

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, September 3, 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 Tom Jensen, Councilmember Jess W. Bradfield and Councilmember Herm Olsen. Administration present: Finance Director Richard Anderson, City Attorney Kymber Housley and City Recorder Teresa Harris. Excused: Mayor Holly H. Daines.

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

### **OPENING CEREMONY:**

Logan resident and Council Candidate Keegan Garrity gave the opening thought and led the audience in the pledge of allegiance.

**Meeting Minutes.** Minutes of the Council meeting from August 20, 2019 were reviewed and approved with no changes.

**ACTION. Motion by Councilmember Olsen seconded by Vice Chair Anderson to approve the August 20, 2019 minutes as presented 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, September 17, 2019.

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

Logan resident Marilyn Griffin addressed the Council and expressed her concern about traffic speeds along 200 East specifically in the area of the new round-a-bout on 500 North. She asked if a permanent speed sign could be installed and if the police can check the pedestrian flags and make sure they are there for pedestrians to use. She also suggested a flashing crosswalk sign on 700 North.

Chair Simmonds asked for suggestions from Police Chief Gary Jensen on what can be done to better encourage people to stop for pedestrians in a crosswalk.

Police Chief Jensen responded the police department does a lot of social media education and they have also done crosswalk "stings" which people don't appreciate but it does get their attention and reminds them to stop for pedestrians. He commented that he cannot

have a police car parked at every crosswalk but there are things that can be done such as more education and more enforcement which can be done along 200 East.

Councilmember Olsen said the trajectory of this problem is not good and we all see and know that people don't yield to pedestrians and drivers are distracted.

Councilmember Jensen feels there should be more enforcement in the neighborhoods.

Logan resident Paul Rogers said he is concerned that we are encouraging people to go through the round-a-bout's too quickly and he feels the police should do more to watch these areas.

Logan resident Ken Heare lives in the area of 600 North 200 East and people pass on the right of cars that are turning turn left.

Chief Jensen responded that if this is a single travel lane then a car cannot pass on the right.

Councilmember Bradfield stated the Pet Hotel on 600 West was previously zoned Industrial and has now been rezoned to Commercial Services. When it was zoned Industrial there were no issues regarding noise and since the rezone the Pet Hotel has received citations for noise complaints (dogs barking). He asked if the Council would be interested in considering a grandfathering or noise variance for the Pet Hotel.

Logan City Attorney Kymber Housley responded this is not something that the Council can address. The Planning Commission could be asked if they want to consider a rezone of this area, but grandfathering is an executive function.

Councilmember Bradfield stated what the business owner of the Pet Hotel would rather have is a noise variance.

Mr. Housley said a noise variance can be requested to allow for barking dogs.

Councilmember Bradfield said the noise variance would be something similar to a noise variance for construction and would most likely go between the hours of 8:00 am to 5:00 pm.

Mr. Housley added there is a decibel level variance, and another would be a variance specific to types of construction during certain hours of the day. It would be an amendment to the current ordinance.

Councilmember Bradfield stated that he will work with Mr. Housley on the details of a noise variance/code amendment and it will be discussed at a future Council meeting.

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

## **MAYOR/STAFF REPORTS:**

Mayor Daines was excused from tonight's meeting and no reports were given.

## **COUNCIL BUSINESS:**

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

Chair Simmonds reported that she did not attend the last Planning Commission meeting and has nothing to report.

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

Councilmember Olsen and Councilmember Bradfield said they have not attended any recent board/committee meetings due to work conflicts and because of it being the summer months, meetings have not been scheduled.

Chair Simmonds reported on a meeting that was held with herself, Vice Chair Anderson, Mayor Daines, Nibley City Mayor Shaun Dustin and a Nibley Councilmember. They discussed the number of nodes and setbacks on South Main. Mayor Dustin stated that none of the setbacks have been approved and are still under review and discussion.

Vice Chair Anderson commented that she is hopeful that the boundary adjustment with Nibley can be resolved. She feels this is our chance to make changes and do something that will affect generations to come.

Mr. Housley added that the property owner of Wesley Nelson Farms formally filed for a disconnection from Logan City so the discussion with Nibley City might change with this request. The request is only the one property owner at this time. The process for a disconnection to hold a public hearing within 30 days after the noticing requirement and then the Council has 45 days after the public hearing to make a decision. He feels further negotiations with Nibley City will be based on the property surrounding the Wesley Nelson Farms and this might be Nibley's motivation to do something with the setbacks and to include additional properties.

### **Update: Plastic Waste Reduction Program – Issa Hamud, Environmental Director**

Environmental Director Issa Hamud addressed the Council and stated that the Plastic Waste Reduction Program proposal was presented to the Solid Waste Advisory Board. The Board proposed that the six month public education program be extended to one year and to also have discussions with retailers and see how they feel about plastic bags because it involves a fee that will be built into the policy as a special handling fee if the program is implemented. The Board changed the public information time period from six months to one year and over 150 retailers were invited to attend an input meeting. There were 70 retailers that were handed a personal invitation and less than 10 attended. The retailers attending the meetings stated they want to have a countywide program and not just a program for Logan City. A survey was completed, and it showed that more plastic

bags are being dispersed in the evening. He stated that RECAB Coordinator Emily Malik will continue with the public education program. After the year time period ends, the hope is that the Solid Waste Advisory Board adopts a single-use plastic bag policy.

Councilmember Olsen said if he had high confidence and faith that the Solid Waste Advisory Board would adopt a plan, the County would approve a countywide ordinance and Logan City adopted an ordinance then, he would be content. He doesn't have high confidence this will happen, but he has hope. There is still some resistance and there have been several merchants who have said they will embrace the plastic bag program if the Council adopts. He said, the Solid Waste Advisory Board needs to adopt the plan and the County Council needs to act. His hope is that gentle pressure might help and that before the end of the year, Logan City will revisit the original ordinance and have an implementation date in mind beyond the additional six months that the Solid Waste Advisory Board requested so we can still move forward even if the County doesn't act.

Mr. Housley said it was his understanding that the plan as currently constituted would not require the County to adopt an ordinance and it would be done through a fee resolution which, has already been adopted as a "special handling fee".

Mr. Hamud added that neither Cache County, or the Solid Waste Advisory Board need to adopt anything other than give a head nod, but he would like the support of both before Logan moves forward and implements the program. He will update the Council at the October 15, 2019 Council meeting.

**Center Block Public Meeting: Wednesday, September 25, 2019 AT 5:30 p.m. in the Council Chambers. Presentation by Dan Lofgren, Cowboy Partners and Mayor Holly Daines, followed by time for questions, comments and feedback – Chair Jeannie Simmonds**

Chair Jeannie Simmonds announced there will be a public meeting regarding Center Block on Wednesday, September 25, 2019 at 5:30 p.m.

No further items were presented.

**ACTION ITEMS:**

**PUBLIC HEARING - ZONE CHANGE – Consideration of a proposed zone change. Harris Commercial Service Development. Matthew F. Harris/Eliason Packing Company, authorized agent/owner, requests a rezone of 15.64 acres from Commercial (COM) to Commercial Services (CS) to allow for more flexibility in development the land located at 200 South 1000 West; TIN 05-064-0028 – Ordinance 19-16**

At the August 20, 2019 Council meeting, Planner Aaron Smith addressed the Council regarding the proposed zone change.

## **REQUEST**

The proponent is requesting to rezone one (1) parcel that is approximately 15.64 acres from COM to CS. The proponent has proposed the rezone to allow for more flexibility in developing the land. The land is flat and undeveloped with wetlands located on a portion of the western half of the property. Both the 200 S and 1000 W frontages are unimproved, with soft shoulders and no sidewalk or curb. The area around the property has a variety of uses, including an electric supply company, a plumbing contractor, storage units, and single-family homes across 200 S.

## **GENERAL PLAN**

The Logan City Future Land Use Plan (FLUP) found inside the Logan City General Plan designates the site as Mixed-Use Center (MUC). The MUC land use designation is described as having high concentrations of commercial and residential uses mixed together into compact urban and walkable development patterns. When creating compact development footprints, the City of Logan can concentrate growth inwards and upwards and relieve suburban style development pressures on surrounding rural areas. While the proposed CS zoning is not mixed use by nature, it is similar to, and compatible with, the surrounding land uses.

## **ZONING**

### **COM - Current Zone**

The COM zone is intended for retail, service, and hospitality businesses that serve city-wide or regional populations. Residential development is allowed in the zone; however, free standing residential buildings are not permitted.

### **CS – Proposed Zone**

The CS zone fills a need between industrial and commercial land uses. CS areas provide alternative locations for light manufacturing, warehousing, wholesaling, or other uses that support construction and manufacturing trades that are typically service oriented. The CS zone does not allow for residential uses.

Generally, the CS zone is less restrictive than the COM zone in regard to permitted uses, especially industrial uses. Of note is that commercial storage units, vehicle storage, automobile repair, heavy truck sales, kennels, and most industrial uses are allowed in the CS zone.

In addition to uses, some development standards would change as well. The maximum building height for the CS is 38', while COM is 40' or up to 55' with additional setbacks. Minimum building setback are similar between to the two zones. Building fenestration and open space are the same between the two zones. The CS zone does not allow for front yard parking. Both the COM and CS zones are subject to height transitions when adjacent to single family homes. The height transition would limit building height to 35' at the front setback and allow an additional 1' in height for every 2' of additional setback. With a maximum building height of 38' in the CS, the height transition will have little effect on the property if rezoned. In addition to height transitions, commercial and industrial development across the street from a residential zone must meet increased setbacks standards that match the adjacent residential setbacks.

## **SUMMARY**

This 15-acre site is surrounded by a variety of uses, many of which fit into the description of the CS zone. While the FLUP identifies the site, and the entire surrounding block, as MUC, it is uncertain if this site could ever be a viable mixed-use project as the site fronts a highway and there are commercial services to the east and west. Regarding single family homes to the south, there is precedent in this area of zoning CS adjacent to single family homes at the Westfield development a block west of this location. Overall, this rezone would continue the adjacent land uses to the east and west of the project site, and neighborhood impacts from CS uses will be mitigated through the Design Review and Conditional Use Permit process.

## **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, no comments have been received.

## **PUBLIC NOTIFICATION**

Legal notices were published in the Herald Journal on 7/27/2019, posted on the City's website and the Utah Public Meeting website on 7/26/2019, and noticed in a quarter page ad on 7/20/2019, and a Public Notice mailed to property owners within 300' we sent on 7/19/2019.

## **RECOMMENDED FINDINGS FOR APPROVAL**

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

1. The CS zone uses, and development standards are similar in nature to the COM zone
2. Neighborhood compatibility will be reviewed on a project basis through the Design Review and Conditional Use Permit processes.
3. The location is compatible with the purpose of the CS zone.
4. The subject property is in an area and surrounded by streets and infrastructure that can handle and appropriately serve Commercial Service developments.
5. The proposed CS zone is in an area with established CS uses.

Staff recommended approval to the Planning Commission and on August 8, 2019, the Planning Commission recommended that the Municipal Council approve the Harris Commercial Services Rezone.

Chair Simmonds opened the meeting to a public hearing.

Logan resident Keegan Garrity addressed the Council and stated that he serves as the co-chair of the Woodruff Neighborhood. He solicited comments from the neighborhood and received three comments all of which were opposed to the rezone.

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

**ACTION. Motion by Councilmember Jensen seconded by Vice Chair Anderson to adopt Ordinance 19-16 as presented.**

Vice Chair Anderson said the FLUP designated Mixed Use. She asked what the opinion of staff and the Planning Commission is regarding why we are not moving the zoning from Commercial to Mixed Use as opposed to moving it to a higher, less restrictive zone with Commercial Services.

Mr. Smith responded the endorsement is the adjacent uses to the East and West and the West corridor being Commercial Services. Also being able to mitigate neighborhood impacts through design review and a conditional use permit.

Chair Simmonds said that we talk all the time about the FLUP and now there is a proposed rezone against the FLUP. She asked why do we even have a FLUP?

Mr. Smith responded the FLUP is in place to be consistent with what is in the area and with the current zoning.

Community Development Mike DeSimone added the FLUP is there to help the Council make informed decisions. Staff looked at this and tried to determine whether the FLUP is relevant in terms of the way this area is developing because we are making decisions that are 50 years out. He stated an amendment to the FLUP will be coming forward to the Planning Commission and then to the Council in the coming months.

Mr. Smith said the proponent is asking for the proposed rezone for the purpose of development. The proponent submitted a letter to the Council stating in detail his reasons for the rezone request and stated there is far more flexibility in Commercial Service Zoning for this property allowing for a more viable development strategy for the parcel.

Councilmember Bradfield said he would like to delay voting on the proposed rezone for two weeks to allow more time to have the proponent better define “flexibility” of the project. Councilmember Bradfield stated that he is not one to follow the FLUP and he will do what is best for the community. He would like to see what is driving the idea for development.

Mr. Smith stated the proponent was not able to attend tonight’s meeting.

Councilmember Bradfield asked for a friendly amendment to the motion to continue Ordinance 19-16 to the September 17, 2019 Council meeting.

**ACTION. Councilmember Jensen accepted a friendly amendment by Councilmember Bradfield to continue Ordinance 19-16 to the September 17, 2019 Council meeting as presented. Vice Chair Anderson withdrew her second to accept a friendly amendment. Councilmember Olsen seconded the motion to accept a friendly amendment.**

Councilmember Bradfield said in the next two weeks he would like to better understand the main driver of the proponent for this rezone and hear more from the proponent of the word “flexibility” used in the purpose of the development.

Chair Simmonds clarified the Council is only considering the rezone and has no control after a rezone is approved.

Councilmember Bradfield said what he hopes to discover is the thought process of the proponent.

Mr. Housley suggested that Ordinance 19-16 be an action item and public hearing on September 17, 2019.

**ACTION. Motion by Councilmember Jensen seconded by Councilmember Olsen to continue Ordinance 19-16 as an action item and public hearing as presented. Motion carried 3-2 (Anderson and Simmonds voted nay).**

**PUBLIC HEARING - CODE AMENDMENT – Consideration of a proposed amendment to the Land Development Code Chapter 17.10.100 Mixed Use (MU) Development Standards – Ordinance 19-17**

At the August 20, 2019 Council meeting, Community Development Director Mike DeSimone addressed the Council regarding the proposed code amendment. He stated that on August 8, 2019, the Planning Commission recommended the Municipal Council approve an amendment to the Land Development Code Chapter 17.10.100 Mixed Use (MU) Development Standards with the following proposed changes:

- Added clarifying language to the Intent Section of Mixed-Use
- Added minimum commercial building areas requirements for Mixed Use projects scaled to overall project size
- Included an enhanced open space option in lieu of minimum commercial building area that is linked to Chapter 17.28 (Open Space) requirements
- Added a minimum residential requirement for Mixed-Use projects at 5 units/acre
- Added Planning Commission flexibility in reviewing and applying minimum resident and/or commercial requirements in the Mixed-Use zone
- Updated minimum parking requirements scaled to unit size (studio/1 bedroom – 1.5 parking stalls & 2 bedroom or larger – 2 parking stalls) to be consistent with Town Center and Commercial Zones

Mr. DeSimone said the intent of the Mixed-Use Zoning District (MU) is to encourage a concentration of different uses within and overall project. Mixed-Use developments have both a residential and a commercial component and be scaled to ensure consistency with the surrounding neighborhoods. Both commercial and residential development are required elements of a Mixed-Use project.



The benefits of Mixed-Use Zone are the following:

- Reduce traffic and air pollution
- Lower infrastructure costs
- Diverse tax base
- Health Benefits – Walkability/Livability
- Development Flexibility

Horizontal Mixed-Use is a mixture of uses spread out over a project site such as Riverwoods (residential, commercial, office and hotel).

Vertical Mixed-Use is a mixture of uses arranged vertically within a building such as Morty's or Blue Square (restaurant and residential).

Hybrid is a mixture of uses both arranged within a building and spread out over a project site such as Park Avenue (residential, commercial live/work type of units, commercial pad sites).

#### Option 1

- Minimum 10% of total building square footage dedicated to commercial.
- 9 buildings x 33,000 residential sf = 297,000 total residential sf x 10% (commercial ratio) = 29,700 sf (minimum) of commercial area

#### Option 2

- Minimum of 10% of the total residential building footprint dedicated to commercial uses
- 9 buildings x 11,000 residential footprint sf = 99,000 sf X 10% (commercial ratio) = 9,900 sf (minimum) of commercial area

#### Option 3

- Minimum of 5% of the total building footprint dedicated to commercial uses
- 9 buildings x 11,000 residential footprint sf = 99,000 sf x 5% (commercial ratio) = 4,950 sf (minimum) of commercial area

#### Option 4

- At least 10% of the land areas devoted to commercial uses
- 11.9 total acres = 1.19 acres of commercial (10%) and 10.71 acres of residential (90%)

#### Option 5

- A Mixed-Use project on a site greater than 10 acres shall have at least 5,000 square feet of commercial building space whereas a Mixed-Use project on less than 10 acres shall have at least 3,000 square feet of commercial building space
- 11.9 acres = 5,000 sf of commercial

#### Option 6

- Minimum 20% of the total building footprint dedicated to commercial uses
- 9 buildings x 11,000 residential footprint sf = 99,000 sf x 20% (commercial ratio) = 19,800 sf (minimum) of commercial area

#### Option 7 (Open Space Option)

- In lieu of a minimum amount of commercial, a mixed-use project may increase the amount of open space by at least 10% (20% open space/10% useable outdoor space)
- 11.9 total acres = 2.38 acres of open space (20%), 1.19 acres of useable outdoor space (10%), and 8.33 acres of residential (70%)

Mr. DeSimone stated that the Planning Commission concluded the following:

- Location and market are key to successful Mixed-Use projects
- Prescribe minimums for Mixed-Use to help shape the mixture of uses on a site
- Don't over prescribe non-workable minimums as nothing would get built
- Include design and decision-making flexibility
- Mixed-Use is not appropriate everywhere

Mr. DeSimone said we will need good market data that says in this area within these site constraints, location and access, commercial or housing will work. The amendment is not written in a way that says someone can't do Commercial. It's written in a way that says, here is the minimum projected standard but, there is the ability to deviate from that standard. The Council should also ask the question and maybe we should not use Mixed-Use in certain locations.

Chair Simmonds asked is it inappropriate for the City to require certain portions to be open space?

Mr. Housley responded that would be a separate alternative in regards to open space. The Planning Commission can reduce open space but cannot eliminate open space so the proponent would have to present some level of Commercial or housing. Open space is an alternative to providing Commercial. As part of a market analysis a proponent could argue why they could only provide a certain amount of open space and they could offer that in exchange they are willing to do something different. The proponent could offer something involuntary, but we cannot mandate.

Vice Chair Anderson suggested the language be amended under **Minimum Residential Development** to read: *A Mixed Use project shall include at least 5 residential dwelling units per acre. The Planning Commission may authorize a reduction in the minimum number of dwelling units if the Commission can make findings supported by substantial evidence., including a market analysis submitted by the applicant, demonstrating that the goals and intent of the Mixed Use zone are being achieved with the project's design.*

Mr. DeSimone stated he will modify the language under **Minimum Residential Development**.

Chair Simmonds opened the meeting to a public hearing.

Logan resident Gail Yost addressed the Council and asked if the setbacks in the Mixed-Use Zone would be different.

Mr. DeSimone responded the setbacks will remain the same.

Chair Simmonds responded that Mixed-Use is already part of our code and the Council is considering an amendment to the language to be more prescriptive about Commercial and the amount of Commercial that would be required.

Ms. Yost asked does a Mixed-Use Zone override other codes that are in place such as the 25' setback requirement. She also asked if it will be used retroactively for any projects that are currently underway.

Mr. DeSimone responded no to both questions.

Logan resident Paul Rogers addressed the Council and commented that he is excited about Mixed-Use occurring in Logan but is concerned how it will work. He is confused on how the City will redefine change or designate any area Mixed-Use if it doesn't meet the standards going forward. He has great respect for the Planning Commission and Mr. DeSimone but feels they listened to input regarding Commercial use but not as much to Residential and the quality of life that it will affect. He asked where the language is regarding how we live in our community, walkability and air quality concerns. He believes the City will need to put "more shoulder" behind these ideas. He feels this will not be Mixed Use and developers will push as far as they can, and the City will end up with projects that are not walkable, likeable, less clean air and will not have a higher quality of life. He feels the City needs to include design standards with all projects that include all the things he mentioned.

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

Mr. DeSimone said the City participates in projects when they are in a Redevelopment Area so we can tailor or shape a project in a specific direction based on the amount of financial assistance that is offered. There are design standards for Commercial and Residential projects that include walkable, livable components and they are subjective to those who review the projects and they do the best they can. The Planning Commission struggled with the issue of mandating minimum square footages of Commercial and Residential within an area. Every site is unique, and the Mixed Use zone is flexible, so he feels the Planning Commission should have the flexibility and be allowed them to make these decisions.

Chair Simmonds commented there have been discussions about live, work, play when developing an area. She feels that sometimes not all three are achievable.

Mr. DeSimone said we have the open space option so in that situation when Commercial won't work, open space can be provided. The challenge behind the notion of live, work,

play is you will be hard pressed to find any location that offers all three of those elements unless you are building a new city from the very beginning.

Mr. Housley commented that a proponent can present an element of live, work, play to the Planning Commission or alternatives, but we do not mandate this being done and the Planning Commission can be discretionary and can say, no.

Councilmember Jensen said he sees what is happening in other communities and there are market forces that drive things to happen. He likes the flexibility that the Code amendment offers.

Councilmember Bradfield asked if there can be two zones one that is Mixed Use Commercial and the other Mixed Use Residential.

Chair Simmonds said the definition of Mixed Use is to have both Residential and Commercial in the same space.

Vice Chair Anderson said her concern is the Council would need to decide now what zones would be designated Commercial or Residential and the code amendment gives the Council flexibility to make those decisions overtime.

**ACTION. Motion by Vice Chair Anderson seconded by Councilmember Bradfield to adopt Ordinance 19-17 as amended. Motion carried 3-2 (Olsen and Bradfield voted nay).**

**PUBLIC HEARING - Budget Adjustment FY 2019-2020 appropriating: \$22,890 to reconcile CDBG actual funding to the estimated budget for Fiscal Year 2020; \$38,190 a grant the Environmental Department received from the State of Utah. The Solid Waste Management Grant funds will be used to educate and train the public on household hazardous waste and disposal of tires; \$156,880 a grant the Parks & Recreation Afterschool Program was awarded for this fiscal year. The funds will be used to support After School Programs in the Logan City School District; \$85,000 State Task Force Grant the Police Department received. The funds will be used to reduce, prevent, and investigate drug use – Resolution 19-49**

At the August 20, 2019 Council meeting, 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 September 3, 2019 Council meeting.

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 19-49 as presented. Motion carried unanimously.**  
**PUBLIC HEARING - Unspent Appropriations FY 2019 – Carry Forwards:**

At the August 20, 2019 Council meeting, Finance Director Richard Anderson addressed the Council regarding the proposed Carry Forwards.

**ADMINISTRATION** - \$27,276 for Election Supplies  
**COMMUNITY DEVELOPMENT** - \$50,000 for Center Street Project  
**POLICE DEPARTMENT** - \$5,275 for Fencing  
**FIRE DEPARTMENT** - \$190,742 for Emergency Generator at Station 71 and Bay Addition at Station 72  
**PUBLIC WORKS** - \$1,507 for Streets Capital Projects; \$1,587,908 for Streets Capital Projects; \$171,791 for Streets Capital Projects; \$41,793 for Service Center Roof; \$148,332 for Service Center Roof; \$23,069 for Service Center Roof  
**WATER & SEWER** - \$10,500 for Impact Fee Study; \$1,763,545 for Water Capital Projects; \$575,000 for Sewer Collection Capital Projects  
**SEWER TREATMENT** – \$4,060 for Wastewater Treatment Impact Fee Study; \$.00 for Pacificorp FERC Renewal Application Review; \$115,534,696 for Logan Regional Wastewater Treatment Facility  
**ELECTRIC** - \$1,400,000 for Sub 4 Switch Gear and Transformer; \$350,000 for Sub 2 to Sub 3 Transmission Line; \$9,249,481 for 3<sup>rd</sup> Dam; \$191,915 for Center Street  
**ENVIRONMENTAL** - \$10,898 for North Valley Landfill Project Management; \$15,592 for Landfill Permit Renewal and Closure Study; \$550,000 for North Valley Landfill Project Bid; \$102,910 for Rolling Stock ordered but not yet received  
**INFORMATION TECHNOLOGY** - \$432,261 for Software Implementation

**Carry Forward of Capital Projects:**

**PUBLIC WORKS STREET PROJECTS** - \$170,000  
**POLICE** - \$222,944

**Unspent Appropriations FY 2019 - Restricted:**

**POLICE** - \$55,466 Alcohol Enforcement  
**PUBLIC WORKS** - \$100,000 Signal Warrant Study; \$340,269 Chip Seal; \$468,946 for pending Right of Way Acquisition; \$247,870 for Grant Matches and Right of Way Purchases

**Carry Forward of Reimbursement Grants:**

**FEDERAL GRANTS** - \$599,172 CDBG; \$180,000 Land & Water Conservation 1700 South Park Grant; \$8,882 Bullet Proof Vests  
**STATE GRANTS** - \$95,749 Logan Canyon Pathway-UDOT; \$101,215 Utah Outdoor Recreation Grant-Bridger Bike Park  
**MISC GRANTS** - \$6,339,981 County Road Tax; \$69,031 ULCT Active and Healthy Communities  
**RAPZ GRANTS** - \$478,157 - **Resolution 19-50**

Chair Simmonds opened the meeting to a public hearing.

Logan resident Keegan Garrity addressed the Council and asked if an analysis has been done on the long-term impact of an alternative to chip seal for the roads and, what the cost benefit analysis is with the chip seal program. He also asked if there is a way to

allocate funding for a different road surfacing for bike routes because the way it's currently being done is not bike friendly.

Chair Simmonds referred Mr. Garrity to Public Works Director Paul Lindhardt to respond to his questions regarding the chip seal program.

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

**ACTION. Motion by Councilmember Bradfield seconded by Councilmember Jensen to approve Resolution 19-50 as presented. Motion carried unanimously.**

### **WORKSHOP ITEMS:**

**Consideration of a proposed resolution approving the CDBG PY2018 Consolidate Annual Performance and Evaluation Report (CAPER) – Resolution 19-52 – Debbie Zilles, CDBG Coordinator**

CDBG Coordinator Debbie Zilles addressed the Council regarding the proposed resolution. She reported on the following:

#### **Infrastructure Projects Approved – PY2018**

- 300 W 600 S Sidewalk  
Construction completed August 2019  
14-ADA Corners  
575' Sidewalk, Curb, Gutter and Landscape
- 200 W 1300 N Sidewalk  
Construction completed August 2019  
7-ADA Corners  
350' Sidewalk, Curb, Gutter and Landscape
- 600 E Pedestrian Improvement  
Design Work Completed  
Construction will begin September 2019  
Anticipated completion Fall 2019
- Bridger Park Pathways  
Bike Park will be completed October 2019  
Pathways will begin when Bike Park complete  
Anticipated completion Fall 2019 (weather permitting)

#### **Infrastructure Projects Completed in PY2018**

- PY2017 100 W Golf Course Road ADA Corners  
Construction completed Fall 2018  
Approved in PY2017  
4-ADA Corners
- PY2017 1400 N 200 E Sidewalk  
Construction completed Fall 2018  
Approved in PY2017  
300' Sidewalk, Curb, Gutter and Landscape

### **Community Needs Projects Approved PY2018**

- Logan School District Playground  
\$30,000 (Project anticipated to be completed this Fall)

### **Ellen Eccles Theatre Accessible Seating**

- \$10,000 (Complete)  
Completed Spring 2018  
10 ADA wheelchair and companion spaces

### **Family Place Outdoor Sports Court**

- \$20,000 (Complete)  
Completed August 2019  
40' x 60' sport court with athletic surface, basketball standards and netting

### **PY2018 Projects Expenses**

- Program Administration \$59,934.86 (completed)
- Eccles Theatre Seating \$10,000.00 (completed)
- 300 W 600 S Sidewalk \$111,660.17 (completed)
- 200 W 1300 N Sidewalk & Corners \$7,842.94 (completed)
- Bridger Park Pathways \$1,311.78
- 600 E Pedestrian Improvements \$2,350.00
- TOTAL \$193,099.75**

### **PY2018 Projects: Remaining Funds**

- 200 W 1300 N Sidewalk & Corners \$9,845.68 (completed)
- Logan School District Preschool \$30,000
- Bridger Park Pathways \$23,688.22
- 600 E Pedestrian Improvements \$157,650.00
- 300 W 600 S Sidewalks \$2,619.19 (completed)
- Family Place Sports Court \$20,000 (funds drawn in 2019)
- TOTAL \$243,823.09**

### **Other Program Year Expenses During PY2018**

- PY2017 – Whittier Center Windows \$16,967.50 (completed)
- PY2017 – 100 W Golf Course Sidewalk \$1,593.98 (completed)
- PY2017 – 1400 N 200 E Sidewalk \$10,629.73 (completed)
- PY2017 – Canyon Road Trail \$76,726.77
- PY2017 – Park Accessibility-Merlin Olsen \$11,769.62
- PY2016 – Woodruff Neighborhood Plan \$1,320
- PY2016 – Historic District Standards \$992.50 (completed)
- PY2016 – Access & Mobility Plan \$562.97 (completed)
- TOTAL \$120,568.07**

The proposed resolution will be an action item and public hearing at the September 17, 2019 Council meeting.

**Budget Adjustment FY 2019-2020 appropriating: \$3,302 a grant the Communications Center was awarded for this fiscal year from the State of Utah. The Emergency Medical Services (EMS) funds will be used for certification, training, and continuing medical education for our Communication Center; \$250,000 funds for the Afterschool Match Partnership Grant that was awarded to Parks & Recreation. These funds will be used to create, expand, and support Afterschool Programs; \$1,835,384 reserves for Capital Projects in the Storm Water Fund – Resolution 19-53 – 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 September 17, 2019 Council meeting.

**Consideration of a proposed resolution adopting Revised Logan Light and Power Residential, Commercial and Industrial Electrical Rate Schedules – Resolution 19-51 – Mark Montgomery, Light & Power Director**

Logan Light & Power Director Mark Montgomery addressed the Council regarding the proposed resolution. The resolution includes all of the rates and fees in one resolution and other minor corrections were presented.

The proposed resolution will be an action item and public hearing at the September 17, 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 7:20 p.m.

Teresa Harris, City Recorder