

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, January 3, 2017 at 5:30 p.m. in the Logan City Municipal Council Chamber, 290 North 100 West, Logan, Utah. Vice Chairman Jensen conducting.

Councilmember's present at the beginning of the meeting: Vice Chairman Tom Jensen, 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 City Recorder Teresa Harris. Excused: Chairman Holly H. Daines.

Vice Chairman Jensen welcomed those present. There were approximately 16 citizens in the audience at the beginning of the meeting.

### **OPENING CEREMONY:**

Logan School District Superintendent Frank Schofield offered the opening thought and led the audience in the pledge of allegiance.

**Meeting Minutes.** Minutes of the Council meeting from December 6, 2016 were reviewed and approved with minor changes.

**ACTION.** Motion by Councilmember Olsen seconded by Councilmember Simmonds to **approve the December 6, 2016 minutes as amended and approve tonight's agenda.** Motion carried unanimously.

**Meeting Agenda.** Vice Chairman Jensen announced there are seven public hearings scheduled for tonight's Council meeting.

**Meeting Schedule.** Vice Chairman Jensen 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, January 17, 2017.

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

Logan resident Bronwyn O'Hara addressed the Council and asked about panhandlers around town and if anything can be done to address what she feels is a problem. She looked through the City Code and said there was nothing she could find that addressed this issue.

City Attorney Kymber Housley responded this is something that is not unique to Logan and we are very fortunate compared to other Utah cities. He stated there are first amendment implications and cities have tried to outlaw panhandling and they have lost when challenged in court. He does not feel that an ordinance is going to be the solution. Someone on a sidewalk holding a sign is not against any ordinance that we currently have and he is not aware of an ordinance we could adopt that won't be judicially challenged. A private property owner can give permission for someone to be on their property.

Logan Police Chief Gary Jensen added the police respond to calls for service regarding panhandlers but unless there is a problem there is nothing they can do.

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

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

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

Mayor Petersen reported on the following items.

1. Current Construction Projects
  - The waterline installation on SR 30 will be flagged instead of detours being placed.
2. The Mayor’s State of the City Report will be presented to the Council on January 17, 2017. He said 2016 was a very productive year.
3. Discussion continues about having the Tour of Utah coming back to Logan in August, 2017.
4. Several land sales/trades have been completed.
  - a. Closed today on the sale of the Southeast corner of the City Block. A hotel will be built on this site.
  - b. Eight city-owned lots at 200 East between 200 and 300 South have been sold for residential development. The net sale of these lots was \$280,000.
  - c. A city-owned lot in the Cliffside area has been traded for a larger parcel adjacent to the Stewart Nature Park.
  - d. A one-acre city-owned parcel just East of the Cache County Jail has been sold.
5. The City will not designate a new Free Speech Zone. The process will be for individuals or groups to make an application for a location and the City will review the application and make a determination.
6. Prospective installers of solar panels are now required to attend a Logan City Light & Power sponsored orientation held on Mondays at 9:00 a.m. at the Light & Power Administration building.
7. Suggestions are requested for citizens to serve on the Cache Valley Transit Board and Civil Service Commission.

Mayor Petersen also stated that he received a letter from the Cache County Council and they are organizing a Water District Board and it will be filled with elected officials. Council members who are interested need to contact Cache County by January 9.

**Board Appointments (Transit, Golf Advisory, Water & Sewer) – Mayor Petersen**

Mayor Petersen asked for ratification of Tom Wood to serve on the Golf Advisory Board, Carl Muffoletto to serve on the Water & Sewer Board and Logan Finance Director Richard Anderson to serve on the Cache Valley Transit Board, all of which are new appointments and are three year terms.

**ACTION.** Motion by Councilmember Olsen seconded by Councilmember Needham to approve ratification of Tom Wood, Carl Muffoletto and Richard Anderson as presented. Motion carried unanimously.

**COUNCIL BUSINESS:**

**Board Appointments (Renewable Energy Conservation Advisory Board RECAB) – Vice Chairman Jensen**

Vice Chairman Jensen asked for ratification of Justin Robinson, Jordy Guth, Jett Fesler and Jordan Risley to serve on the Renewable Energy Conservation Advisory Board (RECAB), all of which are new appointments and three year terms.

**ACTION.** Motion by Councilmember Simmonds seconded by Councilmember Olsen to approve ratification of Justin Robinson, Jordy Guth, Jett Fesler and Jordan Risley as presented. Motion carried unanimously.

**Proposed Logan Municipal Council Board & Committee Assignments for 2017 – Vice Chairman Jensen**

Vice Chairman Jensen proposed the following **2017 Logan Municipal Council Board & Committee Assignments.**

**LOGAN MUNICIPAL COUNCIL  
2017 COUNCIL CHAIR AND VICE CHAIR  
BOARD AND COMMITTEE ASSIGNMENTS**

***HOLLY DAINES:***

**Council Chair (January-December)**

**RDA Chair (January-December)**

Audit Committee

Downtown Alliance

Cache Metropolitan Planning Organization (Mayor Appoints)

Economic Development Committee (Mayor Appoints)

Light and Power Advisory Board (Mayor Appoints)

Fine Arts Committee (Mayor Appoints)

\*\*CDBG

As needed

2<sup>nd</sup> Tues. at noon

1<sup>st</sup> Mon., 5 pm

2<sup>nd</sup> Wed., 10 am

Quarterly

As needed annually

As needed

***TOM JENSEN:***

**Council Vice Chair (January-December)**

**RDA Vice Chair (January-December)**

Library Board

2<sup>nd</sup> Tues. 5:30 pm

Storm Water Advisory Board (Mayor Appoints)

As needed

Cache Valley Center for the Arts

1<sup>st</sup> Thurs., 5:15 pm

Citizens Compensation Advisory Committee (Mayor Appoints)

As needed annually

Water and Sewer Board (Mayor appoints)

3<sup>rd</sup> Thurs, 4 pm

\*\*CDBG

As needed

***HERM OLSEN:***

**Meeting Schedule**

Parks and Recreation Committee

3<sup>rd</sup> Thurs., 9:30 am

Light and Power Advisory Board (Mayor Appoints)

Quarterly

CCEMS Board - *Ambulance*

2<sup>nd</sup> Tues., 3:00 pm

Renewable Energy Board

1<sup>st</sup> Fri., 7:30 am

\*\*CDBG

As needed

\*\*ASUSU Board

Tuesdays

\*\*Bicycle & Pedestrian Advisory Committee (BPAC)

2<sup>nd</sup> Wed., 11:30am

(Cache County Offices)

\*\*Solid Waste Advisory Board (County Exec.) Appoints)

Quarterly

***JEANNIE F. SIMMONDS:***

Economic Development Committee (Mayor Appoints)

2<sup>nd</sup> Wed., 10 am

Golf Course Advisory Committee (Mayor Appoints)

3<sup>rd</sup> Thur., 5:00 pm

Logan-Cache Airport Authority Board (Mayor Appoints)

1<sup>st</sup> Tues., 8 am

Renewable Energy Board

1<sup>st</sup> Fri., 7:30 am

Audit Committee

As needed

\*\*CDBG

As needed

***S. EUGENE NEEDHAM:***

Youth City Council

2<sup>nd</sup> and 4<sup>th</sup> Thur., 5:30

Fine Arts Committee (Mayor Appoints)

As needed annually

Forestry Board (Mayor Appoints)

As needed

Historic Preservation Committee (Mayor appoints) As needed – 1<sup>st</sup>/3<sup>rd</sup> Mon., noon

CCEMS Board – *Ambulance*

2<sup>nd</sup> Tues., 3 pm

North Park Interlocal Cooperative

Quarterly

\*\*CDBG

As needed

**Approved: January 3, 2017**

**\*\*Non-City Committees**

**ACTION.** Motion by Councilmember Simmonds seconded by Councilmember Needham to **approve the 2017 Council Board and Committee Assignments** as presented. Motion carried unanimously.

Vice Chairman Jensen said the Council received an email announcing that the American Red Cross is seeking volunteers for January 16 to install 300 smoke alarms in Logan.

Those interested can contact Madeline McDonald at 801-625-0865 or madeline.mcdonald@redcross.org

There was no further Council business discussed at this time.

### **ACTION ITEMS:**

**PUBLIC HEARING – Consideration of a proposed annexation 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 – Ordinance 17-01**

At the November 15, 2016 Council meeting, 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. Housley stated that no formal protests were filed regarding the proposed annexation so tonight a public hearing will be held.

Vice Chairman Jensen opened the meeting to a public hearing.

Proponent Dan Larsen addressed the Council and asked if there were any questions regarding the annexation.

Mayor Petersen asked Mr. Larsen what he sees as an advantage to the annexation.

Mr. Larsen responded there are different advantages in working with Logan City rather than Cache County with the biggest advantage being that a commercial business can be located on the property and the City has a Master plan for this area.

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

Councilmember Olsen commented that it's nothing to do with Mr. Larsen's proposal but he opposed the annexation based on the premise that the School District tax monies coming into Logan City will still go to Cache County.

**ACTION.** Motion by Councilmember Simmonds seconded by Councilmember Needham to **adopt Ordinance 17-01** as presented. Motion carried 3-1 (Olsen voted nay).

**PUBLIC HEARING - Budget Adjustment FY 2016-2017 appropriating: \$171,047 to reimburse the Fire Department for fire deployment; \$2,600 funds donated for the Logan City Employee Fund; \$1,600 funds donated for the Logan City Employee Santa Program; \$50,000 funds for the purchase and installation of Document Management Software (this software was budgeted for in FY 2013, carried forward in FY 2014 but due to complications, never implemented – Resolution 16-65**

At the December 6, 2016 Council meeting, Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustments.

Vice Chairman Jensen opened the meeting to a public hearing.

There were no comments and Vice Chairman Jensen closed the public hearing.

**ACTION.** Motion by Councilmember Simmonds seconded by Councilmember Olsen to **approve Resolution 16-65** as presented. Motion carried unanimously.

**PUBLIC HEARING - Consideration of a proposed resolution that Tanaka Balance located at 34 Federal Avenue, seeks local governing consent for a variance with regard to proximity of this establishment for purposes of alcohol sales and is located beyond 200 feet straight line measurement, but less than 600 feet of St. John’s Episcopal Church and the Logan Tabernacle property boundary, both community locations – Resolution 16-64**

At the December 6, 2016 Council meeting, Neighborhood Improvement Manager James Geier addressed the Council regarding the proposed resolution. He stated that Utah Code Section 32B-1-202 provides that one of the factors that the Alcoholic Beverage Control Commission may consider in granting a variance to the community location proximity requirements is the issuance of a written consent by the City Council. Tanaka Balance, located at 34 Federal Avenue is requesting to obtain a Limited-Service Restaurant Liquor license for the purpose of alcohol sales and is located beyond 200 feet straight line measurement, but less than 600 feet of St. John’s Episcopal Church and the Logan Tabernacle property boundary. Tanaka is a yoga studio and health/wellness café.

Vice Chairman Jensen opened the meeting to a public hearing.

Logan resident Bronwyn O’Hara addressed the Council and asked if the requested variance is just for this particular business and if Tanaka moves or goes out of business what happens to their alcohol license.

Mr. Housley responded the license doesn’t necessary go with the applicant if they move and there are mechanisms for them to transfer the license but it’s not automatic. St. John’s Episcopal Church provided a letter with their consent. The LDS Church has not given consent and the City is not involved in that process which is only between the LDS Church, the State of Utah and the applicant.

Councilmember Olsen stated the position from the LDS Church is to not “officially” take a position.

Mr. Housley stated that as of last year, the State will not approve these alcohol license requests unless they receive affirmative consent from the community locations. He referred to Even Stevens who requested an alcohol variance; the LDS Church has not given consent so at this time Even Stevens does not have an alcohol license.

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

Councilmember Needham voiced his concern about the proliferation of the sale of more alcohol, especially in the downtown.

Councilmember Simmonds clarified that because of the way State law is written, the Council is not approving a license, the Council is only allowing the requester to move forward with their application. The State of Utah is the only one who approves the application.

**ACTION.** Motion by Councilmember Simmonds seconded by Councilmember Olsen to **approve Resolution 16-64** as presented. Motion carried 3-1 (Needham voted nay).

**PUBLIC HEARING - Code Amendment – Consideration of a proposed code amendment. Logan City requests to amend the Land Development Code Section 17.36 to clarify above ground versus below ground utilities – Ordinance 16-39**

At the December 6, 2016 Council meeting, Community Development Director Mike DeSimone addressed the Council regarding the proposed code amendment. He stated the proposed modification to Section 17.36.200 (Electrical Power and Street Lights) of the Land Development Code clarifies that placing new utilities underground versus above ground is the preferred method for providing utility service. The proposed language does not include Wireless Telecommunication Facilities or high voltage transmission lines. The purpose of this amendment is to ensure that all utility providers are following Logan City Light & Power policies of placing all new utilities underground, with some minor exceptions as listed in the proposed language.

Staff recommended that the Planning Commission recommend approval to the Logan Municipal Council.

On May 12, 2016 the Planning Commission recommended that the Logan Municipal Council approve the amendment to the Land Development Code Section 17.36.

Vice Chairman Jensen opened the meeting to a public hearing.

Logan resident Dan Larsen asked which utilities will be affected by the proposed ordinance.

Mr. DeSimone responded the utilities affected are power and telecommunications.

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

**ACTION.** Motion by Councilmember Olsen seconded by Councilmember Simmonds to **adopt Ordinance 16-39** as presented. Motion carried unanimously.

**PUBLIC HEARING - Code Amendment – Consideration of a proposed code amendment. Logan City requests to amend the Land Development Code Section 17.14 to clarify building orientation standards and requirements – Ordinance 16-40**

At the December 6, 2016 Council meeting, Community Development Director Mike DeSimone addressed the Council regarding the proposed code amendment. He stated that the Land Development Code states that buildings and their primary entrances shall be oriented to streets; however, in certain conditions, this may not be feasible or practical. The proposed modification to Section 17.14.020 (Building Orientation) of the Land Development Code replaces the existing figures in 17.14.020.C.6 with new figures specifying the conditions under which an alternative building orientation would be permitted. The option for using alley's (rear fed) with front facing structures has not changed. The option to create a frontage street along an arterial or major collector has been eliminated. Conditions permitting a rear facing orientation have been replaced with specific performance standards based on the anticipated landscape buffer area an applicant chooses.

Staff recommended that the Planning Commission recommend approval to the Logan Municipal Council.

On November 10, 2016, the Planning Commission recommended that the Logan Municipal Council approve the amendment to the Land Development Code Section 17.14.

Mr. DeSimone added that in the existing Code it wasn't clear on how far a home should be away from the street.

Councilmember Simmonds asked if the setbacks required are included in the lot size.

Mr. DeSimone responded no, they are not included and are separate from the lot and are maintained by an HOA or management structure that is in place.

Vice Chairman Jensen opened the meeting to a public hearing.

There were no comments and Vice Chairman Jensen closed the public hearing.

**ACTION.** Motion by Councilmember Simmonds seconded by Councilmember Needham to **adopt Ordinance 16-40** as presented. Motion carried unanimously.

**PUBLIC HEARING - Code Amendment – Consideration of a proposed code amendment. Logan City requests to amend the Land Development Code Sections 17.31, 17.50 & 17.62 to create development standards for a new development above 4,850' – Ordinance 16-41**

At the December 6, 2016 Council meeting, Community Development Director Mike DeSimone addressed the Council regarding the proposed code amendment. The proposed code amendments include the following three elements:

Amend the Land Development Code Section 17.31.100 – replace “Essential Views” with Development Standards above 4,850” in order to get at regulating how new development on the entire bench area affects the broader City. The general development standards get at building mass, materials, colors, landscaping, lighting, and overall site design in order to minimize the visual impact from public roads, parks, and adjoining residential areas.



The approach was to draw a line low enough (4,950' – 4,850') in order to regulate the impact of new development in both the Deer Pen subdivision as well as the broader bench areas. These standards will be applied during the building permit review phase as part of the planner's normal project review.

Amend the Land Development Code Section 17.50.040 – removed SFR development above 4,950' from having to obtain a design review permit. Changed the line from 4,950' to 4,850 and made SFR development review above 4,850' an administrative function.

Amend the Land Development Code Section 17.62 – changed the methodology for how we determine maximum building height from using an “average grade plane” to a more defined point of measurement as measured from either existing or finished grade.

Staff recommended that the Planning Commission recommend approval to the Municipal Council for the proposed amendments.

On November 10, 2016, the Planning Commission recommended that the Logan Municipal Council approve the proposed amendments.

Councilmember Simmonds asked why was a design review for single family dwellings in this area removed from the Code.

Mr. DeSimone responded that initially, it was in the Code to require a design review through the Planning Commission and there were no standards in place. When staff reviews a building permit for a single family dwelling, they look at the proposed home and make sure it meets the standards that have been set; it does not need to go to the Planning Commission. He also stated that no public comments were made at the Planning Commission meeting.

Vice Chairman Jensen asked what the appeal process is if someone has their property reviewed and they don't like the decision that is made.

Mr. DeSimone responded that the person can then go to the Appeals Board.

Vice Chairman Jensen opened the meeting to a public hearing.

There were no comments and Vice Chairman Jensen closed the public hearing.

**ACTION.** Motion by Councilmember Simmonds seconded by Councilmember Olsen to **adopt Ordinance 16-41** as presented. Motion carried unanimously.

**PUBLIC HEARING - Rezone – Consideration of a proposed rezone. Logan City requests to rezone residential properties from NR-6 to NR-4 in a number of developed and undeveloped areas that are more conducive to the NR-4 zoning designation. This rezone includes approximately 80 acres in the Hillcrest Neighborhood, approximately 480 acres in the Wilson Neighborhood and approximately 190 acres in the Woodruff Neighborhood – Ordinance 16-42**

At the December 6, 2016 Council meeting, Community Development Planner Russ Holley addressed the Council regarding the proposed rezones. He stated that the request is to rezone over 700 acres in the Hillcrest, Wilson and Woodruff neighborhoods from the current zoning designation of Traditional Neighborhood Residential (NR-6) to Suburban Neighborhood Residential (NR-4).

Staff recommended that the Planning Commission recommend approval to the Logan Municipal Council for the proposed rezone.

On November 10, 2016, the Planning Commission recommended that the Logan Municipal Council approve the proposed rezone.

Mr. Holley stated that direction was given at the last Council meeting to continue with the current NR-4 rezone project as drawn and submit a second NR-4 rezone project rather than delay, amend, and re-notice. Staff has submitted a separate NR-4 rezone request for the Johnson Cove Subdivision and South Eastridge areas of Cliffside for the Planning Commission to review and recommend at their January 26 meeting. It will then come before the Council in February.

Vice Chairman Jensen commented that the purpose of this rezone is to bring more stable families into neighborhoods because this would create larger, more suitable properties.

Councilmember Simmonds added that it also reflects the surrounding neighborhood in lot size.

Vice Chairman Jensen opened the meeting to a public hearing.

There were no comments and Vice Chairman Jensen closed the public hearing.

Councilmember Olsen feels that the rezone creates a less dense population base and people move out into the County which then creates urban sprawl. He said this is contrary to the plan of the 2020 Envision Cache Valley.

Vice Chairman Jensen said he was Chair of 2020 Envision Cache Valley and it was recognized that we do want to densify and he feels we are doing this in certain, specific areas. The purpose of the proposed rezone is to give greater variety and more opportunities for families that want to stay and live in Logan on a larger property.

Councilmember Simmonds said that in established neighborhoods where there is open space and there are six units to the acre, we need to provide a variety of housing styles and opportunities for families to stay in Logan. She believes the proposed rezone will help move that along.

Councilmember Needham said he wonders if the market will catch on and will this really make a difference. He asked is there some way that we can direct the market so it's more aware of the potential.

Vice Chairman Jensen said he feels the proposed rezone will strengthen neighborhoods, give variety and there will be more home ownership.

Mr. Housley responded when someone comes to get a development permit they will know at that time what they can do and hopefully, people won't buy property without making inquiries on what is allowed.

Councilmember Needham said realtors should be made aware of changes that have been made.

Mr. Housley responded the proposed rezone will not change lots. Future subdivisions will have larger lots but existing lots are what they are and there is nothing that a realtor can do. This rezone only applies to future subdivisions.

Councilmember Olsen said he would like Cache Valley, beyond the boundaries of Logan City, to retain the open space and agricultural area that we have now.

**ACTION.** Motion by Councilmember Simmonds seconded by Councilmember Needham to **adopt Ordinance 16-42** as presented. Motion carried 3-1 (Olsen voted nay).

#### **WORKSHOP ITEMS:**

**Budget Adjustment FY 2016-2017 appropriating: \$156,554 from the sale of property on 200 East to be reimbursed to FHWA for their portion of the original cost of purchases; \$27,400 funds the Parks and Recreation Afterschool Program was awarded for this fiscal year. These funds will be used to support After School Programs in the Logan City School District; \$84,198 for the purchase of a Public Works vehicle ordered in FY 2016 but not received until FY 2017 – Resolution 17-02 – Richard Anderson, Finance Director**

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

The proposed resolution will be an action item and public hearing at the January 17, 2017 Council meeting.

#### **Water Master Plan – Mark Nielsen, Public Works Director**

Public Works Director Mark Nielsen addressed the Council regarding the Water Master Plan. He introduced Steven Jones, Project Manager from Hansen, Allen and Luce who presented the master plan.

Mr. Jones stated the purpose of the master plan is to provide specific direction to the City of Logan for decisions that will be made over the next 5 to 40 years in order to help the City provide adequate water to customers at the most reasonable cost. Recommendations are based on City drinking water demand data and standards established by the Utah Division of Drinking Water.

He presented the following recommendations:

### **Source**

1. It is recommended that the capacity of the Cliffside pump station should be increased by 2,350 gpm and the pumps should be upgraded to pump from the recommended higher head supply pipeline.
2. It is recommended to equip the River Park well, construct a new Jens Johansen Park well, and upgrade the 1000 North well for use in the drinking water system in order to meet future demands.
3. Additional wells should be located in the West, if possible. In particular, new sources would be especially beneficial in the far northwest and southwest areas of the Lower Zone.
4. It is recommended that the City apply for a source exemption.
5. It is recommended that redundancy be incorporated into the drinking water systems so that the City would have adequate water if their largest drinking water source were off line.

### **Storage**

1. It is recommended that new storage be constructed for the Cliffside and Lower pressure zones. Two new tanks should be built: 1MG Cliffside Zone tank southwest of the existing Cliffside Tank and a 10MG tank on the Bluff between Sumac Drive and Quail Way at about 1450 East.
2. It is recommended that the City apply for a storage exemption.

### **Distribution**

1. It is recommended to complete several fire flow projects that address existing deficiencies as soon as possible. Projects required to meet other existing deficiencies should also be completed as soon as possible. Future projects should be completed as needed.
2. It is recommended that transmission capacity be added so that future demands can be met without large pressure variations at service connections. In particular, significant transmission capacity should be added between the proposed Bluff Tank and the Lower pressure zone.

### **Organization**

1. It is recommended that the Lower USU zone be combined into the Upper Zone and the Castle Hills and USU zones be combined.
2. The Hillcrest pump station should be modified so that water can be pumped directly out of the DeWitt Springs supply line up to the Hillcrest Tank,
3. It is recommended to set PRV's so that equalization storage is utilized while pressure fluctuations are controlled.
4. It is recommended to minimize pumping costs by:
  - a. Eliminating the Castle Hills pump station by installing a transmission line from the Hillcrest pump station with dedicated controls for the Castle Hills Tank.
  - b. Upgrading the Hillcrest pump station to pump from the DeWitt Spring pressure.

- c. Installing a new pipeline at 1020 North 800 East to combine the Upper and Lower USU pressure zones.
  - d. Moving the Crockett well and possibly the 700 North well to the Lower pressure zone and adding a pump station to move the water to the Upper pressure zone when needed.
  - e. Modifying the Cliffside pump station to pump from the high pressure transmission line.
5. Lower cost source water usage should be prioritized.
  6. Water quality test results should be monitored. In particular, chlorine should be tested in areas the model identifies as having lower chlorine residual levels.
  7. Water quality in areas identified as having higher age should be monitored.
  8. It is recommended that the City use the water age model to make sure DBP sampling is occurring at the locations with the highest DBP production potential.

### **General**

1. Development should be limited to elevations where adequate pressure can be maintained.
2. It is recommended that the City fund a pipeline replacement program.
3. It is recommended that the City continue updating the model as the water system changes.
4. It is recommended that the City could also reduce the energy intensity of the pump stations where possible.

Vice Chairman Jensen stated that in the Master Plan it talks about a lot of money being spent. He said that one of the main issues discussed in the Water & Sewer Board meeting is that we are falling behind in our replacement of infrastructure and we need to include this in the budget at a faster rate.

Mr. Nielsen responded that is correct. We are catching up but there are two very large projects that need to happen in the next 10 years. If \$14 million for a tank and \$6 to \$8 million dollars to replace infrastructure on Main Street in 10 years is to be completed, we will need to have \$22 million saved up. Every year there is new development that comes in and infrastructure work that needs to be completed. There are a lot of things that impact having enough money to complete these larger projects. The Water Department is an enterprise fund so it needs to support itself with revenues. It's the water and wastewater collection that this fund is responsible for and we do the best we can with what we've been given. This is a long term issue and the City needs to be smart about the budget and that includes rate increases and make changes overtime.

Mr. Jones added that new growth needs to pay for any new system.

Vice Chairman Jensen complimented Mr. Nielsen and Mr. Jones for working on and completing the Master Plan so we can better prepare for the future.

Mr. Nielsen referred to the Infrastructure Costs, Years 1-5. He noted that the total cost is \$15,106,000 and to reach that amount in 5 years, \$3 million needs to be budgeted each year and that money is not in the Water Department Capital Fund today. There will need

to be a discussion regarding this depending on the outcome of the approval of the Master Plan and how do we get where we want to be in the next five years.

Mr. Anderson stated that impact fees have rules and regulations and they cannot be collected long term. The standard rule is they have to be used in six years but there are exceptions and the City will have to work through those very carefully as we move forward.

Councilmember Olsen referred to the Equivalent Residential Connections information and commented that the estimated build-out goes to 2050. He said that differential addresses the issue of urban sprawl.

Mr. Jones said he followed the General Plan and took into consideration urban sprawl. The Master Plan will be changed over the years but that could be more or less density and could affect the growth numbers.

### **OTHER CONSIDERATIONS:**

There were no further items discussed by the Council.

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

Vice Chairman Jensen welcomed those present. There were approximately 8 citizens in the audience at the beginning of the meeting.

### **WORKSHOP ITEM:**

#### **Consideration of a proposed resolution approving Agency Assistance in Neighborhood Nonprofit Housing Corporation's "Welcome Home – Own in Logan" Program – Resolution 17-01 RDA – Kirk Jensen, Economic Development Director**

Economic Development Director Kirk Jensen addressed the Council regarding the proposed resolution. He explained that Neighborhood Nonprofit Housing Corporation (NNHC) has currently expended all available "Welcome Home" funding that was awarded to NNHC from the RDA. NNHC is planning to apply for more CDBG funds but these funds will not be available until July 2017. In order to maintain the program and to assist Logan City in its efforts to attract homebuyers to the City, the request of \$75,000 in RDA Affordable Housing funds is being made at this time. He added that to date, the program has provided \$1,318,390 in funding to help 211 families purchase homes. The average income of participants is \$31,871 or 63% of the area median income. The average home was built in 1961, and the average purchase price is \$129,567. A total of 83% of all program participants are still in their homes. These statistics demonstrate that the program is working as intended; families are purchasing older homes in Logan City, and they are staying in these homes.

Councilmember Simmonds stated this program is in Logan so why do we use County income figures instead of Logan figures to determine the threshold.

Mr. Jensen responded that we refer to the State Code for the definition of Affordable Housing and the income figures we adopt into our Land Development Code. The income figures are readily available through the County and not the City.

The proposed resolution will be an action item and public hearing at the January 17, 2017 Council meeting.

**ADJOURNED.** There being no further business to come before the Council, the meeting of the Logan Redevelopment Agency adjourned at 7:00 p.m.

Teresa Harris, City Recorder