

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, May 21, 2019 at 5:30 p.m. in the Logan City Municipal Council Chamber, 290 North 100 West, Logan, Utah. Chair Jeannie F. Simmonds conducting.

Councilmember's present at the beginning of the meeting: Chair Jeannie F. Simmonds, Vice Chair Amy Z. Anderson, Councilmember Jess Bradfield, Councilmember Herm Olsen and Councilmember Thomas C. Jensen. Administration present: Mayor Holly H. Daines, Finance Director Richard Anderson, City Attorney Kymber Housley and City Recorder Teresa Harris.

Chair Simmonds welcomed those present. There were approximately 32 in attendance at the beginning of the meeting.

#### **OPENING CEREMONY:**

Logan resident Gail Yost offered a thought and led the audience in the pledge of allegiance.

**Meeting Minutes.** Minutes of the Council meeting from May 7, 2019 were reviewed and approved with no changes.

**ACTION. Motion by Councilmember Bradfield seconded by Councilmember Olsen to approve the May 7, 2019 minutes and approve tonight's agenda. Motion carried unanimously.**

**Meeting Agenda.** Chair Simmonds announced there are six public hearings scheduled for tonight's Council meeting.

**Meeting Schedule.** Chair Simmonds announced that regular Council meetings are held the first and third Tuesdays of the month at 5:30 p.m. The next regular Council meeting is Tuesday, June 4, 2019.

#### **QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:**

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

#### **MAYOR/STAFF REPORTS:**

##### **Recognition of Service, Meals on Wheels – Mayor Daines**

Mayor Daines recognized the following Logan City employees who volunteer by delivering meals to local residents.

Lori Mathys – 20 years

Mark Nielsen – 16 years

Chanin Gammill – 8 years

She thanked all three for their service and presented each with a Certificate of Appreciation.

**Trust Accountability Program Award – Jason Watterson, Utah Local Governments Trust**

Jason Watterson from the Utah Local Governments Trust addressed the Council regarding the Trust Accountability Program Award which, was given to the City of Logan for the fourth consecutive year.

**COUNCIL BUSINESS:**

**Planning Commission Update – Chair Simmonds**

Chair Simmonds reported that the Planning Commission met on May 9, 2019 and several items were discussed including a new cell tower, various text amendments and the Moderate Housing Plan which will be presented to the Council in the coming months.

**July Meeting Schedule – Chair Simmonds**

Chair Simmonds proposed that due to the July 4, 2019 holiday that the July 2, 2019 Council meeting be cancelled with only one meeting being held on July 16, 2019.

**ACTION. Motion by Councilmember Olsen seconded by Councilmember Bradfield to cancel the July 2, 2019 Council meeting as presented. Motion carried unanimously.**

No further items were presented.

**ACTION ITEMS:**

**PUBLIC HEARING - Consideration of a proposed resolution approving Water Rates – Resolution 19-28**

At the May 7, 2019 Council meeting, Cameron Draney, Logan City Water/Wastewater Manager addressed the Council and explained that the City of Logan approved a new Water Master Plan that included recommendations for Capital Improvement Funding. The previously adopted Resolution 18-04 states that the annual rate increase be reviewed by the Logan Municipal Council on an annual basis.

Finance Director Richard Anderson further explained that last year, the Council adopted New Water Rates for the next 5 years. The first year was an increase of 35% with 3% each year for the following 4 years. In that resolution, it stated that the Council would review and approve these rates annually. The City planned to implement the rates May 1, however, it was not brought before the Council in time so the rates will be effective June

1, 2019. He also proposed that the Council adopt new language in the resolution and that it change from “Rate change will be reviewed annually by the Council for approve” to Rate Change will be reviewed by Council during the budget process.”

While he feels it was a good idea to bring these rates before the Council for re-adoption the first year (considering the 35% increase), he would not recommend it going forward. The Council can review and change rates at any time however, reviewing rates during budget time seems to be a more appropriate time.

Chair Simmonds opened the meeting to a public hearing.

There were no comments and Chair Simmonds closed the public hearing.

**ACTION. Motion by Councilmember Bradfield seconded by Councilmember Jensen to approve Resolution 19-28 as presented. Motion carried unanimously.**

**PUBLIC HEARING - Consideration of a proposed resolution to approve an increase in fees for Park Pavilion Reservations, Logan Aquatic Center, Logan Recreation Center and Recreation Programs – Resolution 19-23**

At the May 7, 2019 Council meeting, Logan Parks & Recreation Director Russ Akina addressed the Council regarding the proposed resolution. He proposed the following adjustments to offset costs to deliver services and to operate facilities including the Logan Aquatic Center, Logan Recreation Center, park pavilions, and recreation programs:

| <u>Item</u>                                                | <u>Current Fee</u> | <u>Proposed Fee</u> |
|------------------------------------------------------------|--------------------|---------------------|
| Park Pavilion Reservation Fee                              | \$34/\$48          | \$35/\$50           |
| Youth 1 <sup>st</sup> /2 <sup>nd</sup> Grade Basketball    | \$20               | \$25                |
| Youth 3 <sup>rd</sup> /4 <sup>th</sup> Grade Basketball    | \$27               | \$30                |
| Youth 5 <sup>th</sup> /6 <sup>th</sup> Grade Basketball    | \$27               | \$30                |
| Adult League Team Fee                                      | \$275              | \$300               |
| Youth Pre-K Baseball                                       | \$20               | \$25                |
| Youth 1 <sup>st</sup> /2 <sup>nd</sup> Grade Flag Football | \$25               | \$30                |
| Youth 3 <sup>rd</sup> /4 <sup>th</sup> Grade Flag Football | \$25               | \$30                |
| Aquatic Center Reservation                                 | \$500              | \$600               |
| Youth Tackle Football Fee/Jersey Fee                       | \$80/\$25          | \$100/\$35          |
| Recreation Center Daily Adult                              | \$3.75             | \$4                 |
| Recreation Center Daily Youth                              | \$2.75             | \$3                 |
| Recreation Center Year Adult                               | \$162              | \$170               |
| Recreation Center Year Family                              | \$229              | \$240               |
| Recreation Center 10-Punch Pass                            | \$26               | \$30                |

He proposed that the effective date for the Park Pavilion Reservation fee shall be April 15, 2020, the Aquatic Center Reservation fee shall be effective for the 2020 Swim Season, and the Recreation Program fees effective date shall be July 1, 2019.

Chair Simmonds opened the meeting to a public hearing.

There were no comments and Chair Simmonds closed the public hearing.

Vice Chair Anderson requested that next time these fees are reviewed she would like to see data in regards to resident and non-resident users.

**ACTION. Motion by Councilmember Bradfield seconded by Vice Chair Anderson to approve Resolution 19-23 as presented. Motion carried unanimously.**

**PUBLIC HEARING - Consideration of a proposed resolution approving a revised Logan Light & Power Distributed Generation Metering Policy, Distributed Generation Energy Rate Schedule 10 and Electric Fees Schedule – Resolution 19-24**

At the May 7, 2019 Council meeting, Logan Light & Power Director Mark Montgomery addressed the Council regarding the proposed resolution. He said a public hearing was held in January regarding changes to the metering policy. Currently, when a customer produces kilowatts we match them with kilowatts. He proposed that the customer use their power through the month and if they produce more than they use that it be pushed back onto the system and the City will buy the power at a given rate. It starts out revenue neutral for the customer at \$0.098. Step one will be adjusted for any future retail rate adjustments if necessary. Both the weighted average wholesale cost and installed solar capacity will be published and communicated to the public once every 12 months. The buyback price will equal the previous year's weighted wholesale average plus 1.5 cents. They will begin ratcheting down at 2500 kilowatts installed.

Councilmember Olsen said his concern is that the Council not adopt anything that would ultimately discourage the implementation of solar.

Finance Director Richard Anderson proposed that the effective date be changed to the wording of, "effective for all billings after August 1, 2019".

Mr. Anderson said where we are buying and selling power it's important to note that we don't pay taxes on power we sell and we won't pay taxes to the customer. The customer however, will pay taxes on the power they purchase from the City and that is a change in this policy and reflective of the dollar amount we are currently offering.

Chair Simmonds opened the meeting to a public hearing.

There were no comments and Chair Simmonds closed the public hearing.

**ACTION. Motion by Councilmember Bradfield seconded by Councilmember Jensen to approve Resolution 19-24 as presented. Motion carried unanimously.**

**PUBLIC HEARING - Consideration of a proposed resolution approving revised Logan Light & Power Residential, Commercial and Industrial Electrical Rate Schedules – Resolution 19-25**

At the May 7, 2019 Council meeting, Logan Light & Power Director Mark Montgomery addressed the Council regarding the proposed resolution which, are various proposed rate changes. The proposed changes are the following:

**RATE SCHEDULE #1**

**CUSTOMER SERVICE CHARGE:**

~~Not applicable at present~~ \$5.00 per monthly billing cycle.

~~Minimum Bill:~~

~~\$3.80 for single phase service.~~

~~\$11.40 for three phase service.~~

**ENERGY RATE:**

\$0.~~0949-0900~~ per kWh for the first 400 kWh

\$0.~~1162-1050~~ per kWh for the next 600 kWh

\$0.~~1302-1171~~ per kWh for all additional kWh

**RATE SCHEDULE #6**

**CUSTOMER SERVICE CHARGE:**

~~Not applicable at present.~~

~~\$10.00 for single phase service.~~

~~\$15.00 for three phase service.~~

**~~MINIMUM BILLING:~~**

~~\$7.60 for single phase service.~~

~~\$11.40 for three phase service.~~

**DEMAND RATE:**

\$0.00 per kW for the first 5 kW

\$11.~~58-00~~ per kW for all additional kW

**ENERGY RATE:**

\$0.~~09788-09675~~ per kWh for the first 1,500 kWh

\$0.~~05002-04889~~ per kWh for all additional kWh

**RATE SCHEDULE #7**

**MONTHLY BILLING RATES:**

**DEMAND AND ENERGY CHARGES:**

Demand Rate: \$16.86 per kW for all kW

Energy Rate: \$0.~~0364-0384~~ per kWh for all kWh's

Finance Director Richard Anderson proposed that the effective date be changed to the wording of, “effective for all billings after August 1, 2019”.

Chair Simmonds opened the meeting to a public hearing.

There were no comments and Chair Simmonds closed the public hearing.

**ACTION. Motion by Councilmember Bradfield seconded by Vice Chair Anderson to approve Resolution 19-25 as presented. Motion carried unanimously.**

**PUBLIC HEARING - Budget Adjustment FY 2018-2019 appropriating: \$12,000 to increase the budget for the Community Development Plan Review Budget due to larger than normal plan reviews – Resolution 19-26**

At the May 7, 2019 Council meeting, Logan Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustment.

Chair Simmonds opened the meeting to a public hearing.

There were no comments and Chair Simmonds closed the public hearing.

**ACTION. Motion by Councilmember Bradfield seconded by Councilmember Jensen to approve Resolution 19-26 as presented. Motion carried unanimously.**

**PUBLIC HEARING - ZONE CHANGE – Consideration of a proposed zone change located at 150 South 100 East (Wilson Neighborhood) from Recreation (REC) and Traditional Neighborhood Residential (NR-6) to Town Center (TC-1) and Mixed Residential Medium (MR-20) – Ordinance 19-10**

At the May 7, 2019 Council meeting, Logan City Planner Russ Holley addressed the Council regarding the proposed zone change. This is a proposal for a new 120-unit multi-family apartment building located at 150 South 100 East. It also includes 10 townhomes, surface parking areas with site and landscaping improvements. The 5-story apartment building is being proposed with 2,500 SF of commercial space near the West entrance, multiple resident amenity areas, storage spaces and structured parking on the East side of the ground floor. The upper four-floors are intended for private residential uses. The 10 townhomes, two buildings each containing 5 units, are oriented towards and align along 100 East street and positioned East of the apartment building. The two-story townhome structures have rear-loading, double-wide garages and usable rooftop patios. The remainder of the project site is proposed as surface parking lots and landscaping. The project site is approximately 2.68 acres and includes the anticipated future re-alignment of the Garff Wayside Garden Park boundary line. The Logan City administration intends, subsequent to a successful rezone of the park property, to decrease the current size of the park area by approximately 0.60 acres.

**Rezone**

This city block is currently divided into three different zoning districts. The northern portion, approximately 2.81 acres (Garff Wayside Gardens), of the block is currently zoned Recreation (REC). The western 4.82 acres is currently zoned Town Center 1 (TC-1). The eastern 2.73 acres is currently zoned Traditional Neighborhood Residential (NR-6).

The applicant is proposing a rezone that includes additional TC-1 area, a general replacement of the NR-6 zone with the MR-20 zone and a reduction in the REC zone area. The request would result in the block divided into the three zoning districts of TC-1, REC and MR-20. The REC area would be approximately 2.21 acres (0.60-acre decrease), the TC-1 area would be approximately 6.32 acres (1.50-acre increase) and the MR-20 area would be approximately 1.81 acres (church and townhome sites). The Logan City Future Land Use Plan (FLUP) designates the block as TC and REC. The FLUP does not demarcate between TC-1 and TC-2. The MR land use is not identified on this block in the FLUP.

**Land Use**

The Land Development Code (LDC) Table 17.11.030 permits both residential occupancy of a dwelling unit and a range of commercial uses in the TC-1 zoning district. The MR-20 zone permits residential occupancy of a dwelling unit and religious institutions. Commercial uses in the MR-20 zone are extremely limited to day cares and similar types of businesses.

**Density**

The LDC allows up to 70 dwelling units per acre in the TC-1 zone and up to 20 dwelling units per acre in the MR-20 zone. The area associated with the TC-1 portion of the site is 2.14 acres (considering the city park boundary adjustment and rezone) and the area associated with the MR-20 portion of the site is 0.54 acres. The proposed MR-20 area contains 10 dwelling units for a density of 18.51 units per acre. The proposed TC-1 area contains 120 dwelling units for a density of 56.07 units per acre.

**Setbacks**

The Land Development Code (LDC) requirements for setbacks in the **TC-1** zone are as follows (as measured from property lines):

|                  |      |
|------------------|------|
| Front (min-max): | 0-5' |
| Side:            | 0'   |
| Rear:            | 5'   |
| Parking:         | 10'  |

The following setbacks are proposed for the **TC-1 building** (as measured from the exterior property lines of the project site, at closest points):

|               |       |
|---------------|-------|
| Front (west): | 0'    |
| Side (south): | 10'   |
| Side (north): | ~216' |
| Rear (east):  | 14'   |
| Parking:      | 10'   |

The Land Development Code (LDC) requirements for setbacks in the **MR-20** zone are as follows (as measured from property lines):

|                      |     |
|----------------------|-----|
| Front (opposite NR): | 25' |
| Side:                | 8'  |
| Rear:                | 10' |
| Parking:             | 10' |

The following setbacks are proposed for the **MR-20 buildings** (as measured from the exterior property lines of the project site, at closest points):

|               |                      |
|---------------|----------------------|
| Front (east): | 22.5'                |
| Side (south): | 10'                  |
| Side (north): | 10'                  |
| Rear (east):  | 10'                  |
| Parking:      | rear loading garages |

As proposed, the project does not meet the front minimum setback requirement for the townhome structures. Building code and fire safety code restrict buildings with openings not along a public right-of-way to be fire protected/rated or setback. As conditioned with building code considerations and the Planning Commission contemplating a reduction in the front yard setback adjacent to NR zoning, the project complies with setbacks in the LDC.

### ***Lot Coverage***

The LDC 17.10.060 establishes a maximum lot coverage of 100% (building(s) footprint) in the **TC-1** zone and LDC 17.07.090 establishes a maximum lot coverage of 60% (building(s) footprint) in the **MR-20** zone. The TC-1 building is below the 100% maximum and the Townhome buildings total 10,800 SF of the 23,522 SF property for a lot coverage of 45%. Both buildings comply with maximum lot coverages as proposed.

### ***Parking Requirements***

#### ***Residential Parking***

The LDC requires 2 parking stalls per every dwelling unit in the MR-20 zone. The proposed MR-20 (10 townhomes) area provides 20 parking stalls within the double garages and meets the full parking requirements of the LDC as proposed.

The LDC 17.10.060 requires 1.5 parking stalls per every studio or one-bedroom dwelling unit and 2.0 parking stalls per every two-bedroom or larger dwelling unit within the TC-1 zone. The TC-1 zone also requires one visitor parking per every 10 stalls required. The proposed project contains 90 one-bedroom dwelling units and 30 two-bedroom dwelling units within the TC-1 portion. Based on the LDC, the proposed project configuration would be required to provide a total of 215 residential and visitor parking stalls for the TC-1 building. The proposed project provides 210 parking stalls on-site and indicates an adjacent area near the Chuck-A-Rama restaurant as having an additional 15 available parking stalls (225 total stalls) for the TC-1 building. The adjacent additional 15 parking stalls currently have a restrictive covenant that prohibits overnight parking. The Planning Commission should consider if visitor, or a portion of visitor parking, could be satisfied with daytime only parking. If 5 of these additional stalls were dedicated to the visitor parking (20 total

visitor parking stalls required) requirement that would bring the total parking stall count for the TC-1 building to 215 and the meet the requirements in the LDC. With 215 parking stalls, the proposed project configuration for the TC-1 building would have an overall average parking ratio of 1.79 parking stalls per dwelling unit. Multi-family projects are required to provide bike parking as per the LDC 17.31.040.

### ***Commercial Parking***

The project contains approximately 2,500 SF of commercial space within the TC-1 building. Commercial parking requirements are based on the specific commercial use. No commercial uses have been identified at this time. Office, retail or restaurant in this size space would likely require between 7-10 parking stalls. With the additional daytime 15 parking stalls near Chuck-A-Rama, the commercial parking requirement could be fulfilled with these stalls even if 5 stalls were dedicated to residential visitor parking. As conditioned to meet full LDC parking compliance with 245 stalls (commercial and residential), the project meets the requirements in the LDC.

### ***Building Orientation, Site Layout & Pedestrian Circulation***

The LDC 17.09.010 requires the building to be oriented towards the street. The primary entrance should be conveniently accessible by adjacent sidewalks and take a prominent role in the architectural design on the front facade. Both the townhomes and the TC-1 building orient and have prominent architectural features directed towards adjacent streets.

The LDC 17.09.010 states that parking lots be positioned to the side and rear of the building. Direct and delineated pedestrian connectivity shall be made from every building to the surrounding streets and throughout the site for overall pedestrian connectivity and better walkability. The parking lots are behind or to the side of the townhomes along 100 East. Along Main Street, a parking lot is shown/existing in front of the TC-1 building but the applicant does not fully control this existing parking lot property and it is not considered in the Design Review Permit. At a future time, this property may develop and would have a site layout that would match the rest of downtown and the TC-1 zone.

The proposed townhomes all have pedestrian connections from the building(s) to the street (100 East). The proposed TC-1 building does not show pedestrian connections to the street and throughout the project site. As conditioned with pedestrian connectivity throughout the TC-1 area, the project meets the requirements in the LDC.

### ***Building Elevations***

The LDC 17.10.060 indicates that blank walls exceeding 30 linear feet are prohibited and ground floor street facing facades shall have a minimum of 60% transparency. Acceptable wall-breaks include windows, balconies, wall articulation or changes in color or materials. The building materials proposed are brick, stucco, wood panels and exposed concrete. The ground floor areas near Main Street are shown with at least 60% transparency. Areas along the south façade do not meet minimum 30 linear foot blank wall requirements. As conditioned with either additional architectural features or landscape and screening to fully buffer the areas of the south wall, the project meets the requirements in the LDC.

### ***Building Heights***

The MR-20 zone allows building heights at 45'. The LDC requires transitional building heights when higher density zones are positioned adjacent to lower density NR zones. This requirement restricts building heights to 35' at the front setback and allows one (1) additional vertical foot of building height for every two (2) horizontal foot setback. The two-story MR-20 townhomes are proposed at 29' tall. The TC-1 zone allows maximum building heights of 55' along streets and up to 80' in interior spaces of the block. The five-story TC-1 building is proposed at 64' tall.

### ***Open Space***

The LDC 17.07.090 requires 20% open space and an additional 10% useable outdoor space in the MR-20 zone. The LDC does not require open space in the TC-1 zone. The LDC 17.35 generally describes open space as vegetation or landscaped areas, while useable outdoor space is typically decks, patios and other similar outdoor amenities. The 0.54-acre MR-20 area would be required 4,704 SF of open space and 2,352 SF of outdoor space. The proposed conceptual landscape plan shows front and side yards being landscaped and each townhome has a rooftop deck. As conditioned with minimum open space and outdoor space in the MR-20 area, the project complies with the LDC.

### ***Landscaping***

The LDC 17.39 requires minimum landscaping for overall visual aesthetics, ecological reasons, visual screening, shading purposes and enhancement of the outdoor experience. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per acre of land for commercial and multi-family residential projects. The LDC also requires minimum perimeter and interior parking lot landscaping to reduce the visual and environmental impacts of asphalt parking lots. 18 SF of landscaping shall be provided on the interior or perimeter of the surface parking lot for every parking stall contained within. As conditioned with a detailed landscaping plan meeting minimum plant numbers and parking lot landscaping, the project complies with the LDC.

### ***Lighting***

The LDC 17.37.090 requires adequate lighting that adds aesthetic quality and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits freestanding pole height to 32 feet and luminaire fixtures on buildings and canopies to be concealed source, down-cast and shielded from neighboring properties. Light measurements are required to range between 0.5 – 4.0 foot candles, so areas are sufficiently safe, but not excessively bright. As submitted, no exterior lighting has been shown. As conditioned, the project meets the requirements of the LDC.

### ***Summary***

Aside from some design details and the expansive asphalt surface parking lots (inefficient use of space and conflicting with walkability), this project fulfills the vision set forth in the Logan General Plan and the Logan Downtown Specific Plan to create dense downtown housing through infill and re-development of projects. As Cache Valley continues to grow outwardly (sprawl) and rely so heavily on automobile transportation, impacts from this pattern will continue to worsen. Infill and re-development in a more inward and upward pattern that puts less reliance on automobile transportation and more reliance on public

transit and walkability is key for future downtown/core area growth within Logan City, especially as outlying greenfield areas continue diminish away.

Given the fact that last year's lengthy TC-1 and TC-2 downtown rezone debate about redevelopment and land-use regulation was essentially initiated by this properties' previous project proposal (Garden Park Apartments), it's safe to say it was anticipated that this area would be rezoned TC-2 and not TC-1 and MR-20. The TC-2 zone was created as a step-down or transitional zone from the higher intensity TC-1. This proposal with the 0.54 acres of MR-20 along 100 E and adjacent to the NR areas, accomplishes this goal in a sense with lower density uses along the 100 E edge and higher densities on the interior of the project site. Given last year's extensive debate and specifically crafted code language, staff would consider it a fair contemplation as to why TC-2 zoning is not the best option for this project site. A TC-2 project, that leaves the 0.64 TC-1 area as is, could yield approximately a total of 105 dwelling units as compared to the 130 total units of this TC-1 and MR-20 project proposal. Ultimately, the Logan City Council will have to determine if this rezone proposal is appropriate for this project site. Once the rezone is decided it's anticipated the Garff Wayside Garden property boundary adjustment will be completed to reflect the proposed project boundary.

The proposed 15 parking stalls located adjacent to the site and restricted from overnight parking should not be used for general residential uses, however; fulfilling a visitor parking requirement is debatable. Visitors for this project could be both short-term and overnight stays. Staff would consider that it's likely that the 5 out of 20 required visitor parking stalls would not be overnight visitors and could be satisfied in the adjacent shared daytime parking lot. Ultimately, the Planning Commission will need to determine this judgment call.

#### **AGENCY AND CITY DEPARTMENT COMMENTS**

Comments were solicited from the following departments or agencies:

|                 |         |
|-----------------|---------|
| • Environmental | • Water |
| • Engineering   | • Fire  |

#### **PUBLIC COMMENTS**

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, multiple comments have been received both in favor and in opposition. Comments will be forwarded to the Commission and Council and be discussed in further detail at the public meetings.

#### **PUBLIC NOTIFICATION**

Legal notices were published in the Herald Journal on 4/13/19, posted on the City's website and the Utah Public Meeting website on 4/18/19, and mailed to property owners within 300 feet on 4/11/19. A quarter page ad was published on 4/6/19

#### **RECOMMENDED CONDITIONS OF APPROVAL**

*This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.*

1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
2. The project shall provide a total of 245 parking stalls. 20 stalls shall be dedicated to the 10 townhomes, 215 stalls shall be dedicated to the TC-1 building and 10 stalls shall be dedicated to the commercial space.
3. The Planning Commission will determine if 5 out of the 20 required visitor parking stalls can be located in the adjacent daytime only parking area.
4. The Planning Commission will determine if a reduction in the front setback for the townhomes from 25' to 22.5' is appropriate at this project.
5. A relative direct pedestrian (sidewalk) connection shall be made between the TC-1 building and sidewalks along the street and throughout the project site for better walkability.
6. The south façade on the TC-1 building (parking structure section) that is visible from the street shall either have additional architectural features or landscaping buffers planted to screen views.
7. All public/resident pedestrian entrances shall have weather protection provided above.
8. A performance landscaping plan, prepared in accordance with §17.39 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
  - a) Open Space and Useable Outdoor areas shall total a minimum of 20% and 10% for the MR-20 areas with at least 20 trees and 50 shrubs/perennials per acre of MR-20 area.
  - b) 18 SF of landscaping shall be provided on the interior or direct perimeter of the parking per every parking stall contained within. The interior landscaping shall contain a consistent number of trees for shading and reduction in environmental impacts.
  - c) Street tree shall be provided where they currently do not exist or are removed during construction at every 30 feet on center and as per City Forrester specifications.
9. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
10. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
11. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
12. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
13. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
14. Surface storm-water retention and detention facilities shall be located in areas away from public streets and buffered from view.
15. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
  - a. *Environmental—contact 716-9760*

- 529           • Minimum inside measurement of a double enclosure without gates is 22 ft.  
530           wide and 10 ft. deep. No gates are required but if desired it is a minimum of 24  
531           ft. wide. Minimum 20 ft. over-head clearance on approach and over the  
532           enclosure. Place bollards in the back and on the front corners of enclosure.  
533       *b. Engineering —contact 716-9160*
- 534           • Comply with Logan City Storm Water Design requirements. This includes the  
535           retention of the 90% storm event onsite through the use of Low Impact Design  
536           practices. It also includes the retention or detention of 100 year 24 storm as  
537           required in the Storm Design standard.
- 538           • All existing sewer and water services not used by the new development shall be  
539           capped at the City utility main line.
- 540           • The development shall extend the 8” fire line in 100 East south and connect to  
541           the new 8” line being installed through the development. The 4” line currently  
542           being connected to will not provide necessary fire flows if 8” line from main is  
543           ever closed due to maintenance or repair.
- 544           • Locate 2” meters to townhomes in the park strip along 100 East
- 545           • Provide water shares (rights) or an in-leu of fee increased demand on City  
546           system.
- 547           • Property Line Adjustment for development.  
548
- 549       *c. Water —contact 716-9627*
- 550           • The buildings that are three stories tall or taller (above grade) must have a DC  
551           (ASSE1015) installed and tested on the water main as it enters the building/s  
552           before any branch offs or connections. This is containment (City’s) protection  
553           only.
- 554           2-) Any landscape irrigation connected to Logan City water must have a high  
555           hazard backflow assembly installed and tested.  
556           All backflow assemblies must be tested within 10 days of turning in water to  
557           them, report must be submitted to City.
- 558           • Fire suppression systems connected to Logan City water must have a  
559           minimum DC (ASSE1015) installed and tested. Fire risers and B/F assemblies  
560           must be installed as per Logan City standards.
- 561           • All points of use of water must comply with the 2015 IPC and State of Utah  
562           Amendments, during and after construction.
- 563       1. *d. Fire —contact 716-9515*
- 564           • Fire Apparatus Access, Fire Sprinkler, Fire Alarm and Standpipes required.
- 565           • Submit a complete Fire Flow Analysis required.
- 566           • Additional Hydrants will be required.

## **RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW PERMIT**

*The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:*

1. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, materials, landscaping, and setbacks.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The proposed project provides required off-street parking.
4. The project meets the goals and objectives of the TC-1 designation within the Logan General Plan by providing services near high capacity roadways and is designed in way for easy circulation of both pedestrian and vehicles.
5. The proposed project complies with maximum height, density and building design, open space standards and is in conformance with Title 17.
6. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
7. Main Street and 100 East provides access and is adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

## **RECOMMENDED FINDINGS FOR APPROVAL FOR THE REZONE**

*The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:*

1. Although the FLUP does not indicate MR for the area, the MR-20 will act as a step down or transitional area to better buffer the NR areas to the east.
2. The proposed rezone and project meets the goals and objectives of the Logan General Plan and the Downtown Specific Plan by providing dense housing in core downtown areas.
3. The TC areas of the rezone comply with the FLUP.
4. The REC areas in the FLUP were specifically delineated because of the current boundary of the park and with a park boundary adjustment, the REC adjustment should coincide.

567

568 On April 22, 2019, the Planning Commission recommended that the Municipal Council  
569 approve the L59 Rezone with amended areas from the original submittal. The Planning  
570 Commission continued the Design Review Permit hearing until May 23, 2019 and  
571 subsequent the City Council rezone decision.

572

573 The Planning Commission voted 4-2 in favor of the rezone (Newman and Nielson voted  
574 nay). Some of the concerns were lack of green space and placement of scale. The  
575 Planning Commission did not review the design review portion of the project and focused  
576 on the rezone.

577

578 Mayor Daines stated that the Wilson Neighborhood has 16 park land areas totaling  
579 137.59 acres. Open space out of this area is 70.54 acres and park space in the Wilson

Neighborhood is 67.05 developed park land acres. Of the City's park land inventory, 40.7% of the City parks are in the Wilson Neighborhood.

She continued and said if the rezone of Garff Gardens is approved, she has outlined some conditions the developers would need to meet in order for her to approve the sale of the approximately ½ acre of property as requested.

1. The townhomes must be built and completed prior to the issuance of a Certificate of Occupancy for the apartment building.

2. Proceeds from the property sale are being proposed to add park space in another area of the City which is currently underserved.

3. The sale price will be based on a current, professional appraisal.

4. Possibly require the developer at their expense to landscape the area at the North end of the proposed development adjacent to the city park space (which is currently asphalt parking area). This will include as many large trees as possible and will become part of Garff Gardens and would be owned and maintained by the City.

Councilmember Olsen asked about the shared parking in this area.

Mr. Holley responded there are 20 available off-site parking stalls that are directly adjacent to the project and can be shared for commercial as well as visitor parking. This is between Joann's and Chuck-a-Rama. There is a general requirement of 20 trees per acre of land and there are a certain number required within a parking lot area which is to provide 18 SF of landscaping for every one parking stall. There will be about 50 trees required for this project area.

Chair Simmonds opened the meeting to a public hearing.

Logan resident Gail Yost addressed the Council and said she is concerned about the setbacks and also the road behind the townhomes going into the garages which goes through the parking lot. She feels this area could be very dangerous for children going into the townhomes. She said regarding the rezone and understanding why we want the TC-1 all the way to the back of the townhomes, we need the MR-20. If, however, the TC-1 is not allowed to go into the eastern part of the block and if kept the way it is with the NR-6, there would not be a problem with the sale of Garff Gardens. She is concerned that it's not necessarily a safe thing to have TC-1 encroaching into the neighborhood.

Logan resident Janice Bird addressed the Council. She agrees with the Planning Commission's desire to save Garff Gardens and the 100-year-old trees. She would like it to remain recreational because she feels it enhances the walkability of downtown and is a place where people gather. She feels the neighborhood needs a code that is only specific for 10 townhomes and we should not plan for extra. She also feels that the current proposal devours beautiful green space and will destroy 100-year-old trees that cannot be

replaced. She feels the NR-6 for the church should remain as the Planning Commission recommended and not be changed to MR-20.

Logan resident Gloria Barrett addressed the Council. She is concerned about the park space being changed and other concerns she has with safety if the townhomes are built. There are aspects of the project she likes such as the improvements made to the area near Joann's.

City Attorney Kymber Housley clarified that the MR-20 zone is only ½ acre and the most units that could ever be built in this zone is 10-units. There is no way that anyone could build 40-units on ½ acre.

Logan resident Debbie Miller addressed the Council and urged them to advocate for adversity in housing types related to the proposed project area. She said the Council should recommend the developer consider subdividing the townhome lots and make them available for purchase. Doing this would be consistent with the goals and objectives of the City's General Plan. She said the Council should also think about what provides real value to the City.

Logan resident Randy Penrod addressed the Council. He said no one living in the area of the proposed project wants the trees or park strips removed. He said there are several times throughout the day that he sees Logan High students trying to cross 100 East and it's very difficult and dangerous for them.

Logan resident Mary Ellen Robertson addressed the Council and said she is representing her family's interest in the project because they own a home on 100 East. She said the L59 proposed project has a lot of problems with precision. There are problematic boundaries with this project and scope creep where it encroaches on land that the proponent does not own or fully control. There is also an additional .13 acres that goes further into the Garff Garden Park area than previously indicated. The L59 project still does not meet the parking requirements without concessions of agreements with nearby businesses to share parking or change existing easements. She is also concerned about the developer not conforming to the code and zoning that exists now but instead, coming to the Planning Commission and City Council and expecting them to make changes that the developer needs in order to move forward. She asked what if the project doesn't turn out the way the pictures or description indicates. She also strongly opposed any changes to the recreation zoning and park space.

Logan Downtown Manager Gary Saxton addressed the Council and spoke on behalf of the Downtown Alliance. He said in 2012 this block was identified as a future area for multi-use, high density development in a TC-1 fashion. The Downtown Alliance is excited about this development and he feels the developer will do a great project. He said Logan City will control the outcome of this project with a development agreement and there is protection for the citizens. He is impressed with the project and is looking forward to seeing it move forward.

Logan resident Peggy Newber addressed the Council. She supports more people living in downtown but is concerned about the increased traffic. She proposed crosswalks with flashing signs that indicate when someone is crossing. She also feels that the proposed development should include businesses, a pharmacy and things that make the area a truly, walkable neighborhood.

Logan resident Susan Tryon addressed the Council and said she is concerned about the safety of this area because of the increased traffic. She is also concerned about the shared parking and feels there isn't enough businesses in downtown Logan.

Logan resident Keith Shaw addressed the Council. He is in favor of the proposed rezone except for the area on the proposed map marked "Recreation".

Logan resident Scott Henderson addressed the Council. He is concerned that a project that it suppose to revitalize doesn't need to maximize the space and he feels development can be completed within the boundaries of the area. He said the park is being treated as a driveway for this project and is a third entry into the parking and asked if it could be sealed off and that the project not encroach on the neighboring church. He would also be in favor of a project that is more modest.

Logan resident Mark Lunt addressed the Council. He referred to Envision Cache Valley and a survey that was completed by Dan Jones and Associates. Of this survey, it showed that 75% of the people surveyed have lived in Logan for over 10 years and 50% have lived in Logan for over 25 years. It showed that 76% of the people, would like cities to encourage growth to happen inward within the City. He feels there is a lot of support for infill and as our population grows there are choices on where people will live and some of this will also be on farmland but within the City it has to go in, out or up. Sales tax revenue is the biggest driver of the Logan City budget and downtown is not as vibrant as it could be. A vibrant downtown really turns into a "cash register" to help pay for the government that we all utilize. He feels that one of the biggest challenges right now is residential in the downtown and he feels the proposed project will help with this challenge. He feels the graduates coming out of USU are the job creators that we need today. One of the big challenges in getting them to remain in Logan are the housing choices which are currently not what they want. They want to live downtown in a more active community and in a vibrant location. We need to recruit these students or other cities will. Creating infill does not create new roads, water or sewer infrastructure that has to be maintained, infill goes into the existing infrastructure.

Logan resident Michael Parrish addressed the Council. He moved to downtown to be near the shops and enjoys walking in downtown. He would like to see more housing available and supports the rezone and project.

Developer of the proposed project Beth Larchar addressed the Council. She expressed her thanks to the Logan City staff and Council for their support. She said the project has changed a lot over the last two years and no matter the outcome she considers the entire process valued. She hopes the rezone and the design are considered together as an investment in Logan. This project furthers the Master Plan and increases the tax base on

the block by 1,300% and most importantly it provides an enhanced infill of a mixed-use development in a space downtown. She stated that Trent Cragun and her commitment to the project are real because they also live here. They want to see it built responsibly, they want a quality project and something for future generations to enjoy.

Logan resident Keith Schnare addressed the Council and said he is representing over 600 residents from the Wilson Neighborhood. He read from the Logan General Plan which refers to “sense of place”. He said that Logan needs moderately, priced housing that is owned and not rented. He said the Wilson Neighborhood is not happy with the proposed rezone and they feel that even though changes have been made over the last year makes no difference to them.

There were no further comments and Chair Simmonds closed the public hearing.

Chair Simmonds asked for clarification of owner occupied versus rental.

Mr. Housley responded that the Council can make the request and encourage that the developer subdivides the townhomes and make them owner occupied. But, we do not have the ability to make this a requirement.

Councilmember Bradfield stated this is a rezone that has taken years to complete and the Council has not taken the concerns of the neighborhood lightly. There have been many issues along the way that the developer has addressed. Mayor Daines has also listened to the concerns of the neighborhood but the Mayor and Council must also advocate for the other ideals such as responsible growth. He feels if we don’t build up our Main Street that the actual core neighborhoods will take the brunt of the developmental impact. The West side will continue to be stress tested with a barrage of rentals and transient families where most of the recent developments have occurred. If we cannot build up our core within the boundaries of Main and 100 East where will we build. He favors the rezone with the compromises that Mayor Daines recommended.

Councilmember Jensen complimented Councilmember Bradfield on his comments and also complimented the neighborhood who have been organized and have presented their concerns to the Council. He expressed his appreciation to City staff on the work they have done to create a pattern and what has been accomplished has yielded a better project than it was two years ago when it was first proposed. There are pros and cons to everything and sometimes we don’t always get what we want. He said there is an equally large community of people that want to see the rezone and the development move forward.

Mayor Daines stated there is funding in the budget for a traffic light to be installed at 300 South next year.

Councilmember Jensen continued and said if something is built to own then it can also be rented so this cannot be regulated. There could be a lot of duplexes built in this area which are not managed and he feels that managed projects are clean, they have less noise, a full-time manager and is a development that is more accepted by a neighborhood. He

was opposed to this project in the beginning but as changes were made and he saw the bigger picture of Logan, he agrees that we need to strengthen our urban core and it will create a better downtown. He expressed his support of the rezone.

Councilmember Olsen said he was concerned about several issues one of which was the impact to the church in this area but, he feels that concern has been addressed. The other concern was the impact on the law office that is currently located in this area. He spoke with the current owners and they are satisfied with the adjustments that have been made. He had a concern about parking and wanted two spaces per unit but as he understands it there are 194 parking spaces plus 20 shared parking spaces. His other concerns are density versus sprawl and he is not a fan of density but even less a fan of sprawl but he said frankly, there are no other choices. He said this is a citywide issue and it goes beyond the Wilson neighborhood.

Vice Chair Anderson asked if the Council is approving the setbacks of the project.

Mr. Housley responded and said the Council is not approving the setback which is 25 ft. and the code allows the Planning Commission to reduce setbacks by 10% and that is how they would get to the 22.5 ft. and it will be up to the Planning Commission to approve. He also clarified that the development agreement is an executive function.

Mayor Daines added that a development agreement has not been drafted but she previously recommended the general parameters that are being discussed and much of that was based on the concerns of the neighborhood.

Vice Chair Anderson said when we look at the choice of infill versus sprawl and the proximity next to Main Street, this seems to be the neighborhood where a project like this makes.

Chair Simmonds said she appreciates the neighborhood and the comments that have been made. When the project was first proposed it was not a good project, wasn't neighborhood friendly and not a good fit. Since that time things have improved and townhomes will be built on 100 East and the larger development behind the townhomes is appropriate for the area. The developer also moved the project so that the park space is not impacted by the structure itself. It is her firm desire and hope that the smaller piece to the North will be included as park space. While we are going to lose .04 acres of grass and some trees, we will gain more trees and will also gain people in the neighborhood who might become our new friends. She feels this is the right thing to do and the right project for this area.

**ACTION. Motion by Councilmember Bradfield seconded by Vice Chair Anderson to adopt Ordinance 19-10 as MR-20, the church will remain NR-6 as recommended with a small Recreation space and a strong recommendation that any homes on 100 East will be owner occupied as presented. Motion carried unanimously.**

813 **WORKSHOP ITEMS:**

814  
815 **Budget Adjustments FY 2018-2019 appropriating: \$6,080 donated funds for**  
816 **materials and supplies for the Library; \$17,198 to reimburse the Street**  
817 **Department for snow plowing expenses at the Airport; \$45,000 funds for utility**  
818 **overages in Parks and Park Areas Division – Resolution 19-30 – Richard Anderson,**  
819 **Finance Director**

820  
821 Logan Finance Director Richard Anderson addressed the Council regarding the proposed  
822 budget adjustments.

823  
824 The proposed resolution will be an action item and public hearing at the June 4, 2019  
825 Council meeting.

826  
827 **Consideration of a proposed resolution approving the Amending of the Cache**  
828 **County Emergency Medical Service Authority (CEMS) Interlocal Agreement –**  
829 **Resolution 19-27 – Fire Chief Brad Hannig**

830  
831 Fire Chief Brad Hannig addressed the Council regarding the proposed resolution. He  
832 stated that the City of Logan and Cache County entered into an agreement on June 15,  
833 2004 creating an interlocal entity (CEMS) to jointly own, manage, and operate an  
834 emergency medical service for the benefit of the people of Cache County. At this time the  
835 parties desire to update the current Interlocal Agreement. The CEMS Board has  
836 reviewed the proposed amendments and recommend approval to the Council.

837  
838 The proposed resolution will be an action item and public hearing at the June 4, 2019  
839 Council meeting.

840  
841 **CODE AMENDMENTS – Consideration of proposed amendments to the Land**  
842 **Development Code Sections: 17.08.040 Residential Use Table; 17.09.030 Residential**  
843 **Driveway Length; 17.09.060 Building Height Transition; 17.11.030 District & Corridors**  
844 **Use Table; 17.12.040 Building Height Transition; 17.12.050 Building Height; 17.030.100**  
845 **Temporary Fencing; 17.030.200 Outdoor Storage & Display; 17.31.040 Parking**  
846 **Requirements; 17.37.060 Small Auto Dealerships; 17.62 Definitions – Ordinance 19-11**  
847 **– Mike DeSimone, Community Development Director**

848  
849 Community Development Director Mike DeSimone addressed the Council regarding the  
850 proposed code amendments.

851  
852 **REQUEST**

853 This is a proposal for a number of minor amendments to the Land Development Code  
854 (LDC) in order to simplify the use and parking tables and to provide additional guidance  
855 on a number of issues including residential driveway length, exceptions to maximum  
856 building height, temporary fencing, outdoor storage & display, building height  
857 transitions, and small auto dealerships.

The proposed “general” amendments or changes to individual LDC Chapters are attached and are summarized below:

**Residential Use Table – 17.08.040:** Removed redundant uses and reorganized the list into alphabetical order under each broad category.

**Residential Driveway Length – 17.09.030:** Specifies a minimum driveway length of 20’ to avoid any vehicles parking over the sidewalk in residential zones with a front yard setback of 25’. For example, the MR-9 zone permits a front yard setback of 15’ while the MR-12 zone permits a front yard setback of 10’. This issue came up in a recent project involving SFR’s on smaller lots and making sure there was adequate room to park a vehicle in front of a garage without hanging over the sidewalk.

**Building Height Transition – 17.09.060 (MFR) & 17.12.040 (Commercial, Industrial, Mixed Use):** Clarifies that the building height transition standards do not apply when a project is proposed adjacent to a parcel containing a non-residential structure larger than 5,000 square feet in size and is zoned single family residential.

**District and Corridor Use Table – 17.11.030:** Removes or consolidates uses that are redundant, similar, or are not unique enough that they couldn’t be considered under one of the general categories (office, sales/service); alphabetized uses under each category; added new uses such as small auto dealer, minor entertainment event, fitness center, and daily boarding kennel to help clarify code administration. These additions are also represented in the Definitions chapter.

**Buildable Area Extensions (Height) – 17.12.050:** Clarifies exceptions to maximum building heights.

**Temporary Fencing - 17.30.100:** Added a subsection on temporary fencing to clarify the conditions on how and when temporary fencing could be installed.

**Outdoor Storage & Display – 17.30.200:** Added standards for outdoor storage in all zones; added standards for the outdoor display of merchandise in the commercial, industrial, and Town Center zones.

**Parking by Use Table – 17.31.040:** Same approach as the use tables, e.g., alphabetized and consolidated uses to simplify parking table.

**Small Auto Dealership – 17.37.060:** Added standards for small auto dealerships involving less than a total of 8 vehicles in order to provide a simpler review process. Also added to the use tables and definitions chapters.

**Definitions – 17.62:** Updated the Definitions chapter.

On May 9, 2019, the Planning Commission recommended the Municipal Council approve the proposed amendments to the Land Development Code.

The proposed ordinance will be an action item and public hearing at the June 4, 2019 Council meeting.

## **FY 2019-2020 BUDGET PRESENTATIONS:**

### **Environmental – Director Issa Hamud**

Environmental Director Issa Hamud addressed the Council and presented his proposed budget.

He explained that the 570 Account is the Solid Waste Enterprise Fund. There are significant projects in the proposed 2020 budget:

- Closure plans of the existing landfill with total closure and post cost is estimated at 6.3 million dollars
- New cell at North Valley Landfill
- Improvement of the 1400 West and SR30 intersection

### **Green Waste Drop Site Program Challenges**

- Commercial landscaper use
- Overloaded bins which takes several hours to clean up
- Contamination – rocks, treated wood, root balls
- Illegal dumping – garbage, furniture, etc
- Other cities using green waste drop-sites
- Safety issues for customer and personnel

Mayor Daines indicated that the other cities have indicated that they will try and enforce the drop-site locations. They have also been notified that if improvements aren't made that ultimately changes will have to be made.

### **Recycling Woes**

Mr. Hamud reported that in 2011 the City was receiving \$79.00 for cardboard recycling and currently we are receiving \$5.00. He said this is a concern and the recycling program will continue until such time that we can no longer do it.

### **Plastic Bag Management Policy**

- Endorsed by the Bear River Health Department, Cache County and the Mayor's Association
- Program presented to the Chamber of Commerce and the Solid Waste Advisory Board
- Preparation for public education is underway
- Retailer meeting is in the planning stage
- Working on ad campaign contents
- Reusable bag clinic

952 **Sewer Treatment Plant**

- 953 • Mark Nielsen is doing his best to complete the project on time and on budget
- 954 • Changes are limited to minor weather-related delays and minor cost adjustments
- 955 • Project is 9.5% complete as of April 30, 2019
- 956 • There are 1,517 pipes that have been installed out of 2,600
- 957 • The dewatering system is installed and operating
- 958 • The biggest issues now are the cost of concrete escalation and dewatering system impacts to private wells

960  
961 **Biosolids Management**

- 962 • Rich organic material that have undergone treatment for stabilization and pathogen reduction
- 963
- 964 • The new Sewer Treatment Plant will produce approximately 60 tons per day, 5 days a week
- 965
- 966 • It can be disposed of by way of digestion for gas production, composting, land application and landfilled
- 967
- 968 • The current plan is to take this material to the landfill but will consider other options or a combination of options
- 969

970  
971 **Pretreatment Local Limits**

- 972 • Currently working on plans to adjust certain pretreatment local limit parameters to accommodate local industry needs without affecting our ability to meet treatment standards
- 973
- 974

975  
976 **Economic Development – Director Kirk Jensen**

977  
978 Economic Development Director Kirk Jensen addressed the Council and presented his proposed budget.

979  
980  
981 Mr. Jensen explained that the total RDA budget is \$2,677,800

982  
983 **Other Budget Considerations**

- 984 • Administration
- 985 • Affordable Housing
- 986 • Neighborhood Reinvestment Grant Program
- 987 • Utah Homeless Shelters

988  
989 **RDA Project Areas (active)**

- 990 • Auto Mall CDA
- 991 • Downtown RDA
- 992 • Northwest RDA
- 993 • Quayle Meadows CRPA
- 994 • South Main RDA
- 995 • South Man River CRPA
- 996 • 600 West EDA
- 997 • Logan North Retail RDA

- Logan River RDA

#### **Auto Mall CDA**

- Development Agreement

#### **Downtown RDA**

- \$1.90 million-dollar fund balance
- Logan Downtown Alliance
- Development agreements
- Facade Improvement Program
- Emporium-related expenses
- Parking Lease
- \$650,000 Emporium demolition
- \$130,000 City Hall parking lot reconfiguration

#### **South Main RDA**

- Development agreements
- Main Street tunnel/trail connector
- Decorative streetlights (currently not in the budget)

#### **600 West EDA**

- \$180,000 – Welcome Home Own in Logan and Home Rehabilitation Program

#### **Fund Balance**

- \$10.9 million dollars as of December 31, 2018

#### **Affordable Housing**

- \$2.4 million dollars as of December 31, 2018

#### **Community Development – Director Mike DeSimone**

Community Development Director Mike DeSimone addressed the Council regarding his proposed budget.

Mr. DeSimone explained the total Community Development budget is \$1,959,452 and the CDBG budget is \$471,641. The department has 15 full time and 2-part time employees.

#### **Administration – Budget \$429,992 - Responsibilities**

- Department Oversight
- Administrative Support
- City Receptionist

1044 **Building Safety – Budget \$468,505 – Responsibilities**

- 1045 • Building Permits
- 1046 • Inspection Services
- 1047 • Development Review
- 1048 • Code Compliance

1049

1050 **2018 Stats**

- 1051 • Value of New Construction - \$85,228,053
- 1052 • Building Permits - \$1,000+
- 1053 • 208 New Residential Units
- 1054 • 90 New Single Family Residential
- 1055 • Inspections 2,500+
- 1056 • 312 Plan Reviews
- 1057 • Managed 500+ complaints
- 1058 • Processed 3,840+ Licenses
- 1059 • 1,720 Landlord Licenses
- 1060 • 1,532 Community Business Licenses
- 1061 • 495 Home Occupation Licenses
- 1062 • 93 Other (alcohol/food/misc)

1063

1064 **Neighborhood Improvement – Budget \$329,785 – Responsibilities**

- 1065 • Code Enforcement
- 1066 • Business Licensing
- 1067 • Landlord Licensing
- 1068 • Neighborhood Council
- 1069 • Vacant Building Regulations
- 1070 • Reclassifying 1 full time employees to a second code enforcement officer
- 1071 • Share Clerical with Planning

1072

1073 **Planning – Budget \$206,998 – Responsibilities**

- 1074 • Development Review
- 1075 • Permitting
- 1076 • Long Range Planning
- 1077 • Neighborhood Planning
- 1078 • 75 Projects reviewed annually

1079

1080 **Community Development Block Grant (CDBG) – Budget \$471,641 - Responsibilities**

- 1081 • CDBG Program
- 1082 • Liaison Local Non-Profits
- 1083 • Neighborhood Planning

1084

1085 **Fire – Chief Brad Hannig**

1086

1087 Fire Chief Brad Hannig addressed the Council regarding his proposed budget.

1088

Chief Hannig reported there were 5,100 incidents in 2018 (863 fire and 4,237 EMS).  
Total responded were 9,414.

#### **Budgets within the Fire Department**

- Administration
- Suppression
- Fire Prevention
- Training & HazMat
- Ambulance - \$2.3 million funded by CCEMS (Cache County Emergency Medical Services)
  - Total - \$6,203,277
  - CCEMS - \$2,300,000
  - City portion - \$3,903,277
- FY2019 - \$5,637,861
- FY2020 - \$6,203,277
- Changes in the CCEMS fund is a total increase of \$413,200.00

#### **Funding Sources outside of Logan City General Funds**

- Medical standby for special events (football and basketball games, marathons, bike races, rode, special events) – Approximately \$30K annually
- Airport standby coverage – Approximately \$5-6K
- Wildland deployments – Seasonal
- Grants - Data analytics/Western Fire Chiefs \$24K
- Contract for services – Providence and River Heights
- CCEMS pays \$2.3 Million of ambulance budget

#### **Capital Expenses**

- No capital projects in the budget
- Rolling stock expenses – New brush truck (replacement) and three vehicles on annual buyback program
- CCEMS purchased three new ambulance/rescue units

#### **Notables**

- Annual business inspections in 2018 – 1,781 total (7/day)
- New business license – 261
- Construction site inspections – 173+
- New building plan reviews – 70+
- Stations tours – 175+
- EMS standby – 52
- Airport standby – 27
- Achieved an ISO Class 2 Rating. Less than 3% of the departments in Utah, and 5% of departments in the country have Class 2 or better

1135 **Major Concerns and Issues**

- 1136 • Recruitment and Retention – This is a continuous challenge, in the past year the
- 1137 fire department has lost six firefighters, four left to other departments, one
- 1138 medical retirement, and one termination
- 1139 • Paramedic School is 12 months at approximately \$15,000 per student
- 1140 • There are five employees that started paramedic school May 7, 2019 and attend
- 1141 class at Bridgerland Technical College
- 1142 • Staffing coverage for calls: North Logan agreement will help. Automatic Aid
- 1143 changes to Mutual Aid with Hyrum (Millville/Nibley)
- 1144 • Station 70 and Administration Building is a 45-year-old structure. The building
- 1145 has seismic concerns and does not meet the department’s growth needs.
- 1146

1147 **Library – Director Karen Clerk**

1148  
1149 Library Director Karen Clark addressed the Council regarding her proposed budget.

1150  
1151 Ms. Clark reported on the following:

1152  
1153 **With 29 staff members, they:**

- 1154 • Checked out 872,276 physical items
- 1155 • Checked out 81,926 electronic items (ebooks, eaudiobooks, emagazines)
- 1156 • Answered 19,001 reference questions
- 1157 • Had 1,767,004 visits to their webpage and catalog
- 1158 • Helped 220,930 visitors in the library
- 1159 • Maintained 244,507 items in their collection
- 1160 • 938 groups used the meeting rooms with 1,479 meetings
- 1161 • Offered 645 library programs with 24,089 in attendance
- 1162

1163 **Events in 2018**

- 1164 • Hispanic Heritage Festival
- 1165 • Halloween Carnival
- 1166 • Family Game Nights/Escape Rooms
- 1167 • Storytime
- 1168 • Tyler Whitesides/Frank Cole Author Event
- 1169 • Gallery Walk
- 1170

1171 **Grants**

1172 \$500 – Book Your Summer, Utah State Library invites our library to participate

1173 \$500 – Code Event, ALA mini grant for coding at the Library

1174 \$11,200 CLEF Grant for new laptops

1175  
1176 **Library Budget 2019-2020**

- 1177 • ILS and Databases - \$84,500
- 1178 • \$7,800 to redesign the Library website recommended by the City IT Department
- 1179 • Maintenance of the Library Building - \$40,000
- 1180 ○ Repair/Replace Exterior Entrance Doors

- 1181                   ○ New carpet to replace spots wearing out and unable to clean
- 1182                   ○ Repair of existing heating/cooling system as needed
- 1183                   ○ Replace outdated light fixtures
- 1184                   ○ Fix roof/ceiling tiles over tech services entry
- 1185

1186 Mayor Daines stated that a new Library is still being discussed and more information will  
1187 be announced at a later date.

1188

1189 **OTHER CONSIDERATIONS:**

1190

1191 Finance Director Richard Anderson announced that on June 4, 2019 there will be a  
1192 Transfers Public Hearing. There will also be workshop items to discuss Elected Officials  
1193 Wages and a Utah Retirement Systems pick-up resolution. On June 18, 2019, the Council  
1194 will adopt the proposed budget for fiscal year 2019/2020. They will first adopt the  
1195 Certified Tax Rate and there is no property tax increase being proposed.

1196

1197 **ADJOURNED.** There being no further business to come before the Council, the meeting  
1198 of the Logan Municipal Council adjourned at 8:35 p.m.

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1201

1202

1203 Teresa Harris, City Recorder