

Minutes for the meeting of the Logan Municipal Council convened in regular session on Tuesday, August 15, 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, Councilmember Herm Olsen, Councilmember S. Eugene Needham and Councilmember Jeannie F. Simmonds. Administration present: Mayor H. Craig Petersen, Finance Director Richard Anderson, City Attorney Kymber Housley and Administrative Assistant Debbie Zilles. Excused: Vice-Chairman Tom Jensen, City Recorder Teresa Harris.

Chairman Daines welcomed those present. There were approximately 30 citizens in the audience at the beginning of the meeting.

OPENING CEREMONY:

Mayoral candidate, Kyle Barney, provided an opening prayer and led the audience in the Pledge of Allegiance.

Meeting Minutes. Minutes from the August 1, 2017 Council meeting were reviewed and approved with a minor change.

ACTION. Motion by Councilmember Olsen, seconded by Councilmember Simmonds, to **approve the August 1, 2017 minutes with a minor change and approve tonight's agenda.** Motion carried unanimously.

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

Meeting Schedule. Regular Council meetings are held the first and third Tuesdays of the month at 5:30 p.m. The next scheduled Council meeting will be Tuesday, September 5, 2017.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:

MAYOR/STAFF REPORTS:

Logan City Poet Laureate – Star Coulbrooke presented the poem *Seasons in The City: Wild Wise Nature* – a collaborative community poem created by Star Coulbrooke, from lines written by participants of the Poetry Walkabouts, 2016-17 presented to Mayor Petersen and the Logan City Council on August 15, 2017.

Updates on Projects/Issues – Mayor Petersen

Construction

- a. 300 South from 100 South to 200 West road work will be finished August 22.
- b. 100 South from 100 West to 200 West (Logan High) closed until the end of the week.

- c. 1000 North from 600 East to 850 East will be closed until mid-September for repairs on a damaged storm drain. Streets will be open for Aggie football games.

There will be a public meeting to receive input on the Logan Library held Thursday, August 17 at 6:00 at the Utah Theatre. The library choices facing the City are (1) continue with the existing library building as is; (2) remodel the existing library; and (3) build a new library. The decision has not yet been made, but the focus of the meeting will be:

1. What is a 21st Century library and what it could mean for Logan City.
2. Our architect's evaluation of three potential sites for a new library.

Two candidates for Logan City Fire Chief will be interviewed this Wednesday. Brady Hansen, the Assistant Fire Chief, will be leaving to be the new Fire Chief Jackson, Wyoming.

100 East (12 blocks) from 500 North to 700 South will be re-striped Wednesday for bike lanes going each direction. Curb parking on the west side of the street will be eliminated in order to accommodate the bike lanes.

A solar eclipse will be Monday, August 21 at 11:34 a.m. Logan will see 94.9% of a total eclipse. (shadowsandsubstance.com/2017/03.html#Utah).

Jamie Andrus, the new CEO of the Cache Chamber of Commerce, was introduced.

Update: Utah Festival Opera & Musical Theatre – Marc Ensign, Board Chairman

Mr. Ensign provided an update regarding the discussions at the last Council meeting. Mr. Ballam, in his passion for saving the program, made some innuendos that stirred up many Sun City summer residents (who spoke at the last meeting). He has met with Mayor Petersen and County Executive Craig Buttars and advised that the Board has taken on the challenge and responsibility to help solve the problems and preserve the UFOMT. The Board met with the (approximately 750) summer citizens at their closing social at USU. A letter from Gary Griffin and Michal Ballam was read to the citizens and he shared it with the Council. *“Dear summer citizens, I’m sorry I cannot be with you this closing social. I do want you to know how much Michael (Ballam) and I appreciate all of you and the support you have given us over the years, but especially this year. Your letters and attendance at the recent City Council meeting to show your support means a great deal. We are currently working with the various licensing agencies in New York to secure the rights to four shows at the Eccles Theatre next summer. We will put a season together and as soon as we possibly can we will notify you through our website and emails when it has been approved. We very much appreciate the willingness of the Mayor of Logan, Craig Petersen, and the Cache County Executive, Craig Buttars, to pledge their support for next year’s season and making sure that we will be producing live theater in Logan for many years to come.”* This letter effectively “stemmed the tide” and there has been no fallout or reservations cancelled. There is much work to be done going forward. Mr. Ensign said he was not here to “twist anyone’s arm”; he is a volunteer and his interest (as well as the entire Board) is to preserve this economic engine and not let it evaporate because of a funding challenge. He is looking forward to discussing the details with each of the council members before the next meeting. The dynamics have somewhat changed, which is why they found themselves lacking this year. With the Board’s involvement and the direction being taken for a revenue neutral plan for the future, the amount of assistance they are looking for will only be needed for a short

period of time. He is thankful for the Council's time and willingness and is a firm believer that "capital follows culture". UFOMT has been an investment in the Valley for the past 25 years, and provides significant economic impact, quality of life, and youth education programs. The hope is that Logan will be recognized as a "cultural center" in the intermountain west and to preserve the UFOMT in perpetuity.

COUNCIL BUSINESS:

Planning Commission Update – Councilmember Simmonds

The August 10, 2017 Planning Commission was cancelled, therefore there is no report.

Ideas from the Adams Neighborhood – Chairman Daines

Frank Stewart explained that community projects take an extensive amount of time, effort and planning by many different parties. This unique idea is designed to protect issues within the Adams area. He thanked the Council on behalf of the Adams Neighborhood.

Marilyn Griffin echoed Mr. Stewart's comments and said she has been excited about this idea for a long time. The Adams Specific Plan was adopted in 2013 after more than two years of work. The Executive Summary of the Plan "*The primary goal of the Adams Neighborhood Plan is to promote a strong sense of community by identifying and implementing changes that will enhance and instill stability and confidence in the Neighborhood*" continues to be the goal. The desire is to be proactive in preserving and improving the neighborhood, making it an even more desirable place to live. Adams is a premier neighborhood in Logan and is one of the most walkable areas due to its proximity to many amenities. The neighborhood hopes to foster and celebrate the positive aspects of the area, recognize those who have made improvements to homes and yards, acknowledge the historical character of the homes, and encourage families to move into the area. There is a recognition of the many rentals in the area and the hope is that they can become part of the fabric of the neighborhood. The residents are asking for help and support in their efforts.

Meagan and Tom Schmidt purchased a home on 400 East six months ago. The biggest draw for them to move from Smithfield was the affordability and charm of the historic homes and close proximity to amenities. Their concerns include the increasing number of rentals and traffic.

Erikka Twinting and her husband lived in the area 10 years ago while they were attending USU. They have recently moved back to the area from the east coast. They wanted a family-oriented community and specifically thought of the Adams neighborhood. Their home on 600 North is close to USU and they are able to walk and ride bikes to local conveniences. It is a great place to raise a family. The drawbacks are occupancy issues and the maintenance and upkeep of rental units.

Jan Nyman advised that residents in this area have been active in public meetings. They love the neighborhood and believe the character is worth preserving. Recent concerns about parking have been addressed and a committee was formed to come up with a plan. She feels there are also solutions for other problems, including over-occupancy. She would like to see a committee formed to deal with concerns including occupancy, beautification, clean-up of the canal area and stagnant water from 400 North to 1400 North, ideas to bring families back to Logan, and incorporation of an educational "did you know?" type program for dissemination of information

so residents are aware of what is allowed. Neighbors are willing to serve on a committee and she asked for help and support from the Council.

Chairman Daines welcomed the ideas and thought a concentrated effort would be wonderful. She appreciated the citizens coming together to identify problems and work together.

Councilmember Simmonds said she worked quite a bit with the Adams Neighborhood Council and would be happy to help work on creating solutions. If over-occupancy issues are addressed, she believes that the character of the neighborhood can be reclaimed.

Chairman Daines and Councilmember Simmonds volunteered to work with the neighborhood and said they would contact Ms. Nyman to set up a meeting.

County Trails & Active Transportation Master Plan Open House – Chairman Daines

Cache County is finalizing its Trails & Active Transportation Master Plan. An open house will be held Wednesday, August 23 from 5:30-7:30 p.m. at the Cache County Administration building. The public is encouraged to attend and offer feedback.

ACTION ITEMS:

PUBLIC HEARING – 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

At the August 1, 2017 Council meeting Russ Holley reviewed the request 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).

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 church sites, the land is vacant and undeveloped. The area was formerly used for gravel and rock extraction and processing.

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 detached single-family homes developed at a density range of 4-6 units per acre of land.

The Land Development Code §17.12-15 describes Neighborhood Residential (NR) zones as 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 zoning districts are similar in land uses allowed and overall development requirements.

Based on recent neighborhood planning efforts, staff received requests to change some the few remaining open parcels in these areas and review the existing lower-density neighborhoods and assign a zone 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. The Planning Commission forwarded a recommendation for approval of the request as submitted.

There was no public input.

ACTION. Motion by Councilmember Simmonds, seconded by Councilmember Needham, to **approve Ordinance 17-20** as presented. Motion carried unanimously.

PUBLIC HEARING – Consideration of a proposed resolution creating Restricted Residential Permit Parking Areas – Resolution 17-38

It has been requested by residents living in the area on 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 the 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.

Chairman Daines said the signage will be 24 hours a day/7 days a week.

No public input.

ACTION. Motion by Councilmember Needham, seconded by Councilmember Simmonds, to **approve Resolution 17-38** as presented. Motion carried unanimously.

PUBLIC HEARING - Consideration of a revised resolution adopting new Sewer Rates (effective billing date changed from July 1 to August 1) -Resolution 17-21

The City of Logan is designing a new Wastewater Treatment Plant (WWTP) that is anticipated to be constructed and put into operation over the next five years. A Sewer Collection Cost of Service Study has been completed recommending future rates to meet the financial obligations of the new WWTP. The Wastewater Rate Setting Committee has approved the proposed rate increases for the contributing cities and will be effective for all billings after August 1.

RATE SCHEDULES

Table 1						
Residential Rate Schedule (\$/Living Unit/Month)						
	Present Rate	Aug 1, 2017	Aug 1, 2018	Aug 1, 2019	Aug 1, 2020	Aug 1, 2021
Treatment	\$14.44	\$15.88	\$17.47	\$19.22	\$21.14	\$23.25
Collection	<u>\$12.87</u>	<u>\$12.87</u>	<u>\$13.26</u>	<u>\$13.26</u>	<u>\$13.26</u>	<u>\$13.26</u>
Total/Month	\$27.31	\$28.75	\$30.73	\$32.48	\$34.40	\$36.51

Table 2						
Commercial Rate Schedule						
	Present Rate	Aug 1, 2017	Aug 1, 2018	Aug 1, 2019	Aug 1, 2020	Aug 1, 2021
Fixed Charge (\$/Month/L.U.)						
Treatment	\$14.18	\$15.60	\$17.16	\$18.88	\$20.77	\$22.85
Collection	<u>\$13.24</u>	<u>\$13.24</u>	<u>\$13.64</u>	<u>\$13.64</u>	<u>\$13.64</u>	<u>\$13.64</u>
Total/Month	\$27.42	\$28.84	\$30.80	\$32.52	\$34.41	\$36.49
Volume Charge (\$/1,000 gal)^[1]						
Treatment	\$1.55	\$1.71	\$1.88	\$2.07	\$2.28	\$2.51
Collection	<u>\$1.23</u>	<u>\$1.23</u>	<u>\$1.27</u>	<u>\$1.27</u>	<u>\$1.27</u>	<u>\$1.27</u>
Total	\$2.78	\$2.94	\$3.15	\$3.34	\$3.55	\$3.78

[1] Volume is billed as 75% of the culinary water usage, as measured by the water meter.

Table 3							
Utah State University Rate Schedule							
	Present Rate	Aug 1, 2017	Aug 1, 2018	Aug 1, 2019	Aug 1, 2020	Aug 1, 2021	Aug 1, 2022
Volume Charge (\$/1,000 gal.)^[1]							
Treatment	\$1.02	\$1.12	\$1.23	\$1.36	\$1.49	\$1.64	\$1.64
Collection	<u>\$0.40</u>	<u>\$0.48</u>	<u>\$0.69</u>	<u>\$0.69</u>	<u>\$0.76</u>	<u>\$0.76</u>	<u>\$0.69</u>
Total	\$1.42	\$1.60	\$1.92	\$2.05	\$2.25	\$2.40	\$2.33

[1] Volume is billed as 100% of the culinary water usage, as measured by the water meter.

Table 4
Contractual Cities Treatment and Shared Facility Rate Schedule
(\$/1,000 Gallons)^[1]

	Present Rate	Aug 1, 2017	Aug 1, 2018	Aug 1, 2019	Aug 1, 2020	Aug 1, 2021
City of Logan ^[2]						
Treatment	\$1.85	\$2.05	\$2.26	\$2.48	\$2.73	\$3.00
Shared Facilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$1.85	\$2.05	\$2.26	\$2.48	\$2.73	\$3.00
Smithfield						
Treatment	\$1.85	\$2.05	\$2.26	\$2.48	\$2.73	\$3.00
Shared Facilities	\$0.39	\$0.36	\$0.36	\$0.36	\$0.36	\$0.36
Total	\$2.24	\$2.41	\$2.62	\$2.84	\$3.09	\$3.36
Hyde Park						
Treatment	\$1.85	\$2.05	\$2.26	\$2.48	\$2.73	\$3.00
Shared Facilities	\$0.42	\$0.36	\$0.36	\$0.36	\$0.36	\$0.36
Total	\$2.27	\$2.41	\$2.62	\$2.84	\$3.09	\$3.36
North Logan						
Treatment	\$1.85	\$2.05	\$2.26	\$2.48	\$2.73	\$3.00
Shared Facilities	\$0.12	\$0.30	\$0.30	\$0.30	\$0.30	\$0.30
Total	\$1.97	\$2.35	\$2.56	\$2.78	\$3.03	\$3.30
Providence						
Treatment	\$1.85	\$2.05	\$2.26	\$2.48	\$2.73	\$3.00
Shared Facilities	\$0.39	\$0.37	\$0.37	\$0.37	\$0.37	\$0.37
Total	\$2.24	\$2.42	\$2.63	\$2.85	\$3.10	\$3.37
River Heights						
Treatment	\$0.92	\$1.01	\$1.11	\$1.22	\$1.34	\$1.48
Shared Facilities	\$0.41	\$0.41	\$0.41	\$0.41	\$0.41	\$0.41
Total	\$1.33	\$1.42	\$1.52	\$1.63	\$1.75	\$1.89
Nibley						
Treatment	\$1.85	\$2.05	\$2.26	\$2.48	\$2.73	\$3.00
Shared Facilities	\$0.11	\$0.13	\$0.13	\$0.13	\$0.13	\$0.13
Total	\$1.96	\$2.18	\$2.39	\$2.61	\$2.86	\$3.13

[1] Volumes billed shall be based on actual metered wastewater volumes.

[2] This rate is based on average residential wastewater flows per living unit of 7,361 gallons per month.

Water measurements shall be used to determine consumption to compute sewer consumption rates unless a sewage meter is installed. Sewage shall be billed as 75% consumption rates unless a sewage meter is installed. Sewage shall be billed as 75% of the culinary water usage, as measured by the water meter, with the exception of Utah State University who is billed 100% of the culinary water usage in lieu of charging base rates.

If a facility has a sewage meter, sewage will be billed based on the amount of sewage recorded by the sewage meter, but no less than the applicable Commercial Fixed Monthly charge.

Commercial irrigation-only water meters shall not be billed sewer consumption charges.

Upon application to, and approval by, the Public Works Director, and with adequate justification, commercial users who use a substantial amount of culinary water for irrigation purposes and who do not have a separate irrigation-only water meter may be granted the irrigation rate adjustment. The irrigation rate adjustment will be based on the winter usage (November-April) and will be computed annually. The monthly bill will be calculated by multiplying the applicable commercial rate by 100% of winter usage. Users applying for this rate adjustment must have at least one acre of irrigated grounds to qualify for this adjustment.

Utah State University sewage bill shall be computed from water consumption recorded from all USU water sources.

If any person or entity desire to connect to a sewer main installed in an existing street, which costs of installation, has been paid in full or in part by the City, then such person or entity shall pay their fair share of the then-current estimated cost of installation of main line according to the amount of frontage owned or controlled direct, or indirectly, by the person or party requesting the hookup. The Public Works Director, or his representative, shall estimate and determine the then-current cost to be paid, based on current bids of similar projects, in addition to standard connection fee.

No public input.

ACTION. Motion by Councilmember Simmonds, seconded by Councilmember Needham, to **approve Resolution 17-21** as presented. Motion carried unanimously.

WORKSHOP ITEMS:

Budget Adjustment FY 2017-2018 appropriating: \$1,000 donated funds toward the Poet Laureate Program; \$700,000 Storm Water Reserves for the 1000 North storm water infrastructure; \$3,000,000 Electric Fund Reserves to upgrade Substation 7 interconnect transformers and switchgear at Substation 6; \$110,000 additional funding the Parks & Rec After School Program was awarded this fiscal year. The funds will be used to support After School Programs in the Logan City School District; \$300,721 funds received in FY 2017 for the 700 North Well Chlorinator project in FY 2018. **Resolution 17-39** – **Richard Anderson, Finance Director.**

Councilmember Simmonds asked when the current transformers were purchased. Steve Crosby, from the Light & Power Department, said two transformers were purchased in 2008 from Murray City who had outgrown their substation. The hope was for them to last 10 years, however, because of growth there is a need for new ones. Maintenance was hindered by the high temperatures this past summer. Sub 4 will need to be put on the Sub7 loop (300 West from 2500 North to 2200 South). The new transformers are 32 weeks out so they need to be ordered now to install before next summer.

Chairman Daines asked Mr. Crosby if the used transformers purchased 8 years ago was a good investment. He said it was because it came with all the breakers and switches (which will stay). The new transformers should last 30 years.

Chairman Daines asked about system backup. Mr. Crosby explained that if any one piece of equipment fails, the system would have to go to rolling blackouts. Sub 6, which handles the hospital and surrounding area, was just rebuilt recently. Once the transformers are replaced, the old ones can be salvaged out for parts.

Chairman Daines appreciates the efforts of the Light & Power Department.

Unspent Appropriations FY 2017 – Carry Forwards:

ADMINISTRATION - \$30,000 for the Elections Budget.

FIRE DEPARTMENT - \$39,510 for Emergency Generator Installation at Station 71.

PUBLIC WORKS - \$10,469 Public Works revision of Engineering Design Standards; \$983,932 Public Works Infrastructure Projects (roads, curbs, gutters & sidewalks).

PARKS & RECREATION - \$2,956 for Canal Irrigation Engineering; \$4,624 for Bridger Park Pickleball Inspections and Testing.

WATER & SEWER - \$297,531 for 700 North Well; \$103,103 for Hillcrest Castle Hills Pressure Zone Connection & Bluff Water Storage Tank; \$330,862 for 600 East Sewer replacement, 100 West Sewer Line, Country Club Drive Sewer Line.

SEWER TREATMENT – \$4,416,616 Wastewater Treatment Facility final engineering.

ELECTRIC - \$23,250 for Vesta Test Board; \$60,000 for Nighthawk Meters; \$11,126 for Decorative Lighting; \$24,920 for Survalent Outage Management System; \$44,363 for Hydro II PLC Hardware Upgrade; \$9,738,087 for Third Dam Hydro Project.

ENVIRONMENTAL - \$3,136,301 for North Valley Landfill; \$3,270 for Sulair 1812 East 60 Hz25HP Generator; \$106,065 for 2018 Rotobec Grapple Lift with 50-yard body; \$404,238 for 2018 Peterbuilt 520 Cab-Over Chassis; \$229,796 for Labrie Automizer Side-Load Refuse Body; \$106,907 for McNeilus Contender Front-Load Refuse Body; \$139,091 for 2018 Freightliner 122SD Transfer Truck Tractor/2018 Freightliner 122SD Transfer Truck Tractors – Increase to wet kit cost; \$96,184 for 2018 Mac Refuse Transfer Trailer with Keith Walking Floor; \$223,811 for Automated Cans; \$7,730 for Skabelund Wetland Mitigation.

STORM WATER - \$303,403 for River Restoration Projects.

Unspent Appropriations FY 2017 – Restricted:

POLICE ALCOHOL ENFORCEMENT - \$80,177 for Police Department Alcohol Enforcement.

Carry Forward of Capital Projects:

PARKS & RECREATION TRAILS PROJECTS - \$839,979

PUBLIC WORKS STREET PROJECTS - \$1,042,095

Carry Forward of Reimbursement Grants:

FEDERAL GRANTS - \$767,986 CDBG; \$11,227 Bullet Proof Vests.

STATE GRANTS - \$200,000 Canyon Connector Trail on US-89 Project, UDOT; \$50,000 Utah Outdoor Recreation Grant LRTRP; \$17,054 Stewart Nature Park NPS Grant.

MISC GRANTS - \$200,000 Country Road Grant Tax 1400 North 600 West Signal; \$1,456,000 Country Road Grant Tax – 3200 South Intersection; \$294,977 Willard Bay Mitigation Funding Grant; \$67,898 ULCT Active and Healthy Communities Grant.

RAPZ GRANTS - \$502,689 - **Resolution 17-40** – **Richard Anderson, Finance Director.**

CODE AMENDMENT (Continued from August 1, 2017) Logan City requests an amendment to update Table 17.17.030 (Allowed Uses) in Land Development Code Chapter 17-17 District & Corridor Uses. Ordinance 17-19 – Amber Pollan, Planner.

At the Council workshop on August 1, 2017, there was discussion on the residential use wording. Staff reviewed options for rewording “*The residential units shall be accessory to the primary commercial uses(s) and shall be contained within the walls of the primary structure (e.g., mixture of uses within the same building).*” Staff recommends leaving the current language as a footnote. There is ongoing discussion on the Town Center zone and how residential and commercial uses will be addressed. Staff will continue to work on how to address mixed use and intent language with specific allowances in the use table with a future Land Development Code amendment.

Staff is recommending the Council review the 12 proposed modifications to the land use allowance categories. The Ordinance has been updated to remove the residential unit footnote. remove the proposed change of the “Studio, photographer, artist, music, dance, and drama” from not permitted (“N”) in the Industrial Park zone to permitted (“P”). The Planning Commission did not want to see uses, such as a dance studio, where parents would be dropping off children in a parking lot that may be adjacent to where heavy equipment would be operating.

The Planning Commission was concerned with the change of the land uses “Warehouse, Freight Movement” and “Contractors storage yard of heavy equipment” from not permitted (“N”) in the Commercial Services (CS) zone to allowed as a Conditional Use (“C”). They felt there may be areas where it would not be appropriate. Staff believes a Conditional Use would allow for mitigating conditions to be added and the uses are appropriate for the zone.

Councilmember Needham asked about the definition of the district/corridor designation. Ms. Pollan explained that it is a categorized term used for broad uses in a Commercial zone.

Councilmember Simmonds noted that if a conditional use is a permitted use and meets all the requirements, it must be approved. She asked how conditions of approval are determined and whether they are part of the zoning ordinance. Ms. Pollan advised that those requirements would be part of the Conditional Use Permit; the Planning Commission can include conditions to help mitigate any potential negative impacts. City Attorney, Kymber Housley, explained that conditional uses are often specific to a particular location, however, the law does allow for mitigating conditions of approval. A conditional use is a permitted use with certain stipulations. It is difficult to list every condition that may be applied as they may be unique to a specific project and/or location.

Consideration of a proposed ordinance vacating a right-of-way recorded with the Hillcrest Heights Subdivision Phase 5, on parcels 07-198-0202 and 07-198-0203 – Ordinance 17-18 – Mark Nielsen, Public Works Director.

Logan City received a petition to vacate a portion of public right-of-way, recorded with Hillcrest Heights Subdivision Phase 5 on parcel 07-198-0202 at 1351 Box Elder Circle, and parcel 07-198-0203 at 1376 Box Elder Circle. The existing right-of-way was required for corridor preservation of 1300 North with the recordation of Hillcrest Heights Phase 5 Subdivision; however, it is no longer required based on the Planning Commission's approval of the Bernston Estates Subdivision (PC 16-032) and the Logan Station Subdivision (PC 17-028).

Public Works Director, Mark Nielson, advised that the 307' property would go back to the owners of the adjoining properties. The geography does not lend itself to ever putting in a road at that location.

Consideration of a proposed ordinance vacating a right-of-way at 305 West 500 North recorded as parcel 05-266-0025 – Ordinance 17-21 – Mark Nielsen, Public Works Director.

Logan City has determined to vacate a section of right-of-way located at 305 West 500 North, identified as parcel 05-066-0025. This area was part of the original City-platted 99' right-of-way, which is no longer required due to portions of 500 North being vacated along the north side of 500 North (now a 66' right-of-way).

Consideration of a proposed ordinance vacating the 1150 North right-of-way recorded with the Van Noy Subdivision - Ordinance 17-22 – Mark Nielsen, Public Works Director.

Logan City has received a petition to vacate a portion of public right-of-way recorded with Van Noy Heights Subdivision, further identified as 1150 North. The existing right-of-way is no longer needed to support the development plans of the current owner and does not provide any through connectivity to any adjacent streets.

Chairman Daines asked if there were any plans for the area. Mr. Nielson said he was not aware of anything, however, if the property is kept it would have to remain as a right-of-way and it will never be used – there is no need for access. He said they will ask USU to keep the City advised of future plans since any project at that location would not have to go before the Planning Commission for review because it is USU property.

Consideration of a proposed ordinance vacating a right-of-way recorded as a right-of-way on County Plat 06-026 – Ordinance 17-23 – Mark Nielsen, Public Works Director.

Logan City has received a petition to vacate a public right-of-way on County Plat 06-026 (the alleyway between Anderson's Seed & Garden and the Bluebird Candy Factory) which is no longer used by the City. The existing right-of-way provides no through connectivity to other streets or properties owned by the City. The property owners are planning to improve the alleyway and drainage.

Mr. Housley noted that the specific address will need to be improved for appropriate legal noticing for the public hearing. Mr. Nielson said he will take care of that.

OTHER CONSIDERATIONS:

Councilmember Simmonds thanked the community members who participated in the Town Center Public Meeting held on August 7. She felt like it was a good first meeting and is looking forward to reviewing the comments and moving forward. She encouraged continued input and feedback.

ADJOURNED. There being no further business, the meeting of the Logan Municipal Council adjourned at 6:54 p.m.

Minutes completed by:
Debbie Zilles, Community Development Administrative Assistant