

2
3 Minutes of the meeting of the Logan Municipal Council convened in regular
4 session on Tuesday, January 20, 2015 at 5:30 p.m. in the Logan City Municipal Council
5 Chamber, 290 North 100 West, Logan, Utah. Vice Chairman Herm Olsen conducting.
6

7 Council members present at the beginning of the meeting: Vice Chairman Herm
8 Olsen, Council member Karl B. Ward, Council member Holly H. Daines and Council
9 member S. Eugene Needham. Administration present: Mayor H. Craig Petersen,
10 Finance Director Richard Anderson, Senior Attorney Lee Edwards and City Recorder
11 Teresa Harris. Excused: Chairman Jeannie F. Simmonds and City Attorney Kymber
12 Housley.
13

14 **OPENING CEREMONY.**

15
16 Council member Gene Needham gave the opening prayer. Boy Scouts of America Troop
17 1 led the audience in the pledge of allegiance.
18

19 Vice Chairman Olsen welcomed those present. There were approximately 44 citizens in
20 the audience at the beginning of the meeting.
21

22 **Meeting Minutes.** Minutes of the Council meeting from January 6, 2015 were
23 reviewed and approved with minor changes.
24

25 **ACTION.** Motion by Councilmember Ward seconded by Councilmember Daines to
26 **approve the January 6, 2015 minutes and approve tonight's agenda.** Motion carried
27 unanimously.
28

29 **Meeting Agenda.** Vice Chairman Olsen announced there would be two public
30 hearings at tonight's Council meeting.
31

32 **Meeting Schedule.** Vice Chairman Olsen announced that regular Council
33 meetings would be held the first and third Tuesdays of the month at 5:30 p.m. The next
34 regular Council meeting is Tuesday, February 3, 2015.
35

36 **QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL.**

37
38 Logan resident Bill Bower addressed the Council regarding his frustration of vehicles
39 not watching/yielding to pedestrians in a crosswalk. He also referred to an article in the
40 Herald Journal dated June 5, 2011 regarding a man being saved from a house fire. He
41 said the fire department has a difficult job to do. He referred to an incident at his
42 apartment where a fire occurred and he had to help one of his neighbors. Mr. Bower
43 expressed his frustration because of the procedures the 911 dispatch center uses when
44 someone reports an incident such as the one he experienced and he feels their procedures
45 need to be changed.
46

47 Vice Chairman Olsen thanked Mr. Bower for his comments and also feels that the drivers
48 of our community need to pay more attention to pedestrians.

49
50 Daisy Thompson addressed the Council regarding her concern of police officers who are
51 being ambushed and killed. She strongly feels that officers should be supported and she
52 would like the City of Logan to participate in the “Paint the Town Blue” event on
53 February 19, 2015 and bring recognition to Logan and support police officers. She would
54 like the City Council and local businesses to participate in this event.

55
56 Vice Chairman Olsen thanked Ms. Thompson for her comments.

57
58 **MAYOR/STAFF REPORTS.**

59
60 **Oath of Office – Youth City Council – Teresa Harris, City Recorder and McKell**
61 **Gillies, Advisor**

62
63 Logan City Recorder Teresa Harris gave the Oath of Office to the following Youth City
64 Council Members.

65
66 *Brock Taylor*
67 *Connor Franckowiak*
68 *Crystal Vejar*
69 *Daisy Beltran*
70 *Diana Ruiz*
71 *Joseph Kiflom*
72 *Josh Parkinson*
73 *Landen Jensen*
74 *Madison Kondel*
75 *Michelle Patino*
76 *Piper Christian*
77 *Quynh Dao*
78 *Srienocho Than*
79 *Trevin Thomson*
80 *Advisors: Dayton Martindale, Marcus Murdock, McKell Gillies.*

81
82 **Updates on Projects/Issues – Mayor Craig Petersen**

83
84 Mayor Petersen reported that the City is in the process of posting anti-idling signs in the
85 downtown area and later they will be posted in commercial business locations.

86
87 Mayor Petersen also announced that Steve Stokes, who recently served on the Planning
88 Commission, passed away.

89
90 Mayor Petersen shared an email he received from a citizen who expressed their
91 appreciation to the Logan City Water Department for their quick response and
92 professionalism on a water main break that occurred in their neighborhood.

93

94 **COUNCIL BUSINESS.**

95

96 **Board Appointments – Vice Chairman Herm Olsen**

97

98 Vice Chairman Olsen asked for ratification off the following new appointments to serve
99 on the Renewable Energy & Conservation Board (RECAB) which is a three year term.

100

101 Jason Quinn

102 Steve Hansen

103 Roger Leonard

104 Nat Frazer

105 Nicholas Kirkham

106

107 **ACTION.** Motion by Councilmember Daines seconded by Councilmember Ward to
108 **approve ratification** of Jason Quinn, Steve Hansen, Roger Leonard, Nat Frazer and
109 Nicholas Kirkham as presented. Motion carried unanimously.

110

111 **ACTION ITEMS.**

112

113 **PUBLIC HEARING – Consideration of a proposed resolution encouraging the State**
114 **of Utah to address Comprehensive Transportation Funding – Resolution 15-01**

115

116 At the January 6, 2015 Council meeting, Mayor Petersen addressed the Council regarding
117 the proposed resolution. He said this resolution is provided by the Utah League of Cities
118 and Towns (ULCT) and supports studying transportation funding options and expanding
119 the use of such funding for alternative transportation projects. The proposed resolution
120 states that the City supports studying a transportation funding option which would allow
121 for the statewide implementation of a quarter cent (\$0.0025) local options sales tax to be
122 used for transportation. In addition to studying motor fuel taxes, County and City road
123 funding and other transportation funding options. The local option sales tax mentioned is
124 in addition to an existing local option sales tax directed for transportation, which
125 legislators have stated is not enough to meet local needs. The resolution also states that
126 motor fuel taxes are essentially not enough to cover the needs either, since the gas tax has
127 not been adjusted since 1997 and is not indexed to keep adequate purchasing power.

128 Another major aspect of the resolution is advocating for “expansion of the uses for which
129 transportation funding can be spent to reflect the individual needs and discretion of local
130 governments,” and an investment in active transportation options like walking, biking,
131 and transit.

132

133 Mayor Petersen continued stating that we need to look at ways to deal with our road
134 funding such as increased gasoline tax or index it to the consumer price index, increased
135 registration fees on cars or increased general sales tax. The ULCT recommendation is to
136 ask the legislature to allow for the statewide implementation of a quarter cent (\$0.0025)
137 local options sales tax to be used for transportation and this would be voted on by the
138 citizens of Logan. In addition to studying motor fuel taxes, County and City road funding
139 and other transportation funding options will be studied.

140

141 Vice Chairman Olsen opened the meeting to a public hearing.

142

143 There were no comments and Vice Chairman Olsen closed the public hearing.

144

145 Council member Ward said he still has a problem with sending a resolution that states
146 things that are perhaps overstated. He asked that some of the wording in the resolution be
147 modified slightly, such as the estimated level of economic impact by investing in
148 transportation, striking language that had to do with topics not directly connected to
149 transportation and softening some of the language.

150

151 Mayor Petersen said the suggested changes to the resolution will be made and then
152 forwarded to the Utah League of Cities and Towns.

153

154 **ACTION.** Motion by Council member Ward seconded by Council member Daines to
155 **amend and approve Resolution 15-01** as presented. Motion carried unanimously.

156

157 **PUBLIC HEARING - Budget Adjustment FY 2014-2015 adjusting: \$480,925 funds**
158 **the City of Logan was awarded for the Logan River Restoration Project from Cache**
159 **County; \$35,000 for the UCAIR Grant Award for the purchase of an electric**
160 **vehicle, charging station and anti idling signs; \$6,510 for the purchase of the**
161 **acquisitions module of the existing Logan City Library software from restricted**
162 **reserves (292105); \$65,894 funds received from the State of Utah for the Alcohol**
163 **Enforcement Program; \$3,570 for the asset forfeiture shed from restricted reserves**
164 **(\$3,570 from 292103) and police forfeitures - Resolution 15-02**

165

166 At the January 6, 2015 Council meeting, Finance Director Richard Anderson addressed
167 the Council and explained the proposed budget adjustments.

168

169 Vice Chairman Olsen opened the meeting to a public hearing.

170

171 There were no comments and Vice Chairman Olsen closed the public hearing.

172

173 **ACTION.** Motion by Council member Daines seconded by Council member Ward to
174 **approve Resolution 15-02** as presented. Motion carried unanimously.

175

176 **WORKSHOP ITEMS.**

177

178 **Budget Adjustment FY 2014-2015 appropriating: \$363 for the 911 Communication**
179 **Center. The EMS Grant will be used for certification, training, and continuing**
180 **education for the Communication Center – Resolution 15-04 – Richard Anderson,**
181 **Finance Director**

182

183 Finance Director Richard Anderson addressed the Council and explained the proposed
184 budget adjustment.

185

186 The proposed resolution will be an action item and public hearing at the February 3, 2015
187 Council meeting.

188 **(WITHDRAWN) Consideration of a proposed amendment to the Land**
189 **Development Code (LDC) by YESCO/Utah Festival Opera Company that would**
190 **allow one 4’X10’ full-color electronic message display to the East side off the**
191 **existing sign on the Utah Theatre building located at 18 West Center Street in the**
192 **Downtown Center-Historic District (TC-HD) zone; TIN 06-030-0023 – Ordinance**
193 **15-01 – Russ Holley, Planner**

194
195 Vice Chairman Olsen announced that Ordinance 15-01 was withdrawn by the applicant.

196
197 **Consideration of a proposed zone change by Roxanne Pauni, authorized**
198 **agent/owner, from Mixed Residential (MR-2) to Community Commercial (CC) at**
199 **295 East 300 North to allow for a commercial daycare center – Ordinance 15-02 –**
200 **Amber Reeder, Planner**

201
202 Planner Amber Reeder addressed the Council regarding the proposed zone change. The
203 request is to rezone one parcel totaling 0.16 acres located at 295 East 300 North from
204 Mixed Residential Medium density (MR-20) to Community Commercial (CC). The other
205 areas that have been rezoned to Community Commercial have had existing commercial
206 uses and have been larger in size. This site is 0.16 acres and has not had a commercial
207 operation for at least 30 years. It does not appear likely that a commercial change of use
208 would be feasible on the property without variances to parking, open space, or other site
209 development standards. The Adams Neighborhood Specific Plan identified the goal to
210 apply zoning and land use stability in the area so that people would have confidence in
211 investing in Adams as a family-oriented area. The Community Commercial zone
212 development and design guidelines encourage the reuse of existing structures and
213 compatibility with the neighborhood. The rezone would result in the loss of residential
214 use on this lot. The property was originally constructed in 1892. For some time previous
215 to the establishment of zoning in 1950, there was a grocery, meat market and residence
216 on the property. The grocery continued after 1950 as a legally existing non-conforming
217 use. The grocery store was remodeled under a building permit in 1955 acquired by
218 William Skanchy who owned the store until 1997. There is a special use permit on file
219 from April 1984 for a daycare center for the handicapped and others in the former
220 Temple View Grocery. Daycare operations primarily take place in the former grocery
221 area that was remodeled into a family room and bedroom. The proponent, Mrs. Pauni
222 purchased the property in 1999. She started operating an in-home family day care with up
223 to 8 clients in 2003. In 2005 she acquired a Conditional Use Permit to operate as a family
224 group day care with up to 16 clients. Mrs. Pauni lived and operated the daycare until
225 August 2013 when she moved to another residence.

226
227 Staff recommended that the Planning Commission recommend denial to the Municipal
228 Council for a rezone. On January 8, 2015, the Planning Commission recommended that
229 the Municipal Council deny a request to rezone the property at 295 East 300 North from
230 MR-20, the Mixed Residential Medium Density zone, to Community Commercial zone.

231
232 Council member Ward said he went and looked at the property and asked what the
233 building is being used for at this time. He also asked what is the best use of this corner
234 and property. He feels this is not the most desirable location for someone to live and

235 cannot foresee this ever being a single family residence because there is no yard, single
236 foundation and no parking.

237

238 Ms. Reeder responded the property is currently a residence and an in home daycare
239 facility. It has operated as a residence and the store area was converted to a residential
240 single family space.

241

242 Council member Ward said if this area is zoned commercial it will fall under the design
243 guidelines and requirements of commercial property. Doing this would give the City an
244 opportunity to require significant upgrades and improvements on how the property
245 should look and that might be better for the neighborhood.

246

247 Ms. Reeder said there would not be an issue with the existing footprint of the building,
248 parking on the property is not ideal.

249

250 Council member Daines said we have the Adams Neighborhood Plan in place and she
251 sides with the Planning Commission and their recommendation of denial.

252

253 Council member Ward said it would be trying to fix a derelict building and provide an
254 opportunity to improve the neighborhood. For someone to come in and raze the building
255 would not be economically feasible.

256

257 Mayor Petersen asked would the rezone only apply to this one parcel and is it unusual to
258 do spot rezones.

259

260 Ms. Reeder responded that any property can request a rezone and the surrounding
261 location of the rezone are always considered.

262

263 Council member Needham said he struggles with this because this fits into his way of
264 thinking about neighborhoods and there are some properties that just don't fit. This
265 property sits right on the sidewalk which is unfortunate. When it was a grocery store it
266 had a certain function but that went away. He feels there should be funds the City can
267 access to help neighborhoods to improve their properties. He feels the City could come to
268 the aid of the current owner and help them make improvements.

269

270 Ms. Reeder stated the Adams Neighborhood Council has been involved in the discussion
271 of the proposed rezone, which they are against.

272

273 The proposed ordinance will be an action item and public hearing at the February 3, 2015
274 Council meeting.

275

276 **Community Development Block Grant (CDBG) 2015 Performance Measures and**
277 **2015 Annual Action Plan and Funding Priorities – Mike DeSimone, Community**
278 **Development Director**

279

280 Community Development Director Mike DeSimone addressed the Council regarding the
281 Community Development Block Grant 2015 Performance Measures and 2015 Annual

282 Action Plan and Funding Priorities. The purpose of the Council workshop and public
283 hearing are for the Council to acknowledge the Strategic Objectives for the upcoming
284 2015 Community Development Block Grant cycle, consider any public testimony, and
285 comply with HUD requirements relative to public participation.
286

287 The Consolidated Plan 2014-2018 was adopted by the Council on May 6, 2014 and
288 strategically defines how Logan City will manage its Community Development Block
289 Grant (CDBG) over the next five years. The Plan established the three following strategic
290 objectives:

- 291 1. Neighborhood Infrastructure.
 - 292 2. Low/Moderate Income Community Need Assistance.
 - 293 3. Community Planning & Program Administration.
- 294

295 Funding for the current project year (2014) amounted to \$489,000. Mr. DeSimone has
296 been advised by HUD to expect a 10-15% reduction for 2015, but they do not have a
297 definitive number yet.
298

299 The upcoming CDBG schedule is the following:

- 300 • January 20, 2015 – City Council CDBG Workshop.
301
- 302 • February 3, 2015 – City Council CDBG public hearing and selection of CDBG
303 Steering Committee.
304
- 305 • March 19, 2015 from 5:00 – 8:00 p.m. City Hall Conference Room – CDBG
306 Steering Committee meeting.
307
- 308 • March 24, 2015 from 5:00 – 8:00 p.m. City Hall Conference Room – Additional
309 Steering Committee meeting (if needed).
310
- 311 • April 21, 2015 – City Council CDBG workshop – Annual Action Plan review.
312
- 313 • May 5, 2015 – City Council CDBG public hearing - Annual Action Plan
314 resolution.
315
- 316 • Logan City submits the 2015 Annual Action Plan to HUD no later than May 15,
317 2015.
318

319 Mike introduced Aaron Smith who will be working as the new CDBG Coordinator.
320

321 Vice Chairman Olsen asked are the funding target percentages guidelines for the Council
322 to consider as opposed to solid percentages.
323

324 Mr. DeSimone responded over the life of the 5 year Plan we need to be within the
325 funding target. There is some flexibility but, the Council needs to stay within the
326 percentage range.
327

328 **OTHER CONSIDERATIONS.**

329

330 There were no other considerations from the Mayor or Council.

331

332 **ADJOURNED to meeting of the Logan Redevelopment Agency.**

333

334 Vice Chairman Herm Olsen welcomed everyone to the Logan Redevelopment Agency
335 meeting.

336

337 **ACTION ITEM.**

338

339 **PUBLIC HEARING - Consideration of a proposed resolution approving the Auto**
340 **Mall Community Development Project Area Plan – Resolution 15-03 RDA**

341

342 At the January 6, 2015 Council meeting, Economic Development Kirk Jensen addressed
343 the Council regarding the proposed resolution. He said the proposed Auto Mall
344 Community Development Project Area is proposed to be located in the area West of
345 Main Street and East of 200 West, between Auto Mall Drive (1950 North) and 1800
346 North. In addition to one parcel North of Auto Mall Drive and adjacent to 200 West. The
347 Project Area consists of approximately 25 acres of privately owned land. The
348 Redevelopment Agency anticipates the development of additional auto dealerships and
349 related businesses within the Project Area expected to result in greater business activity
350 in this area including new jobs and a broadening tax base of the community and all taxing
351 entities. This will help with sales leakage and people traveling South to purchase a
352 vehicle. This project requires the approval of the RDA Board (Council) and also requires
353 property tax participation with the other taxing entities which include Cache County and
354 both Logan and Cache School District. They have participated in the discussion on this
355 project and more discussions will be held as the project moves forward.

356

357 Also at the January 6, 2015 Council meeting. Matthew Godfrey who is the Agent to the
358 developer of the Young Auto Group addressed the Council and said the meetings held
359 with Logan City Administration, Cache County and the two School Districts were very
360 positive and the Young Management that was also in attendance gave direction to focus
361 on Logan and move forward with this project area. The proposal is a remodel of the
362 existing store and the construction of a second and a third building with the option of a
363 fourth piece of property in the future. The investment in the new buildings and structures
364 are between \$5.8 and \$7 million dollars. The incremental sales revenue with just the three
365 buildings is \$37 million dollars with \$73,000 in annual incremental property taxes which
366 over the life of the project would be \$1.64 million to \$1.7 million annually depending on
367 what is built. The sales tax increment to Logan City would be approximately \$180,000
368 per year or \$3.4 million over the life of the project. The project will also create over 30
369 jobs with benefits at the County median wage level. The number of jobs could go as high
370 as 60. They would like to begin construction this year (2015) on the first two projects and
371 the third will follow in 2016.

372

373 Vice Chairman Olsen opened the meeting to a public hearing.

374

375 Logan resident Dean Quayle addressed the Council. He stated that he lives near this
376 property and asked if a mail notice was sent to the surrounding property owners. If so, he
377 did not receive the notice. He is in favor of the project.

378
379 Mr. Jensen said a mailing notice was sent to the surrounding property owners. He will
380 check on this for Mr. Quayle and see if notice was sent to him specifically.

381
382 Mr. Jensen said the map shows that the property goes from Main Street to 200 West and
383 from 1950 West to 1800 North. There is no planned road construction at this time. On the
384 CMPO Plan it shows a 200 West connection to 2500 North. There is nothing in the plan
385 now for imminent road construction along 200 West.

386
387 There were no further comments and Vice Chairman Olsen closed the public hearing.

388
389 **ACTION.** Motion by Council member Ward seconded by Council member Daines to
390 **approve Resolution 15-03 RDA** as presented. Motion carried unanimously

391
392 There being no further business to come before the Council, the meeting of the Logan
393 Redevelopment Agency adjourned at 6:35 p.m.

394

395

396

397

398 Teresa Harris, City Recorder

