

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, January 15, 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, Councilmember Thomas C. Jensen, Councilmember Jess W. Bradfield and Councilmember Herm Olsen. Administration present: Mayor Holly H. Daines, Finance Director Richard Anderson, City Attorney Kymber Housley and City Recorder Teresa Harris. Excused: Vice Chair Amy Z. Anderson.

Chair Simmonds welcomed those present. There were approximately 32 in attendance at the beginning of the meeting.

### **OPENING CEREMONY:**

Logan City Parks & Recreation Director Russ Akina offered a thought and led the audience in the pledge of allegiance.

**Meeting Minutes.** Minutes of the Council meeting from December 18, 2018 were reviewed and approved with no changes.

**ACTION. Motion by Councilmember Olsen seconded by Councilmember Jensen to approve the December 18, 2018 minutes and approve tonight's agenda. Motion carried unanimously.**

**Meeting Agenda.** Chair Simmonds announced there are two 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, February 5, 2019.

Chair Simmonds also announced the following upcoming public input meetings:

January 22 – 5:30 p.m. Council Chambers – Dogs in the Parks

January 29 – 5:30 p.m. Council Chambers – Logan River Golf Course

January 31 – 5:30 p.m. Council Chambers – Future of the Logan River (Sponsored by the Wilson Neighborhood)

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

Logan resident Kevin Hansen addressed the Council and said he is the current Chairman of the Logan River Golf Course Advisory Board. He read from the current Logan River Golf Advisory Board Bylaws which states: *“The Board shall have the duty of assessing the broad needs of the community as they apply to the Golf Course and to advise Administration in carrying out the functions, duties, and responsibilities of the*

*Administration as set forth in Section 2.02.120 of the Logan Municipal Code. The Board shall advise the Administration in the allocation of funds under the budgetary process, and in general advise the Administration and City Council in setting priorities for the Golf Course.”*

Mr. Hansen said the Golf Course Advisory Board has not been asked by the Parks & Recreation Director, the Mayor or the City Council regarding the City’s action of pursuing a management company to take over the operations at the Logan River Golf Course. The first time the Advisory Board knew about the City’s action was when they were invited to see a presentation by a management company who had already contacted the City without any prior input from the Advisory Board to enter into a discussion. Since that meeting, on December 20, 2018, the City has sent out a Request for Proposal to the golf management world, soliciting bids to manage the Golf Course operations. It is his understanding that the City Council is not required to attend the public input meeting scheduled on January 29, 2019 when the proposals will be presented. Therefore, he feels it’s his responsibility as the Chair of the Golf Course Advisory Board to go on record and state that the Board does not believe that hiring a management company is in the best interest of the Golf Course and maintaining its current conditions which, at this time are excellent.

Mayor Daines thanked Mr. Hansen for his comments and she welcomed him and anyone else to attend the public input meeting on January 29, 2019. She said no decisions have been made at this time in regards to the Golf Course.

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

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

#### **State of the City – Mayor Holly H. Daines**

*State of the City Address  
January 15, 2019*

*It is difficult to believe it has been one year since I was sworn in as Mayor. People ask me if I like the job. I tell them I like it ...about 90% of the time. But there are challenges in any job. I have appreciated your trust. We have worked very hard on a wide range of issues, including much time spent with citizens.*

*Time moves fast, and government moves slowly, but we have accomplished a great deal in the past year. We have achieved that through teamwork and partnerships. I knew coming in we had an excellent team here at Logan City. I am even more impressed after working with the Executive and other staff this past year. I have appreciated the support of City Council. You are great folks to work with as well. I also acknowledge that I build on a*

*foundation which others have laid, as projects, budgets and goals often take multiple years to implement.*

*As I prepared this State of the City address, and reviewed my goals and priorities, I would like to provide a report.*

*Goal number 1 is fiscal responsibility: The City of Logan is in a strong financial position. We have reserves in all significant areas built through a conservative approach to budgeting and spending. That will continue. We always look for ways to cut costs and streamline operations so tax dollars are used more efficiently.*

*Goal 2 is infrastructure replacement: In the FY '19 budget, our investment in infrastructure increased by over 20 percent. While we may not be able to match this same level of increase every year, our commitment to infrastructure remains strong.*

*Goal 3 is revitalizing downtown. Our beautiful and historic downtown is the heart and soul of our city. As Logan ages and the valley grows, investment and action is needed to draw people downtown and build on the assets we have there. If you've been in my office, you've seen my framed poster, "The Twenty Ingredients of an Outstanding Downtown," which includes living and staying downtown, a programmed plaza with activities, sidewalk café dining, and retail and restaurants open after 6 pm. We are working on those items.*

*One key partnership this year is with property owners on historic Center Street (between Main and 100 West.) We formed a Special Assessment Area to completely re-do that block to create a pedestrian friendly, walkable area where people enjoy gathering. It will include new, wider sidewalks with outdoor dining, a mid-block pedestrian crossing, mini-plaza, planters, and more. We will fix aging water and sewer lines and replace the street and its old, deep curb and gutter. I thank the owners for their participation. We will begin this spring. There will be growing pains during construction, so we ask your patience as we improve downtown. We have had great teamwork from the legal, public works, economic and community development departments, and support from Council, to make this happen.*

*Another partnership, with developer Cowboy Partners, is working to create a new vision for the Emporium block. After meetings with the public, adjacent property owners, City Council, Planning Commission and Historic*

*Preservation Committee, Cowboy is close to a concept plan which will include demolishing the Emporium, two adjacent buildings, and utilizing the parking lot behind it for new development which could include a public plaza, housing, structured parking and some retail/dining. We will be evaluating whether a new library might be located there. From the concept plan, we will negotiate to see if we – the City and Cowboy Partners -- can reach a development agreement. This is not a done deal – but we have a vision, and are optimistic we can create a good project there. We anticipate using funds from our Redevelopment Agency, which we have been setting aside for just such use, to help make this happen. One major goal for 2019 is to reach a development agreement for Center Block.*

*A strong downtown will help us revitalize our historic core neighborhoods. If people can live close to a walkable and vibrant downtown, so they spend less time driving and commuting, they will choose to stay in, and move to, these neighborhoods.*

*Goal 4 is neighborhood improvement. Last spring, in partnership with council, we passed a Six-Point Neighborhood Improvement Plan, including re-instating Neighborhood Councils; a \$1M Revitalization Grant program; a vacant building ordinance; an increase in fines for over-occupancy; and stronger enforcement of existing property maintenance standards. Our new part-time code enforcement officer issued over 500 “Courtesy Notices” this year, getting compliance on about 50% of cases within ten days, and following up on the rest. With this effort, we have tried to educate about community standards that improve our neighborhoods for all. Thanks to the Neighborhood Councils for their involvement!*

*Now I’d like to summarize just a few of the accomplishments and goals in various departments:*

*Community Development, in addition to implementing the many neighborhood projects listed above, worked with Planning Commission (whom we appreciate) to create new Town Center 1 & 2 zones, new Historic District Design Guidelines and to update the Land Development code, all of which support our efforts downtown. They also handled a 20% increase in permits and inspections this year.*

*Our Economic Development Director has played a key role in our downtown projects, as well as creation of the South Main Community Reinvestment Area. We appreciate the partnership of Wasatch Development, the County*

*and Logan School District to help us remove blight in the South Main area. The goal is to bring land costs back to the equivalent of “building on raw land,” as re-development is expensive. As part of that effort, the city has partnered with Wasatch to restore the Logan River on the north side of the current Riverwoods development to include a public trail along the river. It will be a great amenity for citizens to enjoy, and another key piece in tying together our trail system, which helps accomplish another goal to continue connecting trails and parks.*

*With that, we’ll move to Parks & Recreation. Another great partnership, with the River Restoration Task Force -- including USU professors, non-profit groups and citizens with expertise in all things river-related -- has resulted in the completion of several excellent projects and more potential projects if we can find grant funding. Plan a trip to Stewart Nature Park and Rendezvous Park next spring to see the restoration work, including two ponds at Rendezvous that will help control flooding and sediment, but will also be great areas for recreation (think wading, fishing, paddleboards, etc.) A trail connection is planned for next summer at Stewart, and another was completed last fall from Rendezvous Park, across both the river and Park Avenue, making a great link from the golf course trail all the way to Trapper Park, where we have also installed a new playground. In fact, there have been so many new trail connections in the last couple of years, we are updating our trail map. The new Canyon Connector Trail (the one from First Dam to USU) will be completed by June. That was another partnership; we thank USU, the CMPO and UDOT for their help in making it happen.*

*Seven years ago, Council had a vision of a connected trail system and set aside \$1.2M specifically for property acquisition and construction. It was a legacy project that will enhance our quality of life for years to come. Herm, Tom and myself were on council, as were Dean Quayle and Karl Ward. The final funds from that project are being spent on the Canyon Connector Trail. Think what we have accomplished: the walkway around First Dam which connects to the Canyon Road Trail; the final section of the Boulevard trail, the connection I mentioned at Rendezvous park and extension of the trail to Trapper Park. We are still working to improve a couple of troublesome spots, but we now have a connected network of trails from the far southwest corner of Logan all the way to Logan Canyon, which connects to USU, the Bonneville Shoreline Trail and Lundstrom Park Trail on the East bench.*

*Parks & Rec has also replaced basketball and tennis courts at Merlin Olsen Park, along with new accessible sidewalks; has installed new pickleball courts at Bridger Park and will construct a new bike park at Bridger in 2019. They are working on a cemetery master plan, have made improvements to the cemetery pump house, and have a goal to reduce culinary water usage there by 17% next year. At the Rec Center, they have replaced a roof section and resurfaced the gym floor (another partnership – this one with the School District) and will be installing outdoor fitness equipment in several parks as part of a Healthy Community Grant they received. Our golf course is in excellent shape, but has required a significant subsidy since 2011. We are looking at options to address that situation and will hold a public meeting on the topic on January 29, 2019.*

*This month, we will begin discussing proposed new dog ordinances, including a year-long pilot program which would include making some parks “dog friendly” or could allow unleashed dogs in some parks during certain hours, based on a successful program in Boise. This is an issue I heard about frequently during the campaign – that Logan needs to be more dog-friendly. It’s a difficult balancing act, as some folks have concerns about dogs. We invite participation by council (who makes the final decision) and the public as we discuss possible options and try to negotiate a workable compromise. Parks is leading the effort, and police will help with enforcement.*

*Since we mentioned police, let’s move on to our police and then fire departments. Public safety is a big component of what the city does, and we appreciate their efforts. Hiring and retention of qualified police, fire and EMS personnel is a challenge in our current market. It’s a tough job!*

*First, police. There are three shifts covering patrol night and day, as well as the rest of the officers. I read the end of watch reports –the supervisor highlights the calls of note in an email. Our officers respond with professionalism at any hour and often simply provide help. But I can’t tell you how many DUIs and impaired drivers they get off the streets, how many domestic violence and drug calls they deal with, and so much more... they respond to keep our community safe. The patrol officers are backed up by the detectives, investigators and administrators. This year, police created their own animal shelter by remodeling a small, unused city building. This cost about what we formerly paid for a year’s worth of animal control services. They also partnered with Bridgerland’s Vet-tech program to provide low-cost chip clinics for many dogs and cats. Another*

*accomplishment is the 911 Center now has capability to handle live 911 texting.*

*We also have Fire/EMS which handle over 5100 emergency incident calls a year. These first responders deal with extraordinarily difficult situations. If you have the misfortune to be involved in an accident or fire, these guys show up to help – with great response times, I might add. The fire department has implemented an Officer Development Program and significantly increased training opportunities. We have successfully renegotiated our contract with both Cache County Emergency Medical System (CCEMS) and with Providence City to reflect the realities of the service we provide. This will provide additional revenue to cover costs of that work. Through significant effort, they also upgraded the department's ISO (Insurance Service Office) rating from a class 4 to class 2. This is a huge accomplishment, and will have significant benefits for our citizens, especially our commercial businesses, in terms of their fire insurance rates. Only 7 out of 344 departments in the state of Utah have a class 2 or better rating, and less than 3% of departments in the country. Goals for 2019 include completing an interlocal agreement for shared services with North Logan, another partnership which will benefit both cities and their citizens. We will also be reviewing county-wide mutual and automatic aid responses.*

*Another department that provides great service is Public Works. They support many projects in the city besides being responsible for facilities, fleets and shops, engineering, streets, water delivery and sewer collection. A few highlights: Last year they completed the new roundabout at 600 East, new sidewalks along Riverside Drive, 200 East by the middle school, and along 200 West at 1400 North, all spots where there were many pedestrians but no sidewalk. They installed a new waterline between two city storage tanks to greatly increase efficiency, reduce energy costs and improve water delivery to residents. In 2019, the big water project will be a new waterline and storm drain in 1200 North (from 200 to 600 East.) This is one of the worst areas in the city for emergency water leaks, and is being done as a direct result of the recent water rate increase to improve aging infrastructure.*

*Two major road projects will be to improve 1400 North (at 600 West), including a new traffic signal and railroad crossing, and to complete 1800 North (from 800 to 1000 West.) Both projects will improve East/West mobility.*

*Since we're discussing transportation, let's also mention Main Street. Another goal was to consider the future of Main Street. Over the past year, in partnership with UDOT, we have engaged members of the public, neighborhood councils, civic leaders and more to discuss our overall goals for Main Street. We are preparing to join with UDOT and the CMPO to commission an in-depth study to determine whether a one-way couplet scenario for Main Street and 100 West could help traffic congestion and accommodate future growth. That RFP should go out in the next several months. We will keep you informed as that progresses.*

*The Library continues to serve an average of 700-plus patrons of all ages each day with both traditional and digital resources. They do it with good cheer in an aging building with many physical challenges. Their community-center role provides story times, after school clubs, writers workshops, multi-cultural programming, and a location for over 80 community groups to hold meetings and events. They have switched two collections to provide a larger area for the growing number of youth and teens using the library. They received two major grants this year, allowing them to replace aging children's computers, laptops and robotic devices for youth programs as well as provide Kindle book club kits. They have done small-scale, "band-aid" repairs to the building as we consider a location and remaining funding for a new library building. As mentioned earlier, we are considering whether the Library might be located in the new Emporium Block Development. If that does not work, we need to address an alternate location in the coming year.*

*In the Environmental Department, construction of the Wastewater Treatment Plant has begun and will continue for the next several years. From a financial perspective, this is one of the most significant undertakings in the history of the City with a cost of \$150M, and will serve our treatment needs for many years to come. Through good planning, we saved resources for this project and committed over \$30M from reserves toward construction. That approach helps reduce needed rate increases and saves taxpayers money throughout the life of the project. They operate the City Forestry department, and as always, they pick up garbage and recycling countywide, and operate the current and new North Valley Landfill. Thanks for keeping our valley clean and tidy.*

*Light and Power replaced older main substation transformers, which connect us to the grid, with new, high efficiency, greater capacity*



*transformers. This will accommodate many years of electrical growth in the city. They also upgraded substation 6, which feeds the hospital and surrounding areas, with a higher capacity circuit. It was maxed out, but now has plenty of capacity to handle current loads and future growth in that area. The power department owns Third Dam, and finally got needed permits to redo the dam for safety reason; this will provide a small amount of additional hydro power. They also continue to put overhead power lines underground to beautify the city. Goals for next year include rebuilding substation 4 which will add needed capacity for the new wastewater plant, and building a new line to service the plant. They have an outstanding track record for reliable power to our homes and businesses, which they achieve by proactive maintenance and projects like the ones mentioned above.*

*I need to also recognize our Human Resources Department, which coordinates over 400 city employees, and provide a shout-out to all those great, hardworking employees who keep the city running. Thank you!*

*Our Legal Department and City Recorder also support all city activities and keep us organized and on track. Teresa Harris is responsible for city elections in 2019, so keep that in mind. That is a big job! The Finance Department is inherent to everything we do and key to our budgetary and financial discipline.*

*In summary, I would like you to remember three key points: People, passion and partnerships.*

*First, thanks to the wonderful people who have helped in so many ways to make this an outstanding year! Second, I have tried to serve with passion and energy, and have worked with many others that are also passionate about issues in our wonderful city. I have tried to listen, and I appreciate their care and concern. Third, the partnerships with many diverse entities have made things possible that we couldn't have accomplished alone. We all win when we work together for a common goal.*

*I look forward to more good things happening in 2019.*

### **Board Reappointments (Logan-Cache Airport Authority Board) – Mayor Daines**

Mayor Daines asked for ratification to reappoint Gar Walton and Jeannie Simmonds to serve on the Logan-Cache Airport Authority Board which, are two year terms.

**ACTION. Motion by Councilmember Jensen seconded by Councilmember Olsen\_ to approve ratification of Gar Walton and Jeannie Simmonds as presented. Motion carried unanimously.**

No further items were presented.

**COUNCIL BUSINESS:**

**Planning Commission Update – Chair Simmonds**

Chair Simmonds reported on the Planning Commission meeting held on January 10, 2019. She stated the majority of the time was spent discussing density bonuses and the Riverwoods Rezone. These items will come before the Council at a future Council meeting.

**Proposed Logan Municipal Council Board & Committee Assignments 2019 – Chair Simmonds**

Chair Simmonds proposed the following Logan Municipal Council Board & Committee Assignments for 2019:

**LOGAN MUNICIPAL COUNCIL - 2019 BOARD AND COMMITTEE ASSIGNMENTS**  
**Mayor Holly H. Daines**

|                                    |  |                         |
|------------------------------------|--|-------------------------|
| <b>Jeannie Simmonds<br/>Chair</b>  | Logan Cache Airport Authority Board                        | 1st Thur, 8:30 AM       |
|                                    | Audit Committee (2)  | As needed               |
|                                    | **CDBG   | Annually                |
|                                    | Economic Development Committee (2)                         | 2nd Thur, 3:30 PM       |
|                                    | Planning Commission  | 2nd & 4th Thur, 5:30 PM |
|                                    |  |                         |
| <b>Amy Anderson<br/>Vice Chair</b> | Audit Committee (2)  | As needed               |
|                                    | Cache County Emergency Medical Services (CEMS) (2)         | 3rd Tues, 3:00 PM/QTR   |
|                                    | **CDBG   | Annually                |
|                                    | Economic Development Committee (2)                         | 2nd Thur, 3:30 PM       |
|                                    | Library Board  | 3rd Mon, 5:30 PM        |
|                                    | Renewable Energy Conservation Advisory Board (RECAB) (2)   | 1st Fri, 7:30 AM        |
|                                    |  |                         |
| <b>Herm Olsen</b>                  | **ASUSU  | Tuesday                 |
|                                    | **Bicycle and Pedestrian Advisory Committee (BPAC)         | 2nd Wed, 11:30 AM       |
|                                    | Cache County Emergency Medical Services (CEMS) (2)         | 3rd Tues, 3:00 PM/QTR   |
|                                    | **CDBG   | Annually                |
|                                    | Downtown Alliance  | 2nd Tues, Noon          |
|                                    | **Solid Waste Advisory Board - <i>County Exec Appoints</i> | As needed               |
|                                    |  |                         |
| <b>Tom Jensen</b>                  | **CDBG   | Annually                |
|                                    | Cache Metropolitan Planning Organization (CMPO)            | 1st Mon, 5:00 PM        |
|                                    | Golf Course Advisory Board                                 | 3rd Thurs, 5:00 OM      |
|                                    | Renewable Energy Conservation Advisory Board (RECAB) (2)   | 1st Fri, 7:30 AM        |
|                                    | Storm Water Advisory Board                                 | As needed               |
|                                    | Water and Sewer Board                                      | 3rd Thurs, 4:00 OM      |
|                                    |  |                         |
| <b>Jess Bradfield</b>              | **CDBG   | Annually                |
|                                    | Cache Valley Center for the Arts                           | 1st Thur, 5:15 PM       |
|                                    | Fine Arts Committee  | As needed               |
|                                    | Historic Preservation Committee                            | 1st/3rd Mon, Noon       |
|                                    | Light and Power Advisory Board                             | Quarterly               |
|                                    | Parks and Recreation Board                                 | 3rd Thurs, 9:30 AM      |

**ACTION. Motion by Councilmember Olsen seconded by Councilmember Bradfield to approve the 2019 Logan Municipal Council Board & Committee Assignments as presented. Motion carried unanimously.**

No further items were presented.

**ACTION ITEMS:**

**PUBLIC HEARING – Consideration of a proposed annexation filed by Travis K. Lish on behalf of Darrell Kunzler Landholdings LLC and Bernice L. Kunzler Family LLC for annexation of property located between approximately 1000 South and 1500 South on the West side of 1000 West, consisting of approximately 145.06 acres – Ordinance 19-03**

Community Development Director Mike DeSimone addressed the Council regarding the proposed annexation. He stated the Kunzler Family is request annexation of approximately 145 acres into Logan City. The property is located on the West side of 1000 West between 1000 South and 1500 South on the North side of the Logan River. The property is currently used for farming/ranching activities and contains a large amount of wetlands and floodplains as it is located adjacent to the Logan River. The applicant has not indicated they have any immediate plans to initiate development on the site.

He continued and stated that the Future Land Use Plan Map identifies the site as a Detached Residential and Resource Conservation Area. The Future Land Use Plan recognizes the presence of wetland and floodplains. The [proposed zoning is Neighborhood Residential and any development on this site will require a formal wetland delineation as well as a floodplain/floodway determination which will determine what areas of the property are suitable for future development. Annexation of the site under the NR-6 zone does not prevent the landowner from maintaining their current agricultural/ranching operations.

City Recorder Teresa Harris certified the Annexation Petition on December 5, 2018. The annexation was publicly noticed and affected governmental entities were also noticed including both school districts, as required by State Law. No protests regarding the annexation were submitted.

Councilmember Jensen asked if the proposed annexation is located in the Cache or Logan City School District.

Mr. DeSimone responded this area is in Logan City but in the Cache County School District boundary so school children will go to Cache County Schools.

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 Jensen to adopt Ordinance 19-03 as presented. Motion carried 3-1 (Olsen voted nay).**

**PUBLIC HEARING - Budget Adjustment FY 2018-2019 appropriating: \$187,732 additional funding received from CCEMS; (\$1,000,000) accounting correction to the budget in the Water Fund for water line constructed by the Sewer Treatment Fund for the Sewer Treatment Plant; \$10,000,000 bond proceeds from the Community Impact Board Bond for the Sewer Treatment Plant; \$20,000,000 bond proceeds from the State Water Quality Bond for the Sewer Treatment Plant - Resolution 18-56**

At the December 18, 2018 Council meeting, Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustments.

At the December 18, 2018 Council meeting, Logan Fire Chief Brad Hannig also explained that the City was able to successfully renegotiate our Cache County Emergency Management Services (CCEMS) agreement to accommodate better service delivery and a more equitable distribution of workload and funding. This increase to our budget is \$413,200, which will add \$375,464 to our existing fire budget annually. Our new agreement and funding will give us the ability to add 3 new FTE Paramedic positions, additional funding for overtime staffing needs, ability to send current firefighters to paramedic school, and fund other operational increases. These new positions will be utilized in a joint inter-local shared services agreement with North Logan Fire Department and will combine employees to put another Ambulance in service in our communities. This shared service agreement will be a cheaper option and a benefit for both communities by adding a 24/7 ambulance unit for emergency responses, as well as support the entire CCEMS service. We are also sharing additional responsibilities with North Logan to help keep this agreement mutually beneficial.

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 Bradfield to approve Resolution 18-56 as presented. Motion carried unanimously.**

### **WORKSHOP ITEMS:**

**Consideration of a proposed ordinance amending Sections 2.52.040 and 2.52.050 of the Logan Municipal Code regulating Logan City's Employee Appeals Board – Ordinance 19-01 – Kymber Housley, City Attorney**

City Attorney Kymber Housley addressed the Council regarding the proposed ordinance. The intent is to make the ordinance consistent with State law and the terms of those serving on the Appeals Board.

The proposed ordinance will be an action item at the February 5, 2019 Council meeting.

**REZONE – Bracken Atkinson/Logan Riverwalk Land Holdings, LLC authorized agent/owner, request a zone change from Mixed-Use (MU) to Commercial (COM) of 6 acres, a design review for a master planned commercial development consisting of a hotel and 15,000 SF of retail space, and a conditional use permit to allow for parking in the front yard within the Commercial (COM) zone located at 500 South Main – Ordinance 19-02 – Mike DeSimone, Community Development Director**

Community Development Director Mike DeSimone addressed the Council regarding the proposed rezone. He said this is a proposal to construct one (1) new 60,000 SF hotel, three (each) 4,800 SF commercial buildings, and a commercial parking lot on an approximately 6.94 acre site. The development is divided into three parcels through a boundary line adjustment, one for the hotel (3.19 acres), one for the commercial buildings (2.48 acres), and one for the commercial parking lot (1.27 acres). The development is a new phase of the Riverwoods development to the South and shares similar uses and development patterns. The development is connected through internal pathways and a riverside walkway that connects Main Street to 100 E. The development will be connected to the adjacent Riverwoods development via a pedestrian bridge over the Logan River. The proposal includes surface asphalt parking located around all buildings and fronting 100 E and 400 S, landscaping, underground storm-water retention and three driveway accesses.

**Hotel**

The proposed hotel contains 112 guest rooms. In order to improve the connection to the existing Riverwoods development and capitalize on the natural feature of the river, the hotel placement is along the northside of the Logan River. To allow this placement and accommodate front yard parking along 100 E, a Conditional Use Permit has been requested. The hotel is surrounded on three sides by asphalt parking. A proposed pathway and bridge along the Logan River connects the hotel to surrounding areas and the adjacent Riverwoods development. Project #19-002 The Riverwalk at the Riverwoods Staff Report for the Planning Commission meeting of January 10, 2019 - 2 - Commercial Buildings The three commercial buildings front Main Street. Proposed parking for the buildings is primarily located behind the buildings with some parking located to the side yard. Two of the proposed buildings include a vehicular drive-through lane. The primary entrance for all commercial buildings is oriented towards the parking lot.

**Commercial Parking**

The commercial parking lot is located in the northeast portion of the development and consists of 111 parking stalls. The parking lot has a 10' setback landscaping buffer along 100 E adjacent to parking stalls and a 5' setback and landscaping buffer along 400 E adjacent to a parking drive lane.

**Rezone Request**

The applicant is requesting a rezone from Mixed Use (MU) to Commercial (COM). The Logan City Future Land Use Plan found inside the Logan City General Plan identifies the area as Mixed-Use Center (MUC). The Mixed-Use Center is described as having high concentrations of commercial and mandatory residential uses developed in a compact walkable pattern. By creating compact, pedestrian-oriented development, the City of Logan can concentrate growth inward and upward relieving pressures surrounding rural

or more open areas. This development pattern is contrary to status-quo horizontal automobile-oriented larger development footprint patterns. The Commercial zone is described in the Logan City General Plan as being designed for a wide-range of commercial uses and services intended to serve local and regional populations. Residential development is possible but not mandatory in the Commercial zone. The proposed project, while near to previous housing development at the Riverwoods, does not contain any residential housing. The proposed development's uses and development pattern regarding building massing, parking, setbacks, and design are more congruent with the Commercial zone.

### **Conditional Use Permit**

The LDC 17.10.080 typically requires parking areas to be located to the side and rear in the Commercial zone to prioritize architecture over asphalt parking lots. The Commercial zone, through a Conditional Use Permit process, allows for the placement of up to 50% of the required parking stalls in the front of a building if findings can be made demonstrating the proposed site layout is compatible with adjoining properties, is consistent with surrounding land use and development patterns, provides enhanced pedestrian functionality and walkability in relationship to the adjoining street, will not compromise future projects or designs, and includes substantial landscaping adjacent to the parking area.

The hotel parking is designed with 33 front yard parking stalls (30% of required parking) to accommodate the placement of the hotel adjacent to the Logan River. An examination of the adjoining properties and surrounding land use shows that the proposed parking is compatible. There are two smaller parking areas along Main Street and 100 E fronting the street, and a large parking area fronting 700 S. The remaining parking at the Riverwoods is located in the side or rear yard. Residential development along 100 E consists of driveways for single family homes and some front yard parking for a multi-family development at 440 S 100 E. Commercial development west and north of the project area along Main Street primarily consist of side and rear parking with some front parking on the corner of 400 S and Main. The pedestrian walkability and connection to 100 E is not compromised by the front parking. The project features an enhanced connection to 100 E via a riverside pathway and sidewalk connections. Landscaping buffers along the parking are conditioned to include a berm and dense plant materials. As conditioned, the project meets the requirements of the LDC.

### **Staff Summary**

The rezone request is consistent with adjacent land uses and the proposed project is consistent with the intent of the Commercial zone as defined by the Logan City General Plan. The proposed project will provide enhanced access to commercial services in the community. The architecture and development pattern is consistent with development in the area, particularly the existing Riverwoods development to the south. The exception to allow the placement of the hotel along the river and not fronting 100 E is consistent with the site features and permissible through the Conditional Use Permit process to allow the parking to be located in front of the hotel. The development of commercial parking is permissible and does not interfere with future redevelopment of the area.

### **Recommendation**

Staff recommends that the Planning Commission recommend approval for a rezone from Mixed Use (MU) to Commercial (COM). Staff recommends that the Planning Commission conditionally approve a Design Review Permit for Project #19-002, The Riverwalk at the Riverwoods, for one 60,000 SF hotel, three (each) 4,800 SF commercial buildings, and a commercial parking lot located at approximately 500 South Main Street, TIN #02-054-0041, 0042, 0043. Staff recommends that the Planning Commission conditionally approve a Conditional Use Permit that allows up to 50% of the required parking stalls for the new hotel be placed in the front yard.

Current Land use adjoining the subject property North: COM & NR-6: Commercial Uses, Residential Uses East: NR-6: Residential Uses South: COM: Commercial Uses West: COM: Commercial Uses.

On January 10, 2019, the Planning Commission recommended that the Municipal Council approve The Riverwalk at the Riverwoods Rezone project that amends the Official Zoning Map.

Mr. DeSimone said some of the area is in a floodplain along the river and staff is working with the developer to help define the floodplain areas. There will be approximately 407 parking stalls included in this project.

Mayor Daines said one of the conditions from the Planning Commission is they want the developer to make this area pedestrian friendly between the parking area, hotel and the trail.

Chair Simmonds said the developer has been working with two homeowners next to the proposed structure to provide adequate shielding from the parking structure that will be built.

The proposed ordinance will be an action item and public hearing at the February 5, 2019 Council meeting.

### **Consideration of a proposed resolution approving the form and execution of an Agreement to Participate in the Utah Association of Municipal Power Systems (UAMPS) Power Exchange – Resolution 19-03 – Kymber Housley, City Attorney**

Mr. Housley addressed the Council regarding the proposed resolution. He said Logan purchases all or a portion of its external supply of electric power and energy from or through UAMPS. He said that UAMPS presently operates a power pool pursuant to those certain Pooling Agreements between UAMPS and each of its members which provides a mechanism for the economic scheduling and utilization of the electric power and energy resources available to the member of UAMPS.

He continued and said that UAMPS has now established its Power Exchange which enables each of the members of UAMPS to enter into forward transactions with one another and with UAMPS for the purchase, sale and exchange of firm electric power and energy.



There is currently an agreement in place but we are updating the agreement at this time to authorize certain positions in the Light & Power Department rather than named individuals for the power exchange with UAMPS.

The proposed resolution will be an action item at the February 5, 2019 Council meeting.

**Budget Adjustment FY 2018-2019 appropriating: \$11,873,350 fund reserves that will be accumulated over the next 3 years toward the construction of the Sewer Treatment Plant; \$8,662 reimbursable State funded police overtime shifts; \$93,709 State alcohol funds received toward police alcohol enforcement – Resolution 19-04 – Richard Anderson, Finance Director**

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

Sewer Treatment Plant Project Manager Mark Nielsen said the contingency for the construction of the Sewer Treatment Plant is 4.3% and he is doing his best to keep the project on track and on budget. Construction of the Plant is underway at this time.

The proposed resolution will be an action item and public hearing at the February 5, 2019 Council meeting.

**OTHER CONSIDERATIONS:**

No further considerations were addressed by the Council.

**ADJOURNED.** There being no further business to come before the Council, the meeting of the Logan Municipal Council adjourned at 6:30 p.m.

Teresa Harris, City Recorder