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3 Minutes of the meeting of the Logan Municipal Council convened in regular  
4 session on Tuesday, August 2, 2016 at 5:30 p.m. in the Logan City Municipal Council  
5 Chamber, 290 North 100 West, Logan, Utah. Chairman Herm Olsen conducting.

6  
7 Councilmembers present at the beginning of the meeting: Chairman Herm Olsen,  
8 Vice Chairman Holly Daines, Councilmember Tom Jensen, Councilmember S. Eugene  
9 Needham and Councilmember Jeannie F. Simmonds. Administration present: Mayor H.  
10 Craig Petersen, Finance Director Richard Anderson, City Attorney Kymber Housley and  
11 City Recorder Teresa Harris.

12  
13 Chairman Olsen welcomed those present. There were approximately 34 citizens in the  
14 audience at the beginning of the meeting.

15  
16 **OPENING CEREMONY:**

17  
18 Keith Shaw gave the opening thought/prayer and led the audience in the pledge of  
19 allegiance.

20  
21 **Meeting Minutes.** Minutes of the Council meeting from July 19, 2016 were  
22 reviewed and approved as amended.

23  
24 **ACTION.** Motion by Vice Chairman Daines seconded by Councilmember Simmonds to  
25 **approve the July 19, 2016 minutes as amended and approve tonight's agenda.**  
26 Motion carried unanimously.

27  
28 **Meeting Agenda.** Chairman Olsen announced there are 10 public hearings  
29 scheduled for tonight's Council meeting.

30  
31 **Meeting Schedule.** Chairman Olsen announced that regular Council meetings  
32 would be held the first and third Tuesdays of the month at 5:30 p.m. The next regular  
33 Council meeting is Tuesday, August 16, 2016.

34  
35 **QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:**

36  
37 There were no comments or questions for the Mayor or Council.

38  
39 **MAYOR/STAFF REPORTS:**

40  
41 **Updates on Projects/Issues – Mayor Petersen**

42  
43 Mayor Petersen updated the Council on the following:

- 44  
45 1. Current Construction Projects  
46 a. The Steep Dugway project is on schedule to be completed by August 20. The  
47 dugway will be opened earlier if possible.

- 48           b. The 400 East construction between 1000 North – 1100 North is on schedule  
49           for completion by September 2.
- 50           c. Road and trail access to Trapper Park should be completed by August 13.  
51           There will also be a ribbon cutting ceremony for the new park.
- 52
- 53           2. The City received a Utah League of Cities and Towns/IHC Healthy Communities  
54           Grant in the amount of \$225,000 over a three year period. The money will be used  
55           to develop exercise programs to combat childhood obesity and diabetes.
- 56
- 57           3. The Tour of Utah is interested in coming back to Logan in 2017. No decision has  
58           been made at this time and Mayor Petersen asked for input from the Council.  
59
- 60           4. The City is in the process of implementing the use of the “311” number to assist  
61           citizens in making non-emergency calls. The idea evolved from Councilman  
62           Jensen’s Neighborhood Improvement Committee.  
63
- 64           5. Conservation Coordinator Emily Malik conducted an analysis of Logan’s  
65           recycling program as implemented in rural areas. Emily will present her findings  
66           at a future Council meeting.  
67
- 68           6. Urban deer continue to be a serious problem in certain areas of the City. Mayor  
69           Petersen would like to further discuss this with the Council at a future meeting.  
70
- 71           7. Permits issued for winter on-street parking are a problem for snow removal and  
72           police patrolling. Council input on an appropriate policy is welcome.  
73
- 74           8. Mayor Petersen thanked Parks & Recreation Director Russ Akina and his staff for  
75           a great Pioneer Day celebration.  
76
- 77           Councilmember Jensen stated that a citizen contacted him and commented on the recent  
78           decision to close the Logan Library due to the air conditioning not working. The citizen  
79           asked what is the City’s policy during this hotter than normal summer when it comes to  
80           someone’s power being turned off.  
81
- 82           Finance Director Richard Anderson responded that the City does shut off people’s power  
83           due to various reasons. He said the important thing to understand is that shutting  
84           someone’s power off is the very last thing we do whether it’s during the winter, spring,  
85           summer or fall. The City does all they can to contact the person, meet with them and  
86           make payment arrangements. As long as the customer is willing to keep their  
87           commitments regarding payment, the City will work with them. Those people who we  
88           cannot contact or will not return phone calls, we have to do something and their power is  
89           shut off.  
90

91 Chairman Olsen commented that if the Tour of Utah is interested in coming back to  
92 Logan he would be supportive and would hope for better weather this time.

93  
94 Councilmember Simmonds said she also supports the Tour of Utah returning to Logan  
95 and feels this is very positive for the City overall.

96  
97 Mayor Petersen said there were substantial in-kind contributions in terms of police, fire  
98 and public works for the Tour of Utah. The out of dollar cost to Logan City was virtually  
99 zero.

100  
101 Councilmember Needham stated that he also supports the Tour of Utah coming back to  
102 Logan.

103  
104 Chairman asked that Urban Deer Management and Winter On-Street Parking Permits be  
105 added to a future council agenda for discussion.

106  
107 **COUNCIL BUSINESS:**

108  
109 Chairman Olsen explained that by State law, the public hearing for Resolution 16-42 and  
110 Resolution 16-43 cannot be held before 6:00 p.m. He asked that the Council skip to  
111 Action Item C at this time.

112  
113 Chairman Olsen announced that the public hearing for **Code Amendment –**  
114 **Consideration of a proposed ordinance amending Subsection (C)(2) of 10.52.285 of**  
115 **the Logan Municipal Code Regulating the Booting of Vehicles – Ordinance 16-23**  
116 has been continued to a future council meeting.

117  
118 **ACTION ITEMS:**

119  
120 **PUBLIC HEARING - Future Land Use Plan (FLUP) Amendment and Zone Change**  
121 **– Consideration of a proposed FLUP Amendment, Zone Change for the Falls at**  
122 **Riverwoods Phase II. Bracken Atkinson/Evelyn H. Ellis, authorized agent/owner,**  
123 **requests a Future Land Use Plan (FLUP) amendment and zone change to Mixed**  
124 **Use (MU) and expansion of the current multi-family complex for an additional 92**  
125 **units on 5.4 acres at approximately 650 South 100 East – Ordinance 16-20**

126  
127 At the July 19, 2016 Council meeting, Amber Pollan addressed the Council regarding the  
128 proposed amendment. The applicant is proposing to disconnect from River Heights City a  
129 5.28 acre property into the City of Logan then Rezone it to Mixed Use and obtain a  
130 design review permit for 92 new dwelling units. The dwelling units are proposed as two  
131 24-plexes (because of exercise rooms, one will be a 22-plex), five 6-unit townhomes and  
132 four 4-unit townhome buildings. The 24-plexes are located in the center of the property  
133 and the townhome buildings wrap the perimeter. Two accessory garage buildings are  
134 located near the East border and the remaining surface parking lots are dispersed around  
135 the residential dwellings. Sidewalks and landscaping will go throughout the site. A road  
136 dedication of an additional 24' is shown along the North boarder for a future 66' 500  
137 South right-of-way.

138

139 The land has historically been used for agriculture and is accessed by 500 South. The  
140 parcel sits northeast of the existing Falls at Riverwoods Phase One apartment complex  
141 which contains 214 units configured in nine 24-plexes. Low-density single family homes  
142 currently exist to the North and East inside the City of River Heights.

143

144 Staff recommended that the Planning Commission recommend approval to the Logan  
145 Municipal Council for the rezone and conditionally approve a Design Review Permit for  
146 Project #16-027, The Falls at Riverwoods II, for the property located at 650 South 100  
147 East.

148

149 On June 23, 2016, the Planning Commission recommended that the Municipal Council  
150 approve the Future Land Use Plan amendment and Rezone of approximately 5.4 acres to  
151 Mixed Use. The project area is currently outside of the Logan City boundary

152

153 Chairman Olsen opened the meeting to a public hearing.

154

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

156

157 **ACTION.** Motion by Councilmember Simmonds seconded by Councilmember Jensen to  
158 **adopt Ordinance 16-20** as presented. Motion carried unanimously.

159

160 **PUBLIC HEARING – Consideration of a proposed sale of City property located on**  
161 **the East side of 200 East between 200 and 300 South consisting of 6 residential lots**  
162 **within the 200 East Subdivision**

163

164 City Attorney Kymber Housley addressed the proposed sale of City property. He  
165 explained the City of Logan is requesting proposals from a residential housing developer  
166 with significant experience in high quality residential construction to purchase the 200  
167 East Subdivision and construct 6 new and unique single family residential dwelling units  
168 on these lots with the intent of stimulating future neighborhood revitalization efforts. Mr.  
169 Housley stated the Council is not required to take action on the proposed property sale.

170

171 Chairman Olsen opened the meeting to a public hearing.

172

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

174

175 Chairman Olsen stated that he received a recommendation from a citizen asking that the  
176 City take into account the desire of the neighborhood to have good, quality homes built  
177 and the City not approve a project that would be lower quality homes and to preserve the  
178 integrity of the neighborhood.

179

180 Mayor Petersen said City staff supports that idea from the citizen and the intent is to  
181 upgrade the neighborhood. As property is sold there will be conditions and restrictions on  
182 what is built in this area. The City received one request for proposal (RFP) for this  
183 property. The respondent determined that the conditions the City imposed are too strict  
184 and feels that going forward is no longer a profitable venture so; the City will go back

4 | Page

185 and look again. Another RFP will go out and he will make sure the Council is aware of  
186 the RFP's that are received. Tonight's public hearing allows us to surplus the property.

187  
188 Mr. Housley said technically, we don't need to hold a public hearing because each lot is  
189 less than one acre and less than \$100,000. Because of the potential that we could sell this  
190 as a package it was decided to ere on the side of caution and hold a public hearing.

191  
192 Councilmember Simmonds asked, because one person said it wasn't profitable are we  
193 going to change the rules.

194  
195 Mayor Petersen responded we are going to re-look at the rules and what we are doing.  
196 The RFP was sent to 16 different developers and we only received one so that might  
197 suggest that the market didn't agree with us. Maybe it's not the restrictions we imposed;  
198 maybe it was the selling price which, we could also choose to modify.

199  
200 Councilmember Simmonds said she also feels that we have the uncomfortable tendency  
201 to put out RFP's at the very height of the building season so perhaps reissuing the RFP in  
202 the fall would be better. She feels the RFP that was sent out was reasonable.

203  
204 Vice Chairman Daines said again, we should not reduce the quality of the project.

205  
206 Mr. Housley said he does not feel quality is the issue but rather the size requirement.  
207 There was a minimum requirement for the main level to be 1,500 SF, which is a fairly  
208 large sized home. We also required a minimum of two stories which would be a total of  
209 3,000 SF. This is larger than the average sized home in Logan City and Cache County.

210  
211 Councilmember Jensen also suggested that a discussion be held with potential developers  
212 and talk about various avenues and they can also help craft the wording for the RFP.

213  
214 Chairman Olsen said this is an area that took years to acquire property and to make  
215 improvements on 200 East. The former property owners gave up their homes and he  
216 wants to make sure there is an appropriate substitute.

217  
218 Mayor Petersen said there is a possibly that we can sell the lots individually.

219  
220 **PUBLIC HEARING – Consideration of a proposed sale of City property located at**  
221 **approximately 1701 South Highway 89/91 consisting of approximately 4.41 acres**  
222 **and more particularly described as parcel numbers 02-083-0020, 02-083-0011, and**  
223 **02-083-0010**

224  
225 Chairman Olsen opened the meeting to a public hearing.

226  
227 There were no comments and Chairman Olsen closed the public hearing.

228  
229 Mayor Petersen stated this property is located between Hyclone and the Logan River  
230 Academy.

231

232 Mr. Housley explained this was property that was originally acquired for economic  
 233 development purposes and was the former Buttars Tractor property. We are now in the  
 234 position to put this property back into private hands. No action is required by the Council  
 235 other than to hold a public hearing.

236

237 **PUBLIC HEARING - Consideration of a proposed resolution adopting Revised**  
 238 **Water Service Connection Fees – Resolution 16-41**

239

240 At the July 19, 2016 Council meeting, Public Works Director Mark Nielsen addressed the  
 241 Council regarding the proposed resolution. He said in preparing Resolution 16-27 for  
 242 revised Water Service Connection Fees that was approved by the Council a few weeks  
 243 ago, he inadvertently used an old resolution that did not reflect the current connection  
 244 fees. The intent of Resolution 16-27 was to not change the fees but add three new line  
 245 items to capture costs associated with water services into 1000 West, video of sewer  
 246 mains to verify sewer connections, and fire hydrant flow testing. He missed a resolution  
 247 in 2014 that raised the connection fees. Instead of not changing the fees, the resolution  
 248 reduced the fees to 2012 levels.

249

250 The table below summarizes the history of the fees.

251

Fee Description	2012 Fee	2014 Fee	2016 Fee	Revised 2016 Fee
1" Developed Connection	\$450	\$450	\$450	\$450
2" Developed Connection	\$1,200	\$1,300	\$1,200	\$1,300
1" Undeveloped Connection	\$4,800	\$6,298	\$4,800	\$6,298
2" Undeveloped Connection	\$5,100	\$9,155	\$5,100	\$9,155
4" Undeveloped Connection	\$12,550	\$14,835	\$12,550	\$14,835
6" Undeveloped Connection	\$15,150	\$19,475	\$15,150	\$19,475
6" Fire Hydrant Installation	\$6,400	\$8,321	\$6,400	\$8,321

252

253 This new resolution restores the Water Service Connection Fees to their previous level.  
 254 Every fee should be changed to be identical to the 2014 fee. In addition, the three new  
 255 line items have remained.

256 Chairman Olsen opened the meeting to a public hearing.

257

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

259 **ACTION.** Motion by Councilmember Jensen seconded by Vice Chairman Daines to  
260 **approve Resolution 16-41** as presented. Motion carried unanimously.

261  
262 **PUBLIC HEARING - Code Amendment – Consideration of a proposed ordinance**  
263 **amending Subsection (A) of 6.12.040 and adding Subsection (C) of 6.12.040 of the**  
264 **Logan Municipal Code Regulating Dog Registrations – Ordinance 16-24**

265  
266 At the July 19, 2016 Council meeting, Chief Jensen addressed the Council regarding the  
267 proposed ordinance amendment to add the following language:

- 268  
269 A. Any dog which has been duly or properly trained **or is in training** to assist the  
270 blind, deaf, or disabled and is acting in that capacity;  
271  
272 B. Any dog which has been duly or properly trained and placed in custody of a  
273 police officer and is being used in police department work;  
274  
275 C. **Any dog which has been duly or properly trained as a service animal but has**  
276 **not been spayed or neutered is not exempt from registration fees.**

277  
278 Chairman Olsen opened the meeting to a public hearing.

279  
280 There were no comments and Chairman Olsen closed the public hearing.

281  
282 **ACTION.** Motion by Councilmember Simmonds seconded by Vice Chairman Daines to  
283 **adopt Ordinance 16-24** as presented. Motion carried unanimously.

284  
285 **PUBLIC HEARING - Budget Adjustment FY 2016-2017 appropriating: \$12,000 for**  
286 **the Emergency Management Performance Grant (EMPG). The funds will be used to**  
287 **cover necessary expenses for local emergency management programs; \$40,000 for**  
288 **2016 Freedom Fire Independence Day Celebration at USU (RAPZ); \$50,000**  
289 **Aquatic Center Slide Gel Coating (RAPZ); \$100,000 Canyon Connector Trail**  
290 **(RAPZ); \$30,000 Bridger Park Parking Lot (RAPZ); \$30,000 Park Avenue**  
291 **Connector Trail (RAPZ); \$50,000 Soccer Sports Complex Trail Paving (RAPZ);**  
292 **\$40,000 Trapper park Playground (RAPZ) \$84,863 2016 RAPZ Tax Municipal**  
293 **Population Allocation: \$600 grant received from EDCUtah Community Match**  
294 **Grant Program for reimbursement on travel and training for professional economic**  
295 **development; \$3,000 grant received from EDCUtah Community Match Grant**  
296 **Program for marketing purposes related to economic development - Resolution 16-**  
297 **39**

298  
299 At the July 19, 2016 Council meeting, Finance Director Richard Anderson addressed the  
300 Council regarding the proposed budget adjustments.

301  
302 Chairman Olsen opened the meeting to a public hearing.

303  
304 There were no comments and Chairman Olsen closed the public hearing.

305

306 Vice Chairman Daines asked regarding the \$100,000 for the Canyon Connector Trail and  
307 the \$30,000 for the Park Avenue Connector Trail. Is this funding for planning and  
308 design?  
309

310 Parks & Recreation Director Russ Akina responded for the Canyon Connector Trail the  
311 \$100,000 will help with construction. For the Park Avenue Connector Trail, it will also  
312 help with construction. Construction on both projects will begin Spring 2017.  
313

314 **ACTION.** Motion by Vice Chairman Daines seconded by Councilmember Jensen to  
315 **approve Resolution 16-39** as presented. Motion carried unanimously.  
316

317 **(THE PUBLIC HEARING STARTED AT 6:02 p.m.) PUBLIC HEARING –**  
318 **Consideration of a proposed resolution approving the Property Tax Rate for FY**  
319 **2016-2017 – Resolution 16-42**  
320

321 Chairman Olsen opened the meeting to a public hearing on a proposed resolution  
322 approving a tax rate of 0.002246 in excess of the certified tax rate for 2016.  
323

324 Sheldon Miller, President of the Friends of the Logan Library addressed the Council. He  
325 said their purpose is to support the Library in their mission. He said it was his  
326 understanding that the property tax increase would be used in part to help fund the  
327 creation of the new library. He said Logan has never had a new Library and he feels we  
328 need one at this time. He feels the key to providing information is with the library. The  
329 current library has infrastructure problems that need to be addressed and he feels a new  
330 library is needed for Logan.  
331

332 Bronwyn O'Hara addressed the Council. She asked if the City purchased the Coppermill  
333 building and was that the original place where the library was going to be.  
334

335 Mayor Petersen responded yes, the City purchased the Coppermill building and it will not  
336 be used for a future library but will instead be used for commercial purposes. The City is  
337 in the process of finding a commercial developer who will bring retail into the  
338 Coppermill building location. It will not be the City's project but will be sold to an  
339 approved developer.  
340

341 Councilmember Simmonds added that sometimes the City acquires property and issues a  
342 request for proposal (RFP) for developers or architects to come in, take the project, buy  
343 the building and do what we conceptualize might be a good use for the structure.  
344

345 Ms. O'Hara asked if anyone on the City Council profited when the Coppermill building  
346 was sold.  
347

348 Mayor Petersen responded none of the City Councilmember's had a financial interest in  
349 the Coppermill building.  
350

351 Ms. O'Hara asked if the current library will be razed and will there be a new structure on  
352 that property.

353

354 Mayor Petersen responded not necessarily and it's unlikely that a new library would be  
355 built on the exact footprint of the current library because doing this would mean the  
356 library would have to shut down while a new library is built. A new library location has  
357 not yet been determined.

358

359 Ms. O'Hara said the current library location is close to bus routes, post office, downtown,  
360 etc and she asked if it will be located in the downtown area.

361

362 Mayor Petersen responded a new library will be located somewhere in the downtown  
363 area.

364

365 Councilmember Simmonds explained the City owns property from 200 North to 300  
366 North which is called the "City Block", with the exception of the post office. The current  
367 library would most likely be razed and there are several other locations that are being  
368 considered within the downtown core which is where the library would like to be located.  
369 It would probably cost the City two-thirds as much to repair the current library as it  
370 would be to build a new library.

371

372 Vice Chairman Daines said everyone needs to realize that the proposed tax increase to  
373 benefit the library does not necessarily mean we are building a new library. The funding  
374 could be used to remodel the existing library and a decision has not been made at this  
375 time.

376

377 Councilmember Simmonds explained if the tax increase is approved, the money will be  
378 held in a separate account for the purpose of a new or remodeled library.

379

380 Mayor Petersen explained there are two property taxes. One is a general property tax and  
381 the other is a library property tax. What is being proposed is a library tax increase and  
382 every cent of that money will be used for the library.

383

384 Tom Horlacher addressed the Council and expressed his concern with the proposed tax  
385 increase. He feels the City is always trying to do the biggest and best improvements and  
386 in some cases he feels it's frivolous. He asked, whose City is it and do we want to spend  
387 more money on these things. He is concerned about the ever increasing taxes and said  
388 Logan City is by far the worst for high taxes. He would like the Council to consider  
389 carefully what they do.

390

391 Joseph Anderson, librarian in charge of the adult nonfiction and reference services  
392 division at the Logan Library, past president of the Cache Valley Library Association,  
393 and author of a paper on the history of Cache Valley libraries which has been cited  
394 previously by local elected officials addressed the Council and read the following:

395

396 *Council members and Mayor Petersen, thank you for the opportunity to share my feelings*  
397 *about the proposed property tax increase to fund a new library building. It's probably*  
398 *not a surprise that I'm in favor of the increase. But let me tell you why.*

399

400 *From what I've heard (and you may already know), the current library building is*  
401 *around 80 years old. It has been renovated, added onto, and changed many times over*  
402 *the years. It was apparently first a dance hall. Then it became a Sears store for several*  
403 *decades. In the mid-1980s it was turned into the home of Logan City and the library.*  
404 *Sometime after that, an addition was constructed onto the north side of the building. In*  
405 *2009, the City left to take up residence here in the converted City Hall.*

406  
407 *My colleagues at the library do amazing work. With a strong commitment to information,*  
408 *education, literacy, intellectual freedom, and recreation, they work to improve the quality*  
409 *of life for us, our children, and our neighbors by providing access to great ideas, great*  
410 *art, and community interaction. Alongside large and relevant book collections which*  
411 *continue to be popular, you will find movies, music, newspapers, magazines, electronic*  
412 *books, powerful online databases, computers, tablets, and laptops, maps, flags, and*  
413 *more, all carefully curated by passionate, professional, and highly educated library*  
414 *workers who love to help. Add to that list of services story times, summer reading*  
415 *programs, and technology classes, and you'll agree with me that our library is a potent*  
416 *and crucial community resource. The tens of thousands of Logan Library users attest to*  
417 *this.*

418  
419 *Unfortunately, however, we cannot say that the library building will serve Logan citizens*  
420 *well into the future. I have worked at the library for 8 years and in my time I have seen*  
421 *multiple roof leaks (including one that came down on the books I oversee and caused*  
422 *more than \$1,600.00 in damage) and multiple basement floods. One of the most recent*  
423 *and obvious problems with the building has been the air conditioning breaking down and*  
424 *not working for the better part of June and July this summer. As I understand it, there*  
425 *were multiple issues from the roof to the basement that caused the aging system to fail*  
426 *and require repair. And this isn't the first summer outage we've experienced. Other*  
427 *major issues include the need for carpet and window replacement, and inconvenient*  
428 *parking. Inadequate space for library programs or events is also a problem (an example:*  
429 *one of the popular events I'm involved with is Helicon West, a longstanding community*  
430 *featured reader & open-mic series. When well-known authors are scheduled or USU*  
431 *professors ask their students to attend, our largest meeting room overflows). We were*  
432 *thankful for the extra space in 2009, and made do as best we could, but the building*  
433 *layout and design is now confusing, obstructive, and difficult for the disabled and elderly*  
434 *to use. In my opinion, the large funds that would be needed to fix these many problems*  
435 *(I've heard estimates in the millions) would be better used constructing a new library in*  
436 *the heart of the city. Logan and its citizens have not funded a completely new library*  
437 *building since 1932! Pardon the pun, but it's overdue.*

438  
439 *As a resident of Logan, I'm thankful for the tax-funded services the city provides to me*  
440 *and my family. First responders, garbage and recycling collection, streets and light*  
441 *crews, parks and rec, and the poet laureate make Logan a great place to live. Sensible*  
442 *taxes are rightly used to better the lives of all residents. It's time for a new library tax to*  
443 *fund a new building that will take us into the future and indicate our community's*  
444 *commitment to the intellectual life of all its citizens.*

445  
446 *I urge you to pass the tax increase for a new library building. Thank you.*

447

448 Karen Clark, Assistant at the Logan Library addressed the Council. Ms. Clark stated that  
449 she has worked at the library for the past 18 years. She said the patrons need a new  
450 library especially the elderly who frequently use the library. Also, young families who  
451 have grown up coming to the library throughout the years. She said most recently the  
452 library needs air conditioning in the summer and better heating in the winter. She urged  
453 the Council to approve the tax increase and to help the patrons.

454

455 Logan City resident Nelda Ault-Dislin addressed the Council. She spoke on behalf of a  
456 community group that frequently uses the library. She oversees the Cache Refugees and  
457 Immigrant Connection which is a small non-profit group and they use the library twice  
458 each week to help immigrants with job applications and other needs. She asked the  
459 Council to approve the tax increase for the library.

460

461 Logan resident Joe Tennant addressed the Council. He asked what other tax or fee  
462 increases are coming to Logan citizens in the future.

463

464 Mayor Petersen responded there will not be any further tax increases coming this  
465 calendar year. The new wastewater treatment plant will be a substantial rate increase but  
466 that could happen as late as 2018. Mayor Petersen feels we can operate the new landfill at  
467 the present level of costs although there could be some incidental fees that increase.

468

469 Finance Director Richard Anderson said the most substantial increase will be the  
470 wastewater treatment facility and we are at least 8 months or longer from a rate increase  
471 at this time.

472

473 Mayor Petersen said the last property tax increase was in 2010.

474

475 Vice Chairman Daines added that Logan City doesn't however control the County and  
476 they have increases, one of which is the school bond that voters recently approved.

477

478 Mayor Petersen explained Logan City's property tax represents about 15% of a residents  
479 total tax bill. The proposed property tax increase on a residents total tax bill is less than  
480 1% increase in the total property tax.

481

482 Mr. Tennant further stated that he doesn't feel that our government does anything with  
483 just a stroke of the pen and most of the action items that have been approved tonight have  
484 been thoroughly discussed including the property tax increase. He is in favor of the  
485 library and agrees with Councilmember Daines in that there are a lot of other increases  
486 coming in the future. He isn't sure a new library is the right direction but the existing  
487 library doesn't seem to be working either. He ultimately supports the library tax increase.

488

489 Robert Shupe, Logan Library Director addressed the Council. He referred to the  
490 following library usage information.

491

492 During the month of June there were 86, 918 items checked out of the library in a one  
493 month time period.

494

495 There were 23,329 visitors that came through the library during the month of June.

496

497 Collection was 228,119 during the month of June and if items do not circulate they are  
498 taken out.

499

500 He stated that five years ago he traveled from Arizona to Logan to apply for the position  
501 as Library Director. During his interview he asked the question, what was the priority for  
502 the new Library Director and immediately the answer was, help us build a new library.  
503 He supports the tax increase and feels that Logan is in need of a new library.

504

505 Noelle Call, Chairman of the Logan Library Board addressed the Council. She not only  
506 serves on the Library Board and she also volunteers at the library and she gets to see the  
507 many changes and needs of the library. There isn't enough space for the many things the  
508 library has to offer and she feels a new library will meet those needs and will add more  
509 space for the patrons.

510

511 Logan resident Cordell Henrie addressed the Council and asked does the current funding  
512 meet the needs of the library.

513

514 Mayor Petersen responded a rate increase was approved several years ago because we  
515 didn't have enough funds to meet the operational needs of the library. He feels that the  
516 library is underfunded but the proposed tax increase is not for operational expenses and  
517 would only be used for capital construction. A new library would cost approximately ten  
518 to twelve million dollars but a final cost has not yet been determined. The proposed  
519 increase will support a two million dollar loan and the proposed increase will repay the  
520 loan over eight years. The library fund has one million dollars in their capital project  
521 budget and there are other funds in the City that would bring us to about eight million  
522 dollars. The proposed tax increase is the base of the pyramid for funding and is absolutely  
523 critical to moving forward. The additional three million dollars needed would be obtained  
524 by going to external donations. He feels it's unlikely that in eight years the library tax  
525 would be rescinded.

526

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

528

529 Councilmember Simmonds commented that she has received several emails and most  
530 were supportive of a new library and of the tax increase. She said if we think carefully  
531 and if we think about this being the foundation of the pyramid for us to be able to build a  
532 new library without adding any additional taxes onto the citizens, she feels it's a  
533 worthwhile expense. She said that adding taxes at any time is not easy and is not done  
534 recklessly or without a lot of thought and questions. She feels the fundamental purpose  
535 for which this proposal was presented is a sound foundation for us to create the  
536 possibility for a new Logan Library in the future.

537

538 Councilmember Needham said he is in favor of a new library and in favor of a remodeled  
539 library. He said a new library would be about the same size as the current library and  
540 there are a lot of structural problems that go back for many years with the current library.

541 In looking at the remodeling plans that were furnished 10 years ago by Design West and  
542 updating the costs into today costs, he personally feels that we could remodel the current  
543 library for five-six million dollars. He would vote that the Council go with the lesser  
544 amount. He feels it's nice to have new but a lot can be done in the way of remodeling  
545 with five-six million dollars.

546  
547 Councilmember Jensen responded to Councilmember Needham and said we all agree that  
548 money needs to be spent, the question is how much. To remodel the library he's heard  
549 estimates of seven-ten million dollars. His firm was the architect for the current library 30  
550 years ago and he feels the building has seen its purpose and it was a patched building at  
551 the time the City took it and was a patched building before that time. If we are going to  
552 spend seven or more million dollars and still have an old building then wouldn't it be  
553 better to invest in something that functions properly. He also feels the current library  
554 property is better served as a commercial use and to put that property back on the tax  
555 rolls to generate tax revenues for the City which would help pay for the library. We have  
556 several site locations that would be publicly owned so we don't need to buy the land. The  
557 current firm he is working for was just awarded the Weber County Library remodel and  
558 they wanted to continue to occupy the library during the twelve million dollar remodel.  
559 After four bids to try and work it out, they abandoned the idea of trying to stay in the  
560 building during the remodel and will shut down the library for a year or two while it's  
561 under construction. You can't remodel a building due to dust, noise, safety concerns, etc  
562 and remain open to the public. He feels a library is something people look for if they  
563 want to relocate a business or want to live in Logan. He has fallen in love with the library  
564 over again and feels that people that don't value libraries are missing something.

565  
566 Chairman Olsen noted the concerns from resident Joe Tennant and Tom Horlacher  
567 regarding the proposed tax increase. He has also received a lot of public input on this  
568 issue in support of a new or remodeled library. A library can have a large impact on a  
569 community and is a signature statement for Logan City to have an end project of which  
570 we are proud. It can also propel our children and grandchildren into a learning age they  
571 deserve.

572  
573 Mayor Petersen confirmed that all we are doing is creating a revenue stream for a new or  
574 remodeled library.

575  
576 Vice Chairman Daines said a decision hasn't been made but she agrees that either way,  
577 money needs to be invested into the library.

578  
579 Councilmember Needham recommended that further searching be done to see what we  
580 might save if we remodeled versus going new. He is not convinced that we should build a  
581 new library and more needs to be done to make that determination.

582  
583 Vice Chairman Daines responded that the Council has looked at various potential sites  
584 for a new library and we are getting bids.

585  
586  
587

588 Vice Chairman Daines said with this proposed tax increase, some people are aware that  
589 it's for a new library. She isn't sure there has been as much public input as to the  
590 specifics as where and how much for a new library. She sees this as a first step.  
591

592 **ACTION.** Motion by Councilmember Simmonds seconded by Councilmember Jensen to  
593 **approve Resolution 16-42** as presented. Motion carried unanimously.  
594

595 **PUBLIC HEARING – Consideration of a proposed resolution adopting the Final**  
596 **Revenues and Expenditures Budget for FY 2016-2017 in the amount of \$149,276,364**  
597 **– Resolution 16-43**  
598

599 Chairman Olsen opened the meeting to a public hearing.  
600

601 There were no comments and Chairman Olsen closed the public hearing.  
602

603 Councilmember Simmonds commented that the proposed budget is flat. Internal  
604 allocations and retirements have allowed for a small pay increase for City employees. She  
605 feels very confident this is a good budget.  
606

607 Councilmember Jensen commented that he feels Logan City is very well managed. We  
608 have great department heads and we do a lot with the budget we have.  
609

610 **ACTION.** Motion by Councilmember Simmonds seconded by Vice Chairman Daines to  
611 **approve Resolution 16-43** as presented. Motion carried unanimously.  
612

613 **PUBLIC HEARING - Code Amendment – Consideration of a proposed ordinance**  
614 **amending Chapter 10.60 of the Logan Municipal Code “Vehicle Weights and Class**  
615 **Limitations” adding Section 10.60.020, 100 North – Restricting Commercial**  
616 **Vehicles on 100 North from Main Street to 100 West – Ordinance 16-22**  
617

618 At the July 19, 2016 Council meeting, Public Works Director Mark Nielsen addressed the  
619 Council regarding the proposed code amendment. The area is Main Street 100 North and  
620 the issue is cars are driving across the bulb-out and there are concerns about the safety of  
621 pedestrians who are standing on the bulb-out waiting to cross the street. There has been a  
622 request to place bollards along the area of the bulb-out. In order to do this, UDOT has  
623 said that truck traffic will have to be restricted from Main Street going West on 100  
624 North. UDOT will not mandate that the corner be changed unless bollards are placed on  
625 the bulb-out corner and if bollards are placed, there must be truck restriction. He will  
626 verify with UDOT on whether or not the bulb-out could be moved back if the bollards are  
627 not there. The standard for bollards is they cannot be fixed within a clear zone. The plan  
628 is to put a concrete bollard that will sit on the concrete and if something heavy hits it then  
629 it will cause some damage and if something really heavy hits the bollards they will push  
630 back. The bollards would be a visual deterrent for drivers so they don't drive over the  
631 bulb-out and will help keep pedestrians safe. A car or a regular pickup truck can easily  
632 make a turn on this corner with no problems. The restriction would be for a UPS type  
633 truck, bus or semi-truck where they cannot make a turn without going into the other lane  
634 of traffic.

635 Chairman Olsen opened the meeting to a public hearing.

636

637 Bryce Bosworth, owner of U&I Furniture addressed the Council. He loves his location on  
638 100 North. He is in favor of improving the downtown and feels what Cache Valley Bank  
639 has done is great and he appreciates it very much but, when it starts affecting his business  
640 he has an issue. He is in commercial vehicles everyday and does not feel that the bulb-  
641 outs are functional. He's also had customers who have raised concerns about the bulb-  
642 outs. He doesn't want more restrictions on 100 North and he does not support the idea of  
643 bollards being placed on the corners. He said there are several trees in downtown Logan  
644 that have not been trimmed and have damaged his building and the sign above his  
645 business. There are semi trucks that travel on 100 North and other trucks are commercial  
646 size.

647

648 City Attorney Housley clarified there are restrictions on Center Street with semi trucks  
649 because the neighborhood did not want truck noise.

650

651 Logan resident Tom Horlacher addressed the Council. He said the bulb-outs are  
652 confusing and feels that people will avoid this area because of the bulb-outs. He feels  
653 Logan is not business friendly and it would be better money spent to put the curbs back  
654 where they were and have fewer restrictions and fewer ordinances. He also feels that  
655 trees in the downtown block signs and they should be better taken care of and trimmed.

656

657 Logan resident Larry Brown addressed the Council. He said the City can install curbs,  
658 lights, and signs but he feels the 100 North intersection will still be less safe. He agrees  
659 that it's great to make beautification efforts but he also feels the bulb-outs are a safety  
660 issue and the corners should go back to the way they were. He also suggested that the  
661 City reconsider other bulb-outs being proposed in other locations.

662

663 Vint Larsen, owner of Al's Trophies on 100 North addressed the Council. He does not  
664 support the proposed restrictions on 100 North and asked why we continue to restrict  
665 traffic on 100 North. He said Cache Valley Bank is wonderful and he likes and  
666 appreciates everything they have done to make improvements but does not support the  
667 proposed restrictions and bulb-outs.

668

669 George Daines, representing Cache Valley Bank addressed the Council. He said the plan  
670 with the bollards was given to Logan City and UDOT four years ago. Since that time,  
671 leadership has changed with both organizations but the plan for the bollards has remained  
672 the same. He said cars are driving across the bulb-outs and there is a safety concern for  
673 pedestrians. The problem can be addressed by placing bollards on the corner. If the  
674 bollards don't go in then the safety concern has to be addressed and he isn't sure who  
675 would be responsible for the cost of removing the bulb-outs. He is reluctant to go back to  
676 the bank and tell them that the corners need to be redone but he is also mindful of the  
677 concerns and we cannot leave the corners the way they are now. The design that was  
678 approved by the City was to calm traffic and reduce the speed of traffic going down this  
679 side street. He feels this is going to be a City problem and not a Cache Valley Bank  
680 problem.

681

682 Chairman Olsen said the problems that Cache Valley Bank and the business owners have  
683 identified are legitimate concerns and the Council will have to decide what to do. He  
684 feels a decision regarding this ordinance should be postponed until more information can  
685 be obtained.

686  
687 Mr. Daines suggested it should go back to the City design team for further review. He  
688 also suggested that the temporary red cones should remain in place on the bulb-outs until  
689 there is a solution.

690  
691 Mr. Bosworth informed the Council that City crews are planning to resurface 100 North  
692 this week and he suggested that it wait until the bulb-out issue is resolved.

693  
694 Logan City Street Manager Jed Al-Imari confirmed that the street is scheduled to be  
695 resurfaced this week from Main Street to 50 West along 100 North. He said this project  
696 has been scheduled for several months. He will contact Whitaker Construction and  
697 UDOT and see about the possibility of canceling/delaying the resurfacing project.

698  
699 Mr. Housley suggested that the Main Street portion can still be completed and wait on  
700 going down 100 North.

701  
702 There were no further comments and Chairman Olsen closed the public hearing.

703  
704 Mr. Al-Imari said there are five options for 100 North which are to place bollards where  
705 the temporary cones are currently, move the bollards back from the traffic lane, remove  
706 the bulb-outs, restrict the turning lanes which, was not favored by City staff or by UDOT.  
707 The last option is to do nothing and he does not feel that is a very safe option. Mr. Al-  
708 Imari and Public Works Director Mark Nielsen met with most of the business owners  
709 along 100 North regarding the five options.

710  
711 Mayor Petersen said the primary concern seems to be making a right hand turn from  
712 Main Street. Would there be any consideration of only having one bulb-out removed on  
713 the North and leaving the South bulb-out.

714  
715 Mr. Al-Imari said the reason for the bulb-out is to shorten the distance for pedestrians to  
716 cross the street. He feels that if the decision is to remove the bulb-out that both should be  
717 removed and not just one.

718  
719 Vice Chairman Daines recused herself from the discussion due to her association with  
720 Cache Valley Bank.

721  
722 Councilmember Jensen said there are several priorities with this issue. We can't have  
723 pedestrians in an exposed area where someone can get hurt. We don't want people to  
724 avoid 100 North because of the restrictions or safety concerns. It doesn't work the way it  
725 is now and most likely the City should pay for the removal of the bulb-outs.

726  
727 Mr. Daines stated that Cache Valley Bank put up video cameras for a three week time  
728 period to monitor the intersection. This information has been shared with UDOT and

729 Public Works and it was determined that temporary bollards should be placed on the  
730 corners until another solution could be addressed.

731

732 Councilmember Simmonds stated the only proposed restriction on 100 North would be  
733 for a certain sized truck turning right from Main Street onto 100 North and going West.

734

735 Councilmember Jensen said he is not comfortable with nothing being done because there  
736 is a problem.

737

738 **ACTION.** Motion by Councilmember Jensen seconded by Councilmember Needham to  
739 **continue Ordinance 16-22 until further review of the options** as presented. Motion  
740 carried 4-1 (Daines abstained).

741

742 Mayor Petersen stated he will meet with Jed Al-Imari tomorrow morning regarding the  
743 options and the issue of delaying the street resurfacing project.

744

745 **WORKSHOP ITEMS:**

746

747 **Deer Pen Rezone – Consideration of a proposed rezone of 33 acres (Deer Pen) from**  
748 **Public (PUB) to 23.42 acres of Recreation (REC), 8.63 acres of Neighborhood**  
749 **Residential (NR-4) and 1 acre of new public roads – Ordinance 16-25 – Mike**  
750 **DeSimone, Community Development Director**

751

752 Community Development Director Mike DeSimone addressed the Council regarding the  
753 proposed Deer Pen Rezone. The proposal is to rezone approximately 32 acres from  
754 Public (PUB) to 23.42 acres of Recreation (REC) and 8.63 acres of Neighborhood  
755 Residential (NR-4). The NR-4 area will be developed with a 22 lot residential subdivision  
756 while the areas zoned as Recreation will become formally incorporated into the Logan  
757 Parks & Recreation system.

758

759 The proposed Deer Pen Subdivision is located adjacent to Aspen Drive and 1500 North.  
760 The proposal is to create a total of 22 residential lots, eight of which are accessed off of  
761 Aspen Drive, five of which are accessed off 1500 North, and the remaining nine will be  
762 accessed off of a new cul-de-sac, Sharptail Circle. The lots range from 13,700 square feet  
763 up to 26,692 square feet in size and are compatible with surrounding neighborhoods. The  
764 proposed lots meet the minimum sizes, densities, and dimensions for new development in  
765 the NR-4 zone. The lots fronting onto Aspen Drive will have some significant slopes to  
766 deal with when they are developed, while a high voltage power line is located between  
767 Lots 14 & 15. The remaining acreage may be incorporated into one or two additional  
768 parcels, or remain as residual acreage. The project is consistent with the intent and  
769 technical requirements of the Neighborhood Residential (NR-4) as these lots meet  
770 minimum frontage, size and dimensional requirements.

771

772 Staff recommended that the Planning Commission consider the following:

773

774 1. Recommend approval to the Council for a rezone of approximately 32 acres from  
775 Public (PUB) to 23.42 acres of Recreation (REC) and 8.63 acres of Neighborhood

775 Residential (NR-4)

776 2. Conditionally approve a Subdivision Permit for Project #16-030, Deer Pen  
777 Subdivision, in the Neighborhood Residential (NR-4) zone located adjacent to  
778 1500 North and Aspen Drive, creating 22 residential lots and potentially two (2)  
779 residual lots for future park space.  
780

781 On July 14, 2016, the Planning Commission recommended that the Municipal Council  
782 approve the Rezone of approximately 32 acres from Public (PUB) to 23.42 acres of  
783 Recreation (REC) and 8.63 acres of Neighborhood Residential (NR-4). The boundaries of  
784 the proposed rezone follows the 22 lot preliminary plat also approve by the Planning  
785 Commission on July 14, 2016.  
786

787 Mr. DeSimone said the subdivision has been conditionally approved pending approval of  
788 the rezone.  
789

790 Vice Chairman Daines said the Planning Commission recommended that the Council  
791 consider some possible covenants on these properties. She received an email this  
792 afternoon stating that property had been purchased in the Deer Pen area and there were  
793 51 pages of Covenants, Conditions and Restrictions (CC&R). If this new subdivision is  
794 surrounded by an area that is unrestricted then maybe it doesn't make sense. But, if there  
795 are CC&R's on the surrounding Deer Pen Subdivision, she would be interested to know  
796 what those are and maybe this is something we need to put in place.  
797

798 Chairman Olsen added that the property owner who received the 51 pages of CC&R's  
799 felt this actually enhanced their property and market value because it allowed people who  
800 purchased those lots to understand what the parameters and limitations would be in the  
801 Deer Pen area.  
802

803 Mr. DeSimone said staff's preference is not to have any CC&R's but to sell the property  
804 as a whole.  
805

806 Vice Chairman Daines stated if the property is sold to a developer, they would have to  
807 manage the CC&R's.  
808

809 Mr. Housley stated that Council has the ability to give recommendations to the Mayor of  
810 any restrictive covenants they would like to see. The Council is only making the zoning  
811 decision and cannot do conditional zoning. But, as the property owner we could  
812 voluntarily place restrictive covenants on the property before we sell. The challenge is  
813 that we aren't even sure how it's going to be developed. There is no opposition to making  
814 sure this is a nice development. Procedurally, he is not sure that the Council at this level  
815 of the rezone can add restrictions but the Council could make suggestions on what they  
816 would like to see and that can be added to the Request for Proposal.  
817

818 Councilmember Simmonds asked where the decision rests as to whether this is sent out  
819 for bid to a developer or handled lot-by-lot within the City.  
820

821 Mr. Housley responded this is an administrative function and obviously the Mayor will  
822 take input from the Council but disposition of property is a Mayor function.

823

824 Mayor Petersen stated that he would like input from the Council.

825

826 The proposed ordinance will be an action item and public hearing at the August 16, 2016  
827 Council meeting.

828

829 **Text Amendment – Consideration of a proposed request to amend the Land**  
830 **Development Code Chapters 17.46, 17.47 and 17.62 to define minor subdivisions**  
831 **and the review process for minor subdivisions – Ordinance 16-26 – Mike DeSimone**

832

833 Community Development Director Mike DeSimone addressed the Council regarding the  
834 proposed text amendment. The proposal is to amend the Subdivision review process to  
835 provide an administrative review track for Minor Subdivisions involving three or fewer  
836 lots without any new road construction. The intent is to review these types of minor  
837 actions administratively rather than sending them through the Planning Commission  
838 process. This proposal is similar to the Track 1 versus Track 2 Design Review Permit  
839 process and would help streamline the smaller, less controversial types of activities while  
840 reducing the overall costs associated with this type of project review. The one difference  
841 is that the public notice component was not eliminated, so the City will still notify  
842 surrounding property owners of the pending subdivision. Finally, this proposal does not  
843 modify or eliminate any of the existing subdivision or access standards.

844

845 Staff recommended that the Planning Commission recommended approval to the  
846 Municipal Council for the following amendments to the Land Development Code:  
847 Sections 17.46 (Permit Authority), 17.47 (Subdivisions), and 17.61 (Definitions).

848

849 On July 14, 2016, the Planning Commission recommended that the Municipal Council  
850 approve the amendments to the Land Development Code.

851

852 Councilmember Simmonds asked if notice go out before a decision is made.

853

854 Mr. DeSimone responded yes, noticing will go out before a decision is made.

855

856 Councilmember Simmonds also referred to Exhibit A regarding the Application Review  
857 Standards, Track 1 Director and Track 2.

858

859 Mr. DeSimone responded that no changes will be made to 17.50. It will clarify that  
860 currently we have 2 tracks in 17.50. The language in Track 1 says the Director or the  
861 designee shall be the Administrative Body for minor design review projects.

862

863 Councilmember Simmonds asked how this streamlines the change so it doesn't go to the  
864 Planning Commission for subdivisions.

865

866 Mr. DeSimone responded the process would be for three lots or fewer.

867

868 Mr. Housley said this is important because we don't want to give the illusion that there's  
869 discretion when there isn't. This is only applicable to someone who meets every

870 requirement and there are no exceptions and they can go forward. If it goes to the  
871 Planning Commission, it gives the neighborhood the illusion that the Planning  
872 Commission could somehow deny it when, the reality is that if it meets every code  
873 requirement we put in place, they don't have any discretion but to approve it. Larger  
874 subdivisions will have more discretion.

875  
876 Mr. DeSimone referred to the proposed language in 17.47.040 (A) (3) it states; the  
877 Director may refer minor subdivision applications to the Planning Commission (Track 2  
878 at his or her discretion where the application does not clearly demonstrate compliance  
879 with the applicable standards and criteria of Title 17).

880  
881 Councilmember Jensen disclosed that he is anticipating subdividing part of his personal  
882 property and asked if he should recuse himself from voting on this proposed ordinance.

883  
884 Mr. Housley responded this is a legislative decision and almost every decision the  
885 Council makes affects them as a citizen of Logan. It only applies if the Council is making  
886 a decision that would specifically impact them personally, where this impacts anyone  
887 who is going to subdivide. It's fine for Councilmember Jensen to declare this information  
888 and if he feels that he can't be fair and impartial as the Council deliberates then he can  
889 recuse himself but it's not mandated because it's a legislative decision that applies to  
890 everyone equally.

891  
892 The proposed ordinance will be an action item and public hearing at the August 16, 2016  
893 Council meeting.

894  
895 **South Gateway Rezone – Consideration of a proposed request to rezone 68 parcels**  
896 **from Gateway (GW) to Industrial Park (IP), Commercial (COM) and Recreation**  
897 **(REC) – Ordinance 16-27 – Mike DeSimone**

898  
899 **South Gateway Future Land Use Plan (FLUP) – Consideration of a proposed**  
900 **request to amend the Future Land Use Plan (FLUP) Map to replace Gateway with**  
901 **Industrial, Commercial and Recreation and includes designating and zoning**  
902 **Trapper Park as Recreation on the FLUP and Zoning maps – Ordinance 16-28 –**  
903 **Mike DeSimone**

904  
905 **South Gateway Code Amendment – Consideration of a proposed request to amend**  
906 **the Land Development Code Section 17.28 defining the South Gateway Overlay**  
907 **Zone – Ordinance 16-29 – Mike DeSimone**

908  
909 Community Development Director Mike DeSimone addressed the Council regarding the  
910 proposed South Gateway Rezone.

911  
912 This proposal is to amend the Future Land Use Plan (FLUP) designations on 70 parcels  
913 of property from Gateway or Rural Reserve to either Industrial, Commercial, or  
914 Recreation, rezone the same parcels from Gateway to either Industrial, Commercial or  
915 Recreation, and amend the Land Development Code to create a South Gateway Overlay  
916 Zone to replace the Gateway Zone along Highway 89/91. The South Gateway Overlay

917 Zone would originate at the Union Pacific Railroad right-of-way (east of Park/1700 South  
918 intersection) southwest along SR 89/91 to the 2200 South/SR 89/91 intersection, and  
919 would extend 300' from either side of the highway. The proposed FLUP and Zone  
920 changes also include Trapper Park which was recently annexed into Logan City. The  
921 proposed code amendment language in Section 17.28 defines the overlay zone's  
922 boundary, the general site design and development standards, and the range of permitted  
923 and/or prohibited uses.

924

925 Staff found that the proposed amendments will enable Logan City and landowners within  
926 the gateway corridors to explore a wider range of different land uses with more of a focus  
927 on site design, building form and building design rather than limiting the range of uses to  
928 a point where very little is permitted.

929

930 Staff recommended that the Planning Commission recommend approval to the Municipal  
931 Council for the following:

932

933 1. Amend the Future Land use Plan Map changing the identified parcels from  
934 Gateway (GW), Resource Conservation Area (RCA), and Rural Reserve (RRA) to  
935 Industrial (I), Commercial (C), and Recreation (REC).

936

937 2. Rezone the identified parcels from Gateway (GW) to Industrial (I), Commercial  
938 (C), and Recreation (REC); and

939

940 3. Amend the Land Development Code Section 17.28 creating the South Gateway  
941 Overlay Zone.

942

943 On July 14, 2016, the Planning Commission recommended that the Municipal Council  
944 approve the above.

945

946 Vice Chairman Daines said in reading through the information it stated that a chain link  
947 fence was restricted for 100 ft. of the setback. She would like to restrict to the entire 300  
948 ft. setback. She feels there are other options for fencing and chain link is not attractive in  
949 a Gateway Zone.

950

951 Mr. DeSimone stated he will make the change Vice Chairman Daines proposed.

952

953 Councilmember Simmonds stated the current code requires parking in the rear of a  
954 structure. She asked why then would it be stated that parking and loading facilities shall  
955 maintain a setback of 100 ft.

956

957 Mr. DeSimone responded there are situations, depending on the nature of the property but  
958 the intent is to put parking on the side or rear of the structure.

959

960 7:45 p.m. Councilmember Jensen was excused from the meeting.

961

962 Councilmember Simmonds also suggested that the setback for outdoor storage be  
963 changed to a minimum setback of 100 ft. instead of 75 ft.

964

965 Mr. DeSimone stated this can be changed as well.

964  
965 The proposed ordinances will be action items and public hearings at the August 16, 2016  
966 Council meeting.

967  
968 **Budget Adjustment FY 2016-2017 appropriating: \$32,916 to reduce the CDBG**  
969 **budget to match the final award letter from HUD – Resolution 16-45 – Richard**  
970 **Anderson, Finance Director**

971  
972 Finance Director Richard Anderson addressed the Council regarding the proposed budget  
973 adjustment.

974  
975 The proposed resolution will be an action item and public hearing at the August 16, 2016  
976 Council meeting.

977  
978 **OTHER CONSIDERATIONS:**

979  
980 Chairman Olsen commented that he has received at least three comments from business  
981 owners who have stated they appreciate Logan City working with them on various issues.

982  
983 **ADJOURNED to meeting of the Logan Redevelopment Agency**

984  
985 Chairman Olsen welcomed those present. There were approximately 10 citizens in the  
986 audience at the beginning of the meeting.

987  
988 **ACTION ITEM:**

989  
990 **PUBLIC HEARING – Consideration of a proposed resolution approving the Final**  
991 **Redevelopment Area Budget for FY 2016-2017 in the amount of \$4,446,305–**  
992 **Resolution 16-44 RDA**

993  
994 Chairman Olsen opened the meeting to a public hearing.

995  
996 Kandice Longhurst addressed the Council regarding the proposed budget. She heard  
997 from a friend that the Merlin Olsen Park ice skating rink would be turned into a  
998 professional ice skating rink and she is concerned about this happening. She frequently  
999 uses the tennis boards and basketball area and would hate to see this taken away to make  
1000 room for an ice skating rink and parking.

1001  
1002 Vice Chairman Daines stated at one time there was a discussion about the basketball and  
1003 tennis courts area being used for the purpose of an ice skating rink.

1004  
1005 Mayor Petersen responded the area where the basketball court is located now is going to  
1006 redone this fall and pickleball courts will be located there. It will have the capacity in the  
1007 wintertime to be used as an ice skating rink and will be for public use.

1008  
1009 Ms. Longhurst said she received a letter from Parks & Recreation Director Russ Akina  
1010 informing her there would be no tennis courts. It seems to her that there is a personal

1011 agenda to move forward with making this area into a professional ice skating rink and  
1012 this concerns her.

1013

1014 Mayor Petersen said the notion that there will be a professional ice skating rink is not  
1015 correct and it will be a public ice skating rink/pickleball area. He invited Ms. Longhurst  
1016 to meet with himself and Russ Akina to talk about her concerns.

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1018 There were no further comments and Chairman Olsen closed the public hearing.

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1020 **ACTION.** Motion by Vice Chairman Daines seconded by Councilmember Simmonds to  
1021 **approve Resolution 16-44 RDA** as presented. Motion carried unanimously.

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1023 **ADJOURNED.** There being no further business to come before the Council, the meeting  
1024 of the Logan Municipal Council adjourned at 8:00 p.m.

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1028 Teresa Harris, City Recorder