

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, May 15, 2018 at 5:30 p.m. in the Logan City Municipal Council Chamber, 290 North 100 West, Logan, Utah. Chairman Tom Jensen conducting.

Councilmember's present at the beginning of the meeting: Chairman Tom Jensen, 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 Deputy City Recorder Sylvia Tibbitts. Excused: City Recorder Teresa Harris.

Chairman Jensen welcomed those present. There were approximately 23 in attendance at the beginning of the meeting.

### **OPENING CEREMONY:**

Sue Sorenson gave the opening prayer/thought and led the audience in the pledge of allegiance.

**Meeting Minutes.** Minutes of the Council meeting from May 1, 2018 were reviewed and approved.

**ACTION. Motion by Vice Chair Simmonds seconded by Councilmember Bradfield to approve the May 1, 2018 minutes and approve tonight's agenda. Motion carried unanimously.**

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

**Meeting Schedule.** Chairman Jensen 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, June 5, 2018.

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

Logan resident Sara Baklur expressed concern about traffic speeding along 200 East. She has observed many problems with this. Mayor Daines indicated police could possibly place the radar trailer along this street, and increase patrol.

Logan resident Keith Schnare spoke of traffic back-ups where traffic is re-routed around construction and road projects. He suggested placing temporary stop signs on the problem intersections to keep traffic running more safely and easily. Mayor Daines asked Mr. Schnare to contact her so she could give him contact information for the project manager. Chairman Jensen complimented the Mayor and staff for their quick response to a previous complaint on an intersection problem related to this matter.

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

**MAYOR/STAFF REPORTS:**

There were no Mayor or Staff reports presented.

**COUNCIL BUSINESS:**

**Planning Commission Update – Vice Chair Simmonds**

Vice Chair Simmonds reported the design standards for the Center Street Historic District were reviewed and discussed. It is online for those who are interested in seeing it. The district was created in 1979. Design standards have not been updated for some time. She invited the public to review the information online.

**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, 2018 is Bike to Work and Bike to School Week. He provided a schedule of activities involved with this event and encouraged the public to participate and to enjoy our beautiful City.

**July Council Meeting Schedule – Chairman Jensen**

Chairman Jensen reported the Council meeting scheduled for July 3<sup>rd</sup> is cancelled due to activities centered around the 4<sup>th</sup> of July.

**Joint Logan Municipal Council, Logan City Power Board, Renewable Energy & Conservation Advisory Board Workshop – Chairman Jensen**

Chairman Jensen announced a Council Workshop is scheduled on Tuesday, May 29, 2018 from 6:00-7:30 p.m. in the Logan City Council Chambers, 290 North 100 West. The purpose of the meeting is to learn more about the Carbon Free Power Project. The public is invited to attend.

No further Council items were presented.

**ACTION ITEMS:**

**PUBLIC HEARING - Consideration of a proposed resolution for approval of the Fifth Amendment to the Intermountain Power Agency Organization Agreement – Resolution 18-19**

At the May 1, 2018 Council meeting, 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.

Attorney Housley explained this is the fifth amendment to the original agreement with IPA. the primary purpose of this amendment is to give the IPA Board more flexibility in exploring other projects. Logan City will not incur any additional obligation unless it signs on to build additional facilities through contracts and power purchase contracts. There is no additional risk to the City.

Chairman Jensen opened the meeting to a public hearing.

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

**ACTION. Motion by Councilmember Olsen seconded by Vice Chair Simmonds to approve Resolution 18-19 as presented. Motion carried unanimously.**

**PUBLIC HEARING - 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**

At the May 1, 2018 Council meeting, Community Development Director Mike DeSimone and Planner Russ Holley addressed the Council.

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 30 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, 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 <sup>th</sup> /50% Other	50%
Ground Floor Commercial	Unclear (Policy language yes - regulatory language no)	Required on Main & 4 <sup>th</sup> 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%

Chairman Jensen opened the meeting to a public hearing.

Logan resident Keith Schnare requested change in three areas of concern. First, the NR6 and C2 zoning should be changed to something like NR 15 which would allow townhouses that would fit better with adjacent single-family unit dwellings. Second, height limits or setback limits should be adjusted to allow for proper firefighting if the need arises. Third, with regard to parking spaces, Mr. Schnare suggested Council delete the term “shared parking” from TC2, add one visitor parking space to every ten units – but no less than three, and reduce the shared parking in TC1 to 25% or less.

Logan resident Tim Chenette, expressed frustration with the notification system for the proposed rezone. When he received the notice, he did not understand it, did not know what the current zoning was, and was unfamiliar with the terms used in the notice. He felt the downtown is a major highway, however, it is important to not prioritize traffic over people in the downtown. He didn't feel the change was meeting the original goals of the rezone. He requested removing up zoning in his neighborhood, and that any density should be quality focused.

Logan Downtown Alliance manager, Gary Saxton, spoke on behalf of the Alliance. He addressed four areas. First, the boundary of the rezone protects single family dwellings while preserving downtown as a center of commerce in the valley, preventing

encroachment from one into the other. Second, high quality projects can be achieved through the development standards. Third, the parking standards will make downtown projects successful. The proposed rezone will encourage high quality developments in the proposed TC2 zone.

Logan Resident Gail Yost spoke of changing zoning in favor of families and livability. Some children she has fostered through the years grew up in dense housing situations and had little quality of life. Planning too far into the future for density may be counteractive because plans change. Families that are here now need to be taken care of. She advocated for safe families by finding out what the families need as opposed to what developers need.

Logan resident Michael Parrish expressed favor for the rezone. He would like to have the ability for his family to walk to places in the community and feel part of the community as opposed to driving everywhere they go. He favored residential growth being centered in the downtown.

Logan resident Mary Ellen Robertson spoke regarding the letter she previously provided to the Council. She advocated the Council take time with the rezone to discover both the intended consequences as well as the unintended consequences of a rezone this large. She favored solid construction and attention to design that would be harmonious to the downtown.

Logan attorney Marty Moore, who owns property near 400 Main Street expressed his opinion that downtown Logan is on a slow death spiral. There needs to be a turnaround of downtown Logan now. He suggested considering the area north of 200 North and south of 200 South be the TC1 area. He felt the rezone area for TC1 goes too far north. He owns properties between 300 and 400 North. There is nothing historic on this block. There is a changing commercial environment with on-line sales effects that are taking away small businesses. He provided a letter with his proposed recommendations.

Logan resident Susan Tryon expressed concern for pedestrian traffic on 100 East 300 South, and 200 South 200 East. Too many drivers do not yield to pedestrians there. Protection needs to be in place, especially if there is more density planned for the neighborhood. Too much density will drive homeowners out of the area. She also expressed concern for parking availability in the downtown area, noting the City needs to take care of what is in Logan now before it brings in anything else.

Businessman Jack Nixon complimented the City and Planning Commission for their time and efforts on the rezone matter. He favored planning today for the future by the people who have the architectural skills, and by those who are willing to invest money in the community.

Logan resident Janice Bird felt the scale of the residential plans are too massive and overpowering. It will also increase traffic congestion that already exists. She felt the neighborhood council is a wonderful program, but did not provide enough time for the citizens to react to the rezone proposal. She advocated for a moratorium on the rezone

until the flaws and issues are addressed by the people in the involved neighborhoods. Adding that architecture and quality, not density, should be deciding factors in rezoning.

Logan resident Mark Fjeldsted noted the City needs investment in downtown. Every week in his downtown family business, he hears people who say they would love to live in downtown Logan. Many are people who have lived in the valley for years in different stages of life who want a vibrant downtown.

Logan resident Marilyn Griffin feels Logan is a serene place. Her question was centered around what citizens want Logan to look like. New developments need to look like they belong. She would like to see the beautiful buildings that exist in downtown Logan not be obscured by overpowering projects. They should be built tastefully without being an eyesore. Additionally, she suggested those who own property along Main Street take pride in fixing up the upper levels of their buildings.

Logan resident Gayle Hansen felt that traffic needs to be addressed. The City needs to be proactive about assuring people who are downtown are safe. In some of her travels, she has seen people and businesses co-existing successfully, and felt it is possible in Logan.

Logan resident Erika Bloomdahl expressed some concerns she has with the proposed zoning. She would like the Garff Gardens area excluded from the proposed zoning plan and a rezone that would lower density, building heights, provide adequate parking, and building exterior requirements that maintain the historic character of the neighborhood.

Logan resident Diane Rhoton said has lived in many places through the country. She has seen many planned communities erected in her lifetime, many of which are still vibrant as she has visited them occasionally. What is taking place in the valley is both good and bad. Logan needs to plan for the future in a responsible and appropriate manner. If not, She feared, developers will come in and do what they want to do, and leave problems behind at the citizens' expense. She referred to a Herald Journal article that reported on problems occurring in Providence and River Heights with housing developments.

Logan resident Paul Borup expressed concern with lots on 100 East between 100 and 200 South. He favored densification from NR-6 to MR-9 or MR-12. This would densify the area by 300% as opposed to the proposed densification of 500%. Regarding shared parking, he expressed concern. He recommended the City observe the shared parking situation with Logan City and the hotel being constructed nearby for one year, then determine parking ratios accordingly. He encouraged the Council to make sure the parking is adequate.

Logan resident Mark Lunt expressed appreciation for the work that has been done by the entities involved regarding the rezone project. He spoke of job growth and the quality of people this development would bring.

Logan resident Theron Olsen grew up in Logan. His concern was that the City doesn't create the mistakes other cities have gone through with high density modification. He encouraged the City to not create something that will be an eyesore, that blocks the



views, possibly bring in a criminal element, and has negative high-density impact. He advocated for preserving family environments.

There were 18 comments and Chairman Jensen closed the public hearing.

Councilmember Olsen expressed appreciation to those who spoke and shared their concerns with civility and respect. Councilmember Bradfield also expressed his appreciation to those who spoke on both sides of the issue. Vice Chairman Simmonds applauded the audience for being a part of the decision process. Chairman Jensen agreed and indicated the Council will take the time to address the issues at hand.

**ACTION. Motion by Vice Chair Simmonds seconded by Councilmember Anderson to continue Ordinance 18-07 to the June 5, 2018 Council Meeting. Motion carried unanimously.**

**PUBLIC HEARING - 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**

At the May 1, 2018 Council meeting, Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustment.

Chairman Jensen opened the meeting to a public hearing.

Logan resident Joe Tenant expressed frustration that the audio recording of the Council meetings are inaudible when large groups of people leave the Council Chambers after a discussion on a popular subject, as was the case with the rezone just addressed. He encouraged the Council to allow people to leave the room before moving on to the next agenda item.

There was one comment and Chairman Jensen closed the public hearing.

**ACTION. Motion by Vice Chair Simmonds seconded by Councilmember Olsen to approve Resolution 18-18 as presented. Motion carried unanimously.**

**PUBLIC HEARING - Consideration of a proposed resolution adopting revised Medical Standby Fees – Resolution 18-16**

At the May 1, 2018 Council meeting, 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 (CEMS). But, if there are ever any fee waivers they would have to come through the City Council. The fee schedule was set prior to CEMS 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:

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

Chairman Jensen opened the meeting to a public hearing.

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

**ACTION. Motion by Vice Chair Simmonds seconded by Councilmember Anderson to approve Resolution 18-16 as presented. Motion carried unanimously.**

**WORKSHOP ITEMS:**

*(Continued from May 1, 2018)* **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 Planning Commission.

**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 involve a public hearing at the June 5, 2018 Council meeting.

### **Consideration of a proposed resolution establishing Public Treasurers Investment Fund (PTIF) Changes Authorization within the City of Logan – Resolution 18-20 – Richard Anderson, Finance Director**

Mr. Anderson addressed the Council and explained that this is the first year the State of Utah has required this resolution. It defines who exactly is authorized by the Municipal Council and the City of Logan to make changes to the Public Treasurers Investment Fund (PTIF). Mr. Anderson asked the Council to authorize Tyson Griffin, the City Treasurer, and Brent Bodily, Assistant City Treasurer as the only individuals who will be authorized to make changes in the Fund. This will define Mr. Anderson as the person responsible for changes with Mr. Griffin and Mr. Bodily being authorized to actually make the changes. They will be authorized only to create a PTIF account and move monies out of

the PTIF account and into the bank account, which has its own separate controls. It is a good internal control measure.

The proposed resolution will be an action item and public hearing at the June 5, 2018 Council meeting.

### **FY 2018-2019 BUDGET PRESENTATIONS:**

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

#### **Community Development – Mike DeSimone**

Mr. DeSimone stated the proposed 2019 Budget is \$1,905,210 for Community Development and \$475,000 for Community Development Block Grant (CDBG). He presented a power point program that explained the divisions within the department. The Administration budget is proposed at \$443,976, with responsibilities of department oversight, administrative support, and the City receptionist.

The Building Safety budget is proposed at \$44,892 with responsibilities of building permits, inspection services, development review and code compliance.

The Neighborhood Improvement budget is proposed at \$313,530 with responsibilities of code enforcement, business licensing, landlord licensing, and neighborhood council.

The Planning budget is proposed at \$205,887 with responsibilities of development review, permitting, long range planning, and neighborhood planning.

The Community Development Block Grant budget is proposed at \$475,000 with responsibilities of CDBG, liaison with local non-profits, and neighborhood planning.

#### **Fire – Chief Brad Hannig**

Chief Hannig provided a power point presentation explaining the overview of the Fire Department, which included the organization of the department and fire responses over the past three years. EMS responses have increased by 7%, and transfers have increased by 8%. The Fire Department also covers paramedic services to the entire county. With the increase in EMS responses and transfers, there is an increased need for more paramedics than present. The department currently has five areas of distribution within its budget: Administration, Suppression, Fire Prevention, Training & Haz Mat, and Ambulance - of which 75% is funded by CCEMS (Cache County Emergency Medical Services). The proposed budget for these five areas is relatively the same as last year.

Proposed Capital Expenses will involve replacing the Self Contained Breathing Apparatus, and a new main chassis on Squad 70.

Funding sources outside of Logan City come from medical standby for special events, wildland deployments, grants, contracts for services with River Heights, Providence, College Ward and Young Ward, and CCEMS which pays 75% of the ambulance budget.

Chief Hannig expressed concern with recruitment and retention of personnel. There has been a 20% change in personnel in the past year, with five vacancies in the past five months and others considering leaving. The challenge with filling these vacancies is finding qualified applicants. His hope is that with a market adjustment, personnel will stay and there will be qualified applicants to fill vacated positions. The department is also providing training and schooling monies for new firefighters to fill the need for paramedics.

Station 70 and the administration building is aging and needs refurbishing and structural improvements. Seismic concerns and security also need to be improved and consideration will eventually need to be made as to whether the building should be refurbished or replaced. There is no funding presently in place for this.

Councilmember Olsen provided some CCEMS statistical information and expressed concern about large fire trucks accompanying an EMT truck on calls. Chief Hannig explained the issue is with staffing. The State requires two paramedics for certain types of calls. Other calls may be sufficient with only one vehicle and 2 personnel responding. It depends on the information they receive from dispatch.

Councilman Bradford felt there is a need to rectify wages as much as possible to retain trained employees. Chief Hannig briefly described the type of schooling and certifications needed to become a Firefighter 2 and an EMT. These require a lot of time and large commitment on behalf of the individual.

Councilmember Anderson was excused from the meeting at this time.

### **Library – Karen Clark**

Ms. Clark provided a power point presentation regarding the Library. The Library currently has 28 staff members. She reviewed programming highlights and events that occurred over the past year.

The Library applied for and received grant monies from LSTA and CLEF last year. This year, the Library is getting more children's computers, laptops, and Kindle book club kits. Some laptops are ten years old.

Ms. Clark presented her budgetary requests for the coming year. She proposed a 3% increase in wages for the part time employees. Also, the ILS, which is the cataloging and database programs, need a 3% increase due to rising costs. The programming supplies and print materials are now in each Librarian's budget to spend appropriately.

The Library building is aging and has many needs for Capital Expenditures in the form of carpet, roof, and pneumatic controls. Ms. Clark spoke briefly of the merits of a new Library building.

Council Chairman Jensen commended Ms. Clark for the programs and activities taking place at the Library.

Councilmember Olsen asked if visitation of patrons and check-outs are rising. Ms. Clark reported patronage and checkout of books is flat from last year. However, there is an increase in on-line participation and activities. Parking is presently a struggle, and more people are utilizing the on-line services the Library offers. Nationwide trends show people are continuing to come to the Library.

### **Environmental – Issa Hamud**

Issa Hamud provided a power point presentation regarding the Environmental Health Budget, which is divided into the Waste Water Treatment budget, and the Solid Waste budget.

With the Waste Water Treatment budget, Mr. Hamud indicated there is no significant change to this budget. There will, however, be a budget adjustment sometime later this year after they receive the receipt of the Guaranteed Maximum Price from the general contractor, who has been hired. Final design of the new treatment plant has been submitted to the State of Utah with an expectation of two months' time for it to be reviewed and the permit issued. A bid package went out May 14, 2018 for subcontractors. When the bids are awarded, the City will know more about the Guaranteed Maximum Price. Meanwhile, there will be some preliminary activity on the site this month.

As to the Solid Waste budget, Mr. Hamud addressed the Cost-of-Service and Rate Study Results. The company who performed the study was given project tasks and instructions that included Assembly and Review of System Data, Benchmarking Research, Field Observations, and Rate Study. Logan City service rates were compared with six cities of comparable population. As per the study, Logan provides excellent services with average rates. Productivity levels meet industry standards.

Key observations of this study showed five things:

- 1) A comprehensive, vertically integrated system serving all of Cache County;
- 2) Conservative financial management has provided high service levels at a competitive cost to rate payers;
- 3) Significant investment in solid waste infrastructure over the past several years;
- 4) Depleted operating reserves, plus new facility infrastructure has increased full costs;
- 5) Last rate increase occurred in 2006

The plan the company presented includes equipment replacement every six years or less. Currently, \$1.6 Million is budgeted for that purpose. Their recommendation is that \$2.1 Million be budgeted. This will cut maintenance costs significantly.

Mr. Hamud reported the proposed budget asks for two additional employees for collection purposes, and one additional employee at the landfill.



The total budget presented is for \$15.8 Million. A 10% increase over last year's budget is needed to balance the budget. The recommended rates were explained by Mr. Hamud. The proposed rate increases should be adequate for five years.

Councilmember Bradford asked Mr. Anderson if a steady increase annually for rates, and so forth would be advantageous to a jump in rates every few years. Mr. Anderson replied it would be better for the most part, but not every rate needs to be raised regularly. Operationally, the City doesn't always know the exact price of projects and rates are often estimated. It would be easier, however, the process of trying to determine the amount of a steady increase would be very difficult. He noted the City has already done this with the sewer and water rates for the next five years. Chairman Jensen felt the sewer and water rate increases were determined after a thorough, professional study and he would rather see that process occur than random numbers for rate increases. He noted commercial development also helps with the funding needs.

**Other – Richard Anderson, Finance Director**

Mr. Anderson reported that June 5, 2018 is the transfers meeting as required by State law.

The elected official's wages workshop, and the workshop on the Utah Retirement System pick up resolution will occur on June 19, 2018.

The entire budget will be adopted on June 19, 2018. There will be some minor changes since the final property tax numbers have not been received yet, and a few adjustments will need to be made when they are received.

**Consideration of a proposed resolution approving an adjustment of Solid Waste Collection, Disposal Fees and Mandatory Curbside Recycling – Resolution 18-21 – Issa Hamud, Environmental Director**

The proposed resolution will be an action item and public hearing at the June 5, 2018 Council meeting.

**OTHER CONSIDERATIONS:**

No further considerations were addressed by the Council.

**ADJOURNED TO MEETING OF THE LOGAN REDEVELOPMENT AGENCY**

Chairman Jensen welcomed those present. There were approximately 4 people in attendance at the beginning of the RDA meeting.

**FY 2018-2019 BUDGET PRESENTATION:**

**Economic Development – Kirk Jensen**

Mr. Jensen explained how Redevelopment Agency (RDA) funds arise as well as what they can be used for such as creating infrastructure, eliminating blight, paying for

demolition and tipping fees, to name a few. Creating a Redevelopment Areas is very effective tool for achieving these purposes, as well as other development challenges.

Specific to the proposed budget, the reserve of \$780,000 will provide a residual from which future development activities by the RDA could be funded with the Council's appropriation.

This year's budget is \$2.6 Million. It is significantly less than the budget for last year. The reason for this is the North Logan Retail RDA is no longer receiving property tax revenue, and will go back to the taxing entities per the distribution formula.

There is a new line item of \$100,000 which is to compensate City departments for their roles in working on various RDA related matters.

Some of the project areas involve affordable housing requirements. 20% of the tax increment has been set aside to enhance and replenish the affordable housing supply in Logan City.

There is also a new line item transfer of \$100,000 from the Affordable Housing reserves to cover a State mandate requiring Utah cities to help cover the costs of operating homeless shelters.

Currently, the City has five active RDA areas. Three other RDA areas no longer receive revenue.

Some significant expenditure items include \$165,000 in the 6<sup>th</sup> West RDA to fund various housing programs.

The Downtown RDA is a more active project area. It has a negative fund balance of \$2 Million, which was driven by the acquisition of the Emporium properties. With planned development there, it is expected the negative fund balance will be cured.

Mr. Jensen noted some of the expenditure items in the Downtown RDA are the Downtown Alliance, Façade Program, various development agreement obligations, and parking agreements.

The largest item in the budget is a \$650,000 estimated cost for demolition of the Emporium properties the City owns.

Mr. Jensen reported there is a line item in the South Main RDA for improvements. This will be for the purchase of some antique lighting to continue the streetscape on South Main Street.

In conclusion, the fund balance collectively is \$9.3 Million. \$2.1 Million of that is in the Affordable Housing reserve.

Other budget considerations - None

**ADJOURNED.** There being no further business to come before the Council, the meeting of the Logan Municipal Council adjourned at 8:57 p.m.

Sylvia Tibbitts, Deputy City Recorder