

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, March 15, 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, Councilmember Jeannie F. Simmonds and Councilmember S. Eugene Needham. 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 36 citizens in the audience at the beginning of the meeting.

Chairman Olsen announced that prior to the Council meeting, the Logan Municipal Council met at 4:45 p.m. to consider administration's request for a Closed Session to discuss possible property acquisition.

#### **OPENING CEREMONY:**

Logan resident Jay Monson gave the opening thought, prayer and led the audience in the pledge of allegiance.

**Meeting Minutes.** Minutes of the Council meeting from March 1, 2016 were reviewed and approved with minor changes.

**ACTION.** Motion by Councilmember Simmonds seconded by Vice Chairman Daines to **approve the March 1, 2016 minutes and approve tonight's agenda.** Motion carried unanimously.

**Meeting Agenda.** Chairman Olsen announced there would be two public hearings at 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, April 5, 2016.

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

Logan resident Larry Brown addressed the Council. He is from the Hillcrest Neighborhood and said that in a few months the citizens might be asked to vote on a sales tax issue, part of which will go to Logan City for transportation. Also to be considered are tax rates for the coming year, revenue bonds for the sewer treatment plant which, could impact rates. He feels if the Council goes forward with a Neighborhood Renewal Plan, they should hold an advertised public hearing.

Logan resident Luann Harris from the Hillcrest Neighborhood addressed the Council and distributed a letter that she asked the Council to read.

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

### **MAYOR/STAFF REPORTS:**

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

Mayor Petersen updated the Council on the following:

1. There are no construction projects to report at this time.
2. Library Director Robert Shupe reported on the Library Centennial Events that will be held in April.
3. Logan City once again received a “Certificate of Achievement for Excellence in Financial Reporting”.
4. The new Logan City Website will go live on March 21, 2016.
5. The National Guard Armory is available for recreational use.
6. The Wastewater Rate Study has started and will be finished by August.

Councilmember Simmonds said a few weeks ago there was an article in the Herald Journal indicating that Providence and Nibley had a discussion with Hyrum regarding wastewater. It was her understanding that Logan had an agreement with Providence and Nibley and they would be joining Logan in the wastewater treatment plant and we were building the plant based upon those agreements.

Mayor Petersen said the agreement that Logan has with Providence and Nibley is to participate in a rate setting committee to bind them to actually participate in receiving service. As soon as we have the information back from the consultant on the expected rates, then we will go to these cities and get the signed interlocal agreements. We will have time in the design process of the treatment plant to accomplish getting the agreements signed. In regards to the \$70,000,000 bond, we need funding regardless and if we were to scale down the treatment plant it would affect the money that we are contributing or money we get on the open market. Before we do a final design on the project we will have signed agreements from each of the communities assuring us that they will participate. He added that the plant we are building is an 18 million gallon per day plant and is done in 3 million gallon per day modules so they are separate and can be done smaller if needed. The 18 million gallons per day is enough for Logan’s needs in the coming years.

Councilmember Jensen said regarding construction projects, he asked would it be possible for wayfinding signs to direct citizens to use alternate routes.

Logan City Street Manager Jed Al-Imari reported on the following upcoming road closures and construction projects. The area of 400 East 1000 North, 800 West from 600 North to 750 North. The main upcoming project will be the steep dugway which is anticipated to be closed from May 9 through August 2016.

## **SR-30 Corridor Study I-15 to 1000 West – Vince Izzo and Mike Pepper, HDR, Inc.**

Mike Pepper from KMP Planning addressed the Council regarding the State Route 30 Corridor Study I-15 to 1000 West. He also introduced Rod Terry, UDOT, Vic Saunders, UDOT and Vince Izzo, Consultant Project Manager with HDR.

The Utah Department of Transportation is conducting a corridor study on 17.54 miles of State Road 30 (S.R. 30 or Valley View Highway) from Interstate I-15 to Logan 1000 West (10<sup>th</sup> West or SR-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. The purpose of the corridor study is to identify and document areas that may need operational and safety improvement. Once the needs of the corridor are identified UDOT will make recommendations for the next steps to implement improvements.

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. As part of the study, UDOT will reach out to key stakeholders to identify what they feel are important issues in corridor operation.

### Study Overview:

- Identifies current and future roadway needs
- Study limits – I-15 to 10<sup>th</sup> West, Logan (17.5 miles)
- Two counties – Box Elder and Cache
- 2040 Planning Horizon
- Not an environmental study
- Does not include alignment changes
- Update the initial 2015 Corridor Study data

### Study Purpose:

- Safety
- Design standards
- Congestion and roadway capacity
- Maintenance
- User considerations
- Environmental

### Interview Result Highlights:

- Primary Uses
  - Commuters, trucks and local traffic between 10<sup>th</sup> West and S.R. 23
- Physical Issues
  - 10<sup>th</sup> West to S.R. 23
    - Narrow roadway with no shoulder, especially through Cutler Marsh
    - Lack of designated pullouts for emergency or recreation use
    - Congestion/car/truck conflicts between 10<sup>th</sup> West and Cutler Marsh

- Lack of/inadequate sized left & right turn lanes at high-use intersections
- Lack of passing/slow vehicle lanes
- Lack of left an right turn lanes to recreation access sites
- Lack of designated/separated bike pathway
- Lack of road edge markings for night travel
- Cross drainage under roadway is insufficient in some areas
- S.R. 23 to I-15
  - Skewed intersections, such as 1400 North and Beaver Dam Road
  - Limited sight distance at Beaver Dam Road
  - 6000 West lacks turn lanes

Operational Issues:

- Safety concerns due to narrow roadway and lack of shoulders
- Unsafe for bicyclists due to lack of shoulders, designated facility and debris on roadway
- Unsafe for patrol/enforcement due to lack of shoulders and pullouts
- Heavy fog is prevalent in the Cutler Marsh areas creating very limited sight distance and unsafe conditions when vehicles slow or stop due to lack of shoulders, passing lanes, pullouts and at railroad crossings
- Unsafe recreation parking along roadway
- S.R. 30 is the only northwest route when Sardine Canyon is closed
- Conflicts between agriculture/slow vehicles due to lack of additional lanes
- S.R. 38/S.R. 30 Northbound to Eastbound is a dangerous merge

Mr. Pepper stated that comments or concerns can be sent to [SR30study@utah.gov](mailto:SR30study@utah.gov)

Chairman Olsen said he appreciates that the danger of riding a bicycle has been recognized and is being addressed on this roadway. He said at one time there was consideration of cutting off from S.R. 30 and making a roadway to 400 North to avoid having large semi trucks going through downtown and 200 North.

Mr. Pepper responded there is no plan for an alignment change or to make a roadway from S.R. 30 to 400 North. The timeline for comments from the Council is one week from now and he will report back to the Council again sometime in May after comments have been received.

**COUNCIL BUSINESS:**

**Short Range Transit Plan – Councilmember Jeannie Simmonds**

Councilmember Jeannie Simmonds said one of her responsibilities as a Councilmember is serving on the Cache Valley Transit District Board. She introduced Roger Jones, Director of the Bear River Association of Governments and also serves on the Cache Valley Transit District Board. She also introduced Transit Director Todd Beutler to present the Short Range Transit Plan.

Mr. Jones reported that based on public concerns from a number of citizens and others, the Transit Board has undertaken an extensive review and analysis from all operations

within Cache Valley Transit and they now have a formal written report with their conclusions and findings. He said if the Council would like to hear more about the conclusions he would be willing to come back and report with more details. He said the current Chair of the Transit Board is former Mayor Doug Thompson. The Transit Board and staff are ready to undertake a Short Range Transit Plan and to look at public transit in the Cache Valley area and other areas where service is provided to make sure their needs are being met. The Plan will also include current service, infrastructure, demographics of current riders, will conduct public outreach to citizens and employers, develop service alternatives, current boundaries, prepare financial projections to meet future growth and develop a capital plan for a 20 year horizon.

Mr. Beutler added the Short Range Transit Plan is a public process and they want input from the Council and citizens.

Councilmember Simmonds stated the Short Range Transit Plan is being developed and there will be opportunities for input as it moves forward.

Vice Chairman Daines asked will there be public meetings to allow for input.

Mr. Beutler responded there will be public meetings in different areas of Cache Valley. Public meetings have been held in the past and they are not well attended. He has found there is more involvement online through social media, Facebook and the CVTD website. They will look at all aspects to seek public input.

### **Consideration of a proposed resolution for a Pilot Program to Convert Multi-Family to Single-Family Residences – Resolution 16-10 – Councilmember Gene Needham**

Chairman Olsen announced that proposed Resolution 16-10 will be postponed at this time to allow the Neighborhood Renewal Committee that Councilmember Jensen is organizing to have a chance to meet.

Councilmember Needham stated that he answered some of the questions brought forward from Councilmember Jensen and made copies of these available to the public at tonight's meeting. He would like to see the committee that Councilmember Jensen is forming to move along and feels it should be an ongoing committee for the purpose of neighborhood renewal.

**ACTION.** Motion by Councilmember Needham seconded by Councilmember Jensen to **continue Resolution 16-10 pending a report from the Neighborhood Renewal Committee.** Motion carried unanimously.

### **May Budget Workshop Schedule – Chairman Olsen**

Chairman Olsen suggested that budget workshop meetings be held on May 3, 10 and 17 and if needed again on May 31. Regular Council meeting agenda's on May 3 and May 17 will be reasonably light so that budget meetings can also be held.

## **ACTION ITEMS:**

**PUBLIC HEARING – Consideration of the issuance and sale of not more than \$110,000,000 aggregate principal amount of Sewer Treatment Revenue Bonds, Series 2016 and to allow public input regarding any potential economic impact that the improvements, facility or property financed in whole or in part with the proceeds of the bonds may have on the private sector; and related matters**

Chairman Olsen opened the meeting to a public hearing.

Logan resident Bill Bower addressed the Council and stated that he is favor of the issuance of the bond. He said the time has come and we need to get rid of the “square lakes” and all of the problems involved with them. He feels this is a long needed improvement and will be good for the City and for Cache Valley. It will also help the water quality that is leaving the facility.

Vice Chairman Holly Daines clarified the “square lakes” will remain because they are part of the plan to reduce our needed capacity. We would have to build a larger treatment plant if we didn’t have the sewage ponds for overflow in case of a massive storm event.

City Attorney Kymber Housley added that even though the “square lakes” are going to stay at least short term, they would not have discharge and would be evaporation ponds.

Mayor Petersen commented not all of the ponds would remain and only a few would be used for overflow.

Logan resident Michael Anthony addressed the Council and said there are systems out there that can pump the water upstream to an aquifer point, the water would then inject into the aquifer system, and increase the amount of flow that the municipality could then take out. The water is purely potable and does not need a “square lake”. He would encourage the City to look at this type of system.

Mayor Petersen responded the water that comes out of the new system will be potable and Hyrum City has as similar plant which he has seen.

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

**Consideration for adoption of a resolution of the Municipal Council of Logan, City, Utah, authorizing the issuance and sale of its Sewer Treatment Revenue Bonds, Series 2016 in the aggregate principal amount of not to exceed \$70,000,000; and related matters – Resolution 16-13**

Mayor Petersen explained the total cost of the system is approximately \$110,000,000; the \$70,000,000 is the amount that would come from the Division of Water Quality.

**ACTION.** Motion by Councilmember Simmonds seconded by Vice Chairman Daines to **approve Resolution 16-13** as presented. Motion carried unanimously.

**Consideration of a proposed resolution approving the Annual Municipal Wastewater Self-Assessment Report – Resolution 16-09**

At the March 1, 2016 Council meeting, Public Works Director Mark Nielsen addressed the Council regarding the proposed resolution. He referred to the report which is a requirement from the State of Utah and the City completes a Municipal Wastewater Self-Assessment Report each year. The purpose is to inform the Water Quality Board that the Logan Municipal Council reviewed the report for 2015 and the City has taken all appropriate actions necessary to maintain effluent requirements contained in the UPDES Permit.

**ACTION.** Motion by Vice Chairman Daines seconded by Councilmember Simmonds to **approve Resolution 16-09** as presented. Motion carried unanimously

**PUBLIC HEARING - Consideration or a proposed Code Amendment. Logan City requests to amend the Land Development Code Chapters 17.12, 17.15 & 17.62 to modify how density is calculated in the Campus Residential (CR) Zone. The change would provide an alternative process, enabling projects to utilize a density calculation based on an occupant per acre standard in addition to the traditional unit per acre standard – Ordinance 16-09**

At the March 1, 2016 Council meeting, Community Development Director Mike DeSimone addressed the Council regarding the proposed code amendment. He explained that this code amendment was work shopped at the February 25, 2016 Planning Commission and will go back to the Planning Commission on March 10, 2016 for approval. It will be work shopped tonight and will then go to the Council as an action item and public hearing on March 15, 2016. The proposed amendment is to modify how density is calculated in the Campus Residential Zone.

The proposed changes are the following:

Chapter 17.12.110 – Campus Residential (CR)

- Campus Residential may develop at a maximum density of 40 dwelling units per acre **or may choose to develop at a maximum density of 240 occupants per acre with a Conditional Use Permit.**
- **Residential projects choosing to develop based on an occupant per acre standard rather than the dwelling unit per acre standard shall:**
  - **Obtain a Conditional Use Permit;**
  - **Delineate the occupancy allocation per unit on the proposed development plan, including the submittal and approval of a floor plan during the CUP process;**
  - **Meet a minimum size of 70 square feet per single occupant bedroom and a minimum size of 110 square feet per double occupant bedroom;**

- **Comply with Building Code requirements for habitable areas and minimum room sizes;**
- **Comply with all other Land Development Code requirements.**

Chapter 17.15.010 – Development Standards Purposes

- Density standards are expressed in dwelling units per acre and establish the maximum number of units allowed in each specific zone **unless you are developing in the Campus Residential (CR) which provides for an alternative density based standard using the calculation of occupancy per acre through the CUP process.**

Chapter 17.15.120 – Campus Residential (CR) Development Standards

- Residential Density: Units/Acre (max) 40, **Occupants/Acre (max) w/CUP 240.**

Chapter 17.62 – Definitions

- **In the Campus Residential zone, density may also be expressed as occupants per acre through an alternative review process (CUP) and in compliance with minimum standards in Section 17.12.110.**

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 Councilmember Simmonds to **adopt Ordinance 16-09** as presented. Motion carried unanimously.

**WORKSHOP ITEMS:**

***(Continued from March 1, 2016) – Consideration of a proposed resolution to approve the Hillcrest Neighborhood Plan – Resolution 16-12***

Planner Aaron Smith addressed the Council regarding the request to adopt the Hillcrest Neighborhood Plan (HNP), a plan meant to guide future growth, development, infrastructure and public investment decisions. The HNP addresses how change and development will affect the neighborhood and devise strategies to mitigate negative impacts, protect neighborhood character, and develop community assets. This project was initiated in late 2014 with the formulation of a Steering Committee comprised of community members, City staff, Neighborhood Council representation, and Planning Commission and Municipal Council members. This diverse group met on several occasions to provide input and help shape the planning effort. The vision is to develop a goal driven document that outlines the unique character, opportunities, and obstacles facing the Hillcrest Neighborhood in the immediate future based on resident input and the collection of secondary sources, such as demographic and land use data, and use the information to formulate planning recommendations. The overall goals include ensuring and promoting a sense of community by identifying and implementing



changes that will enhance and stabilize the neighborhood, including engaging as many residents of Hillcrest as possible through a thorough and transparent planning process; identifying issues relating to housing, land use, parks and open space, transportation, and the overall character of the neighborhood; developing value statements that reflect the desires of the Hillcrest residents; and establishing short and long term planning recommendations and implementation strategies that reflect the values statements of the neighborhood.

The core Hillcrest neighborhood values as delineated by residents and as stated in the HNP are:

- The single family character of the neighborhood.
- A family friendly neighborhood.
- A strong sense of community and neighborhood volunteerism.
- Development that is neighborly in scale and does not conflict with the single family character.
- Roads and public right of ways that are calm and pedestrian friendly.
- A strong connection to open space and recreational opportunities.
- A high aesthetic value in the neighborhood.
- USU as a core component of the neighborhood identity.

The Plan is divided into three sections: Section A identifies the existing conditions; Section B identifies the public processes and public input received; and Section C identifies the specific recommendations made as part of this Plan. The Hillcrest neighborhood has approximately 4,000 residents on approximately 812 acres. Demographically, residents tend to be older, racially homogeneous, wealthier, employed, better educated, more likely to be a homeowner and less likely to have children still at home. Hillcrest is one of the younger neighborhoods in Logan. Most of the homes were built post WWII and typify the midcentury modern architectural style. The oldest Hillcrest neighborhoods are found adjacent to USU while the newest areas are found in the Deer Pen section. Hillcrest has the highest rate of owner occupancy in the City with approximately 90% of its housing stock owner occupied as compared to the rest of Logan City which has an owner occupancy rate of 42%. The neighborhood has very few commercial areas, and outside of the student housing complexes associated with USU, has no multifamily housing.

#### Public Input:

A steering committee met throughout the planning process to discuss the direction of the plan and provide feedback on plan development. Over 100 residents attended and provided input at an open house held in January 2016. Stations were setup with information and questionnaires on topics of the neighborhood, land use, housing, transportation and recreation.

Other feedback included:

- The high quality of the neighborhood and residents
- Concerns regarding the condition of housing in the neighborhood.
- Expected housing issues to remain important in the future.
- Desire to attract new families to the neighborhood.
- Importance of the single family character.
- Receptive to limited commercial in both location and scale.

- Deer Pen discussion – variety of responses, majority emphasized open space and recreation.
- Emphasis on the single family character of the housing.
- Major concerns about the increase in rentals.
- Residents support both improved enforcement and maintenance standards in the neighborhood.
- Speeding was identified as the #1 transportation issue, followed by pedestrian/bike infrastructure needs.
- 1200 East, the minor arterial north/south through the neighborhood is used minimally.
- Pedestrian Issues: 1400/1500 North, 700 North, around the elementary school, down to First Dam.
- Intersection Issues: 1000 North/1200 East, 1000 North/1600 East, 1500 North/1600 East.
- Important recreational areas were identified as Lundstrom Park, Bonneville Shoreline Trail, Hillcrest Elementary, Canal corridors and the street and sidewalks.
- Potential Improvements: Connections to the Bonneville Shoreline Trail and improved bike and pedestrian infrastructure.

#### Recommendations:

- Small, neighborly scale commercial and mixed use development is acceptable along the 1200 East corridor.
- On the Future Land Use Map, the area designated as Campus Residential removed.
- 1200 East – Areas discussed for potential commercial/mixed use (1400 North/1200 East intersection and 900 North 1200 East block).
- Future Land Use Plan Update (Page 95).
- On the zoning map, the areas East of 1600 East that have larger lot sizes should be rezoned to NR-4. If built out as platted, the proposed NR-4 areas would have a density of 3 units per acre.
- Downzone (Page 98).
- The Deer Pen property is important to the residents of Hillcrest, and the desire of the residents is to have the property remain as open space and a future cemetery site. A continued discussion should occur with residents and stakeholders prior to any action regarding change to land use in the Deer Pen area. (Page 99)
- In 2001 Logan City purchased the Deer Pen property as a future cemetery site.
- In 2005 the purchase was funded by selling a portion of the land for residential development. The remaining land East and West of the development was set aside as open space, and in the West area, to eventually become a cemetery.
- In 2016 Logan City estimates that based on future cemetery needs, new cemetery space will not be needed for 40 years.
- The Logan City administration has determined that it is in the best interest of the City to see a portion of the remaining property developed into housing to help pay for perpetual care of the existing cemetery.
- The Hillcrest residents were solicited for feedback on the future of the Deer Pen property throughout the planning process.

- Based on initial feedback favoring open space and recreation, 3 visualizations were developed with varying degrees of development and presented to residents.
- Residents endorsed Visualization 1, which is characterized by no residential development and the protection of open space.
- This sentiment was reinforced through public comments presented during Planning Commission.

Housing:

- Continue to use the One Home programs to incentivize the purchasing of rentals and conversion back to owner occupied.
- Code enforcement should be proactive in the neighborhood and penalties should have consequences sufficient to prevent infractions from occurring.

Public Infrastructure and Facilities:

- The 1200 East corridor should be improved to serve as a more accessible north/south option for the neighborhood.
- 1600 East/1500 East should maintain a neighborhood quality and traffic calming measures should be implemented.
- The 1000 North/Ellendale streetscape should be designed as a “complete street” in order to calm traffic.
- Incorporate the recommendations of the bike/pedestrian plan into the neighborhood.
- Develop sidewalk and ADA corner priority list with sources of potential funding.
- Assess street trees, and encourage the development of a Logan City Tree Plan in order to preserve and enhance the tree canopy in the neighborhood.
- Lighting along streets should be pedestrian in scale and managed to reduce light pollution.
- Enhance connections between Aspen Drive/Deer Pen areas to the Bonneville Shoreline Trail.
- Attempt to connect the canal corridor and the Bonneville Shoreline Trail.
- Improve wayfinding and signage associated with the trail system.
- Improve the bike/pedestrian connection to First Dam.
- Support the Neighborhood Council as an avenue for residents to easily voice neighborhood concerns.
- Support Neighborhood events that encourage volunteerism, such as neighborhood cleanups.
- Create public spaces and events that bring the community together.
- Develop a branding scheme for the neighborhood that incorporates the history and character of the neighborhood.

The proposed ordinance will be an action item and public hearing at the April 5, 2016 Council meeting.

***(Continued from March 1, 2016) – Consideration of a proposed ordinance to amend the Future Land Use Plan Map (FLUP) for those areas identified in the Hillcrest Neighborhood Plan as suitable for map amendment – Ordinance 16-08***

Aaron Smith outlined the specific areas to be addressed. Area 1 is the gravel pit area along 1400 North and 1200 East which is currently designated in the FLUP as Campus Residential (CR). The consensus was to change the designation from CR to a combination of Detached Residential (DR) and Multifamily Residential (MR). The Zoning was changed within the last two years from Campus Residential (CR) to NR-6 and MR-20 (on southern parcels). This FLUP modification will bring the two documents into consistency. Area 2 is the LDS church site north of 1100 North that was previously owned by USU, and now the LDS Church. This parcel needs to be changed from Public (PUB) to Detached Residential (DR) to reflect the change in ownership and new church building. Area 3 includes the two sites along 1200 East. The first is the “golden toaster” site that is now owned by USU and should be changed to Public. The second is the Evergreen/1200 East block comprised of 14 individual lots and is proposed for a change from Detached Residential (DR) to Mixed Use (MU) to facilitate new development on this block. Area 4 is the Deer Pen property owned by Logan City. The proposal is to change the designation from Recreation (REC) to Detached Residential (DR). The site was originally acquired for a future cemetery; however, the existing cemetery has several decades of available capacity and the City’s Administration believes this land is more important for future residential growth. The proposed FLUP amendment retains large areas of open space along the canal and the drainages.

The proposed ordinance will be an action item and public hearing at the April 5, 2016 Council meeting.

***(Continued from March 1, 2016) – Consideration of a proposed rezone of areas identified in the Hillcrest Neighborhood Plan as suitable for rezone – Ordinance 16-10***

Aaron Smith outlined three specific areas identified for rezone. Area 1, the residential area east of 1600 East, is proposed to be rezoned from NR-6 to NR-4 as the lot sizes and density within this area are more indicative of four units/acre in the NR-4 rather than six units/acre in the NR-6.

This action involves approximately 225 lots. Area 2 involves rezoning the subdivisions within the Deer Crest area from NR-6 to NR-4 and the City owned properties in Deer Pen from Public to NR-4. The subdivided areas contain approximately 93 residential lots. The City owned properties will be subdivided in the future with an approximate residential lot count of 40 residential units over the 33 acres. Area 3 involves rezoning the “golden toaster” site from NR-6 to Public to reflect the change to USU ownership, and rezoning the Evergreen/1200 East block containing 14 individual lots from NR-6 to Mixed Use (MU).

The proposed ordinance will be an action item and public hearing at the April 5, 2016 Council meeting.

Rich Anderson explained that a portion of the cemetery perpetual fund was used to buy the Deer Pen property in 2001. There was also a loan from the Environmental Department for this property and this was the portion that was sold in 2005 and then paid

back to Environmental. None of the perpetual fund was paid back because the intent was to have a future cemetery at this location.

Chairman Olsen asked is the sale of the property in 2005 which was for residential development, the property East above the open space area.

City Attorney Kymber Housley responded there are eight lots but they haven't been built out. The subdivision is developed, roads are in and the lots have been subdivided. They are owned by individuals.

Chairman Olsen said that a comment was made that even if the existing cemetery lasts for 40 years at some point it will be filled and if we don't use the Deer Pen property for a new cemetery we need to have a Plan B.

Community Development Mike DeSimone responded that Plan B will be to look for other property locations within Logan City that is more appropriate for a cemetery, possibility on the West side of Logan.

Mr. Anderson added the Deer Pen property is too valuable to be used for a cemetery. We don't have the ability to maintain our existing cemetery because funding was used to purchase the Deer Pen property.

Mr. DeSimone said we also don't have the funding to develop as a future cemetery. When this property was purchased it wasn't for open space recreation land, it was purchased for a future cemetery.

Vice Chairman Daines said she would be interested to know what the boundaries are with this property and the area East of Deer Crest.

Councilmember Jensen asked is there an indication in the Hillcrest neighborhood that residents are buying, fixing up and sustaining their homes. Are young couples moving in as others are moving out.

Mr. Smith responded when you look at the demographics, there are slightly more homes being purchased by young families in the Hillcrest area.

Councilmember Needham stated that he grew up in the Hillcrest area and he watches the rental areas closely. He said Logan needs a plan and to him it seems we should have a broad area of single family homes.

Mr. DeSimone said we can't say that a property cannot be used as a rental per se, but we can stop someone from doing a conversion from single family to a multifamily dwelling without proper zoning and permitting. The trend in the neighborhood near the University is there is a demand from the students to live near the University.

Councilmember Needham said if we actively pursue properties and make them more valuable they will not be rentals.

Regarding the Future Land Use Plan, DeSimone explained the original proposal was to go with Mixed Use but that was eliminated and the visuals can be eliminated as well. The Planning Commission did not take out the visuals, they took out the recommendation to rezone and change the FLUP from Single Family to Mixed Use. He wanted to bring this recommendation to the Council for consideration to determine if it's appropriate to have more Commercial Land Use in the Hillcrest Neighborhood. What the residents have stated is they are okay with small Commercial Uses along 1200 East. It was left in as a point of discussion but the Council can decide if they want to take this out.

Councilmember Jensen asked is there leadership in the Hillcrest Neighborhood to help with these issues.

Mr. DeSimone responded at this time they don't have an organized Hillcrest Neighborhood Council in place and they are struggling with other Neighborhood Council's in Logan City. A decision was made over the last year that rather than have the City driving the Council's, they want residents if they have issues or concerns, to get together and the City will facilitate smaller groups. The Neighborhood Council's are an ongoing issue and he would like to talk with the Council further on this issue.

Chairman Olsen said that on Page 99 of the Plan, it states, "A continued discussion should occur with residents and stakeholders prior to any action regarding change to land use in the Deer Pen area". He said the Council received an email from Hillcrest resident Debbie Brough recommending that the Council postpone a decision about the Plan until the Deer Pen area is fully addressed. Normally the Council has a workshop and then at the next Council meeting it moves to an action item and public hearing. He asked if there was a sense from the Council that the statement on Page 99 be adopted to essentially postpone any action at the April 5 Council meeting.

Mr. DeSimone responded that Staff wanted that statement in the Plan because a few years ago there was a lot of neighborhood concern about the Johnson/Sackett property area and it had to be worked through. The outcome of that was favorable to some and unfavorable to others but there was a compromise. Staff did not want to close the potential to have a discussion about the Deer Pen area. At this point the Council has a different view point than the Planning Commission who are strictly looking at land use. He encouraged the Council not to delay the Plan itself and suggested they could take the Deer Pen out as a side issue and work through it and then at some point put it back in the Plan.

Councilmember Simmonds asked doesn't the Future Land Use Plan identify the recommendations of the Plan itself.

Mr. DeSimone responded the Council can adopt the Plan as written and separate the Deer Pen issue. He feels there is value in talking it through and the Council can leave the statement on Page 99 and direct Staff to address the Deer Pen separately. The Council can then adopt the FLUP and the zoning as recommended from the Planning Commission. He doesn't want to revisit the entire Plan six to twelve months from now.

**Consideration of a proposed zone change. Roofers Supply McHogh/Forgotten Trails Land & Livestock-Raymond & Shelly Olsen TRS, authorized agent/owner(s) request a zone change from Commercial (COM) to Commercial Services (CS), to remove the existing structure and build a new 10,000 SF contractor supply store with outdoor storage at 270 North 1000 West in the Commercial (COM) zone: TIN 05-094-0009; 05-062-0019 – Ordinance 16-11 – Amber Reeder, Planner**

Planner Amber Reeder addressed the Council regarding the proposed zone change. The request is for a Design Review and Conditional Use Permit for a new 10,000 sq ft building for Roofers Supply, a contractor supply store with outside storage, subject to a request to rezone the properties from Commercial (COM) to Commercial Services (CS).

On February 25, 2016, the Planning Commission voted on a recommendation for approval to the Municipal Council for a rezone of two parcels at 270 North 1000 West from Commercial (COM) to Commercial Services (CS).

The project also included review of a Design Review and Conditional Use Permit for a contractor supply store with outdoor storage. The Permit was approved by the Planning Commission subject to approval of a rezone as the use is not permitted in the Commercial (COM) zone.

The proposed ordinance will be an action item and public hearing at the April 5, 2016 Council meeting.

**OTHER CONSIDERATIONS:**

There were no further considerations from the Council.

**ADJOURNED.** There being no further business to come before the Council, the meeting of the Logan Municipal Council adjourned at 7:50 p.m.

Teresa Harris, City Recorder