

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, March 19, 2024, 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: Mayor Holly H. Daines, Chair Amy Z. Anderson, Vice Chair Mark A. Anderson, Councilmember Mike Johnson, and Councilmember Jeannie F. Simmonds. Administration present: City Attorney Craig Carlston, Finance Director Richard Anderson, City Recorder Teresa Harris, and Deputy Recorder Esli Morales.

Excused: Councilmember Ernesto López.

Chair Amy Z. Anderson welcomed those present. There were approximately 42 in attendance at the beginning of the meeting.

OPENING CEREMONY:

Library Director Karen Clark provided the opening ceremony and led the audience in the pledge of allegiance.

Ms. Clark thanked the Council for the opportunity to speak and announced that on Monday, March 4, 2024, the library opened to the public. There were over 300 people in attendance for the ribbon cutting and was standing room only. That day alone, there were over 2,400 people who visited the library. Ms. Clark said it was exciting and overwhelming, but overall, it was simply wonderful to have patrons back in the library. Since that time over 1,000 new library cards have been issued. The number of newly purchased library cards was 74 with 89 cards renewed. Purchased library cards are for patrons who live outside of the City of Logan. The circulation numbers are up, and the meeting rooms are being reserved and used. Storytime will start again in April.

Councilmember Simmonds inquired if the outdoor patio would be open soon.

Ms. Clark answered the planters were delivered this week and are currently in the process of installation. Once the installation is complete, the patio will be open to the public.

Meeting Minutes. Minutes of the Council meeting held on March 5, 2024 were reviewed and approved with no corrections.

Meeting Agenda. Chair A. Anderson announced there are two public hearings scheduled for tonight's Council meeting.

ACTION. Motion by Vice Chair M. Anderson seconded by Councilmember Johnson to approve the March 5, 2024 minutes as presented and to approve tonight's agenda. Motion carried by roll call vote.

**A. Anderson: Aye
M. Anderson: Aye
Johnson : Aye
López : Absent
Simmonds : Aye**

Meeting Schedule. Chair A. Anderson 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, April 2, 2024.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:

Chair A. Anderson 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. 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.

Joshua Molitor, a resident of Logan expressed concerns regarding the General Plan. He noted that park space is being sacrificed such as Garff Gardens which is .06 acres and was turned into a parking lot/high-density development. He is worried that areas are being demoed and turned into high-density development. The high-density housing is impacting traffic and will only be further aggravated by the demolition of the mall to create more high-density housing.

Andrew Jouffray is a resident of Logan and resides in the Adams neighborhood. He loves the city because of its historical aspect and natural resources. He expressed concerns that most of the infrastructure in the city is built for vehicles only. It is difficult to safely traverse the city using other types of mobility. He suggested the creation of more protected bike lanes. This will help with other types of mobility and can create more of an economic boost. Bike lanes are not easy to implement, however, it is important to invest in protecting the city's beauty. He requests the Council sincerely consider his suggestion.

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

MAYOR/STAFF REPORTS:

Fire Department Citizen Commendation Awards – Logan Fire Chief Nate Thompson ([16:30](#))

Logan Fire Chief Nate Thompson addressed the Council. The department responds to over 6,000 calls per year and always responds above and beyond and he recognized their

efforts today. He stated that one of the newer fire department awards is the Community Accommodation Award. The two awards tonight are for life-saving events.

The first recipient was Hannah Kohlts. She was recognized and honored for administering CPR to an individual who collapsed while walking their dog. Her extraordinary and deliberate actions in an unexpected situation aided in the revival of someone experiencing a cardiac event. Additionally, she alleviated the patient's biggest concern by offering to care for the dog for the duration of the hospital stay.

The second recipient was Corey Wiley. He was recognized and honored for administering CPR to an individual who was unresponsive after having difficulty breathing. His swift response in an emergency situation likely improved the outcome for the patient.

The Mayor and Staff expressed their gratitude for the firemen and firewomen of the city and the citizens of the city.

Utah Parks & Recreation Association Award Presentation – Russ Akina, Logan City Parks & Recreation Director [\(21:17\)](#)

Logan Parks & Recreation Director Russ Akina addressed the Council. The City of Logan received two awards from the Utah Parks & Recreation Association. He introduced LeAnn Paul, the Executive Director of the Utah Parks & Recreation Association, and Mikael Christen, who is the Director of Membership & Public Relations.

Mr. Akina stated that one of the awards received is for programming. Throughout the entire State of Utah, there are deserving agencies much like Logan City who create programs for the public good and it is nice to be recognized at a professional level. The second award will be presented by LeAnn Paul.

Ms. Paul thanked the Mayor and Council for the opportunity to speak. Their organization represents over 2,000 communities throughout the State of Utah. Each year nominations are received and there are 80 to 90 awards available.

For the outstanding program award, there were 15 nominations. Ms. Paul commended the Parks & Recreation staff of the City of Logan who are leaders in the State. The City of Logan is only one of two CAPRA-accredited communities in the State. The Outstanding Program Award is due to the English Summer School Swim Day. She stated that as an association, they have been concentrating on how to teach children to be safe in and around water. The reason the program stood out was the outreach to include all of the community along with the active partnership with the Logan School District.

Presentation honoring Shelly Compton – Utah Recreation & Parks Association

Ms. Paul stated the second award is the Lifetime Achievement Award. This is awarded posthumously to Shelly Compton. Ms. Paul stated that she attended Utah State University with Shelly Compton in 1985. Ms. Compton was all about the community and enjoying outdoor recreation. She was a force of good on behalf of the community and served the community for 28 years as a member of the Parks & Recreation Department. As an association, it is their regret that they were unable to present the Lifetime Achievement

Award in person. The association expressed its gratitude to Ms. Compton's husband, Jeff Compton, and family.

No further Mayor/Staff Reports were presented.

COUNCIL BUSINESS:

Planning Commission Update – Councilmember Simmonds ([29:39](#))

Councilmember Simmonds reported the Planning Commission approved two short-term rentals. The first short-term rental is called "Grammas" at 1562 E 1500 N. The second is called "Casa Cliffside" at 93 South 1250 East. The Planning Commission approved a drive-thru restaurant only called the "Salad Spot," at the prior location of the Trunk Ranch. There was an approval for the Robinson Branch subdivision requiring two additional exits. There was also a discussion of what connectivity meant.

Board and Committee Reports – Chair A. Anderson and Councilmember Johnson ([31:30](#))

Chair A. Anderson reported the Library Board met last night and reviewed the meeting room policy and bylaws. The Friends of the Library meeting is tomorrow, Wednesday, March 20 at 4:30 p.m. in the library building. The Bear River Homeless Council is in the middle of submitting an application for their funding cycle, there is a March 29, 2024 deadline. The Public Art Community reviewed 45 applications for a public mural at the location of Somebody's Attic. The applications have been narrowed down to four to submit proposals. Three of the four proposals were local.

Councilmember Johnson reported he attended the Parks & Recreation Board meeting, and they discussed the plaza along with ongoing events during the summer. The Bicycle and Pedestrian Board met to discuss Bike Week which is the second week of May 13-19, 2024. There is a desire to set up a table in the plaza to provide a snack or drink during Bike Week. The Woodruff Neighborhood is meeting tomorrow, March 20, 2024 at 7 p.m. at Woodruff Elementary. The Highway Committee will reschedule their board meeting to a later date.

No further Council Business were presented.

ACTION ITEMS:

PUBLIC HEARING - Budget Adjustments FY 2023-2024 appropriating: \$1,200,000 electric fund reserves toward the UDOT Logan Canyon Betterment project; \$22,000 Golf Course reserves for the completion of a cart path project; \$11,483 funds the Library received from the State of Utah. The Community Library Enhancement Fund (CLEF) grant will be used for collection development and technology for public use - Resolution 24-07 – Richard Anderson, Finance Director ([35:40](#))

At the March 5, 2024 Council meeting, Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustments. The \$1,200,000 electric fund reserves will be used to install powerlines underground at the same time UDOT is currently working in Logan Canyon installing fiber optic lines.

Councilmember Simmonds asked for clarification and said it was her understanding that the power lines will not be pulled through the conduit at this time. The funds only be used to place the pipes in the ground.

Finance Director Richard Anderson explained the reason why the power lines are not being installed at this time is that the Light & Power Department is at the lower end of their emergency reserves. To maintain a healthy budget and continue to build up reserves in case of an emergency the line portion will be completed at a later date.

Light & Power Technical Operations Manager Matt Boone stated that the Light & Power Department was approached by UDOT and this project itself was not something the department was anticipating at this time. UDOT is digging a trench with the intent and purpose to install fiber optics. It is an opportunity for the City to join the project and utilize the opportunity to move the Logan Canyon power lines underground. The cost would be shared three ways with UDOT, Rocky Mountain Power, and the City making it much more affordable than if the City was doing it on their own. The cost would be shared for the portion that the City would be utilizing.

The Light & Power department will be putting in a four-inch conduit line to run future power lines. The power lines are necessary for feeding up and back from Third and Second Dams for power generation. A fiber conduit will also be installed to facilitate communications for equipment there and for the System Operations Center. The timing is not ideal with the budget and the reserves where they are. However, it is an advantageous opportunity for the City at this time. The intent is to put down wiring in three to five years and remove the overhead powerlines that are currently in Logan Canyon.

Councilmember Simmonds inquired if there is an estimate of what the possible cost for wiring and removal of the overhead powerlines might be.

Mr. Boone responded there is not an estimate at this time. Part of the reason is that the price of the material is changing so rapidly that it is difficult to estimate the actual cost.

Chair A. Anderson opened the meeting to a public hearing.

There were no comments and Chair A. Anderson closed the public hearing.

ACTION. Motion by Councilmember Simmonds seconded by Vice Chair M. Anderson to approve Resolution 24-07 as presented. Motion carried by roll call vote.

A. Anderson: Aye

M. Anderson: Aye

Johnson: Aye

López: Absent

Simmonds: Aye

PUBLIC HEARING - CODE AMENDMENT – Consideration of a proposed ordinance amending the Land Development Code Chapters 17.40 “Subdivisions” and 17.41 “Boundary Line Adjustments.” Subdivision Plat Amendments or Vacations or Vacations of Rights of Way, or Easements to update application requirements, processing requirements, review procedures, and appeals procedures - Ordinance 24-09 – Mike DeSimone, Community Development Director (40:00)

At the March 5, 2024 Council meeting, Planner Russ Holley addressed the Council regarding the proposed code amendment.

RECOMMENDATION

Staff recommended that the Planning Commission recommend approval to the Municipal Council of the proposed amendments to Chapters 17.40 & 17.41 of the Land Development Code.

REQUEST

This is an update of the Subdivisions, Boundary Line Adjustment, Plat Vacations, and Plat Amendment Standards in the Land Development Code (17.40 & 17.41) to bring the City's land division regulations into compliance with Senate Bill 174 & UCA Title 10, Chapter 9a, Part 5 & Part 6 adopted by the Utah State Legislature during the 2023 legislative session.

SUMMARY OF PROPOSAL

The changes required by Senate Bill 174 are centered around four general areas:

Procedural

- Cities need to establish the Administrative Land Use Authority for the different types of land divisions. The language in SB174 emphasizes that the review of a preliminary plat is an administrative function and not a legislative function. Final plat approval cannot be reviewed by either the City Council or the Planning Commission. (Already in current LDC)
- Cities cannot mandate a conceptual plan review. (Logan does not mandate conceptual plan review)
- Cities need to define what a "complete application" consists of. (Logan will have new "complete applications 11 for all elements covered under SB174)

Timing of Review Process

- Initial review of a complete preliminary plat application shall be completed within 15 business days. (In proposed code language - City's predevelopment review process will

be conducted within 15 days of complete application whereas "approval of a preliminary plat still resides with Planning Commission in a public hearing)

- Final plat review completed within 20 days of receiving a complete final plat application.

(In proposed code language)

- Capped review cycle - no more than 4 review cycles for the final plat. (In proposed code language)
- Applicant required to respond to changes. All disagreements must be in writing. (In proposed code language)
- Modified lot line adjustment provisions to remove requirement to record an amendment plat. (In proposed code language)

Engineering Standards

- Cities need to have codified engineering standards. (Road standards already codified, water/sewer standards in process with PC 24-004)
- No bonding for landscaping on private property permitted anymore. (No longer requiring landscape bonds - this does affect applicants trying to get into buildings during winter, early, etc.)
- New road standards - limit pavement widths on residential roads (25 mph) to no greater than 32'. (Existing road standards consistent with this requirement)

Appeals Processes

- SB 174 creates two distinct appeals processes after the four review cycles have been exhausted and 20 days have passed. (In proposed code language) Disputes related to public improvements or engineering standards: within 10 days assemble a panel of three engineers to function as the review authority on the specific disputed standard. Other disputes follow existing appeals process & appeals authority.

Summary of Proposed LDC 17.40 - Subdivisions

The proposed revisions to Chapters 17.40 and 17.41 are attached. Changes were made to address the requirements under SB 174. The following is a summary of the proposed changes to Chapter 17.40 (Subdivisions):

- Expanded the "General" requirements;
- Identified the Land Use Authority's for each different type of land division;
- Updated the Preliminary Plat procedures and application requirements that the submittal shall include information addressing soils & groundwater, floodplain and drainage, wetlands & critical lands, and preliminary traffic study (above a certain threshold of development);
- Updated the preliminary plat document requirements;
- Included a timeline for preliminary plat application review (5 & 15 business days);
- Included a statement of Notification of Approval to match current practices;
- Cleaned up the Final Plat procedures (Engineering is putting together specific application checklists for final plats);
- Included a timeline for final plat application review (5 & 15 business days);

- Included a reference to Utah Code 10-9a-508 for the specific appeals processes; and
- Updated final plat recording procedures and requirements;

The following is a summary of the changes to Chapter 17.41 (Boundary Line Adjustments, Subdivision Plat Amendments or Plat Vacations, or Vacation of Rights of Way or Easements):

- Updated Purpose statement;
- Identified the Land Use Authority's for each different type of specific activity;
- Clarified the review and approval procedures for Boundary Line Adjustments (City Engineer);
- Clarified the review and approval procedures for Plat Amendments and Plat Vacations;
- Clarified the review and approval procedures for Vacation of Rights of Way or Public Easements; and
- Added expiration deadlines for the actions covered under this Chapter.

STAFF RECOMMENDATION AND SUMMARY

As described above, the purpose of these proposed amendments are to bring the City's land division regulations into compliance with changes made to State Law.

GENERAL PLAN

The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. The purpose of these code changes is to bring the City's Land Division requirements into compliance with changes made to State Law. The proposed updates are consistent with the General Plan.

PUBLIC COMMENTS

As of the time the staff report was prepared, no comments have been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 2/10/24 and posted on the City's website and the Utah Public Meeting website on 2/12/24.

AGENCY AND CITY DEPARTMENT COMMENTS

As of the time the staff report was prepared, no comments have been received.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings:

1. Utah State Law authorizes local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).
2. The Code Amendments are done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed Code Amendments are consistent with the Logan City General Plan.
4. The proposed Code Amendments are consistent with UCA Title 10, Chapter 9a, Part 5 & Part 6.
5. No public comment has been received regarding the proposed amendments.

On February 22 2024, the Planning Commission recommended to the Municipal Council approval of the following Land Development Code Amendments:

Amend Land Development Code (LDC) Chapter 17.40 "Subdivisions" and 17.41 "Boundary Line Adjustments, Vacation or Amending of a Subdivision Plat Map" to bring the City's land division regulations into compliance with changes to UCA Title 10, Chapter 9a, Part 5 & 6 adopted by the State Legislature during the 2023 legislative session (SB 174). Planning Commissioners vote (5-0).

Chair A. Anderson opened the meeting to a public hearing.

There were no comments and Chair A. Anderson closed the public hearing.

ACTION. Motion by Councilmember Simmonds seconded by Councilmember Johnson to adopt Ordinance 24-09 as presented. Motion carried by roll call vote.

A. Anderson: Aye

M. Anderson: Aye

Johnson: Aye

López: Absent

Simmonds: Aye

WORKSHOP ITEMS:

Chair A. Anderson announced there are no workshop items for tonight's meeting.

OTHER CONSIDERATIONS:

Councilmember Johnson said in regard to the trail on 400 North, there are ongoing discussions.

Chair A. Anderson asked, what is the date for public tours of the new fire station.

Fire Chief Nate Thompson replied that guided public tours of the new fire station will be held on Friday, March 22, 2024 starting at 1:30 p.m. and will go every half an hour.

Councilmember Simmonds inquired if there will be a ribbon-cutting ceremony.

Mayor Daines responded the ribbon cutting will be at a later date, it will be a "hose cutting ceremony" and will be conducted by the fire department using some of their equipment.

No further items were discussed.

ADJOURNED. There being no further business, the Logan Municipal Council adjourned at 6:12 p.m.

Esli Morales, Deputy City Recorder