

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, June 18, 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, Assistant City Attorney Craig Carlston and City Recorder Teresa Harris. Excused: City Attorney Kymber Housley.

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

### **OPENING CEREMONY:**

Logan resident Beth Larchar offered a thought and led the audience in the pledge of allegiance.

**Meeting Minutes.** Minutes of the Council meeting from June 4, 2019 were reviewed and approved with no changes.

**ACTION. Motion by Councilmember Bradfield seconded by Councilmember Anderson to approve the June 4, 2019 minutes as amended and approve tonight's agenda. Motion carried unanimously.**

**Meeting Agenda.** Chair Simmonds announced there are seven 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, July 16, 2019.

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

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

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

#### **Ratification of new Justice Court Judge – Mayor Daines**

Mayor Daines asked for ratification of Lee Edwards to be appointed as the new Logan City Justice Court Judge.

**ACTION. Motion by Councilmember Olsen seconded by Councilmember Jensen to approve ratification of Lee Edwards as presented. Motion carried unanimously.**

## **Ratification of new Planning Commission Member – Mayor Daines**

Mayor Daines asked for ratification to appoint Jess Lucero to serve on the Logan City Planning Commission which, is a four-year term.

**ACTION. Motion by Councilmember Jensen seconded by Councilmember Bradfield to approve ratification of Jess Lucero as presented. Motion carried unanimously.**

## **Insurance Service Office Report – Fire Chief Brad Hannig**

Fire Chief Brad Hannig addressed the Council regarding the Insurance Service Office Report (ISO) which evaluates municipal fire protection efforts in communities throughout the United States. He announced that the Logan City Fire Department has achieved an ISO Class 2 rating (previously Class 4). This rating puts Logan in the top 3% of fire departments in the State of Utah, and top 5% of fire departments in the country.

Chief Hannig continued and said that depending on the insurance carrier, a Class 2 rating is reported to have up to a 6% decrease for commercial insurance rates. He thanked the Mayor and Council for their support of the Logan City Fire Department.

## **COUNCIL BUSINESS:**

### **Planning Commission Update – Chair Simmonds**

Chair Simmonds reported on the Planning Commission meeting that was held on June 13, 2019. A discussion regarding Mixed-Use was presented and the Planning Commission will again discuss this issue at their July meeting.

### **July Meeting Schedule – Chair Simmonds**

Chair Simmonds announced that the July 2, 2019 Council meeting has been cancelled. There will only be one meeting held during the month of July which, will be July 16, 2019

No further items were presented.

## **ACTION ITEMS:**

***(Continued from May 7, 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 Council meeting, 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.

Planner Russ Holley gave an update on the proposed rezone. Still pending is a deed restriction from the railroad who are the previous owners of the property and there are still soil contamination issues that the City is working through and have not yet been resolved.

Chair Simmonds commented that we are also still in discussion regarding Mixed-Use so if rezoned today it would fall into whatever definition is determined in July. She asked if it would be appropriate for the Council to postpone a decision on this rezone until August.

Councilmember Olsen read an email from Mr. Holley who stated that the Planning Commission is still in discussions about Mixed-Use and they have continued their discussion until July 11. The railroad is still reviewing the soil contamination report, mitigation and deed restriction. The City has also not closed on the sale of the property.

Councilmember Olsen proposed that the Council continue Ordinance 19-09 until after the Planning Commission meeting on July 11, 2019 and to also allow more time for the other issues mentioned to be resolved.

**ACTION. Motion by Councilmember Olsen seconded by Councilmember Jensen to continue Ordinance 19-09 to the August 6, 2019 Council meeting as presented.**  
**Motion carried unanimously.**

**PUBLIC HEARING - REZONE – Consideration of a proposed rezone. Travis S. Taylor/CH Champlin LLC-Storm Rider Properties LLC, authorized agent/owner, requests to rezone a portion (11.43 acres out of a total of 17.35 acres) of five (5) parcels from Commercial (COM) to Mixed Residential (MR-30) located at 1760 North 200 West, 1739 North Main, 1676 North Main, 1707 North Main and 1700 North 80 West (Bridger Neighborhood) – Ordinance 19-12**

At the June 4, 2019 Council meeting, Planner Russ Holley addressed the Council regarding the proposed rezone and said the proponent is requesting to rezone five (5) parcels that total approximately 17.35 acres of property. The request reconfigures the property boundaries so that approximately 5.9 acres remain Commercial (COM) zoning and 11.4 acres be rezoned to Mixed Residential High (MR-30). The proposed 11.4 acres of MR-30 property is located along the west side near 200 West. The area is relatively flat and currently being used for agricultural purposes. The streetscape along 200 West is currently devoid of curb, gutter and sidewalk. At maximum density, 11.4 acres of MR-30 land could yield 342 multi-family dwelling units.

#### **GENERAL PLAN**

The Future Land Use Plan (FLUP), adopted in 2008, identifies these properties as Commercial (COM). The General Plan, a nonregulatory visioning plan, describes COM areas as being intended for retail, service and hospitality businesses that serve city-wide and regional populations. New projects should have buildings that meet high architectural standards and constructed with quality materials. Most COM designations are located along the Main Street corridor north and south of downtown.

#### **LAND DEVELOPMENT CODE**

The Land Development Code (LDC) regulates land uses and entitles properties with specific development allowances. The COM zone allows a wide range of commercial and light industrial uses. The COM zone is located along major collector and arterial streets with nearby large capacity utilities. Building heights are limited to 40' and lot coverage rates kept under 60%. 20% of project sites are required to be improved with open space and usable outdoor space. Residential uses are allowed in upper floors only with ground floor square footage entirely dedicated to commercial purposes.

#### **ZONING HISTORY**

Portions of the project site were annexed into the City in 1983 and zoned C4. In 2000, those areas were zoned from C4 to COM. In 2013, the remaining portions of the site along Main Street were annexed into Logan City as part of a City Boundary adjustment with North Logan City. These areas were zoned COM in 2013 and have remained that designation.

## **SUMMARY**

These properties, consisting of over 17 acres, are the largest vacant green-field COM zoned area along Main Street. A vacant area of this size inside City limits has unique commercial development potential and is becoming a scarcity. There are larger vacant COM properties along 1000 West near 200 North. Although the current demand for commercial development is low, being outpaced by multi-family development demand, The City has a diminishing amount of vacant land zoned COM. The Bridger Neighborhood has an overabundance of multi-family housing as compared to other Logan neighborhoods. This property is near many commercial services and employment centers.

## **AGENCY AND CITY DEPARTMENT COMMENTS**

No comments.

## **PUBLIC COMMENTS**

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, several phone calls and written comments in opposition has been received.

## **RECOMMENDED FINDINGS**

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

1. The Logan City FLUP identifies the area as COM.
2. This area is one of the largest remaining vacant COM areas along the Main Street Corridor.
3. The subject property is located near major infrastructure and utility service lines.
4. The COM designation is intended for commercial uses serving city-wide and regional populations.

On May 23, 2019, the Planning Commission recommended that the Council **deny** Champlin Storm Rider Rezone. Commission Butterfield voted to approve the rezone.

Chair Simmonds opened the meeting to a public hearing.

Logan resident Dean Quayle addressed the Council regarding the proposed rezone. He reminded the Council about the Sackett rezone a few years ago and the overwhelming number of residents in that area that attended the public hearing. Their concern was that a proposed high-density project would affect their property value. He said there is enough high-density housing in the Northwest area of Logan as well and although there aren't; as many residents opposing, he asked the Council to deny the proposed rezone.

Logan resident Ann Geary addressed the Council and encouraged the Council to build single family housing in the Northwest area and not high density. She said in Logan Voting Precinct 31 there are 10 homes in a precinct of nearly 1,000 voters and 19 of those residents are registered voters. In Logan Voting Precinct 30 down to 1000 North there are 1,000 registered voters and most vote during a Presidential Election but do not vote in a Municipal Election. She feels this is an area of disenfranchised voters because they are not homeowners and the residents are not invested in the neighborhood.

Ms. Geary continued and said she also serves on the Logan City School Board and has tried very hard over the past 22 years to represent the Northwest neighborhood. The reason she has served for so long is there aren't other residents who have roots in the area. Currently, there are 180 students who live between 1400 North and 1800 North who are being bused to Wilson Elementary due to overcrowding at Bridger Elementary. When Ellis Elementary is rebuilt, these students will return to Bridger Elementary as they realign boundaries. None of these 180 students live in single-family homes, they all live in high-density housing. She stated they have great hopes for Quayle Meadows which is a new single-family housing development. Currently, there are 10 students that live North of 1800 North and 7 of those students live in the new subdivision. The Northwest area needs more stability and she asked the Council to deny the proposed rezone.

Logan resident Joel Nelsen addressed the Council. He lives in the Yorkshire Condominiums and is also concerned about the high-density housing in his area. He met with Travis Taylor of Storm Rider Properties to gather more information about MR-30 and what he learned is that if the area remains as Commercial it would allow 30 units per acre and it's his understanding that MR-30 is a downzone. He feels we are trying to maximize the community benefit within a high-density area. If this area will only be high-density then design matters and the Council should take into consideration the way housing is structured and how much green space is available for the residents.

Logan resident Gail Yost addressed the Council. She is worried about the growth of the City and feels it needs to be better controlled. She feels that we need to make sure we have room for more people, but we need to make sure that we don't welcome "everybody" and there can be moderate density housing that is comfortable for people. She feels that high-density housing puts people at risk with higher crime rates and higher domestic violence in our City. She feels the City needs to have controlled, moderate growth.

Property owner Craig Champlin addressed the Council. He owns the proposed property, but he is not the one doing the project. He reminded the Council that he worked with the City to widen 1400 North and he's never had a company contact him and have any interest in doing a commercial project on the backend of this property. He has every intention to develop the front portion of the property into Commercial but, the question is what will go there which could be restaurants and other small commercial businesses. He hesitates on doing any commercial building because he doesn't know what to do with the backend of the property. The opportunity to develop a big-box retailer is not likely and would be a better use if it were apartments.

Developer Travis Taylor addressed the Council and distributed copies of the Land Development Code Section 17.10.080 Commercial (COM) Residential Density and Section 17.07.100 Mixed Residential High (MR-30) Residential Density. Currently, the property is zoned Commercial and he is requesting to rezone a portion of the property to Mixed-Residential High (MR-30). He said if the property were to be built as Multi-Family Residential over Commercial it is allowed in the zone and could be 510 residential units. What he proposed is a rezone that would have a maximum of 30-units per acre. In the current zone the requirement for open space is 10% and in the proposed

rezone there is a requirement of 20% for open space. A rezone would double the amount of open space and lower the overall density of the project. When he looked at the amount of unused big-box space in Cache Valley, its approximately over 300 SF and with stores that are closing this number will go up. Some of the concerns from the current residents is parking and green space both of which are included in the proposed project.

Logan resident Cameron Peterson addressed the Council. He is a resident of Yorkshire Condominiums and said there are a lot of great people that live in his area. He realizes that it's the property owners right to build within the code allowed but, he also feels there can be a compromise.

Logan resident John Hansen addressed the Council. His main concern is traffic in this area which, he feels will increase if more apartments and businesses are built. He feels more green space and possibly studio apartments would be a better fit rather than more commercial.

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

Chair Simmonds asked Community Development Director Mike DeSimone to explain what a commercial structure with housing would be and what a mixed-use development would look like on this property.

Mr. DeSimone responded that the Commercial Zone was modified, and the City made a conscious decision that if a residential project was built then it had to be ground floor commercial and residential above. The height limitation is 40 ft. in the MR-30 Zone and with a Conditional Use permit the structure can go to 55 ft. with a setback requirement. Open space is a landscaped/green area or usable outdoor area it can be either green space or usable space such as a patio or balcony. The requirement in the code is to have both and the parking requirement is two spaces per unit. In his opinion it's not a downzone to make it MR-30. The fundamental issue for a City is tax base so when there is a Commercial property there is more of a tax base than with residential.

Mr. DeSimone stated this is the last large piece of commercially zoned property in Logan City of this size and magnitude. He feels it's premature to say that nothing commercially will ever develop in this area. Ultimately, the Planning Commission voted to deny the proposed rezone.

Councilmember Bradfield asked the property owner if he has considered a rezone to MR-12 rather than MR-30.

Mr. Champlin said the idea with the rezone is to build studio and smaller apartments. He feels if this property isn't rezoned that it will sit with no development for years to come. It will still be zoned Commercial and there will still be the option for Commercial development with Residential, but he feels the proposed rezone is a better fit. He will move toward and develop the property as Commercial and the remaining property will be left undeveloped. He originally purchased the property for a future Costco or Target store but knows that will likely not happen. He does not feel that single-family housing will work for this area.

**ACTION. Motion by Councilmember Bradfield seconded by Vice Chair Anderson to deny Ordinance 19-12 as presented. Motion carried unanimously.**

**Consideration of a proposed resolution indicating the intent to adjust the boundary between the City of Logan and the City of Nibley – Resolution 19-34**

At the June 4, 2019 Council meeting, Community Development Director Mike DeSimone addressed the Council regarding the proposed boundary adjustment between the City of Logan and the City of Nibley.

He stated that Logan and Nibley have been working to adjust the common City boundary south of 2200 South along State Route 89/91 to a new line more manageable for both jurisdictions. The proposal is to adjust the municipal boundary line to coincide with the centerline of SR 89/91 from 2200 South down to 3200 South. The resulting adjustment will leave all lands east of SR 89/91 in Nibley and all lands west of SR 89/91 in Logan. This proposed action involves 27 different parcels.

The Council considered this action in 2018 but deferred a decision until an agreement could be worked out with Nibley on implementing the South Corridor Plan. Logan recently adopted an expanded overlay zone that implemented enhanced setbacks between the Logan River Golf Course and 3200 South, while designating certain commercial nodes around important intersections (Ordinance 19-08). Nibley has also adopted increased setbacks within their areas of the corridor.

Mr. DeSimone stated that if the Council agrees with the direction, he will then coordinate with Nibley on having a licensed surveyor prepare a new boundary description as required. The request in 2018 previously excluded the area around 3200 South (Ted's) as Nibley was not contiguous to that area; however, modifying the city boundary to the centerline of SR 89/91 affords Nibley the ability to annex along the highway down to, and including, Ted's.

Utah Municipal Code 10-2-419 governs the adjustment of common municipal boundaries. Procedurally, (1) each municipal shall adopt a resolution indicating their intent to adjust the common boundaries; (2) hold a hearing no less than 60 days after the adoption of the resolution; (3) publish a public notice for three weeks in the newspaper and on the Utah Public Notice Website; (4) hold a public hearing; (5) adopt an ordinance; and, (6) file new legal boundary with the County and the State. Both Logan City and Nibley will notify each landowner affected by this proposal as part of the public notification process.

Mr. DeSimone stated there are 27 parcels involved which, consists of 18-20 landowners. Two years ago, when the boundary adjustment was first introduced, he and Nibley City Manager David Zook talked with the landowners and generally most agreed with the adjustment but there were some that were not in favor. The boundary adjustment is coming forward again at this time and the City will go through the process of sending notices to the property owners who are affected. The Hansen's said they preferred to remain in Logan, Tri-H Farms was undecided at the time and now its his understanding that they wan to be in Nibley.



Mayor Daines said that during Mayor Randy Watts tenure, Logan City worked with North Logan City to straighten out the boundary and that process took several years to complete with discussions being held with all of the property owners involved.

Chair Simmonds said she feels that if a property owner wants to be in Nibley City boundaries they need to ask Logan and so far, there is only one property owner that has made this request and this is the one and only property that she feels we should deannex from Logan and not include the other properties.

Councilmember Jensen said some of the concerns from property owners is because Logan asked for setbacks. Originally, there was a setback of 500 ft in the South Corridor which, some felt was excessive and needed a funding mechanism from the properties which he feels will never happen.

Mr. DeSimone responded what we have adopted is a setback along the highway outside of the commercial nodes of 100-150 ft. and we have identified based on a UDOT agreement for signalization, the setback would drop down to 75 ft. Nibley has added some nodes in their proposal. Logan has identified the nodes at the 1000 West intersection, 2600 South intersection which, will eventually be signalized as will the intersection at 3200 South. Whether signalized or not, the setback in Nibley's nodes will be 30 ft.

Mr. DeSimone added that when the South Corridor Plan was developed it reviewed everything beyond 1000 West going South and did not consider points going North into Logan.

Mayor Daines said that Malouf does not want to be in two different cities (Logan and Nibley) and they are currently in Nibley.

Mr. DeSimone said Logan would be giving Nibley 130 acres and Nibley would be giving Logan 13 acres. It comes back to what can Logan govern as a City and what are we prepared to service. If we want to maintain the current property then we need to start thinking of how we can provide services in this area such as water, sewer, etc.

Mayor Daines said we have looked at the costs for services and its cost prohibitive and we do not have this amount in our Capital Plan. There are other projects that she would like to focus on, but the Council makes the financial decisions.

Councilmember Jensen stated that he recently listened to the minutes from a Nibley City Council meeting and he feels Nibley is getting a good deal with the proposed boundary adjustment and yet they have been rather disparaging to Logan. He is concerned about the 30 ft. setback and feels it should be a higher amount. He is also concerned that Nibley wants a node every time someone has a driveway coming out and asked if there was some way to get the nodes at signalized intersections.

Mr. DeSimone responded that Logan can make suggestions but ultimately Nibley has the right as a City to do what they want. We have suggested to Nibley that they should follow the UDOT prescribed agreement that both Logan and Nibley have signed.

Councilmember Olsen said he has represented property owners in this area and abstained from voting on the proposed resolution.

Chair Simmonds stated again that she preferred only including the properties that have requested to be in Logan City and leave the other properties in Nibley. Nibley has not approved setbacks; we have no guarantee they will approve setbacks and we need to do what is best for Logan.

Mayor Daines stated that technically, no property owners have requested to be in Logan City because the property owners can file a petition for deannexation at any time. At one point we assumed that Nelson Farms was going to deannex and that has not happened.

Councilmember Jensen said he would prefer keeping the leverage of the setbacks which, he feels is very important.

Councilmember Bradfield suggested a joint public meeting with Nibley City be held to discuss the boundary adjustment.

**ACTION. Motion by Vice Chair Anderson seconded by Councilmember Bradfield to approve Resolution 19-34 with the exception of the properties located at 2200 South (03-007-0009, 03-007-0010, 03-007-0011, 03-007-0013, 03-007-0022 and 03-007-0023).**

**Councilmember Bradfield withdrew his second on the motion. Motion failed for lack of a second.**

**ACTION. Motion by Councilmember Bradfield seconded by Councilmember Jensen to hold a joint public meeting with Nibley City Council and the Logan Municipal Council to discuss the boundary adjustment and continue Resolution 19-34 to the August 20, 2019 Council meeting agenda as presented. Motion carried 3-1 (Anderson voted nay; Olsen abstained).**

**PUBLIC HEARING - Budget Adjustments FY 2018-2019 appropriating: \$7,500 for a grant the Police Department received from the State of Utah. These funds will be used to purchase camera equipment for police vehicles; \$2,500 donations the Parks and Recreation Department received to be used to run the baseball program – Resolution 19-35**

At the June 4, 2018 Council meeting, Logan 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 Jensen to approve Resolution 19-35 as presented. Motion carried unanimously.**

**PUBLIC HEARING – Consideration of a proposed resolution approving a Property Tax Rate of 0.001747 for Calendar Year 2019 and Fiscal Year 2019-2020 – Resolution 19-37**

Finance Director Richard Anderson addressed the Council regarding the proposed resolution and stated there is no tax increase proposed.

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 Vice Chair Anderson to approve Resolution 19-37 as presented. Motion carried unanimously.**

**PUBLIC HEARING - Consideration of a proposed resolution approving Elected Official's Wages FY 2019-2020 – Resolution 19-32**

At the June 4, 2019 Council meeting, Human Resource Director Greg Cox addressed the Council and stated that the City has established a pay program which has been adopted and implemented by the Council. The City annually surveys other local government positions throughout the State of Utah which includes an annual market study in order to identify prevailing wages for comparable positions in Logan City. This survey also includes wage data for local government elected officials. A public hearing for elected officials' wages is held as part of the hearings for the annual budget.

Mr. Cox recommended that the annual salary of the Mayor be adjusted by 2% with a proposed wage of \$97,024 plus \$6,000 for car allowance for a total annual compensation of \$103,024.

He also recommended that the annual salary of the City Council be adjusted by 2% with a proposed wage of \$15,606 plus \$300 car allowance for a total annual compensation of \$15,906.

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 19-32 as presented. Motion carried unanimously.**

**PUBLIC HEARING - Consideration of a proposed resolution approving Member Contributions to the Utah Retirement Systems Contributory Retirement Plan FY 2019-2020 – Resolution 19-33**

At the June 4, 2019 Council meeting, Human Resource Director Greg Cox addressed the Council regarding the proposed resolution. The City formally agrees to fund "pick-up" 100% of the required member contribution for all eligible employees required to contribute to the Utah Retirement Systems Contributory Retirement Plan for the 2019-

2020 Fiscal Year (effective July 1, 2019) according to the applicable Utah Retirement Systems Retirement Contribution Rates.

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 19-33 as presented. Motion carried unanimously.**

**PUBLIC HEARING – Consideration of a proposed resolution approving the Final Revenues and Expenditures Budget for Fiscal Year 2019-2020 in the amount of \$155,531,803 – Resolution 19-38**

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

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 19-38 as presented. Motion carried unanimously.**

**WORKSHOP ITEMS:**

There were no workshop items presented.

**OTHER CONSIDERATIONS:**

There were no further items discussed by the City Council.

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

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

**ACTION ITEM:**

**PUBLIC HEARING – Consideration of a proposed resolution approving the Final Redevelopment Area Budget for Fiscal Year 2019-2020 in the amount of \$2,677,800 – Resolution 19-39 RDA**

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

Chair Simmonds opened the meeting to a public hearing.

Logan resident and Council Candidate Gary Poore addressed the Council and asked for an explanation on what is the Logan Redevelopment Agency.

Chair Simmonds explained that the City Council is the Board of the Redevelopment Agency as specified by a resolution and State law.

Logan Economic Development Director Kirk Jensen further explained that the Redevelopment Agency is a separate legal body. Logan has different areas within the City where the Redevelopment Agency is engaged in economic development or redevelopment types of activities. These different redevelopment areas have separate budgets which can be used for the acquisition of land, buildings, infrastructure and incentives for businesses.

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

**ACTION. Motion by Councilmember Olsen seconded by Councilmember Bradfield to approve Resolution 19-39 RDA as presented. Motion carried unanimously.**

**WORKSHOP ITEMS:**

**Consideration of a proposed resolution approving Agency Assistance to MarketStar Holdings, LLC for its Redevelopment Project in the South Main River Community Reinvestment Project Area – Resolution 19-40 RDA – Kirk Jensen, Economic Development Director**

Economic Development Director Kirk Jensen addressed the Council regarding the proposed resolution He explained that MarketStar Holdings, LLC, consisting of an approximately 30,000 square-foot office building located at 405 South 100 East in the South Main River Community Reinvestment Project Area, would contribute significantly to the achievement of the City’s economic goals, including the creation of new jobs; the fiscal growth of the City through property taxes; an additional economic return for the City in terms of the Project serving as a catalyst, encouraging additional development in the South Main Community Reinvestment Project Area; and the improvement of the appearance of a key City commercial area. This project would also provide an aesthetic anchor to the Northeast corner of The Riverwalk at the Riverwoods project recently approved by the Logan City Planning Commission.

The proposed incentive package states that MarketStar Holdings, LLC will receive 100% of the available property tax increment generated by its Project annually during the life of the CRPA, not to exceed \$300,000. 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. All construction plans are to be approved by the City of Logan Community Development Department. Additionally, the Redevelopment Agency encourages MarketStar Holdings, LLC to utilize local contractors and vendors whenever possible.

MarketStar is headquartered in Ogden, Utah and Deloy Hansen, CEO of the

Wasatch Group acquired MarketStar earlier this year. They currently have 650 employees and they are looking to expand into Logan. They also have an office in Salt Lake with 135 employees and employees in 27 various U.S. States, Latin America, Ireland, Spain and Australia. They do business to business sales and outsource for tech companies. They approach things from a relationship standpoint as opposed to just pure transactional sales. Initially, MarketStar would bring 120 new jobs to the Logan area and then up to 300 jobs within five years. Their pay scale ranges between \$30,000 up to \$92,000. There is currently planned parking for the building location and would not impact the parking ratio of other planned developments in the same area.

Councilmember Olsen said he is concerned about the traffic impacts on 100 East 300 South.

Mayor Daines indicated there are plans for a traffic light at the intersection of 100 East 300 South which, will help.

Developer Bracken Atkinson addressed the Council and said this is an exciting project and has happened very quickly. The reason why Logan is being considered is because the CEO of MarketStar is from Smithfield and there are also ties to Utah State University where MarketStar already has a program in place for students and teaching them about business to business sales. MarketStar is being pressured to remain in the Ogden area or to expand elsewhere so to have them locate their business in Logan would be very beneficial. He clarified that its Wasatch Development requesting the incentive and not MarketStar. While working through this process, prices have gone up dramatically and with help from the RDA they can try and get it down to the appraised value of their properties before demolition. However, this is a business decision that Wasatch must make and adjustments will need to be made to get MarketStar here in Logan.

Mr. Atkinson stated there will be additional traffic in the area, but the City is doing what they can on 100 East and will add a traffic light. The project has identified a spur out of their project area and have talked with UDOT about a potential traffic light. They have also designated in their project that is currently under construction, an area that if there is grant or way to fund, there will be an underground tunnel under the bridge on Main Street for walking and biking.

Mayor Daines commented that the faster we have development, the sooner we can reach the cap in the RDA and the sooner the money will go back to the taxing entities. The School District is the largest taxing entity and that is benefit to them as well as the City and the County.

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

**Consideration of a proposed resolution approving Agency Assistance to DC1, LLC for its Redevelopment Project in the Downtown Redevelopment Project Area – Resolution 19-41 RDA**

Economic Development Director Kirk Jensen addressed the Council regarding the proposed resolution. He stated that the redevelopment project of DC1, LLC, located at approximately 150 South 100 East in the Downtown Redevelopment Project Area, consists of one 120-unit apartment building with ground floor commercial fronting Main Street and 10 town homes in two buildings fronting 100 East, which contributes significantly to the achievement of the City's economic goals, including: the development of a variety of housing units in downtown Logan; 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 downtown; the creation of new jobs and the improvement of the appearance of a key City commercial area. The proposed incentive package is that DC1, LLC will receive 100% of the available property tax increment generated by its Project annually during the life of the Downtown Redevelopment Project Area, not to exceed \$100,000 "Cap". Available tax increment is defined as the total tax increment generated by the Project during the life of the Downtown Redevelopment Project Area and received by the Agency minus 20% that is required to be allocated for affordable housing and 5% which is used for administrative costs. It is proposed that DC1, LLC will receive \$300,000 from the RDA upon completion of its Project. Monies from the Fund can be used for market-rate housing projects in a redevelopment project area where a blight funding exists. All construction plans are to be approved by the City of Logan Community Development Department.

Developer Beth Larchar addressed the Council and stated there are a lot of great changes being made on South Main and she feels it will be a beautiful project. The timeline for the DC1 project is 18-20 months from the start of demolition. They have received bids from tree removal companies in the amount of \$20,000. One of the companies who submitted a bid will reuse the wood and make furniture to be used in the new housing development.

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

**ADJOURNED.** There being no further business to come before the Council, the meeting of the Logan Municipal Council adjourned at 7:45 p.m.

Teresa Harris, City Recorder