

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, April 2, 2019 at 5:30 p.m. in the Logan City Municipal Council Chamber, 290 North 100 West, Logan, Utah. Chair Jeannie F. Simmonds conducting.

Councilmember's present at the beginning of the meeting: Chair Jeannie F. Simmonds, Vice Chair Amy Z. Anderson, Councilmember Herm Olsen, Councilmember Jess Bradfield and Councilmember Thomas C. Jensen. Administration present: Mayor Holly H. Daines, Finance Director Richard Anderson, Assistant City Attorney Craig Carlston and City Recorder Teresa Harris. Excused: City Attorney Kymber Housley.

Chair Simmonds welcomed those present. There were approximately 30 in attendance at the beginning of the meeting.

OPENING CEREMONY:

Councilmember Tom Jensen offered a thought and led the audience in the pledge of allegiance.

Meeting Minutes. Minutes of the Council meeting from March 19, 2019 were reviewed and approved with minor changes.

ACTION. Motion by Councilmember Olsen seconded by Vice Chair Anderson to approve the March 19, 2019 minutes and approve tonight's agenda. Motion carried unanimously.

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

Meeting Schedule. 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, April 16, 2019.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:

Logan resident Keith Schnare addressed the Council and asked the following:

1. What criteria will be used in the next six months to measure the progress by Cache County in regards to the plastic issue.
2. What is the extra cost, caused by the "flying" material out of the landfill.
3. How will the extra costs be funded?

Vice Chair Anderson responded that one thing the Council will look at are the minutes and the determinations that come out of the Solid Waste Advisory Board meeting along with information from the Cache County Council. The Logan City Council postponed voting to give the County time to have the issue vetted and give the Environmental Department time to determine an education program. She said it's hard to determine

criteria in six months but if we are not seeing progress along the way she feels it's up to the Council to work with the County Council and the Solid Waste Advisory Board to make sure we are all headed in the same direction.

Councilmember Jensen said it's important that the plastic discussion and implementation is a countywide issue and not just something that is done in Logan City. He believes in self-management and feels that more and more people are using reusable bags and he also feels there is a larger plastic issue than just single use plastic bags.

Finance Director Richard Anderson responded that he does not have a cost estimate of those cleaning up any bags or items that are getting outside of the landfill. He suggested that Mr. Schnare contact Environmental Director Issa Hamud for exact costs.

Councilmember Olsen said the Solid Waste Advisory Board challenged itself to undertake an education program for the community. The costs for the program would have to come out of the Solid Waste Advisory funds or the Environmental Department budget. In doing that, everyone would contribute a portion to the education component who utilize the waste management system.

Logan resident Ann Benson addressed the Council. She asked if there are any updates on the proposed project in the downtown Emporium building.

Chair Simmonds responded that at this time the City is not ready to go public with any proposed plans for the Emporium building.

Mayor Daines added there have been several meetings with the developer, Cowboy Partners. There are a lot of details to be worked out but progress is being made.

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

MAYOR/STAFF REPORTS:

Proclamation: Child Abuse Prevention Month and Kindness Campaign – The Family Place

Esterlee Molyneux, Executive Director of the Family Place addressed the Council regarding the Child Abuse Prevention Month Proclamation and Kindness Campaign. She asked the Council to adopt the proclamation that May 12 – June 16, 2019 is Logan City Family Month. She also introduced the Family Place's Be Kind Utah movement which is an initiative designed to increase and build on awareness of acts of kindness throughout the State of Utah. The goal is to record 1 million acts of kindness in 40 days during Utah Family Month.

Director Molyneux also incited the Mayor and Council to attend the *Steppin Up For Kids* event at the Cache County Courthouse on April 8, at 12 noon. She said 420 pairs of children's shoes will be displayed on the Courthouse steps, each one representing a substantiated case of child abuse or neglect in 2018. She thanked Mayor Daines and the City Council for their support of the Family Place.

Presentation: American Public Power Association (APPA) Excellence in Reliability 2018 – Mayor Daines

Mayor Daines addressed the Council and announced that the Logan City Light & Power Department received an award from the American Public Power Association for achieving exceptional electric reliability in 2018.

Mayor Daines presented a certificate to Logan City Light & Power Director Mark Montgomery and congratulated him on receiving this award.

Update: Cache Valley Cruise-In – Mayor Daines

Mayor Daines reported that she met with Cruise-In representatives including Cache Valley Cruise Association President Brandon Douglas regarding the future of the Cruise-In and working with them to cover the costs incurred by the City. She said the Cruise-In has a budget of approximately \$170,000 to \$180,000 and costs to rent the fairgrounds have increased. Any funding changes for the Cruise-In would occur in 2020 and the Cruise-In will go as planned in 2019. The Cruise-In also receives RAPZ funding each year which helps with their costs. She said the Cruise-In brings a lot of people to Cache Valley and is similar to the July fireworks program in that some people buy tickets for the fireworks show and go inside the stadium and others sit outside and watch the fireworks for free. The Cruise-In Association would like people to purchase a ticket and go see the car show at the fairgrounds but there are a lot of people that enjoy watching the free parade on Main Street. She said discussions are ongoing and she will provide updates to the Council.

Chair Simmonds said it's important for the community to know that the Cruise-In receives funding from the Restaurant, Arts Parks and Zoos (RAPZ) and this funding comes in part, from hotel tax.

Mayor Daines said historically, there have been a few special events that have been around a long time and the City has always covered the costs. There are now a lot of special events in the City, some of which need City services and others don't. We are trying to equalize those events and nearly everyone at this point covers their own costs with a few exception.

Chairman Olsen asked about the USU Homecoming Parade.

Mayor Daines responded that a similar letter was sent to the organizers of the USU Homecoming Parade regarding City services. She is meeting with USU officials to discuss the parade and see how the costs can be reduced.

Councilmember Olsen said everything from the Cruise-In to the opera events brings a positive economic impact to Cache Valley.

Mr. Anderson said the issue for him is the equity between the different events. Most governmental entities, including USU and Cache County, charge Logan City for events that are happening including the Cruise-In. He hopes there isn't an expectation that the

City will incur any of these costs. He feels we've had a lot of success in helping groups trim their costs and also providing a great event.

Councilmember Bradfield said there are some events that define Logan from the rest of the Valley and he feels the Cruise-In is one of those events. He asked can Logan sponsor certain events that we feel are beneficial.

Chair Simmonds responded that our sponsorship is through RAPZ Tax and other ways we have collected taxes from those who come to Logan.

Mayor Daines said the Council controls the budget and can determine what events are sponsored by the City. Summerfest receives a small amount of funding through the Fine Arts Grant but is mainly self-supporting.

Mr. Anderson said if the Council were to allocate funding to a special event/not for profit entity, we would have to follow guidelines listed in the State Code.

Mayor Daines said some of the services the Cruise-In used to provide were done with volunteers. As regulations with UDOT regarding signage, roads being closed and the amount of police needed to close an intersection changed, volunteers could no longer be used.

Assistant City Attorney Craig Carlston added that if the City does become a sponsor of an event there are liability issues to consider.

Mayor Daines said it comes back to the issue of equity and there are other groups that have great events as well. She said those with further suggestions regarding the Cruise-In can contact her either by phone or email.

No further items were presented.

COUNCIL BUSINESS:

Planning Commission Update – Chair Simmonds

Chair Simmonds reported that the March 28, 2019 Planning Commission meeting was canceled so there is nothing to report. The next Planning Commission meeting is scheduled for Thursday, April 11, 2019 at 5:30 p.m.

Council Budget Workshop Dates - Chair Simmonds

Chair Simmonds announced that Council Budget Workshops are scheduled for Tuesday, May 14 beginning at 5:30 p.m. and Tuesday, May 21 immediately following the Regular Council meeting beginning at approximately 7:00 p.m. The public is invited to attend. No further items were presented.

ACTION ITEMS:

PUBLIC HEARING - Budget Adjustment FY 2018-2019 appropriating: \$51,000 for a grant Public Works was awarded from the State of Utah. The Nonpoint Source Grant will be used for floodplain restoration from Main Street to 100 East along the Logan River; \$5,335 to reimburse the Police Department overtime budget for State DUI reimbursements; \$5,670 to appropriate a grant the Police Department was awarded from the State of Utah. The Justice Assistance Grant (JAG) funds will be used to purchase police equipment – Resolution 19-17

At the March 19, 2019 Council meeting, Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustments.

Chair Simmonds opened the meeting to a public hearing.

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

ACTION. Motion by Vice Chair Anderson seconded by Councilmember Bradfield to approve Resolution 19-17 as presented. Motion carried unanimously.

PUBLIC HEARING - Consideration of proposed resolution to increase fees at the Logan City Cemetery – Resolution 19-18

At the March 19, 2019 Council meeting Logan Parks & Recreation Director Russ Akina addressed the Council regarding the proposed fee increases at the Logan City Cemetery. He said the Logan Cemetery charges various fees for things such as burial spaces, grave opening/closing and deed transfers. The Cemetery's operating budget is approved by the Council on a yearly basis which includes salaries, equipment and vehicles. Cemetery fees are developed to offset operating costs and to fund the care of the cemetery. To address these costs, there is a perpetual care fund that sets money aside for the future care of the cemetery. Currently, there are approximately 8,000 spaces left in the cemetery that are available for purchase to new owners. There are also spaces that have been purchased but are not yet occupied. There are currently 21,186 spaces occupied. On an annual basis, there are between 210-230 burials and with 8,000 available spaces left for purchase that gives the cemetery about 34 years of remaining capacity for new burials. One factor to consider are the spaces that have been purchased but are not yet occupied could extend the number of burials at the cemetery. Currently 42% of the purchase of a space goes toward perpetual care and overtime the Council might need to look at how that percentage fits with the costs. The purpose of perpetual care is to have funds available beyond the years of time that burial spaces can be purchased and those funds are used for the care and maintenance of the cemetery.

Mr. Akina also referred to market and said when looking at proposed fee increases he reviewed the fees of 18 other cemeteries in the State of Utah. Staff does not base Logan's fees on this survey but they determined if the current fees are covering our costs. He did not include proposed fee increases in the information the Council received and asked the Council to review the information provided and he will come back to the Council on

April 2, 2019 with proposed fee increases of approximately 20-38%. The fee increases are for the operating budget only and not for capital.

Mr. Akina reported that Saturday burials are becoming more frequent and there are times they have up to five burials in one day and sometimes they have to turn mortuaries away because of so many burials. Burial costs are higher on Saturday because more staff is needed for the higher amount of burials and because it's a Saturday they have to pay overtime. Mr. Akina proposed the following three options:

Fiscal Year 2020 – Option 1

Item	Rate	Quantity	Projected Revenue	Note
Burial Space	725	164	118,900	20% Increase
Opening/Closing-Weekday	625	178	111,250	25% Increase
Opening/Closing-Saturday	1,400	81	113,400	38% Increase
Miscellaneous			<u>95</u>	
Proposed Operating Budget			343,645	

*Perpetual Care incorporated in burial space revenue (42%)

**Unfunded: Cemetery Capital Improvement

Fiscal Year 2020 – Option 2

Item	Rate	Quantity	Projected Revenue	Note
Burial Space	855	138	117,990	41% Increase
Opening/Closing-Weekday	740	151	111,740	48% Increase
Opening/Closing-Saturday	1,550	73	113,150	53% Increase
Miscellaneous			<u>765</u>	
Proposed Operating Budget			343,645	

*Burial space rate is \$725 plus 42% for Perpetual Care

**Unfunded: Cemetery Capital Improvement

Fiscal Year 2020 – Option 3

Item	Rate	Quantity	Projected Revenue	Note
Burial Space	855	138	117,990	41% Increase
Opening/Closing-Weekday	840	134	112,560	68% Increase
Opening/Closing-Saturday	1,650	69	112,200	63% Increase
Miscellaneous			<u>895</u>	
Proposed Operating Budget			343,645	

*Burial space rate is same as Option 2

** Capital Improvement funded at \$100 per Opening/Closing (\$25,000)

Chair Simmonds asked if it would be possible to adjust the schedule so employees work on a Saturday and have a weekday off.

Mr. Akina explained given the number of personnel there are plenty of things to get done during the weekday and putting someone on an adjusted schedule means something is not getting done. To offset this problem, they offer comp time to the employee so the

Cemetery can stay within their budget by not paying overtime. The trend is showing that Saturday burials will continue to increase.

Chair Simmonds is concerned that most of the increased costs are going to those who need a Saturday burial and she feels this is something that needs to be addressed by possibly adjusting the work schedule.

Councilmember Olsen said from the information provided it shows that other towns and cities also have higher rates for a Saturday burial.

Mr. Anderson said the proposed fee increases are only the incremental operating costs (personnel, water and maintenance) and these are not the fully loaded costs of running a cemetery. They do contemplate Perpetual Care but they do not contemplate a capital purchase.

Mr. Akina said the idea of Perpetual Care is the notion that once the cemetery has reached its full capacity and revenue from new burial spaces ceases then a plan is in place through Perpetual Care for the ongoing costs of the care and maintenance of the cemetery.

Mr. Akina also said that cremation is something they are seeing more of all the time and the cost of a cremation burial is less. Currently, in the capital budget, the Cemetery is not able to build a columbarium which, is an above ground vault but, is something that we need to plan for in the future. Mr. Akina also suggested that the increased costs could be implemented in stages and not all at once. A Master Plan for the Cemetery also needs to be completed mostly in regards to infrastructure.

Mr. Anderson said the Perpetual Care Fund has not been well funded throughout the years and we are trying to catch up and place money in this account. Funds from the sale of the Deer Crest property located on the East bench will go to the Perpetual Care Fund. We are also depositing approximately \$100,000 from the General Fund into the Perpetual Care Fund each year.

Chair Simmonds opened the meeting to a public hearing.

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

Mr. Akina recommended the Council approve Option 1 and it would be effective July 1, 2019.

Councilmember Bradfield proposed a change in fees reducing the infant burial space fee by \$100 and increasing the adult burial space fee by \$100. Also, potentially adjusting the opening and closing of an adult and infant grave.

ACTION. Motion by Councilmember Olsen seconded by Councilmember Jensen to approve Resolution 19-18 Option 1 as presented. Motion failed 3-2 (Simmonds, Anderson and Bradfield voted nay).

ACTION. Motion by Councilmember Bradfield seconded by Councilmember Olsen to continue Resolution 19-18 to the April 16, 2019 Council meeting to consider reducing the infant burial space fee by \$100 and increasing the adult burial space fee by \$100 as presented. Motion carried unanimously.

PUBLIC HEARING - REZONE – Consideration of a proposed rezone. Gary Blazzard/Craig Adams, authorized agent/owner, is requesting a rezone from Mixed Use (MU) to Commercial (COM) and Mixed Residential Medium (MR-20) of 7.8 acres located at approximately 701 South Main Street - Ordinance 19-07

At the March 19, 2019 Council meeting, Planner Russ Holley addressed the Council regarding the proposed rezone. He said the proponent is requesting a Design Review Permit to construct a new four-story glass and steel office building along the new 100 West corridors. The request includes a Conditional use Permit to allow a limited front-yard parking lot. The approximately 68,000 SF office building is proposed with surrounding surface parking lots with landscaping and sidewalks in perimeter areas. Three potential future development “pad sites” are being proposed along the Main Street frontage with one main driveway approach aligning with 700 South across the street. The rectangular office building has mirrored facades on the West and East sides creating a “double-front” appearance. The Logan River creates the northern border with a trail conceptually shown along the river’s southern bank. The nearly 7.8-acre site currently consists of five (5) properties including the Ellis Equipment business, a residential home and a single-story restaurant building. The generally flat site is triangular shaped and currently has very little vegetation and trees. The anticipated 100 West street expansion project would bisect the site and create a larger main project area of approximately 5.50 acres and a smaller remaining eastern area of approximately 1.5 acres.

The applicant is requesting a rezone from Mixed Use (MU) to Commercial (COM) for the main project site located between Main Street and 100 West. Final alignments for 100 West have yet to be completed, but after street alignments and dedication, the main project site should be approximately 5.5 acres. The remainder smaller property that will be created East of the future 100 West street is proposed to be rezone from MU to MR-20. This remainder smaller property should be approximately 1.5 acres in size after street alignments and dedications.

Mr. Holley explained that generally, the MU zones, require residential components and a much more compact urban development pattern. The COM zone allows for a more horizontal suburban pattern and does not require residential uses. The commercial uses allowed in the MU and COM zones are similar to one another and shouldn’t be the determining factor in this rezone request. The MR-20 zoning district would be 10 fewer units per acre if compared to MU residential development. The smaller 1.5 acre remaining area along the river is better suited and provides a unique opportunity for residential development.

Considering the existing land use of tractor sales and service with ample outdoor storage, a new project in accordance with the Land Development Code will provide the City with a visually better and more efficient use of this land. Additional employment opportunities and housing options within close proximity to core areas of Logan will decrease automobile transportation impacts, improve utility distribution services and provide

additional vibrancy to a changing and re-development area of town. The trail connection to the South will provide amenities, natural beauty and recreational opportunities to offset the typical harsh urban environments buildings and parking lots create.

The max height of the main building, the equipment screen walls on top of the roof extending to 66' in height and the compatibility and consistency of the proposed front yard parking lot to the adjacent and adjoining business will warrant special consideration and findings from the Planning Commission.

Staff recommended that the Planning Commission recommend approval for a rezone from Mixed Use (MU) to Commercial (COM) and Mixed Residential Medium (MR-20); and conditionally approve a Design Review and Conditional Use Permit for the Logan Gateway Office Building.

On February 28, 2019, the Planning Commission recommended that the Logan Municipal Council approve the Logan Gateway Office Rezone project.

Chair Simmonds opened the meeting to a public hearing.

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

ACTION. Motion by Vice Chair Anderson seconded by Councilmember Bradfield to adopt Ordinance 19-07 as presented. Motion carried unanimously.

PUBLIC HEARING – Consideration of a proposed sale and transfer of approximately 3.5 acres of undeveloped real property owned by Logan City located between approximately 200 and 400 North and between 600 and 800 West in Logan. Said property consists of a former railroad spur and remnant parcels resulting from the future alignment of 400 North and is proposed to be sold to the adjoining property owner.

Chair Simmonds explained that in Logan's form of government, the Mayor has the right to sell property without Council approval and can only purchase property with Council approval. In cases where the property is of a certain size, a public hearing is required.

Assistant City Craig Carlston added that in Utah State Code 10-8-2 it states that if a City is going to dispose of a significant piece of property they are required to hold a public hearing. We are also required as a City to adopt an ordinance defining what qualifies as a significant parcel of property. Logan's ordinance defines it as a parcel that is greater than a value of \$100,000 or greater in size than 1 acre. The proposed piece of property being discussed tonight is 3.5 acres so it requires a public hearing but is not something that the Council will vote on.

Chair Simmonds opened the meeting to a public hearing.

Logan resident and Ellis Neighborhood Chair Sue Sorenson addressed the Council. She said the Ellis area wants to be seen as a cooperative neighborhood. She said the neighborhood would have opted for this area to remain commercial or be zoned for single family or neighborhood development. With the City of Logan now being 55% rentals, the

neighborhood feels it is not in the best interest of the West side for the Planning Commission and the City Council to encourage more rental, especially 600 units that are said to be developed as 1-2 bedrooms. Their concerns are the number of people/cars that a development will bring to the area and she asked that a study be required before proceeding with the project on the impact of cars on the current neighborhood and roads. Another concern is the apartment unit itself and will the design fit into the historic feel of the neighborhood. The neighborhood would like to see 3 bedroom units. Their final concern is the development of 400 North and what provisions will be put in place for pedestrians namely elementary students to cross 400 North 400 West to get to school.

Ms. Sorenson continued and said the neighborhood would like to have input on the design of the building. They would like more outlets for the residents to use so as not to impact the current neighborhoods with heavy traffic. They would also like to see crossing guards for children during school hours and crosswalks with signals. Trains, children and cars seem like a tricky combination without some safety things being in place. They realize projects must go in someone's neighborhood but feel this is a lot for the West side since they already carry the heaviest load of rentals.

Chair Simmonds commented that as the project moves forward and if Mayor Daines decides to sell the proposed piece of property it would become part of the project area and the Planning Commission will eventually see the potential development and at that point the neighborhood can address their concerns regarding traffic and other concerns.

Logan resident and Ellis Neighborhood representative Paul Rogers addressed the Council. He feels that last year when the neighborhood met with the Council about the zoning change they were "sold" a true Mixed-Use development. He said while placing a single commercial development in there now adheres to the letter of the Mixed-Use Code, it feels like a 'bait and switch' to the neighborhood. The neighborhood wants to maintain the original design regardless of who owns/develops the property and a project of this magnitude could affect the entire West side. He and his neighborhood are after the intent of the law and he is a proponent of true Mixed-Use development. But, if someone is going to do the very minimum, a single commercial site and a massive 2-bedroom apartment site, that fits the letter of the law but, the intent is way off from what the neighborhood was told last year. He said that Planner Russ Holley told the neighborhood this was walkable, mixed space infill and he feels this is not infill but a different type of sprawl. He asked how do you get all of those people in a walkable, livable, pedestrian space to the Commercial area of town which is roughly 6-7 blocks. He and others want a project that is compatible with the neighborhood and something that is truly walkable.

Chair Simmonds said one of the challenges we have with the Mixed-Use Ordinance is there is no defined percentage of Commercial Use. We talk about Mixed-Use exactly as Mr. Rogers stated but the reality of what we end up with is different and there is a disconnect and is something that needs to be addressed.

Mr. Rogers added that the neighborhood wants to work with City, do it right and make it compatible with the neighborhood.

Vice Chair Anderson asked can there be restrictions put in place with the sale of the property.

Assistant City Attorney Craig Carlston responded it would be contract zoning and we cannot legislate our authority. There are some condition the City can impose but, they are very few.

Chair Simmonds said this is only a 3.5-acre parcel and the entire parcel is an additional 17 acres making a total of 20 acres of property.

Mr. Carlston stated that the Meat Packing District already owns the 17 acres and with the additional 3.5 acres would be 20 acres with one owner.

Mayor Daines added that the City has talked with the Union Pacific Railroad about trying to do a trail along 600 West in the railroad right-of-way but we haven't seen any plans for a trail. She will have a discussion with Community Development Mike DeSimone regarding the Mixed-Use Code and see if there is something we can do to adjust the language and she will report back to the Council.

Councilmember Jensen said a few years ago, there was an intention by the City and UDOT to put 400 North all the way through to alleviate the congestion downtown. Obviously, there was a lot of neighborhood opposition due to the fact that it would divide the Ellis Neighborhood. He asked if there was any intention at this time to try and push the truck traffic through 400 North to 1000 West.

Mayor Daines responded the plan was to go through the piece of property that is now the Cache County Jail so the layout for the road to go through does not work anymore. The plan shows 400 North as a City street and it will have more traffic but, the traffic could be divided with 200 North and would give drivers two options.

Logan resident Joe Tenant addressed the Council. He asked how many other buyers have there been for this property.

Chair Simmonds responded there is only one buyer for this property and the only piece left which is being discussed at this time is the 3.5 acres.

Logan resident Ann Benson addressed the Council. She asked if the Meat Packing District is planning to sell this property.

Chair Simmonds responded she doesn't know what the Meat Packing District will do in the future with this property.

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

7:10 p.m. ACTION: Motion by Vice Chair Anderson seconded by Councilmember Bradfield to suspend the Regular Logan Municipal Council meeting and adjourn to a meeting of the Logan Redevelopment Agency. Motion carried unanimously.

Chair Simmonds welcomed those present. There were approximately 8 in attendance at the beginning of the Logan Redevelopment Agency meeting.

ACTION ITEM:

PUBLIC HEARING - Consideration of a proposed resolution approving Agency Assistance to Logan Gateway Office, LLC for its Redevelopment Project in the South Main River Community Reinvestment Project Area – Resolution 19-16 RDA

At the March 19, 2019 Council meeting, Economic Development Director Kirk Jensen addressed the Council regarding the proposed resolution. He said the Logan Gateway Office, LLC, is located at approximately 701 South Main Street in the South Main River Community Reinvestment Project Area CRPA and consisting of a 68,000 square foot, Class “A” office building, various retail buildings fronting Main Street and a multi-family residential project fronting 100 West Street, contributes significantly to the achievement of the City’s economic goals, including: the fiscal growth of the City through property and sales taxes; an additional economic return for the City in terms of the Project serving as a catalyst, encouraging additional development along the South Main corridor; the creation of new jobs; the improvement of the appearance of a key City commercial area.

The proposed incentive package is that the Logan Gateway Office, LLC will receive 100% of the available property tax increment generated by its Project annually during the life of the CRPA, not to exceed \$2,500,000 (“Cap”), conditioned upon its creating and maintaining a riverside trail that can connect to the City’s trail network and that is accessible to the public in perpetuity. Available tax increment is defined as the total tax increment generated by the Project during the life of the CRPA and received by the Agency minus 10% that is required to be allocated for affordable housing and 5% which is used for administrative costs.

Should Logan Gateway Office, LLC elect not to develop and construct the multi-family residential component of the project, the “Cap” will be reduced to \$2,349,410. All construction plans are to be approved by the Logan City Planning Commission. Additionally, the Redevelopment Agency encourages Logan Gateway Office, LLC to utilize local contractors and vendors whenever possible.

Chair Simmonds opened the meeting to a public hearing.

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

ACTION. Motion by Councilmember Bradfield seconded by Councilmember Olsen to approve Resolution 19-16 RDA as presented. Motion carried unanimously.

7:15 p.m. Regular Council Meeting reconvened.

7:16 p.m. Chair Simmonds and Vice Chair Anderson were excused from the meeting.

WORKSHOP ITEMS:

CODE AMENDMENT/ZONE CHANGE – Consideration of a proposed code amendment. Logan City requests to amend the Land Development Code, Chapter 17.21 to amend the existing South Gateway standards to better align the South Gateway with the Cache Valley South Corridor Development Plan (“South Corridor Plan”) by identifying specific commercial nodes, instituting a greater building setback from the highway, limiting the range of uses adjacent to the highway by directing commercial activity towards the commercial nodes, and collaborating with neighboring jurisdictions to implement the South Corridor Plan uniformly. This action also is considered a zone change as follows: increase the extent of the overall boundaries from the railroad tracks to 3200 South; increase the setback from Hwy 89/91 to 100’ and 150’; create three (3) commercial nodes at 1000 West, 2600 West and 3200 West, with associated setbacks from Hwy 89/91 at 50’ and 75’; and modify the format of the Chapter – Ordinance 19-08 – Aaron Smith, Planner

Planner Aaron Smith addressed the Council and said this is a proposal to amend the existing South Gateway Overlay standards to better align the South Gateway with the Cache Valley South Corridor Development Plan (“South Corridor Plan”) by expanding the South Gateway Overlay from 2200 South to 3200 South, increasing the building setback line from the highway, limiting the range of uses permitted adjacent to the highway, and by designating three (3) specific commercial nodes where the setbacks are reduced and development is encouraged. This amendment is a result of Logan City’s efforts to collaborate with neighboring jurisdictions in implementing the South Corridor Plan uniformly. This action also is considered a rezone or zoning amendment as it is proposing to expand the overlay zone beyond its current boundaries. It doesn’t change the actual zoning underneath it; rather, it applies additional zoning or land use regulations on top of the existing zoning.

He said the SR 89/91 South Gateway is the most heavily traveled gateway into Logan City and is currently home to a variety of uses, many of which are highway related commercial uses. The South Corridor Plan was adopted in 2013 and is a long-term coordinated plan to move new development away from the highway, consolidate commercial uses into commercial nodes around the major intersections, promote high quality site and building design, manage/limit highway access, and facilitate the flow of through traffic while protecting the significant views and natural areas within the corridor. Logan, Nibley, Wellsville, and Cache County have all agreed to implement various elements of the South Corridor Plan.

On March 14, 2019, the Planning Commission recommended the Municipal Council approve the Land Development Code Amendment to Chapter 17.21 amending the South Gateway Overlay.

Mayor Daines said the proposed code amendment matches what is currently in the the South Corridor Plan. Wellsville City has adopted the same Plan and we have proposed to Nibley City that it would be good if we were all similar in the same Plan and they are working with their Planning Commission on a proposal.

The proposed ordinance will be an action item and public hearing at the April 16, 2019 Council meeting.

Councilmember Bradfield stated that Vice Chair Anderson requested that Workshop Item, Ordinance 19-09 be postponed until the April 16, 2019 Council meeting when Mayor Daines will report back to the Council after she speaks with Community Development Mike DeSimone regarding the code for Mixed-Use.

7:25 p.m. Councilmember Bradfield was excused from the meeting.

POSTPONED UNTIL THE APRIL 16, 2019 COUNCIL MEETING - REZONE – Consideration of a proposed rezone. Logan City requests to zone 3 acres of residual railroad spur property, located at 600 West 400 North, from Commercial (COM) to Mixed Use (MU) subsequent to the dedication of the new section of 400 North between 600 West and 800 West (Ellis Neighborhood) – Ordinance 19-09 – Aaron Smith, Planner

OTHER CONSIDERATIONS:

Councilmember Olsen thanked the police department for the recent pedestrian crosswalk educational campaign they completed which, reminded drivers that they need to stop and allow a pedestrian to cross when they are in a designated crosswalk area. He also thanked a Logan police officer who stopped for him to cross the street.

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 7:30 p.m.

Teresa Harris, City Recorder