Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, September 5, 2023, in the Logan Municipal Council Chambers located at 290 North 100 West, Logan, Utah 84321 at 5:30 pm. Logan Municipal Council Meetings are televised live as a public service on Channel 17 and the City of Logan YouTube channel at: https://www.youtube.com/channel/UCFLPAOK5eawKS_RDBU0stRQ

Council Members present at the beginning of the meeting: Chairman Ernesto López, Councilmember Jeannie F. Simmonds, Councilmember Mark A. Anderson, and Councilmember Tom Jensen. Administration present: Mayor Holly H. Daines, City Attorney Craig Carlston, Finance Director Richard Anderson, City Recorder Teresa Harris, and Deputy Recorder Esli Morales.

Participating by phone: Vice Chair Amy Z. Anderson.

Chairman Ernesto López welcomed those present. There were approximately 15 in attendance at the beginning of the meeting.

OPENING CEREMONY:

Lizzette Villegas, Latino Community Advocate provided the opening remarks and led the audience in the pledge of allegiance.

Ms. Villegas said the mission of the Latino community is Unite, Support, and Educate. There is a lot of support for small businesses and entrepreneurship. The education portion is higher ed for youth and Latinos in Action. Resource education is for the community from renting an apartment, etc. The Unifying is a cultural planned event for the community to enjoy. Lastly, she invited the community to attend (the actual Independence Day of Mexico) El Grito de Independencia on September 15 at the Cache County Fairgrounds.

Councilmember Simmonds inquired if Ms. Villegas works with CRIC.

Ms. Villegas responded that she did.

Meeting Minutes. Minutes of the Council meeting held on August 15, 2023, were approved with no corrections.

Meeting Agenda. Chairman López announced there are five public hearings scheduled for tonight's Council meeting.

ACTION. Motion by Vice Chair A. Anderson seconded by Councilmember Simmonds to approve the August 15, 2023, minutes and approve tonight's agenda. Motion carried by roll call vote.
A. Anderson: Aye
M. Anderson: Aye
Jensen: Aye
López: Aye
Simmonds: Aye

Meeting Schedule. Chairman López announced that regular Council meetings are held on the first and third Tuesdays of the month at 5:30 p.m. The next regular Council meeting is Tuesday, September 19, 2023.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:

Chairman López explained that any person wishing to comment on any item not otherwise on the agenda may address the City Council at this point by stepping to the microphone and giving his or her name and address for the record. Comments should be limited to not more than three (3) minutes unless additional time is authorized by the Council Chair. Citizen groups will be asked to appoint a spokesperson. This is the time and place for any person who wishes to comment on non-agenda items. Some items brought forward to the attention of the City Council will be turned over to staff to respond to outside of the City Council meeting.

Lou Anne Harris, a resident of Logan expressed concerns about the former Deer Pen property being sold instead of being converted into a cemetery and whether there will be sufficient space in the current cemetery within 10 to 15 years for citizens' use. She feels the cemetery is sacred land and should be preserved and protected. She said that 800 people were in opposition to the new mall development and simply did not understand the decision to approve the project. She asked what happens to the funding received for cemetery plots that are sold.

Mayor Daines responded that the funding goes to the cemetery perpetual care fund. The first project to be used with the funding of the Deer Pen Property sale is a new irrigation system for the current cemetery.

Richard Anderson, Finance Director further added that the topic has been discussed several times and indicated that Russ Akina, Parks & Recreation Director can provide more detailed information.

Alice Macallister, a resident of Logan highlighted the importance of remembering the National *Week Without Driving* which is October 2nd through October 8th. The County and City should be aware of what it is like to drive through our community on a bike or other means of transportation. She challenged the County and City Council to walk, bike and use the bus but not use a car. Furthermore, to share what they learned and if it had any impact on their views on transportation.

Gail B. Yost, a resident of Logan said that September 15, it will be Rosh Hashanah, the Jewish New Year. She invited the community to remember or learn of the customs of the holiday.

Matthew Fatuesi, a resident of Logan expressed concerns about the naming of the plaza to be based upon who made the largest donation. He suggested that the community's feedback would have been welcome such as naming the plaza via a poll or vote. He also asked if the Plaza had been sold. A correction was made to buildings 41 & 45 adjacent buildings. And asked if it would be possible to keep the buildings inside the community as well.

Councilmember Simmonds clarified the plaza has not been sold.

Mayor Daines clarified that the referenced buildings have not been sold. The City is not in charge of running a rental rather it belongs to the private sector.

Joshua Molitor, a resident of Logan asked if 800 community members in opposition of the Mall project (referencing the comment made by Lou Anne Harris). He inquired how many residents will it take for the City Council not to side with the developer and expressed his concerns regarding that matter.

Councilmember Simmonds confirmed that there were not 800 residents in attendance at the Planning Commission who were in opposition of the new mall development project since she was present at the Planning Commission meeting.

Mayor Daines answered that there were not 800 residents in attendance, who were in opposition. There were residents in opposition to the mall development but not 800 that is known of.

Councilmember Jensen asked how much cemetery property would be needed for the proposed roundabout on 1200 East.

Mayor Daines replied there is a plan in place, and she will send the plan to Councilmember Jensen and Ms. Harris if she would leave her email with her. There is a Cemetery Master Plan that is being written at this time. The roundabout, itself is for safety and configuration purposes.

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

MAYOR/STAFF REPORTS:

Pedestrian Safety – Mayor Daines

Mayor Daines addressed the Council regarding what the City and Staff are trying to do to improve pedestrian safety. One of them is the installation of RFB – Rapid Flashing Beacons that are being installed throughout the City. State Law requires drivers to stop for a pedestrian at a marked crosswalk.

Bike 2 Everywhere Week September 11-15 – Mayor Daines

Mayor Daines addressed the Council and reminded the community to be aware of cyclists. The City is a co-sponsor of Bike 2 Everywhere Week from September 11-15, 2023. The community is invited to participate in the program.

No further Mayor/Staff Reports were presented.

COUNCIL BUSINESS:

Planning Commission Update – Councilmember Simmonds

Councilmember Simmonds reported that a short-term rental was issued a conditional use permit located at 879 N 1400 E in the Hillcrest Neighborhood.

ACTION ITEMS:

PUBLIC HEARING – Consideration of a proposed resolution to acknowledge and support a Grant Application to the Community Impact Board by the City of Logan for a New General Plan – Resolution 23-37 – Mike DeSimone, Community Development Director

Community Development Director Mike DeSimone addressed the Council regarding the proposed resolution. He stated that the current City of Logan General Plan was adopted on December 18, 2007, and Logan has experienced significant population growth and community change since the original general plan was prepared making it necessary to evaluate previous assumptions and policies surrounding land use, growth and development in the City. The State Legislature of Utah has made significant changes in land use and planning requirements for local governments over the past two decades mandating an update to the City's General Plan.

The Community Impact Board (CIB) grant program is a 50/50 split cost-sharing reimbursement grant program that requires matching dollars by the Applicant (Community Development Department). The City of Logan will initiate a Request for Proposal process to retain professional planning services in early 2024 to assist with the preparation of a new General Plan. The (CIB) grant program, administered by the Utah Housing and Community Development, includes a requirement that a municipality applying for CIB grant funding conduct a public hearing to determine the community's support or opposition in seeking a CIB grant to assist with preparing a new General Plan.

1962 Logan General Plan:

- Adopted 1963 (R. Clay Allred & Associates)
- Population: 18,731 (1960)
- 5,438 Housing Units (57% owner/43% renter)
- Growing 1.3% Annually
- Projected to Double by 1990 to 35,000
- Most Significant Issues: Population Growth; Housing; Infill; USU Growth; Commercial Growth; Encourage compact downtown commercial growth vs. "stringing" out along Main Street.

Adequate land area to accommodate most new growth.

1995 Logan General Plan:

- Adopted 1995 & 1998 w/updates (staff prepared)
- Population: 32,762 (1990)
- 11,440 Housing Units (47% owner/53% renter)
- Growing 1.3% Annually

Most Significant Issues:

- Population Growth & Housing (affordability & availability)
- Creating a sense of place in downtown
- Traffic & roads
- Neighborhoods

2007 Logan General Plan:

- Adopted 12/28/07 (staff & consultants)
- 50-year planning horizon & broad valley-wide approach
- Population: 47,359 (2006) - 115,000 by 2050
- Growth 2.1% from 1990
- 14,692 Housing Units (44% owner/57% renter)
- Population Growth & Housing (affordability & availability)
- Land Consumption (location of inevitable growth)
- Infill & Neighborhood Character
- Aesthetics – Design, Gateways Neighborhoods

2024 Logan General Plan Project:

Project Description: Craft a citywide long-range plan that builds on previous work and provides a comprehensive blueprint for managing growth and development pressures into the next decade(s).

- 2007 Plan provides Solid Foundation moving forward.
- Update Plan Elements Consistent w/changes to UCA 10.9a
- Goal: 20 Year Planning Horizon (2045 General Plan)
- Current Population: 54,158 (2023)
- Projected Population: 67,500 – 86,000 (2045)
- Growth Rate 1.0 – 2.0% through 2045
- 18,592 – 19,786 Housing Units (39% owner/61% renter)
- Need 24,100 – 30,700 Housing Units (2045)
- Population Growth & Housing (affordability & availability)
- Land Consumption (location of inevitable growth)
- Infill & Neighborhood Character
- Aesthetics – Design, Gateways, Downtown, Neighborhoods

2024 Logan General Plan Project:

Funding Scenarios

- Budget: $200,000 Project Cost
- RFP Process will true up this number.
- $150,000 Cash in hand ($50K – fy22/fy23/fy24)
- Applying for a $50,000 CIB Grant (Utah Community Impact Fund) to bridge the gap.
- W/O CIB Grant Funding, the Project was delayed 1 – 2 years.

2024 Logan General Plan:

- Planning Grant Funding Criteria (CIB)
- Consultant Selection will follow City's Procurement Process
- Highly Engaged Leadership – Political/Technical/Community
- Demonstrated Need for new General Plan
- Community Preparation for Project – set aside funds,
- supporting projects, project delayed w/o CIB Grant
- Anticipating the use of Best Practices in the entire process
- General Plan has a Communitywide Benefit
- Robust Public Engagement Process
- Agency Support

Councilmember Simmonds asked why a 20-year horizon if the plan is done every 5 to 10 years.

Mike DeSimone, Community Development Director answered the reason is to think long term so that we look at the plan every 5 to 10 years as a benchmark. It is a policy that the City as a whole can get around as the City continues to grow.

Councilmember Simmonds inquired if $50,000 is the limit for the CIB Grant.

Mr. DeSimone responded that there are six years of grants, and we could apply for more, but the project will not take more years and the grant may not be approved as a result.

Councilmember M. Anderson asked how much can be done in-house.

Mr. DeSimone replied whatever can be done in order to reach that budget number.

Councilmember Jensen supported the plan and indicated that projections are precursors of the future and should be properly addressed while it is possible.

Councilmember Simmonds asked since the neighborhood plans are not yet completed, will those plans be completed before starting a new plan or what would be the process in place.

Mr. DeSimone answered the neighborhood plans will be addressed in concurrence.

Chairman López opened the meeting to a public hearing.

Dr. Gail B. Yost, a resident of Logan asked what the public input process will be like.

Councilmember Simmonds stated that the public feedback process will depend on who does the General Master Plan, but what has often been done in the past is meeting with neighborhoods, at other locations, and not limited to the public meetings itself.

Katie Lee Koven, a resident of Logan and chair of the Hillcrest neighborhood said it was her understanding that funds were allocated when the plan was created. She remarked that it is important to educate the community and highlight the importance of engaging with the neighborhood.

Mr. DeSimone clarified the funding was by Community Development to create the neighborhood plan and utilize in-house staff.

Cassandra Erickson, a resident of Logan was surprised to see that the same kind of problems that existed in the past are the same now. She sked how can the plan more appropriately address these issues.

Mr. DeSimone answered there is not a plan in place. The current purpose of today is to acquire funding.

There were no further comments and Chairman López closed the public hearing.

ACTION. Motion by Councilmember Simmonds seconded by Councilmember M. Anderson to approve Resolution 23-37 as presented. Motion carried by roll call vote.
A. Anderson: Aye
M. Anderson: Aye
Jensen: Aye
López: Aye
Simmonds: Aye

PUBLIC HEARING - REZONE – Consideration of a proposed rezone. Michael Jewell/Logan Crossroads LLC, authorized agent/owner, is requesting a rezone of 3.26 acres located at approximately 59 East Golf Course Road from Commercial (COM) to Mixed Use (MU); TIN 02-322-0001 (Woodruff Neighborhood) – Ordinance 23-29 – Russ Holley, Planner

At the August 15, 2023 Council meeting, Planner Russ Holley addressed the Council regarding the proposed rezone.

RECOMMENDATION
Staff recommended that the Planning Commission forward a recommendation of **approval** to the Municipal Council for a rezone of approximately 3.26 acres of property located at approximately 59 East Golf Course Road (TIN# 02-322-0001) from Commercial (COM) to Mixed Use (MU).

Land use adjoining the subject property

North:	COM: Vacant	*East:*	Outside of City Boundary (Providence)
South:	COM: Commercial Uses	*West:*	COM: Commercial Uses

PROJECT
The proponent is requesting to rezone a 3.26-acre lot from COM to MU. The vacant parcel fronts onto Golf Course Road. An 80 East (frontage road) street is planned to provide access to this and other properties in the area from the east side via 700 South and East Golf Course Road. The property borders Providence City along the east edge. The Logan City Future Land Use Plan (FLUP) designates the property as COM. The rezone request does not include any formal development plans.

GENERAL PLAN
The Future Land Use Plan (FLUP), adopted in 2008, identifies this property as Commercial (COM). The General Plan, a nonregulatory visioning plan, describes COM areas as being intended for retail, service and hospitality businesses that provide employment centers and serve city-wide and regional populations. Most COM designations inside Logan City are located near the Main Street/Highway corridor north and south of downtown.

The MU designation in the General Plan is described as having high concentrations of commercial and residential uses. Structures would typically be multi-story with projects laid-out in a compact urban fashion that allows residents to work, play and live all within a walkable center. The MU designation can be applied to encourage re-development.

Mixed Use Zone
The Logan City Land Development Code (LDC) entitles property within the Mixed Use (MU) zoning district to dense, walkable mixed-use developments. The MU zone requires a mix of both residential and commercial uses in compact urban development patterns. Base residential densities of twenty (20) units per acre and a minimum commercial square footage based on project size (acreage) are set with the intention of serving neighborhood populations and creating live, work, and play developments. Height and density bonuses are available in the MU zone based on performance and additional development features as per the LDC.

SUMMARY
Given the proximity to existing commercial areas, a mixed-use project would result in more residential units in closer proximity to jobs and commercial goods and services. It may also act as transitional area to lower density commercial and residential in areas farther east and away from the Main Street corridor. A comprehensive project on this site can be designed in a better manner than that of smaller individual commercial projects. Traffic circulation, with the addition of the 80 East Street, should improve in the area. Quality usable open space and strategic commercial/residential interfacing can be better achieved in the MU zone with bonus criteria verses the COM zone. This location offers better mobility and more transportation choices for future residents and puts less development pressure on the rural and agricultural lands farther out into the valley. Being considered an infill project, infrastructure and utilities can be more efficiently utilized as compared to outer fringe areas (sprawl) that excessively burden the transportation and infrastructure networks with poor logistics, higher vehicle miles driven, and lengthier pipes and utility lines.

AGENCY AND CITY DEPARTMENT COMMENTS
No comments have been received.

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 7/1/23, posted on the City's website and the Utah Public Meeting website on 7/3/23 and mailed out to adjacent property owners within 300' on 6/26/23.

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

1. The surrounding zoning is COM and NR-6 with the MU and the required height transitions to the NR-6 zoning will provide a compatible development pattern.
2. The MU zone is appropriate because of the mix of surrounding land uses and close proximity to transportation choices, commercial goods and services and employment centers.
3. The majority of the surrounding existing land uses are commercial in nature.
4. The design review process and LDC development standards will ensure a quality development that will be compatible with the surrounding neighborhood.

On July 27, 2023, the Planning Commission recommended the Municipal Council **approve** the Logan Crossroads Rezone (6-0).

Councilmember Jensen inquired if Russ Holley, City Planner would explain the alignment.

Mr. Holley answered that this is a preliminary plan between Logan City and Providence City which has been jointly approved for 80 East to be a frontage access road.

Councilmember Simmonds requested Mr. Holley review the frontage requirements and why the road is categorized as a local street.

Mr. Holley answered on a local street such as 80 East, it is categorized in such a manner because the street does not meet the requirement of an arterial or a collector road. The commercial requirement for a local street is 6,500 square feet of a minimum of commercial space in a mixed-use zone and is planned to be near Golf Course Road.

Vice Chair A. Anderson asked if there was property between the two properties.

Mr. Holley confirmed there is a property between the two properties, but it is two properties removed to the north and it is different applicants. It will be different applicants with different plans.

Chairman López requested Mr. Holley provide a summary of why the Planning Commission was unanimous in their decision.

Mr. Holley responded that the property is not considered prime commercial property, the Planning Commission determined the mixed-use zone allows for more flexibility.

Chairman López opened the meeting to a public hearing.

Dr. Gail B. Yost, a resident of Logan asked how the project would be part of the Woodruff neighborhood rather than Wilson or if it is part of a boundary.

Mr. Holley replied that the neighborhood boundaries are based on the elementary school boundaries. The boundaries don't always make geographic sense, but that is how they are created and have been planned.

Joshua Molitor, a resident of Logan expressed concern regarding the location and wondered what the plan might be for the property.

Michael Jewell, the proponent of the project site said the project will be a mixed-use project with commercial and residential units.

Councilmember Simmonds asked if this was in an opportunity zone.

Mr. Jewell answered this area is not an opportunity zone.

Councilmember M. Anderson requested clarification on the amount of acreage for the project.

Mr. Jewell confirmed the acreage amount is just under two acres.

Chairman López asked if there is an estimate on the amount on what the commercial space will be.

Mr. Jewell answered the minimum commercial space will be greater than the 6,500 minimum requirement and up to 12,000 square feet.

There were no further comments and Chairman López closed the public hearing.

Councilmember Simmonds stated that often a property will be rezoned to get the best possible project for the City. We don't always know what the project will look like, but we set parameters in the zone to have an idea of what it can be. We try not to zone based on what is presented as the project may change.

ACTION. Motion by Councilmember Jensen seconded by Councilmember M. Anderson to adopt Ordinance 23-29 as presented. Motion carried by roll call vote.
A. Anderson: Aye
M. Anderson: Aye
Jensen: Aye
López: Aye
Simmonds: Aye

PUBLIC HEARING - REZONE – Consideration of a proposed rezone. Nathan Leishman/Old Sawmill Properties LLC, authorized agent/owner are requesting a zone change of two parcels totaling 4.64-acres from Commercial (COM) to Mixed Use (MU) located at 774 & 776 South Main Street; TIN 02-065-0043; - 0015 (Woodruff Neighborhood) – Ordinance 23-30 – Russ Holley

At the August 15, 2023, Council meeting, Planner Russ Holley addressed the Council regarding the proposed rezone.

RECOMMENDATION
Staff recommended that the Planning Commission forward a recommendation of **approval** to the Municipal Council for a rezone of approximately 4.64 acres of property located at approximately 790 South Main Street (TIN# 02-065-0043, 02-065-0015) from Commercial (COM) to Mixed Use (MU).

Land use adjoining the subject property

North:	NR-6: Mixed Residential Uses	*East:*	Outside of City Boundary (Providence)
South:	COM: Vacant	*West:*	COM: Commercial Uses

PROJECT
The proponent is requesting to rezone two lots totaling approximately 4.64 acres from COM to MU. The vacant parcels front onto Main Street near the “Y” intersection of HWY 89/91. Access to the property from Main Street will be challenging as Utah Department of Transportation has strict driveway access standards along Highways. An 80 East (frontage road) street is planned to provide access to this and other properties in

the area from the east side via 700 South and East Golf Course Road. The property borders Providence City along the east edge. The Logan City Future Land Use Plan (FLUP) designates the property as COM. The rezone request does not include any formal development plans.

GENERAL PLAN
The Future Land Use Plan (FLUP), adopted in 2008, identifies this property as Commercial (COM). The General Plan, a nonregulatory visioning plan, describes COM areas as being intended for retail, service and hospitality businesses that provide employment centers and serve city-wide and regional populations. Most COM designations inside Logan City are located near the Main Street/Highway corridor north and south of downtown.
The MU designation in the General Plan is described as having high concentrations of commercial and residential uses. Structures would typically be multi-story with projects laid-out in a compact urban fashion that allows residents to work, play and live all within a walkable center. The MU designation can be applied to encourage re-development.

Mixed Use Zone
The Logan City Land Development Code (LDC) entitles property within the Mixed Use (MU) zoning district to dense, walkable mixed-use developments. The MU zone requires a mix of both residential and commercial uses in compact urban development patterns. Base residential densities of twenty (20) units per acre and a minimum commercial square footage based on project size (acreage) are set with the intention of serving neighborhood populations and creating live, work, and play developments. Height and density bonuses are available in the MU zone based on performance and additional development features as per the LDC.

SUMMARY
Given the proximity to existing commercial areas, a mixed-use project would result in more residential units in closer proximity to jobs and commercial goods and services. It may also act as a transitional area to lower-density commercial and residential in areas farther east and away from the Main Street corridor. A comprehensive project on this site can be designed in a better manner than that of smaller individual commercial projects. Traffic circulation, with the addition of the 80 East Street, should improve in the area. Quality usable open space and strategic commercial/residential interfacing can be better achieved in the MU zone with bonus criteria versus the COM zone. This location offers better mobility and more transportation choices for future residents and puts less development pressure on the rural and agricultural lands farther out into the valley. Being considered an infill project, infrastructure and utilities can be more efficiently utilized as compared to outer fringe areas (sprawl) that excessively burden the transportation and infrastructure networks with poor logistics, higher vehicle miles driven, and lengthier pipes and utility lines.

AGENCY AND CITY DEPARTMENT COMMENTS
No comments have been received.

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 7/1/23, posted on the City's website and the Utah Public Meeting website on 7/3/23 and mailed out to adjacent property owners within 300' on 6/26/23.

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

1. The surrounding zoning is COM and NR-6 with the MU and the required height transitions to the NR-6 zoning will provide a compatible development pattern.
2. The MU zone is appropriate because of the mix of surrounding land uses and close proximity to transportation choices, commercial goods and services and employment centers.
3. The majority of the surrounding existing land uses are commercial in nature.
4. The design review process and LDC development standards will ensure a quality development that will be compatible with the surrounding neighborhood.

On July 27, 2023, the Planning Commission recommended the Municipal Council **approve** the Latitude 41 Rezone (6-0).

Councilmember Simmonds said if 60% percent of commercial frontage is required on the Y-access and if there will be more than 6,500 square feet. C considering the location will the proponent be given access to the highway.

Mr. Holley confirmed that the proponent can go over the minimum 6,500 square feet requirement. Regarding having access to the highway, UDOT requires joint access on the inner road and eastern access but will not allow another driveway south of the Starbucks.

Chairman López opened the meeting to a public hearing.

There were no comments and Chairman López closed the public hearing.

ACTION. Motion by Councilmember Simmonds seconded by Councilmember Jensen to <u>adopt Ordinance 23-30 as presented</u>. Motion carried by roll call vote.
A. Anderson: Aye
M. Anderson: Aye
Jensen: Aye
López: Aye
Simmonds: Aye

PUBLIC HEARING – Budget Adjustments FY 2023-2024 appropriating: $340,000 restricted Parks and Recreation Impact Fees (acct#292915) toward the construction of the 1900 West Dog Park ($110,000), Foothill Nature Park Trail Crossing ($30,000), and the 600 South Park ($200,000) – Resolution 23-34 – Richard Anderson

At the August 15, 2023 Council meeting, Finance Director Richard Anderson addressed the Council regarding the proposed Budget adjustments.

Chairman López asked what the difference is between restricted vs. impact fees.

Mr. Anderson explained that whenever a residential home or unit is built, a residential impact fee is paid to the City. That collected fee can be used for certain specific types of City projects. All fees are restricted but what project it can be used for is dependent on the fee type for Parks and Recreation it is to maintain the same level of service.

Chairman Simmonds stated she had received a message inquiring why $300,000 dollars are being spent on a dog park and clarified that only $110,000 of City funds are being spent on the dog park.

Mr. Anderson clarified that the total amount is $340,000.

Russ Akina, Parks & Recreation Director added the restricted funds in this case will be used for construction, a part of the State grant portion will be used for a new Dog Park because the Rendezvous Park is overused. The Rendezvous Park is not designed for the amount of usage and is overcapacity. The 10 acre-parcel will permit use of the area and divide the area for large and small dogs. The cost will be more than the $110,000 along with the restricted funds. The total cost will a total at least a million, but the park will be built in phases along with amenities.

Chairman López opened the meeting to a public hearing.

Katie Lee Koven, a resident of Logan thanked the Council for adding the Foothill Nature Park Trail crossing. And stated that there is also an expressed interest in a dog-run area as well.

There were no further comments and Chairman López closed the public hearing.
ACTION. Motion by Councilmember Simmonds seconded by Councilmember M. Anderson to approve Resolution 23-34 as presented. Motion carried by roll call vote.
A. Anderson: Aye
M. Anderson: Aye
Jensen: Aye
López: Aye
Simmonds: Aye

PUBLIC HEARING - *__Unspent Appropriations FY 2022 – Carry Forwards:__*

ADMINISTRATION - $11,269 donation for Library sculpture; $5,500 for Public Art Program; $7,925 for Center Block Plaza outdoor furnishings

COMMUNITY DEVELOPMENT - $100,000 Community Development funds for General Plan; $2,000 for Vehicle Rollover

FIRE DEPARTMENT - $125,000 for Station expenses; $26,514 for replacement turnouts

PUBLIC WORKS - $116,209 for 400 North 600 West intersection; $750 for Rolling Stock; $558,688 for Capital Projects

PARKS & RECREATION - $425,396 for various Parks & Recreation Capital; $50,000 for Trapper Park Trail Bridge

LIBRARY - $18,500 donation for Library sculpture; $410,664 donation for Library building project.

COMMUNICATION CENTER - $8,062 for HVAC at Newton Site; $5,799 for generator at Newton site; $79,712 for Fire Station alerting equipment.

REDEVELOPMENT AGENCY - $2,328,228 for Center Block Plaza; $700,000 for Center Block Plaza; $104,585 for 100 West Corridor

WATER & SEWER - $121,476 for Masterplan Updates; $9,457 for Wastewater equipment; $180,162 for rolling stock; $22,944,826 for water tank project; $2,192,972 for various Capital Projects; $11,448 for Water equipment.

SEWER TREATMENT – $1,305,334 for Bioreactor 4 Design; $27,338 for dewatering pump

ELECTRIC - $104,188 for rate study and integrated power study; $2,000 for vehicle replacement; $282,041 for meter change out; $9,000 for Stone Security; $617,342 for Substation 9 and 10; $592,024 for Second and Third Dam Hydro projects

ENVIRONMENTAL - $6,876,260 for Environmental Capital Projects; $447,945 for rolling stock; $51,736 for Landfill permits; $58,247 for Landfill study; $41,315 automated cans for green waste.

STORM WATER - $605,699 for Master Plan updates; $3,035,628 for Capital Projects; $92,728 for Storm Water Capital Projects

EMERGENCY MEDICAL SERVICES - $526,736 for ambulances

__Carry Forward of Capital Projects:__ $5,982,553 for Fire Station; $3,116 for Transportation Master Plan; $2,964,501 for Curb, Gutter, and Street Improvement projects; $5,575,116 for Curb, Gutter and Street Improvement projects; $865,920 for Curb Gutter and Street Improvement projects; $6,855,181 for the Library.

__Capital Equipment:__ $2,000 for Community Development vehicles; $191,439 for Public Work vehicles; $108,726 for Parks and Recreation vehicles.

__Restricted Revenue and Grants__ - $63,134 Police Alcohol Enforcement (restricted reserves 292102); $443 Police Alcohol Enforcement (restricted reserves 292102); $1,510,025 Class C Street projects (restricted reserves 292101); $3,545,151 Transportation Tax projects (restricted reserves 292117)

FEDERAL GRANTS - $877,673 CDBG Grant; $11,603 Bullet Proof Vest Grant; $3,806,781 Corona Virus Aid, Relief, and Economic Security Grant; $145,001 LCWF-Willow Park Ball Field; $65,466 Logan River Stabilization Project

STATE GRANTS - $105,734 House 23 Bill-First Responders Support Grant; $201,201 Utah Outdoor Recreation Grant-Logan River Blue Trail 600 South
MISC GRANTS - $6,849,605 County Road Tax Grant; $38,743 Utah League of Cities and Towns; $31,250 Deed Battery Storage Grant; $14,222 Summer Playground After School Program

Carry Forward of Reimbursement Grants:
RAPZ GRANTS - $393,335 RAPZ Reimbursement Grants; $126,418 RAPZ Population Split Grant – **Resolution 23-35 – Richard Anderson, Finance Director**

Richard Anderson addressed the Council and explained the reason for presenting the grants at this time to ensure the carry forwards are accurate.

Chairman López inquired what the largest fiscal carryforward was.

Mr. Anderson replied that the largest reduction is in the Parks & Recreation carryforward from $480,407 to $425,396 due to the final tabulation of capital funds and grants.

Teresa Harris, City Recorder is excused at 7:12 p.m.

Chairman López opened the meeting to a public hearing.

There were no comments and Chairman López closed the public hearing.

ACTION. Motion by Councilmember Simmonds seconded by Vice Chair A. Anderson to approve Resolution 23-35 as presented. Motion carried by roll call vote.
A. Anderson: Aye
M. Anderson: Aye
Jensen: Aye
López: Aye
Simmonds: Aye

WORKSHOP ITEMS:

Consideration of a proposed resolution approving the Second Amended and Restated Transaction Scheduled for Steel 1B Solar Project – Resolution 23-38 – Mark Montgomery, Light & Power Director

Light & Power Director Mark Montgomery addressed the Council regarding the proposed resolution. He stated that Steel Solar Resource is an 80 MWac solar photovoltaic generation facilitation to be located in Box Elder County. This is the amended transaction schedule for the Steel 1B Solar Project with Steel Solar, LLC. The changes are mostly due to the recent IRA changes in the PTCs (Production Tax Credits) and to take advantage of them. The tax credits are being split between the developer and UAMPS (Utah Associated Municipal Power Systems). One of the requests is possible land use for a battery project in the future. The amended contract amount is for 5,747 KW at $34.66 per MWH for a 25-year term.

Councilmember Jensen asked what KWH is between what will be coming in and what is being used.

Mr. Montgomery answered $34.66 MWH.

Councilmember Simmonds inquired if the battery portion of the project will be part of the agreement or if that will be part of UAMPS, and how much land will be granted.

Mr. Montgomery responded it would depend on the circumstances. UAMPS can seek a private entity to take advantage of the new tax credits, but if the tax credits can be used by UAMPS, UAMPS may do it itself. There was a concession in the contract for land for a battery project but no specific amount.

Councilmember Jensen asked if there would be transmission available for the project.

Mr. Montgomery replied that there is transmission available and should be operational by the end of this year.

Councilmember A. Anderson inquired how much Steel1B Solar will add to the City's renewable resources.

Mr. Montgomery answered roughly 5.6 MWH from Steel1B Solar and 5MWH from Red Mesa so roughly 5% of the City's energy is from a renewable resource.

The proposed resolution will be an action item and public hearing at the September 19, 2023, Council meeting.

Budget Adjustments FY 2023-2024 appropriating: $20,107 funds toward equipment repair; $21,000,000 funds toward the Natural Gas Power Plant Project; $20,444 a grant the Fire Department received from the State of Utah to be used to send paramedics to EMS training; $40,000 funds the City will receive from Cigna to be used to promote wellness among the City employees with activities, newsletters, and other wellness programs - Resolution 23-39 – Richard Anderson

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

The Council requested further information regarding the Natural Gas Power Plant Project.

Mr. Anderson said these are specific reserves that have been accumulated for this specific project. At present, there is $30 million in reserves, and will only leave $9 million in reserves. This is less than our 15 to 16% minimum. The rate increase approved by the

Council will slowly replenish those funds. The situation is being closely monitored. As a City, we have funds that can help buoy up the Electric fund. In the past, the Electric fund buoyed up the City, and now the City will as the Electric fund dips below the targeted reserve.

Mr. Montgomery stated that 3 RFPS were put out to build a generation plant. After further evaluation, it pointed to a specific vendor.

Councilmember Simmonds inquired where the plant will be located.

Mr. Montgomery answered that the plant will be located at the new substation on 1800 S 1000 W by Cytiva. The substation was built with an extra circuit in the hopes that someday in the future a generation station might be put there. The natural gas supply is closer to that location than any other location. It is possible to export into the City's grid at that location.

Mayor Daines added that the plant would add 10MWH to the power supply. It would be behind the meter and there would be no concerns regarding transmission capacity. It can be run as baseload power and these turbines ramp up and down quickly. They work really well with the existing resources. The location is near a natural gas high-capacity line enabling the project. This would provide a significant capacity for baseload resources while being very flexible.

Councilmember Simmonds asked what nameplate power is.

Mr. Montgomery gave an example if there is a nameplate of 15MWH when they are turned on, we only get 12MWH because the air is hot in the summer, etc. They are simply not as efficient. Even though we have a nameplate of 15MWH we simply don't generate that amount. The nameplate merely means the theoretical capacity that can be produced.

Mayor Daines expanded that more power generation may added at the new location, but it would require an environmental study because it is a maintenance area. The emissions would need to be documented and must remain within a certain level.

Mr. Montgomery stated that the Power Board has their unanimous recommendation to proceed.

Councilmember Jensen asked what RESAB (the Renewable Energy & Sustainability Advisory Board) thought regarding the matter.

Mr. Montgomery answered the topic has been mentioned but it has not been sufficiently discussed. However, one of the Power Board members does serve as well as RESAB.

Mayor Daines reiterated the fact that the addition adds to the City’s renewable portfolio.

Mr. Montgomery established that the natural gas generator would be more efficient and produce cheaper energy.

Councilmember Jensen inquired about the percentage or rather the amount of time the generator will be run.

Mr. Montgomery responded that it would depend on the situation. The two largest factors are fuel cost and market pricing.

Chairman López also discussed the possibility of air quality checks if the air was bad such as a red air day.

Mr. Montgomery answered if there is a red day in the winter or summer, it would be taken into consideration as to whether to run or not run the generation plant to generate power. The air quality will become part of the checklist on whether to run or not.

Mayor Daines said what other carbon-free base load is there beyond nuclear power. In the meantime, the home that the generation plant will give the City interim resources to help supplement renewables. Natural Gas is half the emissions of coal.

The proposed resolution will be an action item and public hearing at the September 19, 2023, Council meeting.

OTHER CONSIDERATIONS:

Councilmember M. Anderson stated that German exchange students are currently at Logan High School for the next three weeks. There are a total 13 students who are hosted by families in the community. And our LHS students will exchange with them in the future.

Councilmember Simmonds said she represented the Mayor at a meeting at USU, where a delegation from Kazakhstan attended as part of the Global Exchange Program. One of the representatives was a Deputy Mayor of one of the regions of Kazakhstan and wanted to know further about Logan's local government.

Chairman López reminded the community that Hispanic Heritage Month is upcoming and there will be various multicultural events such as September 15, El Grito de Independencia at the County Fairgrounds or the Latino Festival on September 16 at Center Street, and on September 30 at USU.

Mayor Daines noted for the benefit of the public that City Recorder Teresa Harris was excused due to the municipal primary election which is tonight. The results will be posted on the Cache County website since the County now runs all the cities and towns elections.

Chairman López extended the invitation to candidates running at the general election at the next council meeting on September 19, 2023, to come prepared for a one-minute introduction.

No further items were discussed.

ADJOURNED. There being no further business, the Logan Municipal Council adjourned to a meeting of the Logan Redevelopment Agency at 7:33 p.m.

Minutes of the meeting of the Logan Redevelopment Agency convened on Tuesday, September 5, 2023, in the Logan Municipal Council Chambers located at 290 North 100 West, Logan, Utah 84321 at 7:33 pm.

Council Members present at the beginning of the meeting: Chairman Ernesto López, Councilmember Jeannie F. Simmonds, Councilmember Mark A. Anderson, and Councilmember Tom Jensen. Administration present: Mayor Holly H. Daines, City Attorney Craig Carlston, Economic Director Kirk Jensen, Finance Director Richard Anderson, and Deputy Recorder Esli Morales.

Participating by phone: Vice Chair Amy Z. Anderson.

Excused: City Recorder Teresa Harris

Chairman López welcomed those present. There were approximately 5 in attendance at the beginning of the meeting.

ACTION ITEM:

Consideration of a proposed resolution approving and adopting the Project Area budget for the 1400 North Main Community Reinvestment Project Area – Resolution 23-36 RDA – Kirk Jensen, Economic Development Director

Economic Development Director Kirk Jensen addressed the Council regarding the proposed resolution. The stated the Redevelopment Agency of the City of Logan (hereinafter "Agency") is required, pursuant to U.C.A. §17C-5-302, to approve and adopt a project area budget after receiving consent from the taxing entities of said budget, prior to receiving tax increment from the project area. The Agency has proposed, and the taxing entities have consented to a budget for the 1400 North Main Community Reinvestment Project Area.

Budget Key Elements:

- No reduction to existing tax revenue for taxing entities.
- Term = 20 Years (Cannot exceed this time frame)
- Revenue Cap = $13 million (RDA cannot receive more)
- Revenues
- Expenditures

Other Budget Elements:

- Reinvested Project-Generated Affordable Housing Reserves (10%).
- Existing RDA Affordable Housing Reserves ($500,000).
- Private Developer Incentives ($10.5 million)
- RDA Administration (5%)
- Transportation Infrastructure ($500,000)
- Cache Valley Marketplace Investment ($205 million)
- Other Project Area Development ($35 million)

Public Assistance:

- Demolition
- Acquisition Cost
- Public Infrastructure
- 35 Income-Target Housing Units

Projected Agency Expenditures:

- $13 million over 20 Years

Public Benefits:

- Investment
- High-Quality Design
- Pedestrian Enhancement
- Traffic Circulation Enhancements
- Strengthening of a Key Commercial Area
- Direct, Indirect & Induced Economic Benefits
- Strengthening of the Tax Base
- Increase to Affordable-Moderate Housing Supply

Councilmember Simmonds requested clarification on the fact that tax entities have already consented to the budget.

Mr. Jensen clarified that tax entities have agreed or rather consented to the budget, but they have not yet committed funds to the project area. There is a formality required which requires municipalities to designate a geographic location, draft a plan, formally consent to the budget, and lastly commit the funds through an agreement. We are currently at step three.

Chairman López asked if by voting tonight, the City is signing the dotted line.

Mr. Jensen reemphasized that today is only approving the budget, there is no agreement yet in place. It is approved in structure form today, but it is not a formal agreement.

Mayor Daines interjected that on September 26th the consent for the budget will go to the School District and the Cache County Council. That is when the specific ask will be made to them. On September 19th, that is when the formal agreement will come forth to the City Council.

Councilmember Jensen requested an explanation of the revenue cap.

Mr. Jensen answered the cap is determined by the budget. The cap will be in the final development agreement. The State also requires the cap but does not specify a percentage that he is aware of. It is mutually agreed upon to establish the cap by all the tax entities including the City. If the development exceeds projection and the cap is reached the revenue ceases to flow to the agency.

Chairman López inquired where the affordable housing reserves came from.

Mr. Jensen responded that the reserves came from other set asides from other RDAs.

Chairman López requested confirmation on whether there is a public hearing today.

Craig Carlston, City Attorney confirmed there is no public hearing.

ACTION. Motion by Councilmember Jensen seconded by Vice Chair A. Anderson to <u>approve Resolution 23-36 RDA as presented</u>. Motion carried by roll call vote.
A. Anderson: Aye
M. Anderson: Aye
Jensen: Aye
López: Aye
Simmonds: Aye

ADJOURNED. There being no further business, the Logan Redevelopment Agency adjourned at 7:46 p.m.

Esli Morales, Deputy City Recorder