

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, August 6, 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 Jess Bradfield, Councilmember Tom Jensen and Councilmember Herm Olsen. Administration present: Mayor Holly H. Daines, Finance Director Richard Anderson, City Attorney Kymber Housley.

Chair Simmonds welcomed those present. There were approximately 14 in attendance at the beginning of the meeting.

OPENING CEREMONY:

Vice Chair Amy Anderson offered a thought, prayer, and led the audience in the pledge of allegiance.

Meeting Minutes. Minutes of the Council meeting from July 16, 2019 were reviewed and approved with minor changes.

ACTION. Motion by Councilmember Bradfield seconded by Councilmember Olsen to approve the July 16, 2019 minutes as amended and approve tonight's agenda. Motion carried unanimously.

Meeting Agenda. Chair Simmonds announced there are four 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, August 20, 2019.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:

Logan resident Bronwyn O'Hara addressed the Council and asked about pedestrian traffic going across 200 North from the Logan Post Office to the County Block. She asked if something can be done such as a crosswalk in this area.

Mayor Daines responded that 200 North is a UDOT road and their view is a crosswalk would be less safe. There have been several conversations with UDOT about this area and they know people are jaywalking and in doing so, they are more cognizant and safer about crossing the road.

Ms. O'Hara said she talked with Police Chief Gary Jensen and he said that jaywalking is against the law and is not allowed.

Councilmember Olsen added that the Bicycle Pedestrian Advisory Committee has also discussed 200 North and have made suggestions to UDOT. The committee feels it would still be a good idea to have a crosswalk on 200 North.

Logan resident Wayne McKay addressed the Council. He is with Cache Valley Storytelling and they have been using the tunnels underneath 200 East by Merlin Olsen Park for the past four years for an event titled *Tunnel Tales*. They are trying to get a commitment from someone at the City to say they can use the tunnels for more than one year at a time because they schedule the storytellers further out than one year and need to plan ahead.

Parks & Recreation Director Russ Akina responded there is a special event process that Mr. McKay must go through. What is unique about Mr. McKay's event is he wants to go beyond one year which, may require an exception.

Library Board Member Gail Yost added the Library sponsored the Storytelling event one year and the Director at the time decided to only do it for one year. The Board felt it was not as successful as they hoped.

Councilmember Olsen asked if an exception could be given for the Storytelling event

City Attorney Kymber Housley said there are other yearly events that require a special event permit and generally we do not commit more than one year and he doesn't feel we can commit to multiple years. He said a change can be made administratively.

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

MAYOR/STAFF REPORTS:

Mayor Daines reported that she sent an email to Nibley City Mayor Shaun Dustin requesting a meeting with him and a Nibley City Councilmember to meet with herself and two of our Councilmember's. She has not heard back from Mayor Dustin at this time.

Mayor Daines reported that Center Street is now closed for construction. She reported that in removing the sidewalk which, is older infrastructure, that it was determined that concrete was poured directly on a gas line so when the sidewalk was removed, the gas line was broken. There were evacuations as a precaution and the gas company was onsite to handle the problem quickly.

There were no further reports from Mayor Daines.

COUNCIL BUSINESS:

Planning Commission Update – Chair Simmonds

Chair Simmonds reported the second Planning Commission meeting in July was cancelled so she had nothing to report.

Board/Committee Reports from Council – Councilmember Bradfield and Councilmember Olsen

Councilmember Bradfield reported that the Historic Preservation Committee cancelled their last meeting and will meet again in September. The Cache Valley Center for the Arts Committee has been very busy this summer with all of their events, so they have not met. This is also a busy time for the Parks & Recreation Advisory Committee so they too, have not met this summer.

Councilmember Olsen reported that the Solid Waste Advisory Board has met twice in the last two weeks and held “merchant meetings” to discuss plastic recycling and single-use plastic bags. There were three merchants that attended the first meeting (Leven’s, Smith’s and another local merchant) and the comment was made that we need a countywide mechanism to facilitate plastic recycling. There were four merchants who attended the second meeting (Al’s Sporting Goods, Lee’s Marketplace, Deseret Industries and Lower Meats). The question was asked, how will the money be used which, would be generated by the Solid Waste surcharge for those who continue distributing single use plastic bags. The response was the Environmental Department will utilize the surcharge for the extra cost of disposal. One merchant stated that it was better for him to pay the extra \$5,000 per year rather than replace the plastic bags with paper bags. Another merchant commented that plastic is a problem and they want to support and do what they can to reduce plastic.

No further items were presented.

ACTION ITEMS:

PUBLIC HEARING - WOODMOORE POINTE REZONE – Consideration of a proposed rezone. VHD, LLC/Gregory Anderson, authorized agent/owner, requests to rezone 2.99 acres at approximately 1100 West 1800 South from Neighborhood Residential (NR-6) to Mixed Residential (MR-9); TIN 03-005-0063 – Ordinance 19-13

At the July 16, 2019 Council meeting, Planner Russ Holley addressed the Council regarding the proposed rezone. The proponent is requesting to rezone approximately 2.99 acres of property from NR-6 to MR-9 with the intention of developing the property as a contiguous extension of the recently approved Woodmoore Pointe townhome project. The Woodmoore Point townhome project was approved in October of 2018 and contains 150 townhomes on approximately 17 acres. This 2.99 parcel is directly south of the Woodmoore Pointe townhome project and has limited access opportunities, sensitive lands and challenging topography. The riparian areas associated with Spring Creek and Spring Creek Reservoir cover the lower part of the 2.99-acre site, making full site development unlikely. Approximately half of the 2.99-acre site is reasonably developable and suitable for approximately 10-14 additional townhomes aligned along the extension of the currently dead-ending 1280 West street. This 2.99-acre site also presents a unique opportunity for a Logan City trails network extension along Spring Creek and around the Reservoir from the current Trapper Park Trail.

GENERAL PLAN

The Future Land Use Plan (FLUP) adopted in 2008 identifies this property as Mixed Residential (MR). The FLUP does not distinguish between the different MR zoning districts in the General Plan. MR is described as areas that provide a range of housing options for all stages of life and levels of income. MR areas should be located near employment centers and service areas, allowing for transportation options and walkability.

ZONING

The MR-9 zone is described in the Land Development Code (LDC) as providing transitional areas between higher intensity commercial and lower intensity residential. A variety of housing types and designs are encouraged to promote neighborhood stability and a sense of community. This zone allows numerous structure types, including townhomes, twin-homes and courtyard homes. Densities are limited to 9 units per acre of land and building heights are capped at 35'. Open space and outdoor space are required at 30% of the overall project site.

SUMMARY

The FLUP indicates this area as MR and could be considered transitional, with commercial and industrial employment centers located east of the site. The single-family developments located to the south and west provide a variety of housing options and overall composition of housing supply for the neighborhood. With the recently approved 150 townhome projects adjacent, this 2.99-acre area becomes isolated and difficult to independently develop. If this area is combined with the adjacent townhome project, trail network development becomes easier to coordinate and develop with only one project design and one owner.

Based on draft Woodruff Neighborhood Plan information, the neighborhood has only approximately 6% of the total area zoned MR. The clear majority of the neighborhood land area is currently zoned NR, REC and RC with over 65%. COM and IP zoned areas make up the second largest portion of land area. Vehicular traffic concerns have been voiced as one of the biggest issues with this neighborhood in recent Logan City public hearings. These areas, like virtually every other area in the valley, are developed in an automobile-oriented manner. This manner of development continues to exponentially impact existing infrastructure and street networks, typically resulting in costly new road-widening and signalized intersection projects. As the area continues to grow in this manner, it would be expected that additional automobile facilities will be constructed.

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comments have been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 5/13/18, posted on the City's website and the Utah Public Meeting website on 6/20/19, and noticed in a quarter page ad on 6/1/19, and a Public Notice mailed to property owners within 300' were sent on 6/6/19.

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 property is compatible in land-use with the surrounding Commercial areas to the east and MR-12 areas to the north and would be considered a logical extension of the approved adjacently located Woodmoore Pointe townhome project.
2. The subject property can fulfill the purpose of the General Plan and Land Development Code by providing a range of housing types for all stages of life in areas that are near employment centers.
3. The subject property is in an area that can be serviced by surrounding City utilities and infrastructure.
4. The proposed MR-9 zone is limited in density, height and required to provide sufficient open space and landscaping to ensure neighborhood compatibility.

On June 27, 2019, the Planning Commission recommended that the Municipal Council approve the Woodmoore Pointe Rezone. **The Planning Commission voted (5-0) to approve.**

Mr. Holley reported that the developers filed their final plat for Phase 1 of the project and the 20 ft. area will remain open. Any future trail will require coordination between the City, the property owner and a request for a public easement. There will be private trails within the development. Any changes to the approved plan will go back to the Planning Commission for a new design permit and layout approval. This zone requires 30% open space and was approved with 5 acres of open space. The 30% would also apply to the new area if rezoned.

Chair Simmonds said that in the past there has been issue with open space and she asked with each new phase if the proportional open space is included.

Mr. Holley responded yes, and it will be a proportional open space per phase but is not an exact science because of the layout or because of the park area. To lock in the 20 ft. area, it would need to go through the design review process and entitlement phase. He said some of the townhomes are alley fed driveways and most of the homes are driveway fed. All of the street frontages will have sidewalk, curb, gutter, and they will enter the garage through the alley and access the driveway from the back of the townhome. The trail will go to the river and from that point there is the possibility of a bridge in the future that will go over the river.

City Attorney Housley added that the State Legislature took away the City's ability to determine exact trails so, its not something we can condition. When we have trails, we also negotiate with the developer and we've had a lot of success because most developers view a trail as an amenity to their project. The City will maintain the trail if designated as a public trail.

Mr. Holley added that the unbuildable area is referred to as “Critical Lands”.

Chair Simmonds opened the meeting to a public hearing.

Landowner representative Bryce Goodin addressed the Council. He said they will work with the City to include a trail in the project. They want to provide multiple options for homebuyers and the proposed project will include smaller homes and townhomes. He said they will come back to the Planning Commission for another Design Review Permit and redistribute the project if they determine they can meet the open space requirements and also get the number of townhomes in the project. He said a traffic study was completed for the area along 1800 South and UDOT is considering a possible right turn only to avoid potential accidents in this area.

Logan resident Gail Yost asked if the new development will be affordable housing.

Chair Simmonds responded that the homes will be “more affordable” but does not know if they qualify as affordable, they will be starter homes.

Community Development Director Mr. DeSimone said it was his understating that this project will be market rate housing.

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

Vice Chair Anderson commented that with the approval of the project it means there will be higher density in this area of Logan and less open space, and this is a concern to her.

Mr. Housley added the density doesn’t go up but, by adding acreage they could add more housing units.

ACTION. Motion by Councilmember Olsen seconded by Councilmember Jensen to adopt Ordinance 19-13 as presented. Motion failed 3-2 (Chair Simmonds, Vice Chair Anderson and Councilmember Bradfield voted nay).

Chair Simmonds commented that we need to have livable density and putting more townhomes in an area, taking away trees and green space doesn’t add anything to our community.

Vice Chair Anderson said she would be willing to reconsider the rezone if she knew there was a limit to the number of units that were going to be added to the previously approved project.

PUBLIC HEARING - MEADOW CREEK REZONE – Consideration of a proposed rezone. VHD, LLC/Gregory Anderson, authorized agent/owner, requests to rezone 9.51 acres at approximately 2200 South 1400 West from Neighborhood Residential (NR-6) to Mixed Residential (MR-9); TIN 03-005-0060; -0029 – Ordinance 19-14

At the July 16, 2019 Council meeting, Planner Russ Holley addressed the Council regarding the proposed rezone. Staff recommended that the Planning Commission recommend denial to the Municipal Council for a Rezone of approximately 9.51 acres of property located at approximately 2200 South 1600 West (TIN# 03-005-0060, 03-005-0029.) from Neighborhood Residential Traditional (NR-6) to Mixed Residential Transitional MR-9).

Land use adjoining the subject property

<i>North:</i>	NR-6: Single Family Uses	<i>East:</i>	MR-9: Single Family Uses
<i>South:</i>	Outside of City Boundary	<i>West:</i>	Outside of City Boundary

REQUEST

The proponent is requesting to rezone approximately 9.51 acres (2 parcels) north of 2200 South and west of 1600 West from NR-6 to MR-9. The main area is 8.0 acres and located directly adjacent to the west side of the recently subdivided Meadow Creek single-family project. The other area is 1.51 acres and consists of sensitive land surrounding the Spring Creek Reservoir. This 1.51-acre area is not anticipated to be developed into residential land uses. The main 8.0-acre area is adjacent to 1600 West on the west and could tie into the proposed street network for the Meadow Creek Subdivision on the east. The Meadow Creek Subdivision was approved on February 14, 2019 for 143 single-family lots laid out in a cluster pattern with a deed restriction that limited lots and structures to only single-family homes.

GENERAL PLAN

The Future Land Use Plan (FLUP) adopted in 2008 identifies this area as Detached Residential (DR). DR areas are described as being designated for single family residential homes built at 4-6 units per acres. New development must create traditional neighborhood character with homes oriented towards streets with front porches. Subdivision streets should create block patterns similar to that of historic Logan neighborhoods. Mixed Residential (MR) areas are described in the General Plan as areas being designed to provide a range of housing options for all stages of life. Structures in MR will range from small single-family homes to townhomes and apartments.

LAND DEVELOPMENT CODE

The Land Development Code (LDC) describes the NR-6 zone as being Logan’s most established residential areas. Detached single-family homes are permitted at no more than six (6) dwelling units per acre and with 6,000 SF minimum lot sizes. The MR-9 zone is described as allowing a mix of housing structures, including attached multi-family structures. The MR-9 zone allows a maximum density of nine (9) units per acre of land and a minimum lot size of 4,000 SF.

ZONING HISTORY

In 2005, this property was zoned Agriculture. In 2007, the zoning was changed to SFT. In 2012 the property was zoned NR-W and in 2014 to the present it has been zoned NR-6.

SUMMARY

Being the last remaining 8 acres of the original Spring Creek Village PUD area, staff assumes that like the previous proposal, the MR-9 zone is desired solely for matching smaller single-family lot sizes rather than attached multi-family structures. The previously approved Spring Creek Village PUD and Meadow Creek Subdivision both have smaller single-family lots sizes ranging from 4,000 – 6,068 SF, with the majority of lots near the 4,000 SF minimum. Being consistent with the previous application, rezone applications should anticipate the entire range of development possibilities. Unless a deed restriction or some other assurance is provided by the applicant that limits the project to single-family lots and homes, staff is concerned the MR-9 zoned property could be used for future multi-family structures in an area that has long been planned for single family homes.

PUBLIC COMMENTS

No comments have been received.

PUBLIC NOTIFICATION

Legal notices were posted on the City's website and the Utah Public Meeting website on 6/20/19, and noticed in a quarter page ad on 6/1/19, and a Public Notice mailed to property owners within 300' were sent on 6/6/19.

RECOMMENDED FINDINGS FOR DENIAL

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

1. The MR-9 zone allows for multi-family structures, something not planned for this area.
2. The subject property was never identified in the General Plan and Land Development Code as an area for future multi-family development or MR zoning.
3. The existing single-family residential homes in the vicinity are anticipating additional single-family uses not multi-family uses.

On June 27, 2019, the Planning Commission recommended that the Municipal Council **approve** the Meadow Creek Rezone. Staff originally recommended denial because the MR-9 zone allows townhome and other attached multi-family structures, but after the applicant publicly stated that they would be willing to place a deed restriction on the property allowing only single-family home structures staff's recommendation changed to approval. The FLUP indicates DR (Detached Residential) uses and with some recently approved multi-family attached projects in the immediate vicinity, staff considered residential structure type ratios and neighborhood character. **The Planning Commission voted (5-0) to approve.**

Chair Simmonds commented that she finds it interesting that there is a request to rezone property that is not accessible to the property that it connects to and she does not see any value in this being developed.

Mr. Holley said other than open space he does not see any development occurring. They have 8 acres and want to have 46 lots. They are working on a realignment and piping of the canal on the property.

Chair Simmonds opened the meeting to a public hearing.

Landowner representative Bryce Goodin addressed the Council and stated they would like to extend the property to the West. The design has changed slightly but, the number of lots remains the same. They will do the design review again and at that time he will address the design concerns. They would like to get the rezone approved so they can move forward with the 4,000 SF lots. There is a deed restriction in place that would restrict anyone from building townhomes in this area without the City's approval. The canal will be rerouted through the project and he is working with the City Engineer and the Canal Company. They would like to start construction on Phase 1 within the next four weeks.

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

ACTION. Motion by Vice Chair Anderson seconded by Councilmember Bradfield to adopt Ordinance 19-14 as presented. Motion carried unanimously.

PUBLIC HEARING - Budget Adjustment FY 2019-2020 appropriating: \$75,000 a grant the Parks & Recreation Department received from the Utah League of Cities and Towns to be used to promote and encourage healthy activities; \$121,992 a grant the Parks & Recreation Department received from the State of Utah to be used to create two new walking routes for students and parents; Funds for the following RAPZ Grants for FY 2020: \$45,000 2019 Freedom Fire Event at USU's Maverick Stadium; \$45,924 restroom at the Willard R. Dahle Memorial Park; \$150,000 construction at 1700 South Park; \$200,000 Angel's Landing Playground Phase I; \$24,076 Trapper Park Pavilion; \$100,979 Tax Municipal Population Allocation. This money will be used for the 2019 Freedom Fire event, Rendezvous Park perimeter fence gate, playground shade structures, and Bridger Bike Park construction – Resolution 19-43

At the July 16, 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 Councilmember Olsen seconded by Councilmember Anderson to approve Resolution 19-43 as presented. Motion carried unanimously.

***(Continued from June 18, 2019)* 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**

At the May 7, 2019 and the June 18, 2019 Council meetings, Community Development Director Mike DeSimone addressed the Council regarding the proposed rezone. The proponent is requesting to rezone two (2) parcels that total approximately 3.40 acres of

property from COM to MU. The residual properties, resulting from the 400 North street dedication, are part of the original 8.01-acre railroad spur property acquired by the City of Logan in 2012. The other remaining areas of the 8.01-acre property to the North will likely be combined with the mobile home park as 400 North continues to develop. Because of the current misalignment between the 600 West and 800 West blocks, 400 North will require a curved alignment for connection. This 3.40-acre property has limited accessibility because of the railroad tracks along the eastern border and the awkward and narrowing shape.

The City is currently in the process of selling this 3.40-acre property to the owners of the approximately 19.84-acre adjacent Meat Packing property. This would create an approximate 23-acre comprehensive project site with better accessibility and redevelopment potential. With the recent rezone of the Meat Packing property to MU, it is anticipated that a mixed project will be proposed in the near future. If the sale of this 3.40-acre property is finalized and rezoned to MU, it would be anticipated that this property would also be included in that Mixed-Use project.

Given the proximity to the existing single-family residential areas to the East and North and the light manufacturing and commercial service areas to the West and South, a Multi-Family, Mixed-Use Commercial project would act as a buffer or transition between these two incompatible land use areas. Given the access difficulties the tracks pose on this awkwardly shaped property, it makes sense to consolidate this property with a larger adjacent property. A large comprehensive project on this site can be designed in a better manner than that of smaller “piece-meal” projects, and typically result in better overall traffic circulation, usable open spaces and strategic commercial/residential interfacing. This location, immediately adjacent to Logan City’s gridded core, offers better mobility and transportation choices for future residents and employees. This location also efficiently utilizes infrastructure and surrounding utilities as compared to the outskirt areas of Logan that excessively burden the transportation and infrastructure networks with inferior logistics, higher vehicle miles driven, and longer pipes and lines required for connection.

On March 14, 2019, the Planning Commission recommended that the Municipal Council approve the 600 West Railroad Spur Rezone project that amend the Official Zoning Map.

Mr. Holley said there were concerns from the existing neighborhood about new development going in next to the older neighborhood so that triggered a second look at the Mixed-Use Ordinance. The Planning Commission has reviewed this for a third time, and they will vote on it this Thursday. The new language states that a Mixed-Use Project must have a mix of various uses such as residential and commercial. Currently there is no prescribed ratio so it establishes at least 5 residential dwelling units per acre unless the Planning Commission can make findings supported by substantial evidence demonstrating that the goals and intent of the Mixed-Use zone are being achieved with the project’s design. A Mixed-Use project must also include a minimum amount of commercial building area based on the overall size of the project.

He said the Planning Commission may authorize a reduction in the minimum amount of Commercial building area if the amount of mandatory land set asides and in accordance with Chapter 17.28 are increased to 20% open space and 10% useable outdoor space.

Mr. Holley stated there was some soil contamination issues but, the railroad environmental department has since signed off on any contamination concerns.

Vice Chair Anderson thanked the Planning Department for working to answer the questions of the neighborhood and the Council.

ACTION. Motion by Councilmember Jensen seconded by Councilmember Olsen to adopt Ordinance 19-09 as presented. Motion carried 4-1 (Bradfield voted nay).

PUBLIC HEARING - Consideration of a proposed resolution amending the Logan General Plan to comply with Utah State Statute 10-9A-401 approving the Logan City 2019 Moderate Income Housing Plan as an element of the Logan General Plan – Resolution 19-29

At the July 16, 2019 Council meeting, Community Development Director Mike DeSimone addressed the Council regarding the proposed resolution. He stated that on May 9, 2019, the Planning Commission recommended the Municipal Council approve the Moderate-Income Housing Plan as an amendment to the Logan city General Plan by adopting the 2019 Moderate Income Housing Plan. The State Legislature mandates that every five years, all cities are required to adopt a Moderate Income Housing Plan that meets the needs of people of various income levels living, working, or desiring to live or work in the community; allows people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life; and includes an analysis of how the municipality will provide a realistic opportunity for development of moderate income housing within the next five years. This plan builds on City plans previously adopted in 1998, 2004 and 2010 and is considered an element in the City's General Plan.

Mr. DeSimone continued and said that Moderate Income Housing is housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.

He explained that a Moderate Housing Plan shall include a recommendation to implement three or more of the following strategies:

- Rezone for higher densities
- Rehab/expand infrastructure to encourage construction of Moderate-Income Housing
- Rehab existing uninhabitable housing stock into Moderate Income Housing
- Waive construction related permit fees for Moderate Income Housing developments
- Accessory Dwelling Units in residential zones
- High density mixed-use zones in/near commercial centers, transit areas
- Eliminate/reduce minimum parking requirements for Moderate Income Housing developments

- Single room occupancy developments
- Zoning and/or tax incentives for Moderate Income Housing in new development
- Preserve existing Moderate-Income Housing long term
- Reduce impact fees for Moderate Income Housing developments
- Participate in a community land trust program
- Mortgage assistance program for Municipal employees
- Partner with an entity Utah Housing Corp., Housing Authority, MPO, Workforce Services, BRAG, etc.
- Utilize RDA/CDA affordable housing set asides
- Another program or strategy that addresses Moderate Income Housing

A Moderate-Income Housing Plan:

- Analyzes housing needs and demographic trends
- Forces a community to identify regulatory barriers to affordable housing
- Fulfills a State statutory requirement to promote fair housing
- Recommends strategies and policies to encourage affordable housing in the community
- Prevents exclusionary zoning

A Moderate-Income Housing Plan Does Not:

- Establish a quota for affordable housing for each community
- Commit the City Council to fund or participate in affordable housing projects

Housing Conclusions:

- Insufficient housing available for extremely low-income residents
- Forced to “rent” or “buy” up
- Force to “share” housing
- Very high rates of cost burdened households (78% - 92%)

Conclusions regarding Impacts of Zoning on Moderate Income Housing:

- Logan currently has a wide range of zoning
- Current zoning allows for a wide range of potential densities suitable for Moderate Income Housing
- Current zoning includes multiple “Mixed-Use” zones with higher density Potential
- Multiple opportunities for housing for most income ranges throughout the City
- Current zoning does not permit Accessory Dwelling Units

Other Realities Affecting Moderate Income Housing:

- Logan is landlocked on 3 sides
- Lack of Greenfield areas – “Easy” and cheap development
- Infill development very expensive vs Greenfield
- Lack of available acreage for Lower Density Multi-Family Zoning
- Lack the “appetite” for zoning NR-6 to MR-9/MR-12/MR-20
- Belief that Logan has too much “Affordable Housing”
- Student Housing vs Non-Student Housing

- Student Housing concerning affects Multi-Family (non-student) projects
- Competition with other communities
- Changing Demographics – Changing Housing Needs
- Is Market Response to Actual Needs?

Summary:

- Logan has a majority of Region’s Affordable Housing
- 1% average growth rate (population)
- Population is younger and poorer than over Cache Valley cities
- Median Age – 23.9
- Household Size – 2.9
- 58% of population is in the 18-34 & under 5 age groups
- 10% of population is disabled
- 38% of population over 65 are disabled
- 2016 Median Household Income \$36,256 vs Countywide of \$57,235 and State is \$65,873
- Median Household Income declined \$8,083 since 2000
- 64% of households, or 10,320 households are at, or below, 80% HUD’s AMI
- Added 2,468 residential units (2010-2018)
- 1.4% average growth rate of residential unit’s vs 1.0% average population growth
- 17,533 Residential units in 2016
- 42% of the 17,533 residential units are detached Single Family Residence
- Owner Occupancy declined from 44% (2000) to 42.5% (2010) to 40.5% (2016)
- 2016 Renter occupied – 59.5%
- 2016 Median owner-occupied home value - \$164,000
- Logan has a majority of region’s affordable housing
- 1% average growth rate (population)

Goals and Strategies

Goal 1 – Continue to work towards stabilizing core neighborhoods through such methods as code enforcement, rehabilitation assistance, down payment assistance, infrastructure improvements, and targeted infill projects.

Goal 2 – Work with public and private entities to increase Affordable Housing Opportunities for Logan’s special needs population.

Goal 3 – Continue to work with other communities in Cache Valley to achieve a more equitable regional distribution of affordable housing.

Goal 4 – Evaluate and consider a Transit Oriented District near the CVTD transit center focused on encouraging a mixture of uses including dense housing and neighborhood serving commercial as a way to locate affordable housing near transit services.

Goal 5 – Evaluate and consider expanding the City’s Housing Rehabilitation Assistance Program for rentals that house low/moderate income residents.

Goal 6 – Work with developers providing multi-family housing to include a higher percentage of studio and one-bedroom units within their housing unit mix as a way to provide additional housing for single, non-student, low to moderate income residents.

Councilmember Olsen commented that the Bear River Association of Governments Homeless Committee met, and the Income Housing Plan was presented. The Committee felt that when possible, Logan should incentivize through grants and other means for low income housing. He said we must build a stock of low income housing for those who are in need and sometimes that includes the homeless.

Chair Simmonds opened the meeting to a public hearing.

Logan resident Bronwyn O’Hara asked how the Housing Plan will be implemented and will it be for new builds or for older neighborhoods.

Mr. DeSimone said it applies citywide. He said that generally the developer is in the business to make money so they will provide a product that meets their target audience. As projects are developed the City can consider an incentive and ask that a certain number of units meet a specific income range or some other type of incentive, the percentages are not fixed.

Logan resident Gail Yost addressed the Council. She asked if it’s possible for the L59 project that is being developed on 100 East to have come type of incentive for low income housing since they are currently going to be market rate housing. She is concerned there will be many people who cannot afford the housing in the L59 development and she wants to make sure that people are not out priced, so the buildings aren’t left empty.

Mr. DeSimone responded when they start developing the project, they will consider what the units can and cannot rent for and will price accordingly.

Ms. Yost is concerned because the developer Trent Cragun stated that he has a plan for renting the units but nobody has seen this plan and she would like to know how he can be so sure they can be rented.

Mr. DeSimone responded that we don’t require proof of anyone else in regards to renting when they construct a project.

Mr. Housley commented that if the units are not rented then the developer could lose the project in bankruptcy, someone will buy it at a reduced cost so that eventually it will pencil. We do not income qualify projects, but we do qualify buildings and zoning codes. As far as economic qualifications, that is not a requirement that the City can impose.

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

ACTION. Motion by Councilmember Jensen seconded by Councilmember Olsen to approve Resolution 19-29 as presented. Motion carried unanimously.

WORKSHOP ITEMS:

Consideration of a proposed resolution authorizing the Red Mesa Tapaha Solar Project Transaction Schedule under the Power Sully Agreement with Utah Associated Municipal Power Systems (UAMPS); and related matters – Resolution 19-47 - Yuqi Zhao, Logan Light & Power Resource Manager

Logan Light & Power Resource Manager Yuqi Zhao addressed the Council regarding the proposed resolution. She explained that the Red Mesa Solar Resource will be a 66 MW solar photovoltaic generation facility to be located on the Navajo Nation reservation in southeaster Utah. The facility is scheduled to become operational in June 2022.

UAMPS is entering into a power purchase agreement with the Navajo Tribal Utility Authority Generation, Utah, LLC, a subsidiary of Navajo Tribal Authority on behalf of UAMPS members electing to participate in this project. UAMPS is utilizing the Master Firm Supply Agreement with a specific transaction schedule for the Red Mesa Tapaha Solar Resource as the agreement with its members participating in this project.

The Agreement between the Navajo Tribal Utility Authority Generation and UAMPS provides for the delivery of solar energy for twenty-five years once the project comes online (June 2022).

The Navajo Tribal Utility Authority has developed and brought online two utility scale solar projects within the last three years on the Navajo Nation and is in the process of developing additional solar resources on and off the Navajo Nation reservation. It will use a significant amount of its proceeds from the proposed project so support electrification on the Navajo Nation, such as with its Light Up Navajo! Initiative.

The Navajo Tribal Utility Authority will provide development security to protect UAMPS from delays in the project coming online or the failure of the project to ultimately become operational.

The pricing starts at \$23.15/MWH and escalates 2% per year. This pricing includes renewable energy credits. It is proposed that Logan purchase 5 MW for a 25-year delivery term.

Renewable Energy Conservation Advisory Committee (RECAB) Coordinator Emily Malik read a statement from the RECAB Board Members. “The Renewable Energy & Conservation Advisory Board has reviewed the information regarding the Red Mesa Tapaha Solar Project. RECAB expresses strong approval for this project as it supports minority community development, it is a local investment in renewable energy technology, and, most importantly, it moves us closer to the renewable energy goal adopted by the City Council of 50% by 2030. Our only additional recommendation is that Logan City Light & Power purchase more than 5MW, if available, as this project provides Logan City with affordable and reliable clean, renewable energy”.

The proposed resolution will be an action item and public hearing at the August 20, 2019 Council meeting.

Consideration of a proposed ordinance to vacate certain Public Utility Easements located between Rose Hill Phase 4 Subdivision Lots 62 and 63, located at 1413 and 1403 West 1900 South, Logan, Utah – Ordinance 19-15 – Paul Lindhardt, Public Works Director

Public Works Director Paul Lindhardt addressed the Council regarding the proposed ordinance. He said the City received a petition to vacate a portion of public utility easement between Parcel Tax ID 03-171-0062 and 03-171-0063 in Logan, Utah. The proposed utility easement is located in the Rose Hill Phase 4 Subdivision, 1403 and 1413 West 1900 South. The reason for the vacation is the property owner would like to complete a boundary adjustment.

The proposed ordinance will be an action item and public hearing at the August 20, 2019 Council meeting.

Budget Adjustment FY 2019-2020 appropriating: \$5,000 a grant the Library was awarded from the State of Utah. The LSTA Technology Enhancement grants will be used to purchase a disc cleaning matching for the Library; \$110,000 donations toward the construction of the Center Street Arch as part of the Center Street Construction Project; \$385,000 for the sale of right of way land toward the purchase of future right of way and construction on 400 North; \$15,000 a grant the Police Department was awarded from the Internet Crimes Against Children Task Force of Utah. These funds will be used to investigate, protect and educate the community on child exploitation – Resolution 19-48 – Richard Anderson, Finance Director

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

The proposed resolution will be an action item and public hearing at the August 20, 2019 Council meeting.

Consideration of a proposed resolution creating Voter Participation Areas – Resolution 19-31 – Kymber Housley, City Attorney

City Attorney Kymber Housley addressed the Council regarding the proposed resolution. He explained that House Bill 119, passed by the Utah State Legislature and signed into law by the Governor in 2019, which requires the City of Logan to create eight Voter Participation Areas by January 2020 and will need to update in January 2021 and from there it will be updated every 10 years. The reason to designate these areas is that if we have a local initiative or referendum that we have citywide support. He explained that an initiative creates new laws and referendum refers existing laws. Mr. Housley presented the following eight Voter Participation Areas made up of the Cache County voting precincts within the City of Logan and illustrated on a map which he displayed the area descriptions are as follows:

VPA 1: Precinct # 27, 27:CSD, 27:17C, 32, 2, 3 = 2431 registered voters
VPA 2: Precinct # 33, 33:CSD, 33:5, 5, 4 = 2285 registered voters
VPA 3: Precinct # 25, 30, 31 = 2149 registered voters
VPA 4: Precinct # 6, 17, 16, 26 = 2412 registered voters
VPA 5: Precinct # 28, 19, 20, 21, 18 = 2490 registered voters
VPA 6: Precinct # 13, 12, 23, 11 = 2201 registered voters
VPA 7: Precinct # 1:CSD, 1, 7, 8, 9, 10, 15 = 2571 registered voters
VPA 8: Precinct # 14, 22, 24, 29, 29:CSD = 2604 registered voters

The proposed resolution will be an action item at the August 20, 2019 Council meeting.

There were no further workshop items presented.

OTHER CONSIDERATIONS:

There were no further items discussed by the City Council.

ADJOURNED. There being no further business to come before the Council, the meeting of the Logan Municipal Council adjourned at 7:40 p.m.

Teresa Harris, City Recorder