

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, August 1, 2017 at 5:30 p.m. in the Logan City Municipal Council Chamber, 290 North 100 West, Logan, Utah. Chairman Holly H. Daines conducting.

Councilmember's present at the beginning of the meeting: Chairman Holly H. Daines, Vice Chairman Tom Jensen, Councilmember Herm Olsen 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 Daines welcomed those present. There were approximately 64 citizens in the audience at the beginning of the meeting.

### **OPENING CEREMONY:**

Mayoral Candidate Brian Seamons gave the opening thought, prayer and led the audience in the pledge of allegiance.

**Meeting Minutes.** Minutes of the Council meeting from July 18, 2017 were reviewed and approved with no changes.

**ACTION.** Motion by Councilmember Olsen seconded by Councilmember Simmonds to **approve the July 18, 2017 minutes and approve tonight's agenda.** Motion carried unanimously.

Councilmember Needham joined the meeting at 5:35 p.m.

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

**Meeting Schedule.** Chairman Daines announced that regular Council meetings are held the first and third Tuesdays of the month at 5:30 p.m. The next regular Council meeting is Tuesday, August 15, 2017.

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

Sun City resident Rosemary Seminara addressed the Council regarding the Utah Festival Opera. She said, while she and others from Sun City are visiting Logan for three months during the summer months, they like to keep busy and they all enjoy and attend the various programs provided by the Utah Festival Opera. She is very grateful to Michael Ballam for what he does for the community and she and others come and stay in Logan for the music.

Sun City resident George Krasean addressed the Council regarding the Utah Festival Opera. They are completing their fourth summer here in Logan and love it. He said there approximately 1,000 people that come to Logan each summer and most come for the

opera and the music programs. If the opera goes away or is diminished in any way, he and others will be looking for alternatives of where they will go for the summer.

Former Sun City resident Erica Palte addressed the Council and said she came to Logan in 2014 and is now a permanent resident. The most attractive feature besides the community and the scenery is the theatre which she feels is world class. She strongly asked the Council to support the Summer Citizens Program and the Utah Festival Opera.

Logan resident Bill Bower addressed the Council and stated that he does not feel it is right that the Sun City residents want Logan residents to subsidize the arts. He feels this is improper use of the taxpayer's money. He feels the Utah Festival Opera needs to stand on their own.

Sun City resident Bill Brenner addressed the Council. He disagrees with the comments made by Mr. Bower. He feels it's only proper that a City that receives benefits from the summer citizens, should also give a little payback. He also feels that a small percentage of the annual budget should go toward art programs in Logan. He and many others feel that if the Opera Company and other programs go away, they will not come back to Logan.

Mayor Petersen said he invited Marc Ensign, Board Chairman of the Utah Festival Opera and Cache County Executive Craig Buttars to attend tonight's meeting and comment on the Utah Festival Opera.

Mr. Ensign addressed the Council and said on behalf of the Utah Festival Opera, he thanked the Sun City residents for their support and attending tonight's Council meeting to voice their concerns. He said that first and foremost, there will be an opera season next year. Michael Ballam has contributed greatly to the opera and the twelve board of directors has been working with Logan City and Cache County on funding for the Opera. Today, he met with Mayor Petersen and Cache County Executive Craig Buttars and they are working on a solution which, all are committed in doing. Plans for next year's performances are being made at this time and will be announced in the coming weeks.

Cache County Executive Craig Buttars addressed the Council and thanked the Sun City residents for being here tonight and for coming to Logan each year. He said that Cache County has always been a huge supporter of the Utah Festival Opera and Music Theatre Company. Funding from the County to the Opera comes from the Recreation, Arts Parks and Zoos (RAPZ) Tax allocation. This is sales tax money received and is allocated to those who meet the criteria and complete an application to request funding. By in large, most of the RAPZ funding goes to the Utah Festival Opera in the amount of approximately \$268,000. His goal is to continue supporting the Opera through RAPZ Tax funding and to also explore possible sources of other financial assistance for the Opera. He recognized the importance of the Opera in our community and is committed to seeing that the Opera continues into the future.

He also mentioned that \$30,000 from the RAPZ funding is allocated to the Summer Citizen Program.

Mayor Petersen said he was an original member of the Utah Festival Opera Board of Directors and he is committed to making sure the Opera continues as well.

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

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

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

Mayor Petersen addressed the Council regarding the following Updates on Projects and Issues:

1. Construction
  - a. The area of 300 South from 100 South to 200 West will be closed until August 20 for street and sidewalk improvements. The area of 300 West is now closed but will be open for County Fair traffic.
  - b. The area of 100 South from 100 West to 200 West will be closed for repairs for two weeks.
2. Decorative lights will be installed on the West side of South Main this week.
3. Larger extension arms are being installed on the light poles along 400 North. They will allow for banners of readable size.
4. There will be a public meeting to receive input on the site for a new library. Mayor Petersen read the following press release:

*The architectural firms Design West of Logan and hacker Associates of Portland, Oregon have been employed to consider three potential locations for new Logan City Library. The three sites under consideration are the “Army-Navy” building area at 300 North and Main Street, the Emporium, and the “V-1” site at the corner of 100 West and 100 South. For each location, the architects are evaluating ease of access, construction costs, building design opportunities, and effects on nearby properties, and other factors.*

*A public meeting will be held on Thursday, August 17 for the architects to present their analysis and for citizens to provide comments on the three proposed sites. The general public is invited and encouraged to attend. The time and place of the meeting will be announced later.*

*This is the first step in gathering public input and no final decisions about the library have been made.*

5. Six candidates for Logan City Fire Chief will be interviewed this Friday.
6. Stage One of the Tour of Utah was a great success. Perfect weather, close race, and great television coverage. Mayor Petersen apologized to those who may have been inconvenienced by the event.

Councilmember Olsen said he enjoyed watching the Tour of Utah and feels it was a great success and value to the community.

Councilmember Simmonds commented that the stage area for the Tour of Utah was literally in her driveway. She said the Tour was well done, exciting, fun and there were a lot of Logan residents that rode their own bicycles to the event.

Vice Chairman Jensen said he was impressed with the logistics of the Tour and complimented police, fire and all City departments who helped make the Tour of Utah a success.

### **Trust Accountability Program Award – Jason Watterson**

Utah Local Governments Trust representative Jason Watterson presented Mayor Petersen with the Trust Accountability Program Award. This award is given to cities who keep their employees safe and this is the second year that Logan has received this award. Logan City has safety committee meetings which identify those areas that need improvement. Along with the award, a check in the amount of \$4,775 was given to the City which is a percentage of the liability premium. He thanked the City of Logan for their hard work and congratulated them for receiving this award.

### **COUNCIL BUSINESS:**

#### **Planning Commission Update – Councilmember Simmonds**

Councilmember Simmonds stated she has nothing to report from the recent Planning Commission meeting

#### **Informal meeting to gather public input on possible changes to the Town Center Zone – Tuesday, August 8, 5:30 p.m. City Hall Conference Room. All Planning Commission, Council Members and the public are invited to attend.**

Councilmember Simmonds stated that a productive meeting was held to plan a public input meeting regarding possible changes to the Town Center Zone. The public meeting will be held on Tuesday, August 8, 5:30 p.m. in the City Hall Conference Room. All Planning Commission, Council Members and the public are invited to attend. At this meeting, there will be several questions that will be posed to the public so they can productively help the Planning Commission and Council design the Town Center ordinance to meet the needs of citizens. Generally, the current ordinance is well constructed but there are pieces that could use additional justification. As the need arises this same group will review other portions of the Land Development Code.

Chairman Daines stated the Town Center Zone has been a topic that has recently been in the public's mind and she feels this will be a good start in working through the various pieces of this Code.

Councilmember Needham was excused from the meeting at this time 6:12 p.m.

No further Council business items discussed at this time.

**ACTION ITEMS:**

**PUBLIC HEARING - Consideration of a proposed resolution Updating the Commercial Lighting Retrofit Incentive Program – Resolution 17-35**

At the July 18, 2017 Council meeting, Emily Malik, RECAB Coordinator addressed the Council regarding the proposed resolution that the City of Logan supports demand side management programs and recognize that the cheapest kWh is a conserved kWh and has previously established a commercial lighting retrofit incentive program in October 2014 and recognizes that the energy market is ever changing as should be our incentive programs to reflect these changes.

The rules of the Revised Commercial Lighting Incentive Program Incentives are for Interior & Exterior Lighting, LED Lighting only (includes TLED) and \$.10/kWh annual energy savings. The rules are the following:

**Rules:**

1. Incentives apply to retrofit applications only.
2. Application period begins July 1, 2017. Applications will be taken on a first come, first served basis.
3. To be eligible for the incentives listed, the new lighting system must use less energy than the existing lighting system replaced as determined by Logan City Light and Power
4. Customer must complete all projects by June 30, 2018 or they will forfeit their application and any resulting incentive.
5. Customer may only apply for one rebate per fiscal year (July 1-June 30).
6. Incentives are capped 20% of total project cost (labor + materials) with a lifetime maximum of \$30,000 and are not available to reduce the simple payback below one year
7. Complete fixture removals are not eligible for an incentive
8. Customer must submit a letter of intent to City of Logan along with an incentive worksheet.
9. Customer must obtain a pre-inspection from an agent of Logan City Light & Power at the point they are ready to move forward on a project. Pre-inspection does not guarantee an incentive.
10. Customer must complete a post-inspection, provide itemized invoices for labor and materials, and a W-9 before incentive will be paid to customer
11. It is the responsibility of the Customer to calculate future energy savings at their facility
12. Actual incentives will be determined solely by Logan City representatives based on inspections and final invoices from contractors.

Chairman Daines opened the meeting to a public hearing.

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

**ACTION.** Motion by Councilmember Simmonds seconded by Councilmember Olsen to **approve Resolution 17-35** as presented. Motion carried unanimously (Needham absent).

**PUBLIC HEARING - Budget Adjustment FY 2017-2018 appropriating: \$100 Mumford donation toward the completion of the Bridger Park Pickleball Court; (\$141,000) to reduce the Fire Department budget to reflect the change in transfer personnel to be provided by another agency rather than by Logan City to CCEMS; \$95,749 for a grant the Parks & Recreation Department received from the Utah Department of Transportation (UDOT) for this new fiscal year. The funds will be used for trail improvement and construction of the Logan Canyon Pathway; \$117,219 for a grant the Parks & Recreation Department received from the Utah Department of Transportation (UDOT) for this new fiscal year. The funds will be used for construction of the Canyon Connector Sidewalk; \$45,000 for 2017 Freedom Fire Independence Day Celebration at USU (RAPZ); \$50,000 Bridger Park Phase IV Construction (RAPZ); \$20,000 Bridger Park Pickleball Courts (RAPZ); \$75,000 Canyon Road 500 East to 600 East Trail Construction Phase 1 (RAPZ); \$190,000 Pedestrian Bridge at Stewart Nature Park (RAPZ); \$59,000 West Willow Angels Landing Playground Surface Replacement (RAPZ); \$89,256 2017 RAPZ Tax Municipal Population Allocation – Resolution 17-36**

At the July 18, 2017 Council meeting, Finance Director Richard Anderson explained the proposed budget adjustments.

Chairman Daines opened the meeting to a public hearing.

Logan resident Bill Bower addressed the Council and asked why we need to spend \$190,000 for a bridge at Stewart Nature Park.

Public Works Director Mark Nielsen explained the bridge will be used for access of mowers for the Parks & Recreation Department. There will also be manholes on the other side of the Logan River that cannot be accessed from the top so vacuum trucks will need to cross over the bridge to maintain the manholes. The bridge will be used for heavy equipment and to support the sewer line across the River.

Parks & Recreation Director Russ Akina further explained the bridge will be open to public pedestrians but not public vehicles. There will be another acre of park development added to Stewart Nature Park and additional trail connections will be added and will go through the Park, and the bridge will become a critical part in order to get to 100 South.

Councilmember Olsen said he feels Mr. Bower's concern is \$190,000 is a lot of money for what is listed as a pedestrian bridge.

Mr. Akina stated the length of the bridge is 95 feet and 14 feet in width, it will be made to withstand heavy machinery.

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

**ACTION.** Motion by Councilmember Olsen seconded by Vice Chairman Jensen to **approve Resolution 17-36** as presented. Motion carried unanimously (Needham absent).

**PUBLIC HEARING - Consideration of a proposed ordinance vacating a public utility easement located on Parcel 07-065-0004 at 890 North 650 East, Logan, Utah; Stettler Subdivision (The Factory Phase 3) – Ordinance 17-16**

At the July 18, 2017 Council meeting, Public Works Director Mark Nielsen addressed the Council regarding the proposed vacation. The existing public utility easement being vacated is located on a lot that has been approved by the Planning Commission Permit #17-017 Factory Phase 3 for construction of a new facility.

Chairman Daines opened the meeting to a public hearing.

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

Councilmember Olsen said he asked the question at the previous Council meeting, if there was any fair market value to property and could it be used as a potential trail. The answer he received to both questions was no, it does not have any fair market value and would not ever be appropriate as a trail.

**ACTION.** Motion by Councilmember Olsen seconded by Vice Chairman Jensen to **adopt Ordinance 17-16** as presented. Motion carried unanimously.

**PUBLIC HEARING - ZONE CHANGE – Consideration of a proposed zone change. Kartchner Inc./LaRee Johnson Family LLC, authorized agent/owner, requests a 34-lot rezone of one (1) acre to MR-20 and leave 11 acres of NR-6 with a deed restriction of not more than 32 lots located at 1200 East 1250 North (Logan Station) – Ordinance 17-17**

At the July 18, 2017 Council meeting, Mr. Holley addressed the Council regarding the proposed zone change. The applicant is requesting a zoning adjustment to the current boundaries while retaining the existing two zoning designations of Neighborhood Residential (NR-6) and Mixed Residential Medium (MR-20). Currently the western 8 acres are zoned MR-20 and the eastern 12 acreage are zone NR-6. The total gross density of these zoning districts would render 232 dwelling units (160 units in MR-20 and 72 single family homes in NR-6). The applicant is proposing larger and fewer single family lots (32 single family homes) in exchange for one (1) additional acreage of MR-20 zoning, which would result in 180 multi-family dwelling units. This request would result in 9 acres of MR-20 zoning and 11 acres of NR-6 zoning.

Staff recommended that the Planning Commission conditionally approve a Subdivision Permit and recommend approval for the Logan Station Rezone, in the Neighborhood Residential (NR06) and Mixed Residential Medium (MR-20) zoning districts.

On June 22, 2017, the Planning Commission recommended that the Municipal Council approve the Logan Station Rezone that adjusts the boundaries of the NR-6 and MR-20 zoning districts. The proposal changes the MR-20 boundary from 8 acres to 9 acres.

Chairman Daines opened the meeting to a public hearing.

Dan Larsen, proponent of the proposed rezone stated he feels this is great example of working together with the City and the neighborhood surrounding the development area.

Mayor Petersen concurred with the comments made by Mr. Larsen.

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

Chairman Jensen stated that five years ago, development in this area was a very contentious issue. The neighborhood, City representatives and the developer worked together on a solution and it became a win-win for everyone.

**ACTION.** Motion by Vice Chairman Jensen seconded by Councilmember Olsen to **adopt Ordinance 17-17** as presented. Motion carried unanimously (Needham absent).

**PUBLIC HEARING - Consideration of a proposed resolution creating a complete list of Logan city Police Department fees and approve an increase in animal control fees to offset a fee increase by the Cache Humane Society, increase fees for automobile accident reports, increase fees for GRAMA services and create a new fee for audio/video redaction services - Resolution 17-37**

At the July 18, 2017 Council meeting, Chief Gary Jensen addressed the Council regarding proposed fee changes and to create a single resolution document outlining all police department fees. He stated the Logan City Police Department provides animal control services to Logan City residents, and as part of these services, it is necessary at times to impound animals, board animals, and euthanize animals. The Cache Humane Society is the contract group for these services. The costs for the Cache Humane Society services have increased and the cost for services rendered by the Logan Police have increased over time, fee schedules are reviewed and compared and revised to meet actual costs and brought in line with like agencies throughout Utah.

Chief Jensen also stated the Logan Police Department employs in-car dash video cameras and individual body worn video cameras. Policing video may be a public record and the Logan Police Department is legally obligated to redact for specific criteria before release of media. He proposed a fee for video medium as well as an hourly fee rate equal to the least capable employees wage structure.

He also proposed an increased fee of \$10 for a copy of an automobile accident report.

Chairman Daines opened the meeting to a public hearing.

Logan resident Bill Bower addressed the Council and stated that he is in favor of the proposed fee increases.

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



**ACTION.** Motion by Councilmember Simmonds seconded by Councilmember Olsen to **adopt Ordinance 17-37** as presented. Motion carried unanimously (Needham absent).

### **WORKSHOP ITEMS:**

**CODE AMENDMENT – Consideration of a proposed code amendment. Logan City requests an amendment to the Land Development Code Chapter 17-17 District & Corridor Uses to update Table 17.17.030 (Allowed Uses) – Ordinance 17-19 – Amber Pollan, Planner**

Planner Amber Pollan addressed the Council regarding the proposed code amendment. The request is proposed modifications to Chapter 17.17: District & Corridor Zone Uses to alter the formatting of some categories and use allowances in the Residential Uses section and make modifications to use allowances in some zones for eleven (11) use categories.

#### Residential Uses

The current format of the Residential Uses section includes a footnote (1) that clarifies the Residential occupancy land use category. Staff is proposing to move the footnote language to the Land Use description box as it applies to all District & Corridor zones. The category will now read: *“Residential occupancy of a dwelling unit by a family, or no more than three unrelated individuals. The residential units shall be accessory to the primary commercial use(s) and shall be contained within the walls of the primary structure (e.g., mixture of uses within the same building).”* This use will still be permitted in the TC, COM, MU, and CC zones.

This Land Use category has an asterisk that provides further regulation for caretaker apartments. This use will be moved to its own Land Use Category and allowed by Conditional Use Permit in the CS and IP zones. This change is also to clarify the formatting to make it more legible in the Code.

The Residential Use change is allowance for Dormitories, Fraternities, and Sororities. They have been allowed by Conditional Use Permit in the TC, COM, and MU zones in the current Code since 2011 and there were allowances in the previous Code. No student housing, fraternities or sororities have been proposed in the TC, COM, or MU zones so there has not been a need to provide for them in these areas and it would be appropriate to limit them to the Campus Residential, CR-40, zone where they are allowed by Conditional Use Permit currently.

One modification is proposed in the Commercial Uses category. *“Bank, savings and loans, or credit union facilities”* are proposed to change from “N”- not permitted in the Gateway-GW zone to a “P”- permitted use. The only area that the City currently has GW zoned property is on the northwest part of town along 2500 North and approximately 1200-1400 West. The GW zone has been replaced in all other areas with an overlay zone. There are no proposed developments for this area, this is a consideration that it is a use that would be appropriate in a GW zone.

#### Sales and Service

Six (6) categories are proposed to have modified allowances.

A “*hardware store and a studio, photographer, artist, music, dance, and drama*” are currently not permitted in the Industrial Park (IP) zone. There are similar uses in the IP zone, such as contractor supply stores that are permitted and a number of similar existing businesses in the IP area that it seemed appropriate to adjust this category. The studio change is proposed as there may be an artist or dance facility that may be interested in spaces that the IP zone provides. A change was made to the “*studio, health and fitness*” category to allow it in the IP zone in 2013 as some industrial spaces were attractive to businesses like cross-fit studios. This is a similar nature where other studio-type uses may be looking for industrial spaces to meet their needs.

“*ATVs, motorcycle, and snowmobile sales and rental*” is proposed to be moved from not permitted in the Commercial (COM) zone to allowed by Conditional Use Permit (C). Auto sales are allowed by conditional use in the COM zone and this use and impacts are similar in nature.

A “*welding or machine shop*” is being proposed to change from a permitted use to requiring a Conditional Use Permit. As most of the COM-zoned areas are along major roads in the City, this would allow the Planning Commission to review the use for potential impacts prior to operation in these corridors.

“*Gasoline, petroleum products storage (home heating exempt)*” is being proposed to change from permitted in the COM zone to requiring a Conditional Use Permit. The CS zone would change from being not permitted to allowed with a Conditional Use Permit. The storage may include above ground or below ground tanks and the Conditional Use Permit allows for the site design and storage to be reviewed by the Planning Commission to mitigate any potential impacts.

#### Industrial Uses

Four (4) categories are proposed to have modified allowances.

“*Contractor supply store*” is proposed to change from not permitted to permitted by Conditional Use Permit in the COM zone. The COM zone allows uses such as a hardware store as a permitted use and this use is similar in nature and impact but would allow for review and noticing with a Conditional Use Permit.

The CS zone is designated to fill the need between Industrial and Commercial land uses. It is to provide alternative locations for light manufacturing and warehouse uses to support construction and manufacturing trades. Presently, “*warehousing and contractor’s storage yard of heavy equipment*” are not permitted when they may be appropriate in certain locations and at certain scales. The City proposed to modify them from not permitted to permitted by Conditional Use.

Staff does not believe that “*enclosed wrecking or salvage facilities*” would be appropriate in the Commercial zone or meet the intent of the zone and proposed that they no longer be permitted.

Staff recommend that the Planning Commission recommended approval to the Municipal Council of the proposed amendment to the Land Development Code.

On July 13, 2017, the Planning Commission recommended that the Municipal Council approve the proposed code amendment.

Councilmember Simmonds said we talk about residential within the structure of Town Center throughout the Code. But, it's not one of the residential uses that are allowed in the Table.

Ms. Pollan responded that is where the Town Center Zone in the Use Table is indicating that it allows for residential occupancy in a dwelling unit but, those residential units have to be accessory.

Councilmember Simmonds said it currently states that it will be accessory and it will not be a primary use. It does not make sense if we have projects that are solely residential.

City Attorney Kymber Housley asked Ms. Pollan to define accessory?

Ms. Pollan responded an accessory use is a use or activity that is a subordinate and part of a primary use and incidental to the primary use.

Councilmember Simmonds said technically right now, we can't have a primary residential structure in Town Center.

Mr. Housley stated for example, a building with 200 units of housing and 1,000 square feet of commercial. Are those units accessory to the commercial?

Ms. Pollan responded Staff is looking at the language in the Town Center. It currently states a subordinate part of a primary use and incidental to the primary use.

Councilmember Simmonds said that is why the working group is currently reviewing the language in the Town Center because our intent language and some of our specific language don't match up.

Mr. Housley stated in light of the new State law, if that's our intent that is what we should say. He is a little concerned about the way it's currently written and trying to determine what accessory means.

The proposed ordinance will again be a workshop item at the August 15, 2017 Council meeting.

**REZONE – Consideration of a proposed rezone. Logan City requests to rezone the eastern 11 acres of parcel(s) 05-011-0004;-0005 (Johnson Family LLC) from Neighborhood Residential NR-6 to NR-4 and rezone parcel 05-011-0015 (LDS Church) from NR-6 to NR-4. This rezone contains approximately 21 acres located at 1100-1250 North 1200 East in the Hillcrest Neighborhood (Logan Station) – Ordinance 17-20 – Russ Holley, Planner**

Planner Russ Holley addressed the Council regarding the proposed rezone. The request is to rezone approximately 21 acres in the Hillcrest neighborhood from the current zoning designation of Traditional Neighborhood Residential (NR-6) to Suburban Neighborhood Residential (NR-4).

### **Existing Conditions**

This area is the recently approved Logan Station single family subdivision (32 lots) and the two (2) LDS Church student chapels located adjacent to 1100 North. The area is surrounded by NR-4 zoning to the north and east, Public zoning to the south and MR-20 zoning to the west. Aside from the LDS Church sites, the land is vacant and undeveloped. The area was formerly used for gravel and rock extraction and processing.

### **General Plan**

The Future Land Use Plan (FLUP) adopted in 2008 and amended as part of the Hillcrest Neighborhood Specific Plan identifies these two areas as Detached Residential (DR), with a Mixed Residential (MR) designation to the west adjacent to 1200 East. The General Plan explains the DR designation as being detached single-family homes developed at a density range of 4-6 units per acre of land.

### **Land Development Code (LDC)**

The Land Development Code §17.12-15 describes the Neighborhood Residential (NR) zones as being neighborhoods appropriate for single-family homes, schools, parks and religious institutions. The NR-6 zone allows homes to be built at a maximum of six (6) homes per acre of land with a minimum lot size of 6,000 SF (0.14 ac.). The NR-4 zone allows for homes to be built at a maximum of four (4) homes per acre of land and a minimum lot size of 10,000 SF (0.23 ac.). Other than the density differences, the two zoning districts are similar in land uses allowed and overall development requirements.

### **Summary**

Based on recent neighborhood planning and feedback efforts, staff has received requests to change some the few remaining open parcels in these areas and to review the existing lower density neighborhoods and assign a zoning district that best reflects the existing densities of the area. The areas surrounding this site, for the most part, are developed in the manner closer to that of the NR-4 zoning district.

Staff recommended the Planning Commission recommend approval to the Municipal Council for a rezone from NR-6 to NR-4. The Hillcrest 1200 East rezone, for 21 acres located in the Hillcrest Neighborhood.

On July 13, 2017, the Planning Commission recommended that the Municipal Council approve the Hillcrest 1200 East Rezone project that rezones NR06 property to NR-4.

The proposed ordinance will be an action item and public hearing at the August 15, 2017 Council meeting.

**Consideration of a proposed resolution creating Restricted Permit Parking Areas – Resolution 17-38 – Councilmember Simmonds**

Councilmember Simmonds addressed the Council regarding the proposed resolution. She stated the City of Logan has a Residential Permit Parking Program as defined by Section 10-52.215 of the Logan Municipal Code. It has been requested by residents living in the area defined as the West side of 600 East to the West side of 500 East from 400 North to 1000 North, with the exception of 500 East on west side of Adams Park AND the area 1000 North to 1200 North from the East side of 750 East to the West side of 500 East be designated as a Restricted Residential Permit Parking Area. She proposed that the area bound by the East side of 600 East to the West Side of 500 East from 400 North to 1000 North, excluding the 500 East side of Adams Park AND the area bound by 1000 North to 1200 North from the East side of 750 East to the West side of 500 East become Restricted Residential Permit Parking Areas.

The proposed resolution will be an action item and public hearing at the August 15, 2017 Council meeting.

**OTHER CONSIDERATIONS:**

Chairman Daines proposed that a discussion and report of the 2017 Freedom Fire event be presented at the September 5, 2017 Council meeting.

Vice Chairman Jensen asked about fireworks and were there any problems/complaints of people lighting fireworks illegally, etc.

Police Chief Gary Jensen responded that both police and fire responded to calls of service in regards to fireworks.

Mr. Housley said there has been a lot of angst statewide in regards to fireworks so he feels there will be legislation presented this coming year to make changes.

**ADJOURNED.** There being no further business to come before the Council, the meeting of the Logan Municipal Council adjourned at 6:55 p.m.

Teresa Harris, City Recorder