

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, January 5, 2021, at 5:30 pm via ZOOM Webinar at this link: <https://us02web.zoom.us/j/82829481740> or Webinar ID: 828 2948 1740. Instructions for downloading and using ZOOM can be found at <https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>. Logan Municipal Council Meetings are televised live as a public service on Channel 17 and City of Logan Facebook page: <https://www.facebook.com/cityoflogan>. To listen to the meeting by phone call: US: +1 669 900 9128.

In compliance with Utah Code Ann. §52-4-207, Chairman, Mark A. Anderson read the following determination in order to hold an electronic meeting without an anchor location:

*Based on the rising cases of COVID-19 in the Bear River Health District and State Public Health Order 2020-18 'Adopting COVID-19 Transmission Area Restrictions' categorizing our county designation as a High Transmission Area, it is determined that gathering in-person for the regular City Council meeting is a risk to the health and safety of those present. According to [corona.Utah.gov](http://corona.Utah.gov), people at higher risk for severe illness include: Older adults, people of all ages with certain underlying medical conditions, and pregnant people might also be at increased risk of severe illness from COVID-19. Long-standing systemic health and social inequities have put many people from racial and ethnic minority groups at increased risk of getting sick and dying from COVID-19. Given that members of the Council and community who are required to be in attendance or may choose to attend have these risk factors, a virtual meeting (without an anchor location) will be held via Zoom. Logan Municipal Council Meetings are televised live as a public service on Channel 17 and City of Logan Facebook page: <https://www.facebook.com/cityoflogan>. To listen to the meeting by phone call: US: +1 669 900 9128*

Chairman M. Anderson also announced that KSL will no longer stream City Council meeting on KSL.com.

Council Members present at the beginning of the meeting via Zoom: Chairman Mark A. Anderson, Vice Chair Jeannie F. Simmonds, Councilmember Amy Z. Anderson, Councilmember Tom Jensen, and Councilmember Ernesto López. Administration present: Mayor Holly Daines, City Attorney Kymber Housley, Finance Director Richard Anderson and City Recorder Teresa Harris. Excused: Deputy City Recorder Esli Morales.

### **OPENING CEREMONY:**

Jordan Mathis, newly hired Director of the Bear River Health Department addressed the Council and gave a COVID-19 update. He said there has been a drastic increase of COVID cases since October 2020, but the numbers have leveled out on the estimated active cases which means that people are recovering as fast as new cases are coming in.

The percent positivity for the Bear River area continues to increase which means that COVID is at a high level in our community and is higher than the State average which is just over 20%.

Director Mathis also reported on the Logan sewer statistics and stated that when testing goes down both the sewer numbers and the percent positivity show an important indicator to follow to see if there is an elevated number if COVID cases.

Director Mathis also reported on the vaccine plan. The Bear River Health Department received 3,300 vaccine doses and have so far administered 2,095. The priority populations are long-term care facilities, hospitals, non-hospital healthcare, first responders, teachers (K-12), and 75-year-old and over. They have more resources than supply for the vaccine at this time. He added that both Pfizer and Moderna require two vaccine doses. His hope is that by the end of April the vaccine will be available to the general public. He also added that it is five weeks from the first vaccine dose when the person is immune. He feels that with most of the vulnerable population getting the vaccine first we should see relief in the number of cases between now and the end of March.

Vice Chair Simmonds said the Council received at least one email from the public asking the Council not to mandate vaccinations. She feels it is important for the Council to state they will not and do not mandate vaccinations for anyone.

**Meeting Minutes.** Minutes of the Council meeting held on December 1, 2020, were reviewed, and approved with one change.

**Meeting Agenda.** Chair M. Anderson announced there are no public hearings scheduled for tonight's Council meeting.

**ACTION. Motion by Councilmember A. Anderson seconded by Vice Chair Simmonds to approve the December 1, 2020 minutes as amended and approve tonight's agenda. Motion carried unanimously.**

**Meeting Schedule.** Chairman M. Anderson announced that regular Council meetings are held the first and third Tuesdays of the month at 5:30 pm. The next regular Council meeting is Tuesday, January 19, 2021.

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

Chairman M. Anderson explained that the Questions and Comments portion of the agenda is suspended until we can once again have in-person meetings. In the meantime, comments can be emailed to City Recorder Teresa Harris [teresa.harris@loganutah.org](mailto:teresa.harris@loganutah.org), who will distribute them to the Mayor and Councilmembers.

## **MAYOR/STAFF REPORTS:**

### **Board Appointments (Parks & Recreation Advisory Board) – Mayor Daines**

Mayor Daines asked the Council for ratification to appoint Eric Eliason to serve on the Parks & Recreation Advisory Board.

**ACTION. Motion by Councilmember Jensen seconded by Vice Chair Simmonds to approve ratification of Eric Eliason as presented. Motion carried unanimously.**

### **Association of Public Safety Communications Officers (APCO) Awards – Police Chief Gary Jensen and Shelley Peterson, 911 Communications Director**

Logan City 911 Communications Director Shelley Peterson addressed the Council and said the State of Utah has its own local chapter of APCO and each year they award agencies and individuals within the State of Utah for various accomplishments. During 2020, Logan City Dispatch was nominated and then selected for Dispatch of the Year for the Lizzy Shelly homicide case. Director Peterson said she is very proud of the dedication, hard work, long hours, and the valiant effort from those in her division that were involved in this very difficult case. She recognized and thanked the four dispatchers that were on duty when the 911 call came in when Lizzy went missing. Makenna Bair, Laurilee Tarbet, Brittany Perkins and Bridget Alvarez.

The Council thanked Director Peterson for making this presentation and for the service of the dedicated dispatchers.

Police Chief Gary Jensen also expressed his thanks to the 911 dispatchers.

No further Mayor/Staff Reports were presented.

## **COUNCIL BUSINESS:**

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

Vice Chair Simmonds reported that the Planning Commission discussed and resolved the long-term issue of the Foothill Loft Subdivision which, was approved. The developer adjusted their design and were able to fit in the number of lots they needed and have corrected the number of exits and entrances to the subdivision. The Foothill Subdivision is directly East of the student housing off 1200 East.

The Planning Commission also approved the design of a fuel center that will be located in the parking lot of the Smith's Food and Drug on 700 North Main Street. The Planning Commission will review a new request from the A-OK RV Park for an amendment to the extended stay ordinance at the end of February. After the Planning Commission it will come before the City Council. The proponent does not want to rezone the property if the extended stay is not approved.

**Proposed Council Board and Committee Assignments for 2021 – Chairman M. Anderson**

Chairman M. Anderson proposed the following Logan Municipal Council Board and Committee Assignments for 2021.

**LOGAN MUNICIPAL COUNCIL - 2021 BOARD AND COMMITTEE ASSIGNMENTS**  
 Mayor Holly H. Daines

Mark Anderson Chair	Historic Preservation Committee	1st/3rd Mon, Noon
	Library Board	3rd Mon, 5:30 PM
	Economic Development Committee (2)	2nd Thur, 3:30 PM
	**Solid Waste Advisory Board - <i>County Exec Appoints</i>	As needed
	**CDBG	Annually
Jeannie Simmonds Vice Chair	Logan Cache Airport Authority Board	1st Thur, 8:30 AM
	Audit Committee (2)	As needed
	Public Arts/Fine Arts Committee (2)	As needed
	Economic Development Committee (2)	2nd Thur, 3:30 PM
	Planning Commission (1+)	2nd & 4th Thur, 5:30 PM
	**CDBG	Annually
Ernesto Lopez	Cache Valley Center for the Arts	1st Thur, 5:15 PM
	RECAB (2)	1st Fri, 7:30 AM
	Light and Power Advisory Board	Quarterly
	Parks and Recreation Advisory Board	3rd Thurs, 9:30 AM
	**CDBG	Annually
Tom Jensen	Cache Metropolitan Planning Organization (CMPO)	1st Mon, 5:00 PM
	Golf Course Advisory Board	3rd Thur, 5:00 PM
	RECAB (2)	1st Fri, 7:30 AM
	Storm Water Advisory Board	As needed
	Water and Sewer Board	3rd Thur, 4:00 PM
	**CDBG	Annually
Amy Anderson	Audit Committee (2)	As needed
	Homeless Coordinating Council (new)	To be determined
	Public Arts/Fine Arts Committee (2)	As needed
	Bicycle and Pedestrian Advisory	2nd Wed, 11:30 AM
	Downtown Alliance	2nd Tues, Noon
	**CDBG	Annually

*Approved January 5, 2021*

**\*\*Non-City Committees and Boards**

Councilmember Tom Jensen indicated that he spoke to Wendy Hassan at the Cache Valley Center for the Arts who stated that two council members should serve on the Board. Councilmember López has been assigned to serve and Councilmember Jensen asked that he also continue serving.

The Mayor and Council all agreed to Councilmember Jensen serving on the Cache Valley Center for the Arts Board along with Councilmember López.

The Council approved by a head nod the Council Board and Committee assignments for 2021. The list will also be posted on the City website.

Councilmember Jensen reported on the Cache Valley Center for the Arts and said the Board will meet this week. He asked Director Wendy Hassan how the Center is doing financially, and she responded they can carry through until Spring and then hopefully things will change in the way people attend performances.

No further Council Business items were presented.

**ACTION ITEMS: Chairman M. Anderson explained due to meeting restrictions because of COVID-19 precautions, there were two options for those wanting to make a public comment:**

**1. Email comments to [teresa.harris@loganutah.org](mailto:teresa.harris@loganutah.org), who distributed them to the Mayor and Councilmembers. Although you may send email questions and comments during the public hearing portion of the meeting, to guarantee they will be distributed to the Council before the meeting, submit by Monday, January 4 at 5:00 p.m.**

**2. Join the meeting via ZOOM Webinar ID: 828 2948 1740. A host will monitor the online meeting. When we get to the agenda item where you wish to comment, use the “Raise your Hand” feature to indicate you want to speak, and the host/or Chair will recognize you in turn. As always, comments are limited to three minutes per person.**

**\*\*\*NOTE: Facebook Live comments are not part of the official meeting or public comment.**

**ACTION ITEM:**

**Consideration of a proposed resolution adopting the 2020 Bear River Region, Utah Pre-Disaster Mitigation Plan – Resolution 21-02 – Craig Humphreys, Assistant Fire Chief Marshal**

Assistant Fire Chief/Marshal Humphreys addressed the Council and explained the Mitigation Plan is a FEMA Plan that is prepared and updated every 5 years by the Bear River Association of Governments (BRAG). This plan covers Box Elder, Cache and Rich counties. Logan City has been working with BRAG to complete the portion of the Plan that is specific to Logan City. As part of the FEMA approval process, they require that each agency participating adopt the Plan. FEMA requires an approved Plan if a jurisdiction applies for any sort of FEMA grant as well. The 2020 Plan was approved by FEMA last week. The Plan does not obligate Logan City to any action or funds but is a requirement for application and eligibility to certain funding sources and grants.

Zac Covington, Senior Regional Planner with the Bear River Association of Governments addressed the Council and gave a presentation on the Mitigation Plan. More information about the Plan can be found online at <https://brag.maps.arcgis.com/apps/MapSeries/index.html?appid=fc507e02862e42cbbf627437c1658549>

**ACTION. Motion by Councilmember A. Anderson seconded by Vice Chair Simmonds to approve Resolution 21-02 as presented. Motion carried unanimously.**

**WORKSHOP ITEMS:**

**Budget Adjustment FY 2020-2021 appropriating: \$17,000 a grant the Fire Department received from the State of Utah to purchase equipment and software for the Emergency Operations Center; \$10,480 a reimbursement the Police Department will receive from the State of Utah for enforcement of events by businesses and for overtime shifts; \$3,700,000 additional funding for the completion of the Sewer Treatment Plan not included in the construction contract, including but not limited to landscaping and paving; \$3,255 an additional grant the Fire Department received from the State of Utah to purchase EMS equipment and for training of fire personnel; \$500,000 Electric Reserves for distribute of Capital Projects; \$67,208 FY2020 State Alcohol Enforcement Funds; (\$1,205,500) to reduce the General Fund budget for the Fire Ambulance Division; \$1,205,500 to appropriate the EMS Fund Budget; \$326,642 additional Ambulance Billing Revenue and associated expenses; \$200,000 Contingency; \$200,000 Reserves for the replacement of an irrigation pump servicing the Golf Course and Parks and Recreation Quadraplex – Resolution 21-01 – Richard Anderson, Finance Director**

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

Mr. Anderson stated that Light and Power Director Mark Montgomery sent the Council a memo explaining the request to move \$500,000 from reserves into their construction account in their Distribution Division. They did not anticipate the rapid growth they are seeing in their electrical load withing the servicing territory. In fact, they anticipated that 2020 would slow down significantly but, it did the opposite. Last budget year, which ended in June, they spent \$1.3 M from this account and were over budget. They have completed a list of projects this year but have exhausted the budgeted \$465,000.00 for this year and are at this time making the request of \$500,000.

Councilmember Jensen asked if the proposed adjustment from the fire department is because of the dissolution of Cache County Emergency Medical Services (CCEMS).

Mr. Anderson responded yes, it is because the CCEMS contract is expiring and Logan City is taking over the costs which, were anticipated. There is a proposed contingency of \$200,000 as well.

The proposed resolution will be an action item and public hearing at the January 19, 2021 Council meeting.

**Consideration of a proposed resolution approving USU Water Rate Modifications – Resolution 21-04 – Paul Lindhardt, Public Works Director and Cameron Draney, Water/Wastewater Division Manager**

Water/Wastewater Division Manager Cameron Draney addressed the Council regarding the proposed resolution. He said in 2018 Logan City conducted a cost-of-service study for water utilities. As a result of that study, Resolution 18-04 was approved by the Council to revise our utility rates for the drinking water system. It was an immediate 35% increase in water utilities with a 3% annual increase after that for a total of five years and this was citywide. At the time, we intended to apply the same rate adjustment to Utah State University however they had some concerns that because they are a wholesale purchaser of the water and they are in fact our only wholesale customer, that this rate adjustment might not be applied the same way to them. Logan City respected their concerns and agreed to hire a third-party consultant, HDR Consulting (Tom Gould), and it was a split cost 50/50 with USU and Logan City. Mr. Draney said the City expected the cost-of-service study to be relatively quick and simple however, it was discovered that a series of historical agreements between USU and Logan City regarding drinking water and the delivery of water to USU were in place with the first dating back to 1959 and some were not all that clear. Mr. Gould was able to do an in-depth, comprehensive analysis of all the existing utility agreements. He also completed a true cost of service study specific to USU. From the cost-of-service study, the City has worked back and forth with USU and all have agreed to make the proposed changes that are before the Council in Resolution 21-04. The change is in the Residential Base Charges. Previously, The City had a rate table for residential and commercial for Logan City residents, businesses, and a separate set of rates for USU. The City and USU agreed it would be simpler and closer to the industry standard to have USU be applied at the same rate as the rest of Logan City residents and businesses so USU has been added to the existing table s for the Base Rate Charges. The next change would be for their actual Consumption Usage Rates and USU agreed to the proposed rate changes which are listed in Resolution 21-04.

Mr. Draney added that the Council will review these rates every year during their annual budget approval.

The proposed resolution will be an action item and public hearing at the January 19, 2021 Council meeting.

**Consideration of a proposed ordinance amending Section 9.12.060 of the Logan Municipal Code Regulating Disorderly House – Ordinance 21-01 – Police Chief Gary Jensen**

Police Chief Gary Jensen addressed the Council regarding the proposed ordinance. He explained that Disorderly House is identified in the City Code as, *“It is unlawful for any person to suffer or permit any drunkenness, fighting, unlawful gains, riotous or disorderly conduct whatever on such person’s premises.”* Chief Jensen said the police run into this situation often and in the past, it has been prosecuted at the level of a Class B Misdemeanor. The police did not actually classify this as a Class B Misdemeanor but had an ordinance that said anything not identified by a Class was then in fact a Class B Misdemeanor. The State of Utah said that if a City has not classified a criminal event then it would be listed as an Infraction. What is proposed in the ordinance amendment to Section 9.12.060 is to give it a name and violation of a Class B Misdemeanor for Disorderly House.

The proposed ordinance will be an action item at the January 19, 2021 Council meeting.

There were no further workshop items presented at tonight’s Council meeting.

**OTHER CONSIDERATIONS:**

Councilmember Jensen thanked Mayor Daines and others who were involved in the installation of the Riverside Trail and said there are many who enjoy this trail year-round.

Councilmember Jensen also said he went along 600 East and noticed people walking along the sidewalks in the snow. There are 2-3 properties where the snow has been shoveled from the sidewalk and the rest are not shoveled. He asked if this can be enforced.

Mayor Daines asked Councilman Jensen to send her an email of the location of the sidewalks and she will have code enforcement contact the homeowners.

There were no further items to be considered by the Council.

**ADJOURNED.** There being no further business to come before the Council, the Logan Municipal Council adjourned to a meeting of the Logan Redevelopment Agency.

The Logan Redevelopment Agency convened on Tuesday, January 5, 2021, at 6:45 pm via ZOOM Webinar at this link: <https://us02web.zoom.us/j/82829481740> or Webinar ID: 828 2948 1740. Instructions for downloading and using ZOOM can be found at <https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>. Logan Redevelopment Agency Meetings are televised live as a public service on Channel 17 and City of Logan Facebook page: <https://www.facebook.com/cityoflogan>. To listen to the meeting by phone call: US: +1 669 900 9128.

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Council Members present at the beginning of the Logan Redevelopment meeting via Zoom: RDA Chairman Mark A. Anderson, RDA Vice Chair Jeannie F. Simmonds, Councilmember Amy Z. Anderson, Councilmember Tom Jensen, and Councilmember Ernesto López. Administration present: Mayor Holly Daines, City Attorney Kymber Housley, Finance Director Richard Anderson, Economic Development Director Kirk Jensen, and City Recorder Teresa Harris. Excused: Deputy City Recorder Esli Morales.

### **WORKSHOP ITEM:**

#### **Consideration of a proposed resolution approving Agency Assistance to L59 Multifamily, LLC for its Redevelopment Project in the Downtown Redevelopment Project Area – Resolution 21-03 RDA – Kirk Jensen, Economic Development Director**

Economic Development Director Kirk Jensen addressed the Council regarding the proposed resolution to consider Agency Assistance and Incentive to L59 Multifamily, LLC. He said this project consists of a 108-unit apartment building and 10 townhomes located at 150 South 100 East in the Downtown Redevelopment Project Area. It is proposed that the Agency provide \$350,000 from the RDA Affordable Housing Fund upon completion of its Project. Monies from this Fund can be used for market rate housing projects in a redevelopment project area where a blight finding exists. All construction plans are to be approved by the City of Logan Planning Commission. Additionally, the Redevelopment Agency encourages L59 Multifamily, LLC to utilize local contractors and vendors whenever possible. The Economic Development Committee has reviewed the proposed investment and recommended approval for the \$350,000 to come from the Affordable Housing Fund. Mr. Jensen introduced Skyler Jenks who is one of the principals from L59, Multifamily, LLC.

Skyler Jenks addressed the Council and gave a presentation on the L59 Multifamily, LLC Project. He said the L59 Project is a multi-faceted development that will help redevelop

Logan City's downtown district. It consists of 10, 3 story townhomes and a mid-rise apartment building with 108 units including studio and one/two-bedroom units. The site is located at 150 South 100 East and encompasses the middle of the block. This development will offer a high-quality project that will reimagine the beauty of downtown Logan and compliment similar redevelopments nearby.

This location supplements recent downtown renovations and developments like Merlin Olsen Park and Center Street. L59 will further uplift Logan City's presentation and drastically improve both downtown and Logan City residents. The project goal is to uplift the area, neighborhood, and general community. He feels certain that by partnering with Logan City, L59 will be a fantastic long-term addition to the downtown aesthetic.

L59 Multifamily is requesting \$500,000 from the Redevelopment Agency (RDA) to aid in downtown development for the reasons listed. The Economic Development recommended approval of \$350,000.

- The demolition costs are estimated at \$435,164. This includes asbestos abatement, demolition of the six homes, and fill needed for the foundation removal.
- They have reached an agreement with Logan City to purchase 0.5 acres of Garff Gardens to make this project feasible. The purchase price is \$185,000, which includes a \$10,000 nonrefundable down payment.
- The purpose for the RDA is to help in the redevelopment of these exact projects. The six homes along 100 East are condemned and create a public nuisance for all that reside in that area. L59 will create substantial improvements that will benefit all stakeholders.
- The project on 100 West was granted \$500,000 in RDA money and he believes that L59 will be a bigger project and is much more needed with the eye sore of the condemned homes along 100 East.
- The \$500,000 is critical to the projects initial success and will be instrumental in fast tracking the demolition and initial construction phases.
- Parking – The City requires 1.5 stalls for every studio/one bedroom unit and 2 stalls for every two-bedroom unit. This totals 177 stalls plus an additional 17 stalls for visitor parking. The project now meets this requirement with the additional parking that is to the West that will be used as common area parking for the visitor parking.
- The parking lot will also require 18 square feet of landscaping per stall in the perimeter or surrounding areas. This is achieved based on the site plan shown in this presentation. If there is need for more, they can also put diamond shaped planters in the middle of every row.
- The building height will not exceed 35' tall on the townhomes and is set at 48' tall on the four-story building.

- In the MR-20 Zone it states that the project will need 20% in open space and an additional 10% in usable outdoor space. They achieved this through the required setbacks for the townhomes and roof top patios that will be accessible through the third story master bedroom suites. These roof top patios will be a great addition to the townhomes and create a new urban feel for the downtown area.

Mr. Jenks said construction costs are very high at this time and he is hoping costs will go down in the coming months.

Mr. Jenks reviewed the proforma of the project focusing on a cash-on-cash measure which is basically a return on equity around 7.51% on year one of stabilization of 90% occupancy or greater. He also reviewed the income and expense of the project and the discounted cashflow model.

Mr. Jenks said L59 Multifamily, LLC is the legal entity of this project. The current principals are Jay Jenks, Skyler Jenks, Kelly Harmon, and Ryan Reeves. Once they have approval from the RDA, they will raise additional capital to help fund the equity requirement. He feels this project is an opportunity zone which gives possible added tax benefits to investors depending on their tax situation; however, the opportunity zone will not change the value of the overall project value.

Mr. Jenks mentioned the site amenities of the L59 project which are an outdoor gathering area with picnic tables and barbeque grills, dog park, mail and package delivery rooms, common workspace/meeting rooms and a fitness room. He also said they will retain ownership of the project. He has a 24 month build period built into the project which includes stabilization and hopes to have construction completed within 18 months. They are hoping to get started this February and will build the townhomes first on the North end of the project area. The 108-unit apartment complex will be built simultaneously. The townhomes will be rental properties and will be market rate housing. He is not sure at this time if management will be located onsite.

Councilmember Jensen said the onsite management would be very important to him and the existing neighbors would also like to see this as well. He asked what the materials will be on the project.

Mr. Jenks responded that most of the material is brick and will be a full brick on the buildings from his understanding. He and others know that how the townhomes along 100 East will look is very important to the City and to the neighbors in this area.

Vice Chair Simmonds added the City and the neighborhood also want to make sure that both sides of the driveway into the park and the trees are preserved especially the trees directly North of the project.

Mr. Jenks said it is his understanding that everything North of the sidewalk will be preserved and everything on the South side will be removed.

Mr. Jenks said the reason they moved away from the townhomes being owner occupied vs renters is because of the opportunity to sell them a lot faster and raise money. They are worth more to sell than to rent. The money once sold has to be held for 10 years in order to take advantage of some of the tax benefits. A lot of the investors they look for with this type of opportunity will require them to hold on to the asset until the 10 years is up. It makes no difference that the townhomes are in a separate zone because it is all under the Governor's Office of the State of Utah and they dictate the opportunity zone areas which is separate from Logan City zoning.

Economic Development Director Jensen said since the time the RDA entered into a development agreement with the previous ownership group in 2019, the project came back to the Planning Commission in February 2020 and changes were approved by the Planning Commission of a small area of Commercial space on the West side of the multifamily building that went away and with this new proposal the unit count was reduced from 120 to 108 and a parking structure was eliminated. The most notable change with this new proposal is the added third story taking what was patio space and adding a third level of living area in addition to the patio. The Planning Commission has not seen the addition of the third floor living area/bedroom, it was recommended that it be added by staff. It did not meet the threshold for it to be reviewed by the Planning Commission again.

Mr. Jenks said the previous patio was only about half of the roof space so the usable space with the addition of the bedroom was not reduced.

Councilmember Jensen said if the townhomes were owner occupied, they would probably be sold through investors who would then rent them. He feels there would be better control over the management and ownership if there were onsite management.

Mr. Jenks said the townhomes will be very high-end units that people are going to really want and there are will only be 10, 2,300 square feet townhomes built.

The proposed resolution will be an action item and public hearing at the January 19, 2021 Council meeting.

**ADJOURNED.** There being no further business to come before the Logan Redevelopment Agency, the meeting adjourned at 7:20 pm.

Teresa Harris, City Recorder