

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, May 1, 2018 at 5:30 p.m. in the Logan City Municipal Council Chamber, 290 North 100 West, Logan, Utah. Vice Chair Jeannie F. Simmonds conducting.

Councilmember's present at the beginning of the meeting: Vice Chair Jeannie F. Simmonds, Councilmember Amy Z. Anderson, Councilmember Herm Olsen and Councilmember Jess W. Bradfield. Administration present: Mayor Holly H. Daines, Finance Director Richard Anderson, City Attorney Kymber Housley and City Recorder Teresa Harris. Participating by phone Chairman Tom Jensen.

Vice Chair Simmonds welcomed those present. There were approximately 42 in attendance at the beginning of the meeting.

OPENING CEREMONY:

Pastor Ron Flessner gave the opening prayer and led the audience in the pledge of allegiance.

Meeting Minutes. Minutes of the Council meeting from April 17, 2018 were reviewed and approved.

ACTION. Motion by Councilmember Olsen seconded by Councilmember Bradfield to approve the April 17, 2018 minutes and approve tonight's agenda. Motion carried by roll call vote:

Anderson – aye

Bradfield – aye

Jensen – aye

Olsen - aye

Simmonds – aye

Meeting Agenda. Vice Chair Simmonds announced there are four public hearings scheduled for tonight's Council meeting.

Meeting Schedule. Vice Chair Simmonds 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, May 15, 2018.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:

Logan resident Keith Schnare addressed the Council. He recently met with Council Chairman Tom Jensen and others to discuss the Town Center Rezone. He said the flow of information about the Town Center Rezone is one-sided at tonight's meeting so the public does not have an opportunity to comment. He is an engineer and has over 20 years of structural firefighting experience and he found a problem in regards to the building height in the proposed TC-1 zone. Since this is a complicated explanation, he requested

to meet with each of the Council separately to discuss his concerns. He is not opposed to density for housing. But, he is opposed to putting citizens and first responders in situations which, he feels are unsafe.

Logan resident Ted Hagaman addressed the Council. He would like to provide a free dinner for the Veterans in Cache Valley held around Veteran's Day. He asked for volunteers to help serve and donate towards the meal. He asked the Council to help get the word out about the dinner and he will provide more information at a later date.

Amy Anderson commented that the Cache County Senior Citizen Center sponsors a dinner for Veterans and suggested that Mr. Hagaman contact Giselle at the Senior Citizen Center and possibly join together to sponsor the dinner.

Logan resident Gail Yost addressed the Council. She commented that her neighborhood appreciates the Council and for all the time they take reviewing the various City issues. She gave the Council a blessing that while the Council is contemplating various issues that the Council think back on the things they grew up with and have foresight that while building a City, they should also build families. She feels when there is moderate density there are fewer problems with crime in comparison to having higher density areas. She asked the Council to do what is best for everyone in the City.

Logan resident Steve Tryon addressed the Council. He asked the community to observe the pedestrian areas of 100 South, 300 South, 100 East and 200 East. He has also observed that vehicles do not yield to pedestrians in the roundabout on 500 North. He challenged the Council and others to watch for pedestrians in these areas mentioned.

North Logan resident Mike Paulsin addressed the Council. He stated that he too has been trying to make a difference in the community and he feels the Veteran dinner is a good idea. He referred to the Neighborhood Re-Investment Grant and reminded the Council that water rates are going up, sales tax, health care costs, and other things will also go up in cost. He referred to the Comprehensive Financial Report for the City of Logan. In the report, it states that the City continues to focus its investment in capital projects and particularly as it relates to roads and sidewalks. He feels this is one of the most critical needs for the future. He asked the Council to consider going back and investing the \$1M into roads and sidewalks or give back to the taxpayers rather than use the money for the Neighborhood Improvement Grant.

Logan resident Bronwyn O'Hara addressed the Council and complimented/thanked the City on the Spin Bikes that have been placed throughout Logan.

North Logan resident Susan Paulsin addressed the Council and stated that she is humbled by the prayers and thoughts expressed tonight. She addressed the Neighborhood Re-Investment Grant and asked the Council to consider some of the details of the plan such as how much will it cost to administer each year, who will be responsible for tracking and reporting on the grant, are City employees eligible, what line on a person's 1040 tax form will be used to determine allowable household income, who will verify income, will money be given to people who have assets such as land, investments or other accounts?

Will contributions be taken into consideration and the equity the homeowners might already have in their home.

Logan resident Janice Bird addressed the Council. She does not feel that South 100 East is blighted area and she takes issue with the proposed developer benefitting from the RDA financing. She feels a lot of the zoning within their neighborhood is designed for high density development and this type of development will destroy her neighborhood along 100 East.

Logan resident Brian Seamons addressed the Council. He does not like RDA funding and feels the City should not give away money. He also does not agree with the Neighborhood Re-Investment Plan and the one part about this plan that really bothers him is the Neighborhood Enforcement Officer position. He does not want anyone coming to his home asking who lives there, how long they have lived there and how his guests are related to him.

Logan resident Clay Essiq addressed the Council. He asked the Council to consider real life scenarios as they consider the over occupancy code. He said there are several instances where people are in need and he asked the Council to take these into account.

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

MAYOR/STAFF REPORTS:

Proclamation: National Day of Prayer – Mayor Daines

Mayor Daines read a Proclamation for the National Day of Prayer. The 67th observance of the National Day of Prayer will be held on Thursday, May 3, 2018, with the theme “Pray for America: Unity.”

Zoo-Tah Request for Management Agreement Extension – Mayor Daines

Mayor Daines said Zoo-Tah formerly known as the Willow Park Zoo is undertaking a capital campaign to make improvements at the zoo. They currently operate at no cost to the City and are requesting to extend their management agreement for an additional 10 years. City Attorney Kymber Housley has reviewed the contract and she and Mr. Housley recommended that the City extend the contract for an additional 10 years.

Vice Chair Simmonds requested to see a copy of the contract before the Council gives their approval.

There were no further Mayor or Staff reports presented.

COUNCIL BUSINESS:

Planning Commission Update – Vice Chair Simmonds

Vice Chair Simmonds reported on the last Planning Commission and after many hours of discussion, the Commission voted to approve Town Center 1 and Town Center 2 which, now moves forward to the City Council for their review and approval. Various other items were also discussed at Planning Commission meeting.

Bicycle and Pedestrian Advisory Committee Report and Upcoming Events – Councilmember Olsen

Councilmember Olsen announced on behalf of the Bicycle Pedestrian Advisory Committee (BPAC) that May 14-18 is Bike to Work and School Week

Council Budget Workshop: Tuesday, May 15 immediately following the Regular Council Meeting beginning at approximately 7:00 p.m.

Vice Chair Simmonds announced a Budget Workshop is scheduled on Tuesday, May 15 beginning immediately following the Regular Council meeting. The public is invited to attend.

Council Workshop: Future Energy Resource and Carbon Free Power Project – Tuesday, May 29 at 5:30 p.m. – City Hall Conference Room

Vice Chair Simmonds announced a Council Workshop is scheduled on Tuesday, May 29 beginning at 5:30 p.m. in the City Hall Conference Room. The purpose of the meeting is to learn more about the Carbon Free Power Project. The public is invited to attend.

Finalize Neighborhood Re-Investment Grant Application Details – Mike DeSimone

Community Development Director Mike DeSimone addressed the Council. He reported from the last meeting there was a discussion regarding area eligibility for the Re-Investment Grant. It was suggested to look at homes from 1970 as a starting point of area eligibility. The other discussion was the length of the lien which was proposed at 5 years, 7 years, and a variation of years.

Mr. DeSimone responded to some of the earlier comments regarding the Neighborhood Enforcement Officer. This position is unrelated to the Neighborhood Re-Investment Grant and is a decision administered within the City to provide additional enforcement services for the City. This is not a new budget item and there is funding available each year for a part time interim position to help with various projects. The person in this position will not be knocking on the doors of homeowner's, looking in their homes or doing a bed check. They will look at over parking in neighborhoods, over occupancy issues, yard and home maintenance. They will also complete quality assessments of properties.

City Attorney Kymber Housley addressed the comments made by Mr. Seamons. He said we have laws in place and if there is ever a reason to enter a home, there are only two ways it can be done. One, with the homeowner's permission and the other is with a search warrant approved by a Judge.

Mr. DeSimone said in terms of the Neighborhood Re-Investment Grant, it will be administered similar to the Neighborhood Rehabilitation Grant. A committee will be organized and grant applications reviewed. Economic Development Director Kirk Jensen will track the amount spent each year and anyone, including City employees that meet the eligibility requirements will be considered for the grant. Tax returns will be reviewed, assets will be reviewed and the homeowner's FICO score is not part of the determination.

Mr. DeSimone said the current system is complaint driven either submitted to the City via a phone call or an email and that can still be done. The new ordinance enforcement position will be in addition to this process and will go through the City systematically and will focus on property maintenance issues and parking.

Councilmember Bradfield said he feels the new program could also uncover things that need to be improved on the City side and reexamine what the City is doing.

Chairman Jensen said the existing proposal is the one the City should pursue. There have been several comments about the Enforcement Officer but what we are really talking about is obeying the law. For all the hardship cases that exist, he can also talk about very good neighborhoods and homeowners who are being disrespected by people who are scoffing at the law and over occupying which, ultimately hurts the neighborhood. He supports what Mayor Daines has proposed.

Mr. DeSimone said he will move forward and make the changes to the Neighborhood Re-Investment Grant and the information will be posted on the Logan City Website.

No further Council items were presented.

ACTION ITEMS:

PUBLIC HEARING - Budget Adjustment FY 2017-2018 appropriating: \$725,400 funds the Public Works Department was awarded from the Cache County Council of Governments for the 100 West Extension Property Acquisition and \$1,776,355 for the 1800 North Extension and Intersection Improvements; \$1,000,000 funds for the construction of the Sewer Treatment Plant Water Utility Service Connection; \$4,500 donated funds for the Police Department Annual Banquet – Resolution 18-14

Finance Director Richard Anderson addressed the Council and explained the proposed budget adjustments.

Vice Chair Simmonds opened the meeting to a public hearing.

There were no comments and Vice Chair Simmonds closed the public hearing.

ACTION. Motion by Councilmember Anderson seconded by Councilmember Olsen to approve Resolution 18-14 as presented. Motion carried by roll call vote:

**Anderson – aye
Bradfield – aye
Jensen – aye
Olsen - aye
Simmonds – aye**

PUBLIC HEARING - Consideration of a proposed resolution adopting the Community Development Block Grant (CDBG) Annual Action Plan (Program Year 2018) for the City of Logan – Resolution 18-12

CDBG Coordinator Aaron Smith announced the funding amount that he just received from HUD is \$474,912.

At the April 17, 2018 Council meeting, CDBG Coordinator Aaron Smith addressed the Council regarding the proposed resolution. Logan City’s CDBG Program is estimated to receive \$430,000 in CDBG funding for 2018.

Public Infrastructure Projects

- \$100,000 – 200 East 800 North Sidewalk
- \$180,000 – Center Street Pedestrian Improvements*
- \$ 25,000 – Bridger Bike Park

Community Needs/Public Services Projects

- \$10,000 – Ellen Eccles Theatre Accessible Seating
- \$30,000 – Logan City School District Preschool Playground
- \$20,000 – The Family Place Sports Court

CDBG Administration

- \$65,000 – CDBG Program Administration

*It is recommended that if the Center Street Pedestrian Improvements project is cancelled then \$110,000 will be reallocated to 300 West 600 South Sidewalks, and \$70,000 will be reallocated to 200 West 1300 North Sidewalk.

Also, any Program Year 2018 funds awarded by HUD in excess of the estimate or any funds recaptured from any other CDBG activity from any Program Year will be reallocated to the 300 West 600 South sidewalk up to a total project funding of \$130,000.

Vice Chair Simmonds opened the meeting to a public hearing.

North Logan resident Mike Paulsin addressed the Council and asked about the requirements from HUD for them to give the City funding.

Vice Chair Simmonds said the City provides various reports to HUD and this is not part of the Bear River Association of Governments (BRAG).

Gordon Younker, representative from the Family Place addressed the Council. He expressed his thanks to the Council for the funding the Family Place received.

Logan resident Jeff Hoedt addressed the Council and stated that he and his wife walk along 200 West, between 1200 and 1400 North. He commented there are no sidewalks on either side of the street and he has seen strollers that are going out into the roadway. He asked the Council to consider this area and at least have a sidewalk on one side of the roadway.

Loreen Flanary, teacher with the Logan City School District addressed the Council. She thanked the Council for funding the playground which, will be accessible to all children no matter their level of ability.

There were no further comments and Vice Chair Simmonds closed the public hearing.

ACTION. Motion by Councilmember Olsen seconded by Chairman Jensen to approve Resolution 18-12 as presented. Motion carried by roll call vote:

**Anderson – aye
Bradfield – aye
Jensen – aye
Olsen - aye
Simmonds – aye**

PUBLIC HEARING - Consideration of a proposed resolution approving Alternative Repowering at Intermountain Power Project (IPP) – Resolution 18-15

At the April 17, 2018 Council meeting, Logan Light & Power Director Mark Montgomery addressed the Council regarding the proposed resolution. He said a few months ago, IPP downsized from 1,800 MW coal to 1,200 MW natural gas and has since downsized again to 850 MW natural gas. Because of this change, the contract with IPP needs to be revised. He said out of all the power products that we have in our energy portfolio, this is the only one that if we don't want it, we don't have to pay for it and California pays instead. We can also call it back if we want to use it. Coal puts off about 2,000 pounds of carbon per megawatt hour and natural gas put off about 1,100 so it's cleaner.

Vice Chair Simmonds opened the meeting to a public hearing.

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

ACTION. Motion by Councilmember Olsen seconded by Councilmember Anderson to approve Resolution 18-15 as presented. Motion carried by roll call vote:

**Anderson – aye
Bradfield – aye
Jensen – aye
Olsen - aye
Simmonds – aye**

PUBLIC HEARING - Consideration of a proposed resolution approving the Budget for the 2018 Freedom Fire Event – Resolution 18-13

At the April 17, 2018 Council meeting, Parks & Recreation Director Russ Akina addressed the Council regarding the proposed budget for the 2018 Freedom Fire Event. The budget is presented in advance because of the contracts that need to be in place for the event. The Freedom Fire event will take place on July 3, 2018. Printed on the tickets is the wording that all sales are final and no refunds will be given. Also printed on the ticket under the direction of USU, is wording of what is prohibited in the stadium and a list of those items will be printed on the ticket. The 2018 proposed budget is \$177,530 which is less than last year with a budget of \$182,078. There will not be a laser show this year but will instead have three bands instead of two.

Vice Chair Simmonds opened the meeting to a public hearing.

Logan resident Elizabeth Blanchard addressed the Council and feels there should be more patriotic entertainment at Freedom Fire.

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

ACTION. Motion by Councilmember Anderson seconded by Chairman Jensen to approve Resolution 18-13 as presented. Motion carried by roll call vote:

**Anderson – aye
Bradfield – aye
Jensen – aye
Olsen - aye
Simmonds – aye**

WORKSHOP ITEMS:

Budget Adjustment FY 2017-2018 appropriating: \$7,392 funds the Police Department was awarded from the State Task Force Grant. The funds will be used to purchase equipment that helps to reduce, prevent, and investigate drug use – Resolution 18-18 – Richard Anderson, Finance Director

Logan City Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustment.

The proposed resolution will be an action item and public hearing at the May 15, 2018 Council meeting.

Consideration of a proposed resolution adopting revised Medical Standby Fees – Resolution 18-16 – Chief Brad Hannig

Fire Chief Brad Hannig addressed the Council regarding a proposed resolution to amend the Fire Department's Medical Standby Fees. He explained that the medical standby typically is funded through Cache County Emergency Medical Services (CCEMS). But,

if there are ever any fee waivers they would have to come through the City Council. The fee schedule was set prior to CCEMS being formed and has been part of Logan City for at least 15 years. The City tries to recoup their costs for standby services.

Chief Hannig explained the current fee and the proposed fee which are the following:

Current Fee: 2 Emergency Medical Technician (EMT) and Ambulance \$75/hour
Single EMT \$37.50/hour

Proposed Fee: 2 Advanced Emergency Medical Technician (AEMT) and Ambulance
\$125/hour (With a two (2) hour minimum)
Single AEMT \$50/hour

The proposed resolution will be an action item and public hearing at the May 15, 2018 Council meeting.

Town Center Rezone – Consideration of a proposed rezone. Logan City requests to rezone multiple parcels on approximately 173 acres from Town Center (TC), Neighborhood Residential (NR-6) and Public (PUB) to Town Center 1 (TC-1), Town Center 2 (TC-2), Public (PUB) and Recreation (REC) – Ordinance 18-07 – Russ Holley, Planner

Community Development Director Mike DeSimone addressed the Council. He said what the Council has in front of them this evening does not include density bonus information.

Mr. DeSimone said what will be presented tonight are two separate items but are somewhat related. Part of the Town Center Rezone includes aspects of the Land Development Code Updates. The Council will act on the Town Center Rezone Map on its own merit and the Council will also act on the Land Development Code Updates which includes the Town Center information as a separate item.

Mr. DeSimone reviewed the following information regarding the Town Center Rezone.

REQUEST

The Logan City Community Development Department is requesting to create two new zoning districts (TC-1 & TC-2) and rezone approximately 173 acres of property located in various areas, in and around Downtown Logan from TC, NR-6, PUB & REC to TC-1, TC-2, PUB & REC. The fundamental reason for this proposal is the creation of two new zoning districts (TC-1 & TC-2), that create a two-tier downtown. TC-1 is designed to be higher intensity urban development areas positioned along the Main Street and 400 North corridors. TC-2 is designed to be a lower intensity zone for areas positioned around the edges of downtown. Both TC-1 and TC-2 would be considered commercial zoning districts, with the main difference being that TC-2 requires lower building heights, larger setbacks and would allow stand-alone multi-family residential projects.

The majority of properties under consideration currently contain some form of development, with most being commercial uses and structures. Many of the properties are considered historic, with buildings dating back to the early 1900's. This proposal also

includes several civic, public and recreational properties located in various areas throughout downtown. In one area along 100 East, the proposal includes an up-zone of NR-6 properties to TC-2.

GENERAL PLAN

The Future Land Use Plan (FLUP) adopted in 2008 identifies the entire downtown area as TC with the exception of Garff Wayside Gardens and Pioneer Park shown as REC. In 2008, the General Plan did not contemplate a tiered or step-down Town Center pattern. With numerous debates in recent years focused on development compatibility, a step-down transition to lower intensity neighborhoods should increase compatibility while remaining consistent with the General Plan. And the creation of the TC-2 zone should spark additional multi-family residential development around downtown, which is something the General Plan identifies as important for downtown vibrancy and a way to reduce the demand and pace of outward sprawling suburban development.

ZONING

The TC-1 zone is proposed as being the inner core of Logan City with a mix of retail, office, commercial, entertainment and residential land uses. Projects must contain commercial space and are prohibited from stand-alone residential. The TC-1 zone is proposed with building heights at 68', front yard setbacks at 0' and 70 residential units per acre. The TC-2 zone is proposed in areas off Main Street and 400 North, with a mixture of commercial and residential uses encouraged. Projects in the proposed TC-2 zone could be commercial or stand-alone multi-family residential. The TC-2 zone is proposed with building heights at 45', front yard setbacks at 10' and 50 residential units per acre. Residential bonuses are proposed in the TC-2 zone. The PUB and REC zones are described as areas for public use, such as parks, civic and governmental projects.

SUMMARY

As proposed, the TC-1 and TC-2 concept should preserve prime commercial properties for commercial uses and tax base along Main Street and 400 North within downtown. The TC-2 zone should spark additional housing, being in high demand, in areas around downtown that will create vibrancy, better walk-ability and contribute to downtown business development. With such high demand for housing, Cache Valley is seeing unprecedented amounts of agricultural land, green space, bench land and low-land wildlife habitat being consumed for suburban residential development. This type of development pattern increases reliance on the automobile, worsens traffic congestion and degrades air quality and natural environments. This pattern does not supply a wide-ranging housing stock that meets the wide range of household types and various stages of life for the citizens of Logan. This proposal is attempting to fulfill the saying, "Keep the country, county and the city".

AGENCY AND CITY DEPARTMENT COMMENTS

No comments.

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, numerous phone calls and comments have been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 1/14/18, posted on the City's website and the Utah Public Meeting website on 1/14/18, and noticed in a quarter page ad on 1/14/18 , and a Public Notice mailed to property owners within 300' was sent on 1/9/18.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decision on the following findings supported in the administrative record for this project:

1. The location of the subject properties is compatible in land-use with the surrounding commercial, residential and civic uses.
2. The subject properties can fulfill the purpose of the General Plan, Downtown Specific Plan and Land Development Code by providing a compact vibrant and urban downtown.
3. The surrounding streets and infrastructure are sufficient in size and capacity to handle uses permitted in the TC-1 and TC-2 zoning districts.

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council for a Rezone of approximately 173 acres of property located in and around Downtown Logan from Town Center (TC), Traditional Neighborhood Residential (NR-6), Recreation (REC), and Public (PUB) to Town Center 1 (TC-1), Town Center 2 (TC-2), PUB and REC.

On April 12, 2018, the Planning Commission unanimously recommended that the Logan Municipal Council approve the Town Center Rezone project that amends the Official Logan City Zoning Map.

Planner Russ Holley addressed the Council and reviewed several proposed maps for TC-1 and TC-2. He stated that staff looked at other cities such as Provo and Ogden and how they are developing and what types of densities and heights they require. Also considered were how these cities are handling the "fringe" areas and how they interface with lower density residential. Logan has single family neighborhoods adjacent to downtown or lower density neighborhoods adjacent to the downtown, a step-down or buffer is appropriate. Doing this will preserve and keep the neighborhood vibrant. He said one area of slight contention was the religious properties and how they should be designated. Originally it was thought that TC-2 would be appropriate, Commissioner Butterfield was adamant about rezoning all of the religious properties to a Recreation Zone. Staff had some hesitation with changing to a Recreation Zone because this zone is geared toward public uses such as a golf course or a park. The other Planning Commission members voted to keep the way they are as NR-6 or Town Center.

Mr. Holley reported that staff received 80 written comments with the majority being in opposition. Over the course of the Planning Commission meetings that were held, there were more favorable comments but they were mostly 70/30 in opposition in comparison to the written comments. The proposed Garff Garden project was the main topic of a lot of

the comments with others referring to density and other issues. He will provide the Council with a summary of the top comments received.

Mr. DeSimone referred to the Comparison Chart of Town Center (TC), TC-1 and TC-2.

Comparison of Town Center (TC), TC-1 and TC-2

	Town Center (TC)	TC-1	TC-2
Density	70	70	30
Lot Coverage	100%	100%	80%
Building Frontage	75% Main/40% Other	75% Main & 4 th /50% Other	50%
Ground Floor Commercial	Unclear (Policy language yes - regulatory language no)	Required on Main & 4 th North only/Other streets no	No
Free Standing Residential	Unclear	See above	Yes
Commercial Setbacks	Front: 0'-5'; Side: 0'-5'; Rear: 0'	Front: 0'-5'; Side: 0'; Rear: 5'	Front: 0'-10'; Side: 0'-8'; Rear: 5'
Residential Setbacks	Same as above	Front: 0'-10'; Side: 0'-8'; Rear: 10' with design flexibility based on project/location	Front: 0'-10'; Side: 0'-8'; Rear: 10' with design flexibility based on project/location
Height/Setback Transitions	Yes	Yes	Yes
Building Heights	68' – Main/45' other streets	55' all street frontages & up to 80' internal to block	45'
Ground Floor Height	15' – 20'	Commercial/MU – 12'	None
Transparency/Fenestration	Ground Floor 60%/Upper 20%	Same	Same
Parking (Residential)	0.5 stall/unit – 2.0 stalls/unit	Studio/1 BR – 1.5 stalls/unit & no shared parking 2 + BR – 2.0 stalls/unit & with up to 50% shared	2.0 stalls/unit & with up to 25% shared
Parking (Commercial)	Based on Use Type	Based on Use Type & with up to 50% shared	Based on Use Type & with up to 50% shared
Land Set-asides	No	No	Open Space - 10% & Useable Outdoor Space – 10%

Vice Chair Simmonds asked for further explanation of the 80% lot coverage in TC-2 and does this fit with front and side setbacks and should 20% of this be greenspace.

Mr. DeSimone responded that 20% in TC-2 would be open space and usable outdoor space. This is defining a “box” and within that “box” it would mean that with 80% you can build out to the 80% perimeter on the box but would have to comply with storm water regulations, driveway, parking and setbacks. This is a building footprint on a piece of property.

Vice Chair Simmonds said a lot of the discussions during the Planning Commission meetings revolved around the question of how can we get better quality projects in our downtown that will last for many years to come.

Mr. DeSimone responded that design standards were discussed which is a broader code issue as you apply standards to the commercial zones. Within our design standards we require several things and what we don't do is designate specific designs whether it's a modern building, etc. We do limit the types of materials that can be used but essentially, we say, here are the boundaries, go forward and design how you want. One of things discussed was to incentivize good design by offering additional densities and bonuses. Good design is hard to define because everyone has a different idea of what that might be.

Vice Chair Simmonds said it could be defined such as the use of material such as using brick or higher quality material.

Mr. DeSimone said the proposal given to the Planning Commission was that we include different items of higher quality materials such as brick, or adding underground parking. The idea is that those items which are generally expensive to do, the tradeoff is you get more units. The Planning Commission had a hard time accepting this concept of giving more units. The Planning Commission ultimately decided not to act on any type of density bonus and requested more time to think about this concept.

Councilmember Anderson asked what areas of the TC-1 and TC-2 overlap with the Historic District.

Mr. DeSimone said within the Historic District boundary you have to develop according to the City's Historic design and follow the guidelines. The historic boundary was drawn in 1977 and for the most part they reflect the historic structures within Logan City. There are a lot of historic structures outside of that boundary that would qualify for inclusion. We want to preserve the historic integrity of downtown Logan.

Councilmember Olsen said it was his understanding that the tallest fire truck ladder Logan has is 100' and because of angle and density, the maximum the ladder can go up and service a building is 75'. He said TC-1 allows for an 80' internal height so that would exceed the capacity of Logan's tallest ladder truck. This is as concern to him and he verified this information with Logan Fire Chief Hannig.

Mr. DeSimone responded the technical question should be asked can we access an 80' structure. A high-rise building comes down to a building classification. If someone proposes an 80' structure somewhere in the City they would have to meet the current codes of the fire department and there would have to be a discussion at the project level.

Councilmember Olsen said he also feels there should be two parking stalls per unit and the proposal allows that to happen through shared parking of 25% and 50%. He looked at the parking lots of Chuck-O-Rama and JoAnn's Fabric in the area of 100 East. They are both open late and he feels that neither Chuck-O-Rama or JoAnn's should qualify and be considered for shared parking. He asked do developers know that if they propose to use shared parking that it could not be with businesses that might stay open later than 5:00 p.m.

Mr. DeSimone responded with a new development, we would have to evaluate whether the shared parking is compatible and it would be up to the project component to show how the parking will work. The Planning Commission in the design review process would determine if shared parking is appropriate.

Chairman Jensen said in regards to shared parking, don't they also have to get a permit from those they are sharing with if it's a private enterprise.

Mr. DeSimone responded yes, they would have to get a permit.

Planning Commission Member Russ Price addressed the Council. He said the Planning Commission made three motions coming out of their meetings. They spent an entire meeting talking about parking and design standards. The Commission was really focused on the development code and development standards. The question that came up is what do we do about the design standards which is the area where the Commission really feels that we don't have control. This is what started the discussion about the possibility of density and bonuses. The question is where do we want the commercial density, what can we support and do we have a market that will support requiring commercial space in TC-2. Density and parking were two of the main concerns of the Commission and the Commission felt that TC-1 and TC-2 are complimentary of being able to do better planning in the downtown. He said that originally Town Center started as a density of 70 units per acre which is something the Council might want to review. The research he has seen is that once you get above 40 units, you start to level off in terms of the benefits such as connectivity, water run-off and other benefits.

Councilmember Anderson thanked Commissioner Price for his service on the Planning Commission and working through the process of the Town Center Rezone.

The proposed ordinance will be an action item and public hearing at the May 15, 2018 Council meeting.

Land Development Code 2018 Updates – Consideration of proposed code amendments. Logan City requests to amend and update the Logan Land Development Code as follows: Delete Chapters 17.07-17.11; re-number and update 17.12-17.61; consolidate 17.12 & 17.15; consolidate 17.16 & 17.19; divide Town Center Zone into TC-1 & TC-2 and add TC-1/TC-2 language into 17.10-17.12; amend 17.09 & 17.12 to add building orientation, massing, length and articulation standards; update 17.36 Home Occupations; amendment includes minor grammatical corrections throughout the entire document; update 17.60 Administrative Enforcement to increase civil fee for over occupancy – Ordinance 18.08 – Mike DeSimone, Community Development Director

Community Development Director Mike DeSimone addressed the Council regarding the 2018 Land Development Code Updates. The proposal is to update and re-adopt the entire Land Development Code as amended. The amendments can be divided into either “general” changes and “specific” changes. The general changes including formatting or grammatical corrections, chapter consolidation, document renumbering, and overall document content streamlining and are considered relatively minor. The specific amendments include eliminating vague or general policy language from the regulatory document, eliminating multiple references to specific development standards or regulations, clarifying building design standards regarding orientation, massing, articulation and building length, and replace Town Center (TC) with two separate and distinct (TC-1 & TC-2).

The proposed “general” amendments or changes to existing LDC Chapters are as follows:

Preface: Changed dates, eliminated Amendment/Rezone Tables and updated Table of Contents.

Chapters 17.01 – 17.11, 17.13, 17.20 - 17.35, 17.37, 17.39 – 17.42, 17.44 – 17.59, 17.61 – 17.62. Minor grammatical corrections, updated references and eliminated reserve chapters.

The proposed “specific” amendments or changes to existing LDC Chapters are as follows:

Chapters 17.12 & 17.15. Consolidate these two chapters by eliminating the general descriptions for each specific residential zone, adding a purpose statement to each spec sheet, and eliminating the redundant regulations from the spec sheets already listed elsewhere in the LDC, e.g., fencing, parking, etc. The general language for each of the different zones in Chapter 17.12 is non-regulatory language, or General Plan language, is generally very subjective, difficult if impossible to apply and enforce, and has created confusion when applying the regulatory provisions of the code.

Chapter 17.14. Add building length standards targeted to each of the different multi-family zones to replace the generic spec sheet maximum building length language of 120’ (note: this is in wrong location in draft, should be inserted at 17.14.040.C.3).

Chapter 17.15. Residential Spec Sheets. Eliminate this chapter and move refined spec sheets into Chapter 17.12 (old) or Chapter 17.07 (new).

Chapters 17.16 & 17.19. Consolidate these two chapters by eliminating the general descriptions for each specific commercial/industrial zone, adding a purpose statement to each spec sheet, eliminating the redundant regulations from the spec sheets already listed elsewhere in the LDC, and replacing the existing Town Center (TC) zone with both a Town Center 1 (TC-1) and a Town Center 2 (TC-2) zones.

Chapter 17.17. Add TC-2 to the Use Table and define those uses appropriate for this zone. We also have proposed to eliminate some of the specific uses listed in the table as they can be accommodated under the more general sales/service category. A number of the uses formerly permitted in the Town Center zone are outright permitted in the TC-1 zone while listed as a conditional use in the TC-2 zone.

Chapter 17.18. Delete redundant language found elsewhere in the Code, e.g., design, parking landscaping, etc. as well as include specific commercial design language regarding building orientation, four-sided architecture, building massing and building articulation. The following proposed changes have already been workshopped with the PC.

Section 17.18.010.D. Eliminate 17.18.010.D as these items are codified elsewhere in the code.

Section 17.18.020.C.2. Clarify that 4-sided building design is required for all projects.

Section 17.18.020.C.4. Change Subsection C.4 to clarify this section is about regulating Building Mass through two subcategories (1) Horizontal Articulation and (2) Vertical Articulation.

Horizontal Articulation – changed language to require at least 3 of the 6 different elements. Changed the square feet of surface area and distinct planes listed in subsection a and went to a maximum wall plan length of 40 feet instead, which means that a building shall be broken up into individual components no greater than 40' in length using at least 3 of the 6 different horizontal articulation elements.

Vertical Articulation – added limitations on the vertical height of a blank wall to 12 feet.

Removed the language regarding adaptive reuse in subsection 5 as it isn't regulatory and not any different than rest of design standards.

Section 17.18.030. Building Orientation

Section 17.18.030.A. We think it is important to keep the overall purpose of orienting buildings towards a public street, but also need to address the reality that each project is different, each site is different, each location or setting is different, each property owner's preference is different, so it is not always realistic to expect that the front door will face the street. The movement away from only requiring that the primary door face the public street allows for flexibility for all parties engaged in the design and review processes.

Section 17.18.030.C. Same concept. The City believes that the best side of a building should be oriented towards the street and this can be done regardless of where the front door is located. So, if a developer wants to orient his front door towards the parking lot, which by code is located either to the side or rear of the building (not between building and street), we want to ensure that the side of the building facing the street is equally as attractive.

Section 17.18.040. Transition Areas. Included changes to 17.18.040.C by removing references to the height transition standards in the residential section and instead putting those same standards in the commercial section.

Chapter 17.19. Commercial Spec Sheets. Eliminate chapter and move refined spec sheets into Chapter 17.16 (old) or Chapter 17.10 (new).

Section 17.36.020. Removed figures/drawings of typical cross sections and instead referenced Public Works to eliminate confusion between the LDC and actual engineering requirements which are based on adopted MUTCD and City road standards.

Section 17.38.040. Added a parking standard for call centers of one stall per one employee at largest shift.

Chapter 17.43. Simplifying the Home Occupation language to line up with recent changes to the Logan Municipal Code and State Law. We are proposing to eliminate the

listing of types of Home Occupations, consolidated 17.43.040 with 17.43.050, and eliminated 17.43.150 and 17.43.160.

Section 17.60.440. Increased the civil penalty fee for over occupancy violations from \$50.00 to \$250.00.

Also proposing to add a new Chapter on Residential Density and Height Bonuses (17.37) which is discussed under a different memo.

GENERAL PLAN

The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. The proposed amendments to update the Land Development Code, along with specific changes to the commercial design standards and the modification to the Town Center zone, are consistent with the General Plan.

STAFF RECOMMENDATION AND SUMMARY

The proposed changes to the Land Development Code will help eliminate ambiguous and conflicting language, works to streamline the implementation of the Code, provides additional flexibility to both applicants and the City in designing and reviewing commercial projects, and works to better execute both the Logan General Plan as well as the Downtown Specific Plan. Staff would recommend that the Planning Commission forward a recommendation of approval to the Council for their consideration.

PUBLIC COMMENTS

As of the time the staff report was prepared, no public comments had been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on January 14, 2018, posted on the City's website and the Utah Public Meeting website on January 14, 2018, and noticed in a quarter page ad on January 14, 2018.

Mr. DeSimone explained the Town Center component will generally be discussed during the rezone application under Ordinance 18-07; however, procedurally, the language changes involving TC-1 and TC-2 are to be acted upon in Ordinance 18-08 and the code amendment package.

The proposed ordinance will be continued as a workshop item at the May 15, 2018 Council meeting.

Consideration of a proposed resolution for approval of the Fifth Amendment to the Intermountain Power Agency Organization Agreement – Resolution 18-19 - Mark Montgomery, Light & Power Director

Light & Power Director Mark Montgomery addressed the Council regarding the proposed resolution. He stated this agreement is basically housekeeping items that the Intermountain Power Agency (IPA) wants to strengthen in their organizational agreement or add to the agreement. There are 23 Utah cities that comprise and participate in the IPA so the agreement has to come before the City Council for approval.

The proposed resolution will be an action item and public hearing at the May 15, 2018 Council meeting.

Vice Chair Simmonds recessed the meeting for a break at 7:55 p.m. and reconvened at 8:05 p.m.

FY 2018-2019 BUDGET PRESENTATIONS:

2018 Budget Message to the City Council – Mayor Holly Daines

Mayor Daines read the following to the City Council:

For the City, budgeting is simply prioritizing and allocating limited resources. There are always many more excellent projects which we would LIKE to accomplish, but we are mindful of taxpayer funds and how they are spent. Like a personal or family budget, we must carefully make choices and live within our means. This IS a balanced budget.

Revenues and Expenditures

The city is well managed financially: we have solid “rainy-day” reserves, are conservative with revenue projections, and continually seek ways to reduce expenses so tax dollars are used more efficiently. We are constantly monitoring both revenue and expenses, so we can make adjustments immediately if needed.

We are increasing our investment in general infrastructure. Although it is less than the optimal amount, we are headed in the right direction and making incremental progress toward our goals.

Water rates had not been increased for 3 years. The water rate that was recently passed will be used to begin replacing aging water lines and for a water storage tank project in the future.

We are requesting 3 new employees to service continued, valley-wide growth in solid waste collection. Solid waste collection rates have been static for 12 years. Logan recently opened a new landfill, estimated to last 80 years, as well as a new transfer station, both requiring additional operating costs. As a result of these new solid waste services, a rate increase is being considered by the County Council.

The largest unexpected expenditure is a result of a bill passed by the State Legislature this last legislative session, requiring all cities in the state to help fund housing for the homeless. We estimate this new, unfunded program will cost the City of Logan approximately \$100,000 per year.

Proposed operating expenses in all departments are essentially unchanged, as they have been for several years. This is difficult, as costs continue to increase. We have increased our budgets for utility expenses to cover the cost of utility rate increases.

One of our biggest challenges is keeping wages competitive to retain experienced and qualified employees. In the current tight labor market, both in Cache Valley and statewide, we are losing well-trained and seasoned employees to other cities, counties and the private sector. There is a significant cost to train new employees, and we are losing on that front.

This budget recommends a 3 % wage increase. Department heads in consultation with Human Resources will allocate pay increases to employees based on employee performance. Department heads in consultation with Human Resources will also have some flexibility to make specific market adjustments for targeted positions based on market.

We have set aside approximately 2 % for market. We can do this, in part, because we were able to negotiate the renewal of our health insurance contract without a significant increase in cost, compared to 9-12 % increases the past three years. We also made structural changes to the health plan, that are meant to further control costs in the future. These changes may shift more potential for the cost of healthcare to our employees, but our intent is to focus our efforts on wages and allow our employees to make healthcare choices that are best for their specific circumstances.

In summary, the budget is how we get things done. It directs many of our actions for the next fiscal year. Our staff thinks carefully about developing a realistic budget based on long term goals and priorities. They work together and manage limited funds. Each year, departments turn back funds they don't use, as we completely reject the "use it or lose it" mentality to government finance. Employees constantly try to conserve resources and save taxpayer dollars wherever possible. And as always, we constantly monitor and adjust as needed to ensure we end each year in a positive financial position.

We will continue to focus our efforts on building strong neighborhoods where people want to live. We will continue to focus our efforts on building a strong and vibrant downtown where people want to gather. Most importantly and always, we will continuously focus all our efforts in serving the great Citizens of the City of Logan.

~ Mayor Holly H. Daines

Finance Director Richard Anderson announced the proposed budget is on the City website and is also available at the Library.

Parks & Recreation – Russ Akina

Mr. Akina addressed the Council regarding the proposed budget for the Parks & Recreation Department. He said as a department they are financially made up of 22 employees and he reviewed each division within the Parks & Recreation Department. The Golf Course has a total of 3 employees. The Parks & Recreation Department is dealing with a tight labor market in hiring approximately 200-part time employees for the summer months. If they aren't able to hire enough employees especially when it comes to the outdoor pool, they will have to evaluate what areas they can close at the pool to have enough coverage. Facilities included in the Parks & Recreation Budget are the Recreation Center, Aquatic Center, Skatepark, Golf Course and the Cemetery. They also have a

soccer, softball and baseball complex and other capital projects that are outlined in the Mayor's budget. They are making a decision this year to slow down some of the capital development and take part of that money and put it towards rolling stock. They have several different grants that occur during different times of the year which require him to come before Council for approval. They also applied for RAPZ funding for a total of 6 projects.

Mr. Akina reported that the Pickleball Court surface will be completed within the next few weeks, weather permitting.

Vice Chair Simmonds asked about the Cemetery Perpetual Fund and the budget for 2019.

Mr. Anderson responded that the Perpetual Fund account is increasing and more is being allocated into this fund.

Mr. Akina stated the Cemetery sprinkler system is at the top of Capital list schedule and will start on the East side of the Cemetery and move West.

Light & Power – Mark Montgomery

Mr. Montgomery addressed the Council regarding the proposed budget for the Light & Power Department. He reported on the System Average Interruption Duration Index (SAIDI Index) which is a report of how other power companies rate against each other. Logan City Light & Power is rated at an average interruption of 58.5 minutes and the average for utilities within our region is 448.1 minutes. Logan City has a very good system and very good employees who work to maintain the system. He reported that the overtime budget for his department is \$50,000 and they don't usually spend that much because they try hard to make their outages planned. The larger projects in the Light & Power budget are \$14M for the 3rd Dam Project which has been carried forward from last year's budget and work at 3rd Dam will start soon. Other capital projects are improvements to Substation 4 for the new Waste Water Treatment Plant in the amount of \$1.2M. The UAMPS Power Purchase Budget: Last year's budget was \$23M and it will remain that same amount this year. The Carbon Free Power Project was a budget of \$150,000 for 2018 and \$255,000 for 2019 most of which are administrative fees.

Public Works – Paul Lindhardt

Mr. Lindhardt addressed the Council regarding the proposed budget for the Public Works Department. He explained the various divisions within the Public Works Department.

Public Works Capital Projects – Fiscal Year 2019

Streets

3200 South (Ted's)
Center Street
1400 North 600 West Signal
1230 South, 900 West to 1000 West
100 West Property Acquisition
1800 North

Storm Water

1400 North, 600 West to 1000 West
1200 North. 350 East to 600 East

Water/Waste Water

Fire Flow Improvements
900 North 800 East
1080 Sumac Dr
Hillcrest School area
625 North Darwin Ave
Countryside Village Irrigation
1200 North, 200 East to 600 East
600 East, 1150 North, 1200 North
Island infiltration reduction
Airport Lift Station
200 South, Main to 200 East
1230 South, 900 West to 1000 West

Facilities

City Hall Carpet
Service Center Fire Line
City Hall/Court Front Doors

Capital Project Update – Fiscal Year 2018

Streets

500 North 600 East Roundabout – Construction begins May 7, 2018
LeGrand Street; 1200 South to Talon Drive – Construction begins May 2018
“Y” Sidewalks – Construction begins after property acquisition
1230 South; 900 West to 1000 West – Wetland work and pre-load completed
Spring 2018
Cemetery Irrigation Line – Construction begins May 2018

Storm Water

Rendezvous River Restoration – Final plantings on first phase this month and next
phase to begin soon

Water/Waste Water

GC5 to Castle Hills Transmission Line – Construction is almost complete
1000 West and Highway 89/91 Water Line Crossing – Construction begins
summer 2018 w/UDOT

Main Street; 1850 North to 1950 North Water Line – Begins April 2018

700 North Well Piping and Chlorinator – In-House crews completed remodel and
start-up in Fall 2018

1000 North; 900 East-1200 East – Completed Fall 2017

Mr., Lindhardt stated the Water Rate increase was recently approved and he reported on where funding from the increase will go.

Bluff Storage Tank savings to reduce future bonding

Main Street Reconstruction savings to reduce future bonding

Pipeline replacement projects starting now (1200 North)

Mr. Lindhardt stated the Public Works Department has struggled to retain equipment operators, mechanics and certified operators and have lost several employees to neighboring cities just based on salaries. He said that unfortunately Logan is a “training ground” and this is a concern and is something that he hopes to address. He expressed his appreciation to Mayor Daines for looking at salaries within the City.

Mr. Lindhardt also reported on the Transportation Master Plan and has not been able to keep up on the recommended spending to keep up on our streets and surface life. This is an area where we are always trying to find funding. He spends approximately \$4M - \$5M in the three capital funds one of which is general capital and could be used for other things other than transportation. He looks forward to Cache County approving the 1/4 % sales tax which would also help Logan City.

Police – Chief Gary Jensen

Chief Gary Jensen addressed the Council regarding the proposed budget for the Police Department. He reported the total budget for the Police Department and Communications Center are the following:

LCPD

Fiscal Year 2018 - \$7,271,447

Fiscal Year 2019 - \$7,627,949 – Increase of \$356,502 for salary and market increase

Communications

Fiscal Year 2018 - \$2,416,154

Fiscal Year 2019 - \$2,400,654 – Decrease of \$15,500 due to elimination of a position.

Chief Jensen explained that the cost to fund a new police officer in their first year is approximately \$20,000. He reviewed a list of officers some of which have left the Logan Police Department and have gone to other agencies within Cache County due to benefit and higher wages. He thanked Mayor Daines and staff for their proposal to the City

Council to increase wages throughout the City. Chief Jensen reviewed the various budgets within each division of the police department.

Other – Richard Anderson, Finance Director

Mr. Anderson stated that we need to put \$6.6M into transportation and currently we are putting in \$2.8M which, is a good amount but is still short in reaching the \$6.6M goal. He said the City is heading in the right direction but he wants the Council to keep this in mind and adding additional sales tax in the amount of \$1M is essential towards the total amount needed.

Mr. Anderson also stated that \$875,000 listed in the budget is for an Innoprise Resource Planning software update or replacement. This comes from the Information Systems reserves. The amount of \$875,000 would be for a full replacement and is software used for a lot of things we do as a City.

OTHER CONSIDERATIONS:

No further considerations were addressed by the Council.

ADJOURNED. There being no further business to come before the Council, the meeting of the Logan Municipal Council adjourned at 9:10 p.m.

Teresa Harris, City Recorder