts, he suggested having a one lane roundabout rather than two lanes. He also endorsed the median to control the right turn only.

Vice Chairman Daines said she would be interested to know how the USU Transportation Master Plan ties into Logan's Bike Pedestrian Plan and asked that Planner Russ Holley report on this at a future meeting. She also asked Public Works Director Mark Nielsen to report on how the USU Transportation Master Plan ties into our current Transportation Plan.

The proposed resolution will be an action item and public hearing at the June 21, 2016 Council meeting.

**Consideration or a proposed resolution adopting the Community Development Block Grant (CDBG) 2016 Analysis of Impediments to Fair Housing Choice for the City of Logan – Resolution 16-34 – Jessica L. Lucero, PhD**

Jessica Lucero, PhD addressed the Council regarding the Fair Housing Program. She stated the purpose and scope of the Fair Housing Program as follows:

1. The Community Development Block Grant (CDBG) program contains a regulatory requirement to affirmatively further fair housing based on HUD's obligation under Section 808 of the Fair Housing Act.
2. The goal is to expand mobility and widen a person's freedom of choice in the housing market and, thus their access to opportunities in their community and society at large.
3. CDBG areas are required to ensure that they are affirming further fair housing.
4. CDBG areas are required to complete an analysis of Impediments for Fair Housing Choice (AI) every 3 years.

### **Action Plan**

**Impediment 1** – Racial/Ethnic concentration, particularly concentration of Latino individuals in SW portion of Logan City.

**Action** - Logan City investment in ESL/Literacy programs targeted at ESL Latino population that will expand economic opportunities and open up a wider array of housing options across the city (parcutuclary on the East portion of Logan City which has higher housing values).

**Impediment 2** – Racial/Ethnic special concentration of down payment assistance program participants.

**Action** – 1. Work with Neighborhood Nonprofit Welcome Home program administrator to expand program for Latino participants, including developing a program component that encourages participants to view available properties in all neighborhoods in Logan City. 2. Outreach to realtors and lenders to promote the program. 3. Translate application materials in Spanish.

**Impediment 3** – Racial/Ethnic disparities in accessing housing rehabilitation program.

**Action** – Increase outreach efforts to Latino community by first translating advertisements into Spanish with help from USU, and second, outreaching to key Latino community institutions to advertise the program (e.g., St Thomas Aquinas Catholic Church, Spanish-speaking Latter Day Saint Congregations, English Language Center, Latino Advisory Council, Bridger Elementary, USU's Access and Diversity, etc.).

**Impediment 4** – Lack of public awareness and knowledge regarding their rights under the Fair Housing Law.

**Action** – 1. Targeted educational outreach to vulnerable communities (e.g., persons with disabilities, refugees, LEP persons, etc.) Targeted outreach will involve distributing materials and offering to present to key social service agencies serving vulnerable communities (i.e. Cache Refugee and Immigrant Connection, English Language Learning Center, Options for Independence, etc.). Logan City will partner with BRAG, NNP, and USU to develop outreach materials. Logan City will work with USU to develop materials in Spanish. 2. Public awareness campaigns (e.g., during Fair Housing Month in April, make efforts on social media and in local newspaper to promote fair housing).

**Impediment 5** – Systematic discrimination in the rental market based on protected class status at first contact in seeking rental housing.

**Action** – 1. Targeted small-scale educational opportunities for landlords (e.g., informational packets prepared by CDBG coordinator to be sent to all landlords at time of annual license renewal). CDBG Coordinator will work with key professors at USU as well as individuals from Utah’s Division of Fair Housing to create content-rich educational mailings. 2. Integration of this content in Good Landlord Training. The CDBG coordinator will work with key professors at USU to develop training materials that address the responsibilities of landlords under fair housing law.

**Impediment 6** – Lack of affordable and accessible housing options for persons with disabilities.

**Action** – 1. Develop Logan City-sponsored program designed to provide financial assistance for individuals with disabilities who wish to rent housing units in the private market that are not already accessible (i.e., building entrance ramps, etc.). 2. The Access and Mobility Plan – Targeted outreach to disabled populations in Logan to collect data regarding infrastructure deficiencies in Logan City. The plan will prioritize improvements for future CDBG funding. The plan is a component of Fair Housing as it will reduce the amount of housing that are isolated from the surrounding neighborhoods, and goods and services. 3. Use RDA funds for housing rehabilitation assistance used for improvements to owner-occupied homes (including access/ADA issues).

The proposed resolution will be an action item and public hearing at the June 21, 2016 Council meeting.

**Budget Adjustment FY 2015-2016 appropriating: \$400 donated Youth City Council Funds (292112) for benefit concert sound – Resolution 16-33 – Richard Anderson, Finance Director**

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

The proposed resolution will be an action item and public hearing at the June 21, 2016 Council meeting.

**Consideration of a proposed resolution approving Member Contributions to the Utah Retirement Systems Contributory Plan FY 2015-2016 – Resolution 16-30 – Greg Cox, Human Resource Director**

Human Resource Director Greg Cox addressed the Council regarding the proposed resolution. The City formally agrees to fund “pick-up” 100% of the required member contribution for all eligible employees required to contribute to the Utah Retirement Systems Contributory Retirement Plan for the 2016-2017 Fiscal Year (effective July 1, 2016) according to the applicable Utah Retirement Systems Retirement Contribution Rates.

The proposed resolution will be an action item and public hearing at the June 21, 2016 Council meeting.

**Consideration of a proposed resolution approving Elected Official's Wages FY 2015-2016 – Resolution 16-31 – Greg Cox**

Human Resource Director Greg Cox addressed the Council regarding the proposed resolution. Logan City annually surveys other local government positions throughout the State of Utah which includes an annual market study in order to identify prevailing wages for comparable positions in the Logan City Corporation. This survey also includes wage data for local government elected officials. The proposed resolution states that no adjustments to the wages of any elected official be proposed for this upcoming fiscal year.

Finance Director Richard Anderson stated this is important and needs to be looked at periodically. He recommended that on the mayoral election years that the wages be evaluated to attract qualified candidates.

Chairman Olsen agreed and said that elected official wages should be evaluated. He suggested that if a wage increase is proposed and approved that it be deferred until the next election of the outgoing official so they are not voting on their own increase.

Councilmember Jensen said at some point we need to do something but nobody ever wants to increase their own salary.

Councilmember Simmonds stated that doing the study doesn't necessarily mean that the wage increase has to be approved.

Mr. Cox said most of the time, the Mayor and those serving on the Council are not doing it for the money but rather they simply want to serve.

The proposed resolution will be an action item and public hearing at the June 21, 2016 Council meeting

**WITHDRAWN - Rezone – Consideration of a proposed rezone from Resource Conservation (RC) to Mixed Residential Medium Density (MR-20) Nelson Farms located at 2362 South Hwy 89/91 – Ordinance 16-17 – Amber Pollan, Planner**

Chairman Olsen announced at the beginning of the meeting that Ordinance 16-17 was withdrawn from the agenda at the request of the applicant.

**Rezone – Consideration of a proposed rezone from Traditional Neighborhood Residential (NR-6) to Mixed Residential Transitional (MR-9) Rose Hill Subdivision located at 1400 West 1800 South – Ordinance 16-18 – Amber Pollan, Planner**

Planner Amber Pollan addressed the Council regarding the proposed rezone. The applicants are requesting a zone change of 13.03 acres from Neighborhood Residential (NR-6) to Mixed Residential (MR-9) at 1400 West 1800 South. The applicants would like to continue with Phases 3 and 4 of the Rose Hill Subdivision. The previous phases of

the subdivision were developed under a Planned Development which allowed for lot sizes less than 6,000 SF. They are requesting the MR-9 zoning as it allows for lots sizes of a minimum of 4,000 SF.

The MR-9 zoning designation was added to the Land Development Code in 2013 as an option between a single family residential and multi-family zone. It allows for single family detached, single family attached and duplex dwellings as permitted uses. There is a maximum density of nine (9) units per acre with a minimum lot size of 4,000 SF. The lot width requires a minimum average of 40' per block. Setbacks are also reduced from the NR-6 standard; a front setback of 15', side setback of 5', and rear setback of 10' are permitted.

Staff recommended that the Planning Commission continue this zone change request to allow for a boundary line adjustment or subdivision to establish the boundaries of rezone and allow for further discussion of development issues.

On May 26, 2016, the Planning Commission recommended that the Municipal Council approve the rezone of 13.03 acres from Neighborhood Residential (NR-6) to Mixed Residential (MR-9) at 1400 West 1800 South with a deed restriction limiting development to single-family detached homes with lots no smaller than 4,000 SF and a 6 unit per acre density.

There were 5 residents from the existing Rose Hill Development who are concerned that the MR-9 zone could allow for intense development. They were generally fine with the continuation of the development they bought into but were concerned it could be something different with the zoning. The proponent agreed to the deed restriction.

Councilmember Simmonds asked will the open space be maintained as if it were a PUD within our current zoning, because of the deed restriction.

Ms. Pollan responded yes, that is correct.

Councilmember Jensen asked if the concerns from the residents subsided when the deed restriction was offered.

Ms. Pollan responded yes.

Chairman Olsen asked is this a situation where some planners would consider it to be "urban sprawl".

Ms. Pollan responded this is a continuation of development that was approved and an area that was planned for development.

The proposed ordinance will be an action item and public hearing at the June 21, 2016 Council meeting

**Rezone – Consideration of a proposed rezone from Town Center (TC) to Mixed Residential Medium (MR-20) David Burton located at 239 North 200 East – Ordinance 16-19 – Russ Holley, Planner**

Planner Russ Holley addressed the Council regarding the proposed rezone. The request is to rezone a 0.25 acre parcel from Town Center (TC) to Mixed Residential Medium (MR-20) with the intent of the applicant to construct a multi-family apartment building. The site currently contains a developed 10-stall asphalt parking lot and driveway approach onto 200 East. The remainder of the site contains multiple trees and low growing vegetation. This parcel was subdivided from the larger medical office complex property located to the West in May 2009 (200 East Subdivision). The asphalt parking lot still connects to the back parking lot of the medical office complex.

Based on the diverse zoning history of this area, the site development patterns and buildings are varied. The largest structures are the LDS Church, the Senior Citizen Center and the medical office complex directly West of the site. The majority of the structures on the block are residential, with 11 single-family homes and 10 multi-family structures. Both 100 East and 200 East are used as alternatives to Main Street for North/South travel. With recent upgrades to 200 East and the projected growth of Logan, a robust commercial core is vital to overall longevity. Because of the surrounding conditions of the neighborhood and the unique and odd shape of this particular parcel, a better long term land use would be a consolidated quality commercial development. Although high-density housing is important, the Town Center (TC) zone envisions residential development in a vertically mixed-use layout which better utilizes ground floor space for commercial services.

Based on these issues, combined with the General Plan's guidelines, staff recommended denial of this rezone request and is in favor of leaving the parcel zoned Town Center for future commercial development.

On May 26, 2016 the Planning Commission voted on a recommendation for denial to the Municipal Council for a rezone of .25 acres, 239 North 200 East from Town Center to Mixed Residential Medium .

The proposed ordinance will be an action item and public hearing at the June 21, 2016 Council meeting

**OTHER CONSIDERATIONS:**

Chairman Olsen asked to be excused from the June 21, 2016 and announced that Vice Chairman Daines will conduct the meeting. He asked the Council to make a motion on his behalf to approve the USU Transportation Master Plan with the exception of restrictions of a left turn out of Champ Drive.

**ADJOURNED to meeting of the Logan Redevelopment Agency**

Chairman Olsen welcomed those present. There were approximately 6 citizens in the audience at the beginning of the meeting.



**ACTION ITEM:**

**PUBLIC HEARING - Budget Adjustment FY 2015-2016 appropriating: \$2,000,000 for the acquisition of the Emporium property by the Downtown Redevelopment Agency – Resolution 16-29 RDA**

At the May 17, 2016 council meeting, Finance Director Richard Anderson explained the Council appropriated \$1 million dollars from the Library Reserves and \$1 million dollars from General Fund Capital to purchase the Emporium building with the intent to build a Library. It appears that this location will be better used for commercial development rather than a new Library so the proposed budget adjustment is to appropriate \$2 million dollars from the Downtown RDA reserves to purchase the Emporium property and then immediately issue a Request for Proposal for its sale. At the June 7, 2016 Council meeting, there will be a public hearing as part of the general Council meeting agenda to sell this property to the RDA. The Library and General Fund will then get their money back. The RDA does not have \$2 million dollars in reserves so it will be deficit funding but the overall RDA budget is doing well.

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 Vice Chairman Daines to **approve Resolution 16-29 RDA** as presented. Motion carried unanimously.

**ADJOURNED.** There being no further business to come before the Council, the meeting of the Logan Municipal Council adjourned at 7:45 p.m.

Teresa Harris, City Recorder