

2
3 Minutes of the meeting of the Logan Municipal Council convened in regular
4 session on Tuesday, March 17, 2015 at 5:30 p.m. in the Logan City Municipal Council
5 Chamber, 290 North 100 West, Logan, Utah. Chairman Jeannie F. Simmonds
6 conducting.

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

14 15 **OPENING CEREMONY**

16
17 Curtis Smith, Cache Valley Society of Friends (Quakers), gave the opening prayer and
18 led the audience in the pledge of allegiance.

19
20 Chairman Simmonds welcomed those present. There were approximately 14 citizens in
21 the audience at the beginning of the meeting.

22
23 **Meeting Minutes.** Minutes of the council meeting from March 3, 2015 were
24 reviewed and approved with no changes.

25
26 **ACTION.** Motion by Councilmember Needham seconded by Councilmember Olsen to
27 **approve the March 3, 2015 minutes and approve tonight's agenda.** Motion carried
28 unanimously.

29
30 **Meeting Agenda.** Chairman Simmonds announced there would be three public
31 hearings at tonight's council meeting.

32
33 **Meeting Schedule.** Chairman Simmonds announced that regular council
34 meetings would be held the first and third Tuesdays of the month at 5:30 p.m. The next
35 regular council meeting is Tuesday, April 7, 2015.

36 37 **QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL**

38
39 Logan resident Steven Bower addressed the council regarding economic development.
40 Mr. Bower wished to clarify that his comments at the previous council meeting were not
41 to criticize the Economic Development Director for Logan City. He stated the Logan
42 Downtown Alliance manager does an exceptional job of promoting events and activities
43 in downtown. Mr. Bower's concern was that several downtown business members
44 question the manager's ability to bring development and business to downtown. He
45 suggested that perhaps the position needs to be redefined to include bringing more
46 development to downtown.

48 Mr. Bower also spoke regarding fee increases for facilities at the golf course. He initially
49 questioned if the fees were being increased to actually cover the costs of the operation of
50 the golf course, thus reducing the burden to the taxpayers. He has come to find out this is
51 indeed what the fee increases are to cover and he commended the Mayor and City
52 Council on doing this.

53
54 Logan Resident Jennifer Rourke stated she has recently moved to Logan. She expressed
55 her desire to bring forward the issue of domestic violence. She has worked in this field
56 for almost 20 years and is passionate about it. She would like to begin a dialogue with
57 the City and Utah State University.

58
59 Chairman Simmons welcomed members of a graduate class on public policy from Utah
60 State University who were present at the meeting and expressed appreciation for their
61 participation in the community.

62

63 **MAYOR/STAFF REPORTS**

64

65 **Updates on Projects/Issues – Mayor Petersen**

66

67 Mayor Petersen gave updates on the following:

68

69 Installation of the traffic signals at Center and 200 East began yesterday. It is anticipated
70 the project will be completed by mid-April.

71

72 The work on the intersection realignment at 600 East 1000 North began yesterday. The
73 road segment from 1000 to 1100 North on 600 East is closed. Initially, single road
74 spokes will be closed intermittently. In May, once USU is finished with its academic
75 year, the entire intersection will be closed for a period of time. It is scheduled to be
76 completed by early in June.

77

78 The bid on the landscaping in the median at the “Y” intersection on South Main has been
79 awarded to Canyon Landscaping. Work on that will begin in the near future.

80

81 The University has a project to install a new bicycle and pedestrian path east of the Logan
82 Cemetery. They will be funding this project and it will begin April 1st. Consequently,
83 the city will end up with a pedestrian friendly bike path.

84

85 The city submitted 10 proposals to the County for RAPZ funding. We will probably
86 hear from them in the later part of May.

87

88 There has been a meeting set up with representatives from Union Pacific including their
89 public relations representative and engineer. It will be held on Friday, March 20, 2015 at
90 1:00 p.m. Council members, mayors and the general public are invited to attend.

91

92 The legislative session ended last Thursday. There are two actions that may affect Logan
93 City. The first action involves transportation funding. It authorizes county councils to
94 put a .25% sales tax on the ballot for citizens to vote on. That money could be used for

95 transportation. In Cache County, the division of that money would be that the Transit
96 District would receive .10%, the cities would receive .10%, and the county would receive
97 .05%. The other component of that bill converts the flat rate tax on gasoline to a
98 percentage. In January, 2016, the gasoline tax will be raised by five cents per gallon and
99 the municipalities will receive 30% of that.

100
101 Another bill that passed converts all drug possession offenses to misdemeanors, except
102 for offenses associated with intent to distribute drugs.

103
104 Mr. Anderson disclosed a tentative budget schedule. Mayor Petersen will present the
105 budget to the Council on May 5, 2015. Budget hearings will be held on the 2nd and 4th
106 Tuesdays. The transfers hearing will be held on May 19, 2015. Adoption of the budget
107 will be on either June 2, or June 16, 2015. He has also reserved August 4, 2015 for the
108 truth and taxation hearing if it is necessary to hold that hearing.

109
110 Councilmember Olsen asked Mayor Petersen to clarify the division of the .10%
111 transportation money allocated to the cities. Mayor Petersen replied the split would be the
112 same as the regular sales tax division.

113 114 **COUNCIL BUSINESS**

115
116 Youth City Council Liaison Piper Christian addressed the council and gave an update on
117 the carnival project with the After School Club at the Woodruff Elementary School on
118 April 17, 2015. The goal is to build connections with the Youth City Council and youth
119 within Logan City while providing them with something enjoyable to do as the weather
120 gets warmer. Some of the planned activities include an art gallery displaying work from
121 the elementary school students. There will also be face painting, crafts, two inflatable
122 slides, food, cotton candy and snacks. Additionally, they are having a canned food drive
123 associated with this to support the community. There has also been suggestions for
124 painting of a banner and possibly some guest speakers. Ms. Christian invited the council
125 to contact her on the Youth Council website should they have any questions.

126 127 **Discussion: Logan Downtown Specific Plan and Logan-Cache Airport** 128 **Comprehensive Vision – Chairman Simmonds.**

129
130 Chairman Simmonds asked Mr. Desimone if there is an overlay established for the airport
131 and does it define and/or encourage certain kinds of development in the area around the
132 airport. Mr. Desimone reported there is an overlay established for the airport in the Land
133 Development Code and it does encourage development in the area. Councilmember
134 Ward inquired as to the date the airport plan was completed. Mr. Desimone thought it
135 was adopted in 2010, however, he will provide Councilmember Ward with the exact date.
136 Chairman Simmonds disclosed that at the end of the plan, it states, "The preferred
137 alternative, based on public comment, is the conservation scenario", which would be the
138 mitigation of certain lands and keeping open space in that area. She asked if the city has
139 zoned in order to accommodate that scenario. Mr. Desimone replied the city has not
140 necessarily zoned to accommodate open space. Presently, the zoning is industrial leading
141 to the airport, and to the west of the airport, it is residential. There are also quite a bit of

142 wetland areas. As projects are brought to the city, they will have to work around those
143 wetland areas. There is not a specific zoning vision at this time.

144

145 Chairman Simmonds noted she sits on the Airport Board and realizes it is a tremendous
146 economic impact for the valley as a whole. Many private jets arrive and depart from the
147 airport daily. This helps stimulate business locally. She asked Mr. Desimone if there is
148 anything budgetarily he sees that the council needs to consider. Mr. Desimone replied
149 the biggest obstacle he sees is there is a lack of infrastructure in the airport area. This
150 will likely need to be addressed in the future. Councilmember Ward asked if there are
151 more immediate needs related to the plan that should be addressed in a more timely
152 manner. Mr. Desimone replied they have been working with the airport to provide a
153 streamlined system to build more hangars. Due to the location of the airport, it will
154 simply take time for that area to build out.

155

156 Councilmember Olsen asked Mr. Desimone if the residential zone created adjacent to the
157 airport is a hinderence. Mr. Desimone replied he does not see this as a concern at this
158 point. The city will need to plan residential appropriately so conflicting zones are not
159 created. Mr. Housley reported there was a development proposal recently that was built
160 in a potential approach to the airport. Some in the airport community wanted to stop
161 residential building as they felt it could possibly hinder future expansion plans. He felt it
162 was important for the Airport Board to realize the city cannot zone all development rights
163 away as it would be considered a regulatory taking. The Airport needs to be looking at
164 acquiring lands while they are still affordable. If they have long term plans that require a
165 larger runway approach, they need to be acquiring that land. If we purchase property
166 through the airport authority, we at least split the cost with the county. If we zone it that
167 way, we will bear the full cost ourselves.

168

169 As to the Downtown Specific Plan, Chairman Simmonds noted the date of the Plan was
170 April 2, 2012. She felt the city has accomplished "pieces" such as addressing blight,
171 some of the benches, and wayfinding in the groundwork of this plan. She asked Mr.
172 Desimone if some of the zoning today is appropriate for the historic part of downtown.
173 Mr. Desimone replied the zoning that is in place matches the plan. The goal of that
174 zoning category is to encourage a mixture of uses. The one caveat within the historic
175 district there is a set of standards to preserve the historic character. That tempers what
176 the zoning allows. The zoning currently in place values the historic component of
177 downtown.

178

179 Councilmember Needham felt a need to bring more housing choices and attract more
180 target businesses to the downtown. Downtown is a place to work, shop, and be
181 entertained. It also needs elements to calm traffic. Traffic on Main Street is a real
182 concern to him. He was interested in the promotion of human gathering places. A civic
183 center is recommended where people can meet for special events. These are the
184 highlights of the Downtown Specific Plan he believed are important.

185

186 Councilmember Ward felt we are making progress downtown by moving in directions
187 that are in line with the plan. We continue to have challenges to enhance and improve the
188 downtown area, but we are moving in the right direction. Mr. Desimone noted this is a

189 long term strategy and encouraged looking at it with a broader context from the city's
190 perspective.

191
192 Councilmember Olsen noted that one of the goals of the plan is to provide a thriving
193 center. While we haven't per se departed from that, there seems to be a default on
194 shopping and residing. He felt we haven't promoted these enough. There is still much
195 work to do. Councilmember Ward is aware of two possible developments that may bring
196 housing to the downtown. They are in the very early stages, however. There are people
197 interested in doing something like this if it is feasibly possible.

198
199 Councilmember Needham added that if the city is going to do anything, it is going to
200 need money and support from the council, Mayor and his staff to bring money forward.
201 He expressed concern that with the budget the city has, we do not seem to be helping
202 with residential improvements. He wondered if the city is going to be willing to help the
203 downtown and the residential within it.

204
205 Chairman Simmonds asked Economic Development Director, Kirk Jensen, about the
206 RDA boundaries and why some downtown areas are excluded. Mr. Jensen replied that
207 when the RDA was created, there was a blight analysis performed during the property
208 analysis. Some blocks, such as the Eccles Theater block, were not blighted, and were not
209 included in the RDA. The RDA boundaries run concurrent with that blight study.

210
211 **Joint Logan Municipal Council and Cache County Council Meeting - Chairman**
212 **Simmonds.**

213
214 Chairman Simmonds announced there will be a Joint Logan Municipal Council and
215 Cache County Council Meeting held on Tuesday, March 31, 2015 beginning at 5:30 p.m.
216 The meeting will be held in the Logan City Hall Conference Room, 290 North 100 West.

217
218 **ACTION ITEMS**

219
220 **PUBLIC HEARING - Budget Adjustment FY 2014-2015 appropriating: \$500 for a**
221 **grant the Logan Library was awarded from the State of Utah to promote and**
222 **provide multicultural library services; \$50,000 for the design of a Light & Power**
223 **Department building; \$730,500 for the transfer of ownership of property from**
224 **General Government to the Electric fund for the construction of a Light & Power**
225 **Department building – Resolution 15-10**

226
227 At the March 3, 2015 council meeting, Finance Director Richard Anderson addressed the
228 council regarding the proposed budget adjustments. He explained the \$730,500 is an
229 appropriation from reserves but should not be looked upon as an expenditure to the city.
230 This is simply internal accounting for what is already owned by the city collectively. The
231 Light Department would like to own this property so the money needs to be transferred
232 internally. The property has been valued at \$730,500. The proposed building is located at
233 600 North 800 West, next to the current City Service Center.

234

235 Mr. Anderson briefly explained the budget adjustments. As to the \$730,500 for the
236 transfer of ownership of property from the General Government to the Electric fund for
237 the construction of a Light & Power Department building, Mr. Anderson explained this
238 should not be looked upon as an external expenditure of funds. It should be looked at as
239 internal because it is a reallocation of ownership. However, it does result in a transfer of
240 funding from the Electric Department to the General Fund for the value of that land.

241

242 Chairman Simmonds opened the meeting to a public hearing.

243

244 There were no comments and Chairman Simmonds closed the public hearing.

245

246 **ACTION.** Motion by Councilmember Ward seconded by Councilmember Olsen to
247 **approve Resolution 15-10** as presented. Motion carried unanimously.

248

249 **PUBLIC HEARING - Zone Change – Consideration of a request to subdivide the**
250 **current property for the construction of an approximately 10,000 SF building to be**
251 **a facility for the Child & Family Support Center. A zone request from**
252 **Neighborhood Residential (NR-6) to Commercial (COM) is also requested on 3.1**
253 **acres at 1500 North 200 West; TIN 04-082-0006. Wasatch Development Group/CH**
254 **Champlin LLC authorized agent/owner – Ordinance 15-11**

255

256 At the March 3, 2015 council meeting, Planner Amber Reeder addressed the council
257 regarding the proposed zone change. The request is for a subdivision and design review
258 permit for a new 10,000 sq ft building for the Child & Family Support Center building
259 subject to a request to rezone the property from Traditional Neighborhood Residential
260 (NR-6) to Commercial (COM). The property is currently undeveloped. There is a canal
261 along the East side of the property adjacent to 200 West. This area was annexed into
262 Logan City in the early 1680's and was zoned and used agriculturally. In 2000, the
263 zoning was changed to CG a Commercial zoning district, as development started
264 occurring in the nearby area. In 2008, there was a request to rezone the property to SFR,
265 Single Family Residential designation. A planned unit senior housing development was
266 proposed, Meadow Valley Subdivision. Phase I was recorded with 30 lots and
267 construction has taken place on the majority of the lots. The subject property was part of
268 future phases of the Meadow Valley project that include 45 lots. Subdivision approval for
269 this property has expired.

270

271 Staff is hesitant to make zoning recommendations in this location as there is a desire to
272 support single family development but the size of this area and location adjacent to
273 incompatible uses has made it difficult to support a traditional single family
274 neighborhood. The Commercial zoning and proposed project provide a transition of uses
275 and for development with 200 West frontage.

276

277 Staff recommended that the Planning Commission recommend approval to the Municipal
278 Council for a Rezone of 2.83 acres from NR-6 to COM, located at 1500 North 200 West.

279

280 On February 26, 2015, the Planning Commission recommended that the Municipal
281 Council approve a request to rezone a portion of property at 1500 North 200 West from

282 NR-6, the Traditional Neighborhood Residential zone, to COM, Commercial zone. The
283 request of the applicant is to rezone the 3.1 acre subject property to COM, Commercial.
284 The proposed project has a site plan indicating Phase 1, the initial plan of development on
285 the East side of the lot and a Future Phase indicated on the West side of the lot. The
286 Planning Commission recommended that only the part indicated as Phase 1 be rezoned as
287 COM Commercial with the remainder of the subject property, approximately 1.2 acres,
288 remain the NR-6 Traditional Neighborhood Residential zone.

289
290 Ms. Reeder explained the recommendation from the Planning Commission which is the
291 following:

- 292
- 293 1. The location of the subject property is compatible with the purpose of the
294 Commercial zoning district.
 - 295 2. The subject property is suitable for all development within the Commercial One
296 without increasing the need of variances or special exceptions.
 - 297 3. The infrastructure providing access and utility services to the subject property
298 have adequate capacities or a suitable level of service of the permitted uses with
299 the Commercial zone.
 - 300 4. The project met the minimum public noticing requirements of the Land
301 Development Code and the Municipal Code.
 - 302 5. The zoning would be applied to the area indicated as Phase 1 of the proposed
303 project only. This provides additional separation of the Commercial zoning and
304 development from the developed NR-6 area and ensures that future phases would
305 be compliant with zoning or require additional review.
- 306

307 The Planning Commission also reviewed a request for a Subdivision and Design Review
308 Permit. Those permits were approved subject to the subdivision of the property including
309 a lot line to separate Phase 1 and Future Phase. The Planning Commission allowed for the
310 Phase line to shift up to 20' but requires that separate parcels are established so that the
311 zoning would be tied to the Phase 1 lot only.

312
313 Chairman Simmonds asked Ms. Reeder to review the other zoning designations
314 for this use category. Ms. Reeder reported they are Mixed Residential,
315 Commercial Mixed Use, Community Commercial, or Commercial Services. With
316 the Mixed Residential zone, there are no design guidelines for nonresidential
317 units. Multi-family would be an allowed use in the zone. In looking at the
318 allowances under Mixed Use, it is mainly geared as an intense mix of commercial
319 and residential uses. There are transitional guidelines in the code for commercial
320 designation that is adjacent to residential designation. There is a height restriction
321 and setback restrictions in these guidelines. Staff recommendation was either
322 Commercial or Community Commercial designation. These are designations that
323 would allow for some protections for the neighborhood. Community Commercial
324 is geared more for a residential area with an infill.

325
326 Councilmember Ward expressed the concern of the council was if the location of the
327 Center had to change, the subject parcel would be open to other development that may
328 not be what they had envisioned it for. He felt Commercial zoning would be better than

329 Community Commercial zoning to guard against any unforeseen problem. Ms. Reeder
330 replied the difference is with the Community Commercial designation, any change of use
331 in the zone would need to come through planning commission.

332
333 Ms. Reeder also noted the Child and Family Support Center building will be 10,000
334 square feet. Community Commercial designation would not allow for future expansion.
335 Chairman Simmonds was more comfortable with the Community Commercial
336 designation. She felt this would help the surrounding community maintain their
337 residential quality in what they purchased. Councilmember Olsen reported the
338 neighborhood representatives seem satisfied with the general efforts involved in this
339 project. He is also comfortable with the Community Commercial designation.

340
341 Chairman Simmonds opened the meeting to a public hearing.

342
343 Logan Resident Marilyn Griffin said this area is over occupied by nonresidential housing.
344 She expressed concern regarding more property becoming designated as commercial.
345 She acknowledged this residential area is close to a busy street along 200 West, however,
346 she stated that some residents in the city are happy living next to busy streets. She stated,
347 “Sustaining quality neighborhoods requires long range commitment and continuity by
348 citizens, elected officials and staff. Cities which have protected these neighborhoods
349 from deterioration have disallowed encroachment of offending uses over a long period of
350 time. Most significant is the reality that restoring requires a sustained commitment by
351 city officials for many years”. She reiterated the need to protect the zoning.
352 Councilmember Olsen agreed and thanked her for her comments.

353
354 Logan resident Amanda Davis noted the Future Land Use Plan shows the subject area
355 zoned as Neighborhood Residential. She felt the city is going backwards on this zone
356 change. From a planning perspective, this does not meet our vision for 25 years from
357 now. We need to plan for our future and this is one area the council needs to look at.

358
359 Logan Resident Bill Bower said he doesn’t see this area as being residential in the future.
360 This is a good use for the subject parcel and he encouraged the zoning change.

361
362 Bracken Atkinson from Wasatch Development representing the Child and Family
363 Development Center explained the process they have gone through for the Center. They
364 have followed Planning and Zoning Committee recommendations and have met with the
365 city several times. They began with Commercial zoning upon the recommendation of the
366 city. His concern with the Community Commercial zoning is the limitation on the
367 building size of 10,000 sq ft. 10,000 sq ft does not meet the needs of the Child and
368 Family Development Center. They have had a 1300% increase in use over the last three
369 years with over 15,000 people using their services this year alone. The 10,000 sq ft
370 center will be full on day one, but it will be paid for. Future development is planned to
371 occur as funds are secured, however, with the Community Commercial zoning, it could
372 limit their ability to expand. He expressed appreciation for encouragement from the
373 community members for the Center.

374

375 Councilmember Ward asked if there is a way to put a deed restriction on this parcel. Mr.
376 Housley replied that has been done in the past although they are not ideal and he was not
377 sure what that deed restriction would be. He cautioned that a deed restriction could limit
378 the use. The city always has the ability to change the zone. Restrictions should be done
379 through zoning, not deed restrictions. Mr. Bracken asked Mr. Housley should the Child
380 and Family Support Center were to relocate, sell the property, or not go through with
381 their plans, could they make it part of a development agreement that they would change
382 the zoning before the property is sold or would it be easier to come to the council for
383 approval to change the zoning. Mr. Housley replied that a development agreement works
384 well while a project is being developed, however, in reality it would not work years later.
385 It would probably not solve this problem.

386

387 Sarah Griggs, who is interning at the Child and Family Support Center, felt this center
388 would strengthen the involved neighborhood and is a valuable asset to the community.
389 She also felt that the ability for future expansion is important to meet the needs of the
390 community.

391

392 Lynn Nelson of the Board of Directors and now on staff at the Child and Family Support
393 Center for the past 13 years addressed the council. He disclosed that finding a parcel
394 within Logan City has been extremely difficult and this is by far the best site they have
395 found in the past 18 months. He expressed appreciation for the city's support of the
396 center, its philosophy and mission. Their goal is to be the best neighbor possible and they
397 have been in a residential area for the past 30 years without problems. They are open to
398 making this work and to whatever zoning the council determines is best for their ability
399 to work toward strengthening families and protecting children. Councilmember Ward
400 asked Mr. Nelson once the Center is built, what are the plans for their existing building.
401 Mr. Nelson replied they may sell the property or explore alternative uses for that facility.
402 They could also raze it and build apartments there. The Child and Family Support Center
403 is also currently expanding to Smithfield and Hyrum in hopes to take the work load off
404 the Logan facility and provide services closer to people who may need them.

405

406 Logan Resident Dave Nielsen expressed to the council a need to possibly think about
407 expanding the Child and Family Support Center vertically rather than horizontally. He
408 suggested a parking structure would help add more space for expansion of the facility in
409 the future.

410

411 Salisa Seethaler addressed the council. When she moved to Logan, she received support
412 from the Center. Some of her family members have also received support from the
413 Center at her recommendation. She expressed appreciation for the Center and the help it
414 has provided.

415

416 Chairman Simmonds closed the public hearing.

417

418 Councilmember Ward asked Ms. Reeder to clarify conditional use restrictions on
419 Commercial services zoning. Commercial zoning would not allow light industrial uses.

420

421 Councilmember Needham expressed support for the Center, however, he had concern for
422 how many homes are we giving up and the potential of this area being exclusively a
423 single dwelling neighborhood.

424

425 Chairman Simmonds felt if the council chose Community Commercial zoning at this
426 time, perhaps by the time they needed to expand, changing the zoning to Commercial
427 would not be difficult because the rest of the neighborhood would be developed into
428 single family residences, however, she could not guarantee that.

429

430 **ACTION.** Motion by Councilmember Ward seconded by Councilmember Olsen to
431 **adopt Ordinance 15-11** as presented. There was a friendly amendment by
432 Councilmember Olsen to amend the motion to approve Community Commercial zoning
433 as opposed to Commercial zoning seconded by Councilmember Ward. Motion carried
434 unanimously.

435

436 **PUBLIC HEARING - Consideration of a proposed resolution adopting a Logan**
437 **Light & Power Residential Community Solar Rate Schedule 1A – Resolution 15-09**

438

439 At the March 3, 2015 council meeting, Light & Power Director Mark Montgomery
440 addressed the council. A community solar program is something the city has been
441 interested in for several years, but it was only in the last few months that the plans started
442 rolling forward. The RECAB board, made up of representatives of the Municipal Council
443 and locals with backgrounds in energy and conservation fields, investigated community
444 solar programs and their first recommendation is to implement the solar rate schedule.

445

446 Mr. Montgomery stated that the city owns a solar array West of Logan, near the city's
447 wastewater treatment lagoons just off State Road 30. Currently, these solar panels
448 produce enough power for 30 100-kilowatt-hour shares. If enough people are interested,
449 the city has room to triple the amount of panels in that space and has other suitable sites
450 for expansion. At present, Logan's proposed community residential solar rate is a step up
451 from what residential customers are charged. Instead of the 9.5 cents per kilowatt-hour
452 for the first 400 kilowatt-hours charged to regular residential customers, it would cost 12
453 cents per kilowatt-hour for the first kilowatt-hours. As with normal rate schedules, the
454 cost goes up as more electricity is used. It costs a little more, but Mr. Montgomery thinks
455 people might be interested and is a way for people to participate. It's also a no risk
456 opportunity for the city, which already owns and operates the solar panels. The rates are
457 guaranteed to stay the same until May 1, 2035 and the city has decided on a 20 year rate
458 lock because solar panels have a 20 year lifespan. The current panels are about four years
459 old. If approved the solar rate will be effective May 1, 2015.

460

461 The RECAB board also recommended that Logan City continues working with Utah
462 Associated Municipal Power Systems to minimize negative effects to the city's Light &
463 Power Department from the increasing solar trend. Where solar business is booming, like
464 California and Arizona, utilities are struggling with how to make money to maintain
465 infrastructure and profit, and several solutions are being proposed.

466

467 The final recommendation from RECAP is that the city continues to investigate solar
468 power as an option for the Light & Power portfolio.

469
470 Mr. Montgomery reported the community solar rate is nearly identical to the residential
471 rate with one exception. Instead of the first 400 kWh costing \$.095, the first 100 kWh
472 will cost \$.12 and the next 300 kWh will cost \$.095. The idea is that the first 100 kWh
473 will be one-thirtieth of the output of our existing solar panel installation. Part of the
474 resolution is an expiration date in roughly 20 years. Presently, there is output available
475 for only 30 shares. The only way to allow more people to participate would be to expand
476 the installation. Shares can be turned back into the city should a participant move outside
477 of the city. This is slated to go into effect on May 1, 2015 if it is approved. Mayor
478 Petersen noted the first 100 kWh rate would be locked in for 20 years for participants.

479
480 Chairman Simmonds opened the meeting to a public hearing.

481
482 Logan Resident Bill Bower expressed concern that the economics with green projects are
483 not there. Mayor Petersen noted that when the rate was set for this project, it was set to
484 be a self-sustaining rate. There was no subsidy on this to cover the costs of the program.

485
486 Chairman Simmonds closed the public hearing.

487
488 **ACTION.** Motion by Councilmember Olsen seconded by Councilmember Ward to
489 **approve Resolution 15-09** as presented. Motion carried unanimously.

490
491 **WORKSHOP ITEMS**

492
493 **Consideration of a proposed resolution approving the 2015 Freedom Fire Event**
494 **Budget – Resolution 15-11 – Russ Akina, Parks & Recreation Director**

495
496 Russ Akina reviewed the proposed budget for this event and a brief outline for the same.
497 Councilmember Ward asked about the \$10,000 RAPZ increase versus the decrease in
498 population split. Mr. Akina replied with the RAPZ line item, they have submitted a
499 RAPZ application for that increase in revenue. With that, they also want to decrease the
500 amount they use from the population split. This is a formula the county uses in
501 allocating RAPZ funds back to the communities in the county. Last year, he used over
502 \$63,000 from capital funds in his department and would like to not have to expend as
503 much of those capital funds for this event. Based on the numbers, it will result in a
504 reduction of the population split money for this year's show.

505
506 As to the performance headliner and the Anthem Idol competition, Councilmember Olsen
507 asked how the two groups would split the time. Russ replied finalists of the Anthem Idol
508 will be implemented into the event. There will also be a pre-show from 7:00-8:00 pm.
509 He is leaving the details of this up to Holly Fjeldsted, the executive producer of the event.

510
511 Chairman Simmonds asked if parking in designated USU parking areas is free to those
512 who have tickets or to those who are buying tickets. Mr. Akina replied it will be both.
513 People who are not buying tickets until they arrive at the show need a place to park. Staff

514 will not be selling tickets at the entrance of the parking lots, however, they will take the
515 word of those entering the lots that they are going to buy tickets at the south ticket booth.

516

517 The proposed resolution will be an action item and public hearing at the April 7, 2015
518 council meeting.

519

520 **Code Amendment – Consideration of a proposed Code Amendment. Logan City**
521 **requests to include compact parking stall standards, clarify structured parking**
522 **requirements in the Campus Residential Zone and refine other language outlined in**
523 **the Land Development Code Section 17.38 – Ordinance 15-09 – Mike DeSimone,**
524 **Community Development Director**

525

526 Mr. Desimone noted these are changes to the parking standards. This will add some
527 compact parking stalls in a lot with 50 or more parking spaces. Up to 10% of them can
528 be compact. Also, they have eliminated the requirement for structured parking in the
529 Town Center zone and in the Campus Residential zone. This is due to the cost involved
530 with structured parking. Mr. Desimone felt that economics will dictate the need for
531 structured parking. In the Town Center zone, there is a provision to allow for shared
532 parking if structured parking were built in the downtown area.

533

534 Councilmember Ward asked Planning and Zoning Commission member, Amanda Davis,
535 why she voted in opposition to the suggested amendment change to the structured
536 parking in the Campus Residential zone on campus. Ms. Davis reported her hesitation is
537 that she does not want to see large sprawling parking lots. She would rather see
538 structured parking for the students. The intent is to get the majority of student renters in
539 that zone. Therefore, that land is very valuable and she would like to see development
540 there to get student renters out of the neighborhoods. That was her main concern. Mr.
541 Desimone made note that there are presently two developments with structured parking.
542 Ms. Davis reported that although she had some concerns with the Town Center zoning
543 change, she acknowledged the city is trying to do some mitigation there to build some
544 structured parking with other tenants or businesses. Mr. Desimone explained the parking
545 requirements for the two developments near USU that have structured parking. There is
546 going to be a natural progression for structured parking with larger developments. The
547 present requirement of structured parking stymies any potential growth since it is less
548 expensive to build 4 plexes on smaller parcels of property rather than one large
549 development that requires structured parking. Councilmember Ward added that there
550 would be a natural increase in rental costs for anyone in a development with a
551 significantly higher cost to build due to structured parking.

552

553 The proposed ordinance will be an action item and public hearing at the April 7, 2015
554 council meeting.

555

556 **OTHER CONSIDERATIONS**

557

558 No other considerations were brought forward to the council.

559

560 **ADJOURNED.** There being no further business to come before the council, the meeting
561 of the Logan Municipal Council adjourned at 7:30 p.m.

562

563

564 Sylvia Tibbitts, Deputy City Recorder