

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, November 15, 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:

Eldon Peterson from Cache Valley Bible Fellowship offered the opening thought, prayer and led the audience in the pledge of allegiance.

Meeting Minutes. Minutes of the Council meeting from November 1, 2016 were reviewed and approved with no changes.

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

Meeting Agenda. Chairman Olsen announced there are four 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, December 6, 2016.

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

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:

Chairman Olsen opened the meeting to questions and comments for Mayor Petersen and the Municipal Council.

Logan resident Bronwyn O'Hara addressed the Council and said the Wayfinding signs around Logan are very helpful and informational.

Utah State University student Rachel Hager addressed the Council. She invited everyone to attend a *March Against Hate* on Thursday, November 17 from 4:00 - 7:00 p.m. The

march will go from the USU Quad to Downtown Logan and end at the County Courthouse.

Councilmember Simmonds announced that a candlelight march will be held on Friday, November 18 that will go from the First Presbyterian Church to the County Courthouse and back to the Church.

Logan resident Carly Crosby addressed the Council and expressed her concern and feels there has been an increase in violence and intimidation to those in minority communities in regards to a person's race, sexual orientation, gender, religion and immigration status. She appealed to the Council to create a resolution, to call the community to love and acceptance, and to condemn these acts and stand as a community united.

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

MAYOR/STAFF REPORTS:

Updates on Projects/Issues – Mayor Petersen

Mayor Petersen gave an update on projects and issues.

Mayor Petersen said that he appreciated the comments made by Ms. Crosby and Ms. Hager.

1. Current Construction Projects
 - a. Construction projects at the following locations are essentially completed: 800 West from 600 to 750 North, 350 South from 1000 West to 1350 West and 1800 South and 1300 West.
2. Mayor Petersen asked do the following policies reflect the intent of the Council with respect to overnight winter parking?
 - a. Community Development will issue a reduced number of permits.
 - b. Increase enforcement by police – add personnel and re-direct police activities.
 - c. Charge higher permit fee (to be decided by the Council at tonight's meeting).
 - d. Implement continual enforcement, not just when snow is expected.
 - e. Impose a slightly longer enforcement period (extend to March 15).

Councilmember Jensen said he has mentioned several times that he would like to increase the cost of the violation.

Logan Police Chief Gary Jensen said a graduated fee schedule was considered. There is not a system that the parking enforcement officer has in the field that can determine whether a ticket has been issued to someone so a graduated fine system will not work as it should. With the Council's direction, an increase in the initial fee can be increased. The current overnight parking fee is \$20. He added that six unpaid parking citations would result in a car being towed.

Councilmember Jensen said he feels the \$20 fine is too low and he proposed an increase.

Vice Chairman Daines suggested to leave the fine the way it is and try it for one year and then determine if increased enforcement will make a difference.

3. Mayor Petersen reported on the preliminary results of the Urban Deer Survey:
 - a. There were 334 surveys received as of November 14.
 - b. Question: "Something needs to be done to reduce the number of deer in Logan."
Agree or Strongly Agree: 27% Disagree or Strongly Disagree: 45%
 - c. Question: "I believe capturing and relocating deer is an acceptable solution."
Agree or Strongly Agree: 49% Disagree or Strongly Disagree: 32%
 - d. Question: "I believe capturing and euthanizing the deer is an acceptable solution."
Agree of Strongly Agree: 29% Disagree or Strongly Disagree: 59%
 - e. Question: "The goal of a Logan City deer management program should be to."
Prevent the deer populations in Logan from increasing in size: 38%
Reduce the number of deer to 50% of the present population: 16%
Eliminate all deer from within Logan City: 7%
None of the above: 39%
 - f. There were 51% of the surveys returned that included comments.
 - g. More detailed results will be provided before the next Council meeting. These results will break down responses by geographic area.

4. Mayor Petersen stated that the Logan City School Board has approved and distributed a resolution titled "Promoting Stable Neighborhoods." He distributed a copy of the resolution to the Council.

Councilmember Needham said in regards to stable neighborhoods, he feels it's important but it will take money to accomplish this goal.

Board New Appointment (Logan Library) – Mayor Petersen

Mayor Petersen asked for ratification of Leslie Black to serve on the Library Board which is a three year term.

ACTION. Motion by Councilmember Jensen seconded by Vice Chairman Daines to **approve ratification of Leslie Black** as presented. Motion carried unanimously.

North Logan Deer Management Program – Nolan Krebs

North Logan Animal Control Officer Nolan Krebs addressed the Council regarding the deer program in North Logan. He said North Logan has been doing the deer program for the last two years. He said that any deer management program is managed by the Utah Division of Wildlife Resources (DWR). State employees train local government employees on how to trap and release or euthanize deer. They are limited to euthanizing or relocating 120 deer over a three year period. Mr. Krebs said he thinks the program has made a difference, but progress has been slower than he expected. When the program first started, 30 deer were hauled out of North Logan and equal numbers were taken to Blacksmith Fork, Laketown and Box Elder County. He said that six of the deer taken to

Blacksmith Fork came back, Laketown no longer wants to participate, and the only location that worked well was in Box Elder County.

The Division of Wildlife Resources wants future releases to be in Box Elder County. They also don't want bucks to be taken out of the City. He indicated that 58 deer were captured, 18 released and the meat from the remaining 40 was given to residents. He said the program is necessary for public safety. Last year, 39 deer were involved in auto collisions, many of which occurred at high speed and he feels that someone is going to get hurt one of these days.

Mr. Krebs said more deer come to the City as they figure out they will get shot in the mountains, but they are safe within the City. There can be several generations of deer born in the City, and there is no way to get them out. The deer have become domesticated and you can almost walk right up to them. He said the response from the community is split. Some people have vandalized the deer traps and have let the deer loose, but he said he has received more positive feedback than negative. He said that Hyde Park City is currently not trapping deer but they probably will be by the end of the year.

The Division of Wildlife Resources will come in and show designated employees how to trap, move and deal with the deer. They monitor the deer program and the head of each deer that is euthanized is given to the DWR so they can check and make sure the deer are not diseased. The DWR has given North Logan a quota of a 120 deer in a three year time period that can be taken.

Councilmember Needham said he would like to see a deer program throughout all of Cache Valley.

Mayor Petersen asked what the response from the citizens was when the deer program was first implemented and what is the response now that the program has been in place.

Mr. Krebs responded when the North Logan Council decided to do the deer management program there were citizens who did not want it. He's received more positive than negative comments as the program has progressed and the deer meat is given to people who really need it. He has been an animal control officer for the past six years and with the increase in deer coming into the City, there have also been more problems with cougars coming into the City as well. He is the only animal control officer for North Logan City and he has been doing the deer program himself. There are other city workers who are trained to help him if needed.

Mayor Petersen said tonight's presentation and survey are only meant to inform the Council and the public on the possible action regarding deer management. He said there will be opportunities for public hearings in future Council meetings but at this time we're a long way from a decision being made.

COUNCIL BUSINESS:

There was no Council business discussed at this time.

ACTION ITEMS:

PUBLIC HEARING - Consideration of a proposed resolution increasing certain Community Development Fees including the On-Street Winter Parking Permit Fee – Resolution 16-59

At the November 1, 2016 Council meeting, Community Development Director Mike DeSimone addressed the Council regarding proposed fee increases. He said the Council recently amended the On-Street Winter Parking Permit Program and determined that the current fee scheduled for the On-Street Winter Parking Permit Program is inadequate to adequately fund the administration and enforcement of the current program. He presented the following proposed fee schedule for the Council’s consideration.

**Community Development Planning
Proposed Fee Schedule (2016)**

Planning Fees	Current	Proposed
Design Review Permit	\$330.00	
Track I (Administrative) Design Review Permit	\$250.00	
Track II (PC Process) Design Review Permit	\$350.00	
Conditional Use Permit	\$350.00	
Subdivision (Preliminary Plat)	\$300.00 + \$25.00/lot	
Subdivision (Final Plat)	\$200.00 + \$20.00/lot	
Zone Changes	\$400.00	
Code Amendment	\$400.00	
Comprehensive Plan Amendment	\$400.00	
Land Use Appeals Board	\$200.00	
Grandfathering	\$50.00	
On-street Winter Parking Permit	\$50.00	\$200.00
Fence Permit	No Charge	
Historic Preservation (COA)	\$200.00	
Permit Extension Request Fee	Amount same as original application fee	
Public Notice Fee (Assess on all actions requiring public hearing)	\$150.00	
Ordinance Violation Fines (Hearing)	\$300.00	

Mr. DeSimone said the proposed resolution is to increase the On-Street Winter Parking Permit from \$50 to \$200. The way the standards have changed, he predicts the number of permits will be about half what they have been in the past. Regarding the current revenue stream from last year when 224 permits were issued at \$50 each, the amount was a total revenue of \$11,200. If the Council implements the \$200 permit fee and 125 permits are purchased, the total would be potentially \$25,000. The idea is that the additional revenue will pay for additional enforcement action.

Chairman Olsen opened the meeting to a public hearing.

Logan resident, realtor and property manager Skylar Smith addressed the Council. He lives at 225 Boulevard and he has been paying for the on-street parking permits for the homes that he manages and has not raised the rent to pay for the permits. He feels an increase will be ultimately offloaded to the tenants and he asked the Council to not increase the permit fee.

Logan resident Dakota Warr addressed the Council. He owns multifamily housing in Logan and he purchased winter parking permits. He said if the permit fees are increased, the cost will go to the tenants. He said it makes more sense and is more economical although unethical, that the tenant parks on the street, receives and pays for the ticket than it does to pay for the increased cost of a permit.

USU student Dontrel Manuel addressed the Council. He said it was his understanding that the reason for the proposed fee increase is to get rid of multifamily homes which would not be good for the students. He said currently there are over 27,000 students enrolled at USU and for the past several years there have been a lot of problems with housing. Even the new student housing that is being built is not enough for all the students and he feels there will still be a need for students to live in multifamily housing in residential areas.

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

Councilmember Simmonds said she received a call from a landlord who does not have any off street parking for his tenants. This landlord pays the parking permit for his tenants and does not add it to their rent. The landlord indicated if the fee is increased he would have to increase rent to pay for it and it would be difficult for several of his tenants to pay the higher rent. Councilmember Simmonds stated that we've had the \$50 fee for a long time and USU charges more than \$50 for winter parking. She proposed the Council consider increasing the permit fee to \$75.

Councilmember Needham said he too would agree to a fee increase of \$75.

Vice Chairman Daines said she contacted USU regarding parking permits and they said their overnight parking fee is \$88. She suggested an amount somewhere between \$75 to \$100.

Councilmember Jensen proposed a fee of \$100. He asked is the purpose to raise money or to eliminate on-street parking. If the increase is to help raise money for enforcement, he

feels we should push the burden of this on those who are violating the on-street parking and those are the people who should bear the burden and not to those who have a legitimate permit.

Chairman Olsen said he does not feel that the motive of a proposed permit fee is to diminish multifamily housing. He reminded the community and the Council that one of the motivating factors for looking at this issue was various neighborhoods who have been troubled by overnight parking in their neighborhood, over occupancy and crowded streets. They are asking the Council to implement programs that will preserve the neighborhoods as single family.

Mayor Petersen stated the issue of overnight winter parking came to the executive committee because crews were having a hard time plowing the streets. Any attempt to reduce multifamily housing is not the reason for the proposed fee increase.

Councilmember Needham suggested that property owners should also see what can be done on their property to allow more parking, such as adding a driveway.

Community Development Director Mike DeSimone stated as part of the review process of obtaining a permit is to look at parking on the existing property which, is taken into consideration.

Chairman Olsen said he would not be opposed to having administration look at situations where someone might not be able to pay the permit fee and the City consider a waiver in some instances. He proposed an increase from \$50 to \$100.

ACTION. Motion by Councilmember Simmonds seconded by Councilmember Needham to **approve Resolution 16-59 and increase the on-street parking permit fee from \$50 to \$75. This would take effect January 1, 2017.** Motion carried 4-1 (Olsen voted nay).

PUBLIC HEARING - Consideration of a proposed request to amend the Land Development Code Chapter 17.12.110: “Campus Residential” (CR) and Chapter 17.15.120: “Campus Residential (CR) Development Standards” – Ordinance 16-35

At the November 1, 2016 Council meeting, Mr. DeSimone addressed the Council regarding the proposed amendment. He said initially when staff proposed the amendment to the Planning Commission there were three components which, were Building Height, Building Length and Parking. The Height and Parking were removed and what is being presented to the Council tonight is only Building Length. The current language in the Campus Residential Zone and what is listed in the Land Development Code has a building length restriction of a 120'. In talking with developers who are trying to make that work financially and feasibly to house students and parking structures, it has been determined that 120' does not give much latitude to make a project work. New buildings adjacent to the NR-6 zone are limited to 200' in length, new buildings with street frontage elsewhere in the CR zone are limited to 300' and new buildings internal to a block have no maximum building length. All require additional and enhanced articulation. This proposal is not any different than what we already have in other zones.

Staff recommended that the Planning Commission recommend approval to the Municipal Council for the following amendments to the Land Development Code: Section 17.15 (Specific Development Standards: Residential Zones).

On October 13, 2016, the Planning Commission recommended that the Municipal Council approve the following amendments to the Land Development Code: Section 17.15 (Specific Development Standards: Residential Zones) by modifying the maximum length of buildings in the Campus Residential Zone based on location within the zone. New buildings adjacent to the NR-6 zone are limited to 200' in length, new buildings with street frontage elsewhere in the CR zone are limited to 300', and new buildings internal to block have no maximum building length. All require additional and enhanced articulation.

Chairman Olsen opened the meeting to a public hearing.

Logan resident Marilyn Griffin addressed the Council and said she is concerned about the size of the buildings along 600 East, especially from 700 North to 400 North. She said in the Land Development Code it refers to "views" of different Cache Valley landmarks such as the Logan Temple, Old Main and the Logan Tabernacle. She is concerned about the view of Old Main and feels the Council should not allow large buildings to be built in this area.

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

Councilmember Simmonds asked where 200' and 300' came from in regards to building length.

Mr. DeSimone responded that typically a block length is 600' so that is where the determination of 200' and 300' came from which is half. There are still setbacks, side yards between buildings and points of access and these do not change. He stated that the area fronting residential zoning would be a 200' building and there would still be a setback in place. He said this is not contrary to what the Council received from the Logan School District. He feels this is complementary to the notion of trying to stabilize neighborhoods by densifying areas around the University into student housing which will take students out of the basements of residential homes. By increasing the building size it makes it easier to build parking structures which are needed when student housing is built.

Vice Chairman Daines said she never considered the issue brought forward by Marilyn Griffin in regards to "views" such as Old Main.

Mr. DeSimone said a discussion regarding the view of Old Main came up when the Independent Living student housing project was proposed. Specific view corridors have never been defined.

Councilmember Jensen said the proposed increase to the building length will allow someone to build a larger building without having separate elevators and separate stairs for each building.

Mr. DeSimone said the proposed ordinance does not change the height of buildings.

Mayor Petersen added this is also the only zone where we have a length restriction on buildings. In all of the other multifamily zones the length would be unrestricted.

Chairman Olsen read an email from Logan resident Jan Nyman regarding the proposed ordinance. She feels that the City does not need bigger and longer buildings, but rather we need better planning and more efficient parking. She and others in her neighborhood are concerned about the lack of parking in the area of the Factory and Independent Living. She encouraged the Council to rethink the CR Zone.

Councilmember Jensen responded if we have parking of a one-to-one ratio for student housing then we should be able to handle it which is not what the Factory and Independent Living projects have now. The rest falls to parking enforcement of vehicles that are parking illegally and overflowing into other areas.

Vice Chairman Daines said in regards to the parking issues at the Factory, she feels that increasing the building length might actually help with this issue.

Mr. DeSimone said the parking structure at the Factory is not that bad and it's not over tight. This is a full parking structure and they have more students than parking but when winter parking begins, the students will have to find alternative parking.

Councilmember Simmonds said the buildings on 600 East are huge and it makes her sad to see this happening.

Councilmember Needham said he is concerned when these new student housing buildings get older and what will happen to them in the future. He would like to see more space between the buildings and not have the large elevations.

Mr. DeSimone said if the intent of the plan is to intensify the area next to campus and accommodate additional student housing, then we need to eliminate the arbitrary restrictions to prevent that from happening. The idea is that if students live next to the University they are less likely to drive a car and more likely to walk to school. Living in student housing will free up homes in the older neighborhoods and they can turn back to single family homes. This is a University town and there is a demand for student housing and we want students living closer to the University and not on the West side or other areas where they are driving to campus every day.

Councilmember Jensen said we have a far greater chance of controlling behaviors and lack of maintenance by having a larger student housing project where there is management on the site that controls noise, debris, etc.

Vice Chairman Daines said students are walking to school but there are still a lot of students who have a car and they have to park somewhere while they are at school. She is not in favor of changing the parking ratios.

Councilmember Simmonds said we talk about open and green space and we have percentages. Are these percentages added together or are they percentages that can be both.

Mr. DeSimone responded in this zone, we require 20% for open space and 10% for usable outdoor space.

Vice Chairman Daines asked if the Council would be interested in continuing the proposed ordinance for two weeks and consider the issue brought forward regarding the view sheds around Old Main.

Councilmember Jensen said the proposed ordinance is not about the height of the building, it's whether we link two buildings together.

Mr. DeSimone said there are different opinions regarding views and he agreed that height is the issue when it comes to someone's view not length.

ACTION. Motion by Councilmember Jensen seconded by Vice Chairman Daines to **adopt Ordinance 16-35** as presented. Motion carried 3-2 (Needham and Simmonds voted nay).

PUBLIC HEARING – Consideration of a proposed sale of City property consisting of undeveloped land located South of the parking lot adjacent to Garff Gardens Park at approximately 105 South 100 East, Logan, Utah

Chairman Olsen opened the meeting to a public hearing.

Logan resident Joe Tennant addressed the Council regarding the proposed City property for sale in the area of Garff Gardens. He asked if this property is being considered for a future Library site and what is the size of the property.

Mayor Petersen responded that the property is not being considered as a future Library site and is half an acre.

City Attorney Kymber Housley said the property is being proposed to be sold for \$125,000 which, is a fair market price and is part of a housing development that is being built in this area. The only restriction is the new owner cannot cut down the trees until they retain their building permit and this is tied to the purchaser actually building the project. If the project is not built, the City has the option to buy the property back for \$125,000 minus the earnest money. We do not have a signed purchase agreement at this time.

Councilmember Simmonds said she is concerned that if we are selling part of a park (Garff Gardens) that Logan City owns, that we make sure there is a quality project being built in this area before we take the trees down.

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

Vice Chairman Daines added this project will be market rate housing and downtown housing has been a priority in the Downtown Specific Plan. It will meet some of the goals we have been working towards.

Mr. Housley said no action is required by the Council other than holding a public hearing.

Acceptance of Annexation Petition as filed by Dan Larsen for annexation of approximately 40.44 acres located immediately South of, and adjacent to, the intersection of 1000 West & US 89/91, and located North of 2200 South and West of 800 West

Logan City Attorney Kymber Housley addressed the Council regarding the proposed annexation petition. He explained this is basically the same petition the Council reviewed in September 2016. The petition was withdrawn and the boundary was changed and Mr. Larsen is reapplying the annexation petition once again.

Mr. DeSimone stated that he has talked to Nibley City and they support the annexation. They have issues with the way their land use and zoning works and they don't allow multifamily housing. The intent is to develop as commercial and multifamily. This annexation is directly North of the area that Nibley City has designated for the Firefly Park. We will work with Nibley City to make sure that whatever is done on the annexed property is setback far enough so there is not an impact on their park property. He stated those who are requesting the annexation are aware of the situation with the future park.

Chairman Olsen voiced his concern that the property tax coming from this project will go to the Cache County School District.

Mr. DeSimone responded yes, this is in the Cache County School District boundary.

Chairman Daines added that only the School Board portion goes to the Cache County School District and the rest goes to Logan City and is only a small portion.

Mr. Housley stated the per pupil allocation goes to the school the student attends.

Mr. Housley said the annexation certification has been completed and that will start the 30 days for the public hearing which is scheduled for Tuesday, January 3, 2017.

ACTION. Motion by Councilmember Simmonds seconded by Councilmember Jensen to **accept the annexation petition** as presented. Motion carried unanimously.

WORKSHOP ITEMS:

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 – 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 December 6, 2016 Council meeting.

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 - Amber Pollan, Planner

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. Councilmember Simmonds asked because the side of this property faces a residential zone, how does that affect height.

Ms. Pollan responded it's a buffer area around the property. There is a height transition based on proximity.

Vice Chairman Daines said the Future Land Use Map shows this entire area is eventually going to Campus Residential.

Ms. Pollan responded the Oakridge Apartment area was developed at 14 units per acre but they were built at 4 students per unit so, they are at a higher density.

Vice Chairman Daines said it was her understanding that our general strategy was not to create “islands” of zoning and this looks like an “island” to her.

Ms. Pollan stated that an individual property owner can make a request and the proposed area is not listed as Campus Residential.

Councilmember Simmonds said currently this rezone is located next to Traditional Neighborhood Residential.

Ms. Pollan stated that because the nearby churches are within a residential zone the setbacks will apply.

The proposed ordinance will be an action item and public hearing at the December 6, 2016 Council meeting.

Councilmember Tom Jensen was excused from the meeting at this time.

Consideration of a proposed resolution implementing a Fingerprinting Program at the Logan City Police Department – Resolution 16-63 – Chief Gary Jensen

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.

The proposed resolution will be an action item and public hearing at the December 6, 2016 Council meeting.

Consideration of a proposed resolution selecting a preferred alternative for improving 1000 North 200 West traffic – Resolution 16-62 – Mark Nielsen, Public Works Director

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.

The proposed resolution will be an action item and public hearing at the December 6, 2016 Council meeting.

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

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.

Mayor Petersen said the response rate from the deer survey was 35% which he had hoped would have been over 50%. Based on the 35%, he would be hesitant to say that the results represent a generalized indication of what Logan citizens believe should happen regarding the deer. He will go back and look at the demographic characteristics of the City and compare that to the demographic characteristics of the respondents. The survey was a project done by the USU Community Bridge Initiative. He will also find out if return postage was paid for the completed surveys.

Chairman Olsen referred to Section 8.040.020(A.) in the proposed ordinance which states that, *no person shall deposit, place, distribute or leave any fruit, grain, hay, vegetable, salt, or other food or material, of any kind or nature, with the intent to attract or feed deer on public or private lands.*

Chairman Olsen said he is concerned about the residents who for example have an apple tree that drops fruit on the ground and would that fall under this Section and would the resident receive a citation. He recommended that the word “leave” be eliminated from the ordinance.

The proposed ordinance will be an action item and public hearing at the December 6, 2016 Council meeting.

OTHER CONSIDERATIONS:

There were no further considerations discussed.

ADJOURNED to meeting of the Logan Redevelopment Agency

Chairman Olsen welcomed those present. There were approximately 8 citizens in the

audience at the beginning of the meeting.

ACTION ITEM:

PUBLIC HEARING – Consideration of a proposed resolution approving Agency Assistance to Young HL, LLC for its Community Development Project in the Auto Mall Community Development Project Area – Resolution 16-60 RDA

At the November 1, 2016 Council meeting, Economic Development Director Kirk Jensen explained the proposed request. He stated that Young HL, LLC's redevelopment of a commercial building located at 1945 North Main Street and its construction of a new commercial building, located at 1885 North Main Street, in the Auto Mall Community Development Project Area (Auto Mall CDA) for purposes of enhancing operations of two existing automobile dealerships, contribute significantly to the achievement of the City's economic goals, including: the development of an under-developed area of the City. The contribution to the City's fiscal growth through incremental property tax and sales tax revenues, the creation of new jobs, as well as the associated business and economic activity likely to be stimulated by the redevelopment and development activities.

The Redevelopment Agency of the City Logan approved the following incentive package:

Young HL, LLC will receive property tax increment directly generated by the project and received by the Agency, not to exceed \$657,670, during the period commencing as of January 1, 2016 and continuing through December 31, 2036, as follows:

- Young HL, LLC will receive 100% of Cache County's portion of the tax increment directly generated by the project and received by the Agency, minus 5% which is used for administrative costs, from January 1st, 2016 and continuing through December 31, 2022; and
- Young HL, LLC will receive 100% of Cache County School District's portion of the tax increment directly generated by the project and received by the Agency, minus 5% which is used for administrative costs, from January 1st, 2016 and continuing through December 31, 2022; and
- Young HL, LLC will receive 75% of Logan City School District's portion of the tax increment directly generated by the project and received by the Agency, minus 5% which is used for administrative costs, from January 1st, 2016 and continuing through December 31, 2031; and
- Young HL, LLC will receive 100% of the City of Logan's portion of the tax increment directly generated by the project and received by the Agency, minus 5% which is used for administrative costs, from January 1st, 2016 and continuing through December 31, 2036.

All construction plans are to be approved by the City of Logan Planning Commission or the City's Community Development Department, as appropriate. Additionally, the Redevelopment Agency encourages Young HL, LLC to utilize local contractors and vendors whenever possible.

Chairman Olsen opened the meeting to a public hearing.

Logan resident Bronwyn O'Hara addressed the Council and asked for clarification on the proposed tax increment that Young HL will receive in a 20 year time period.

Mayor Petersen responded the proposed cap is the amount listed in the resolution which is \$657,670.

Economic Development Director Kirk Jensen responded it's projected that it will take 20 years to reach the amount of \$657,670 but depending on the amount of capital investment and the tax rates the cap of \$657,670 could be reached before the 20 year time period.

Ms. O'Hara asked has it been determined how much sales tax will be generated by allowing Young HL to have the rebate.

Mayor Petersen responded when this was discussed and recommended by the Economic Development Committee, sales tax will be generated and Kirk Jensen can provide this information to Ms. O'Hara and others who are interested.

Mr. Housley explained the property tax is what funds the incentive and is not tied to sales tax. The fact that this is a high tax generator is motivation for giving the incentive. Young HL has to generate the property tax first and then, they will get a percentage of that back.

Ms. O'Hara asked if Young HL is in Logan or North Logan.

Mr. Jensen explained it was approximately two years ago that the boundary between Logan and North Logan on the West side of Main Street was adjusted. Currently, Young HL is in Logan City and the sales tax will come to Logan. Also, Cache County and the Cache County School District are both pledging tax increment for six years and 100% of their tax increment is generated from this property. Logan City is 20 years at 100% and Logan City School District is 15 years at 75%.

Ms. O'Hara also asked shouldn't the Logan Redevelopment Agency focus on the oldest part of Logan to redevelop and revitalize. The proposed assistance is going to the far North area of Logan where there is a lot of open space. She asked why is the proposed area part of the Redevelopment Agency.

Councilmember Simmonds explained there are several redevelopment areas in Logan City and one of them is in the Historic Downtown area. We also establish areas in centers of growth and opportunity and is a mechanism that is available to us through State law. We can offer these types of incentives to encourage growth and development in an organized way.

Mayor Petersen added in this particular case, part of the decision to offer an incentive to Young HL was a fairly real concern that the development might have occurred outside the boundaries of Logan City.

Logan resident Carly Crosby addressed the Council and said she lives near the area of the Auto Mall. She asked what is the vision for the North area of Logan.

Mayor Petersen responded this particular area of the Redevelopment Agency is already zoned as commercial. He said West of this particular area there is a proposal for a large residential area that will be single family homes. In terms of the overall concept, we want to promote commercial development near Main Street and further West, we want to promote single family housing.

Ms. Crosby said her concern is that a car dealership is someplace that you go once versus to a business that has more foot traffic and people coming and going on a regular basis. She would like to see more walkability locations within Logan.

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

ACTION. Motion by Councilmember Simmonds seconded by Vice Chairman Daines to **approve Resolution 16-60 RDA** as presented. Motion carried unanimously.

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

Teresa Harris, City Recorder