

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, October 15, 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 Tom Jensen and Councilmember Jess W. Bradfield. Administration present: Mayor Holly H. Daines, Finance Director Richard Anderson, Assistant City Attorney Craig Carlston and City Recorder Teresa Harris. Excused: City Attorney Kymber Housley. Participating by phone: Councilmember Herm Olsen

Chair Simmonds welcomed those present. There were approximately 46 in attendance at the beginning of the meeting.

OPENING CEREMONY:

Logan City School Board President Ann Geary gave the opening thought and thanked the Mayor and City Council for their support of the many school activities that are held throughout the year.

Chair Simmonds led the audience in the pledge of allegiance.

Meeting Minutes. Minutes of the Council meeting from October 1, 2019 were reviewed and approved with no changes.

ACTION. Motion by Vice Chair Anderson seconded by Councilmember Jensen to approve the October 1, 2019 minutes as presented and approve tonight's agenda. Motion carried unanimously.

Meeting Agenda. Chair Simmonds announced there are four 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, November 5, 2019.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:

Chair Simmonds explained this is the time on the agenda for questions and comments for the Mayor and Council that are not otherwise on the agenda.

Logan resident Russell Wall addressed the Council and stated that he is in favor of having a discussion regarding the proposed ordinance from Councilman Bradfield.

Chair Simmonds again reminded those in attendance that comments and questions can be made if they are not listed on the agenda.

Councilmember Bradfield asked where those rules can be found.

Chairman Simmonds referred to the Council agenda which states, “*Any person wishing to comment on any item not otherwise on the agenda may address the City Council*”.

Logan resident Gail Yost addressed the Council and said there are a lot of different populations in the Valley, especially within Logan City. She feels that one of our problems is low income population and it doesn’t mean that people are unemployed, it could also mean that people are underemployed. They are also underrepresented, but they still vote, and they have a different perspective on housing, parks and access to activities because they have to make sure that its within their budget. She feels we also have a disability population and they too are unrepresented. We have minority populations who are unrepresented or underrepresented but, they still vote. She feels that wealth and career success do not automatically translate into people who have been successful in getting elected and we need to make sure that all people are represented, and they all have a voice in government. She feels we have a constitutional mandate in this country to have a democratic republic where people who represent us work for us and we do not work for them. With the changes that are coming with population growth and density growth, there are going to be changes in governmental growth as well. The Council needs to listen to the changes that voters want.

Vice Chair Anderson commented that someone with a disability can contact the Disability Law Center, they are set up to make sure that people with disabilities, especially when it comes to voting are treated fairly and get the help they need.

Logan resident Brian Seamons addressed the Council. He said we struggle everywhere to get higher voter turnout so anything we can do to encourage a discussion on that issue he supports.

Vice Chair Anderson said there is an item on tonight’s agenda regarding voting. She appreciates the comments being made but said there is a process and a procedure for Council meeting, and she would appreciate if those in attendance would respect the meeting process that the Council has followed for many years.

Councilmember Bradfield suggested those procedures should be added to the bylaws.

Logan resident Keith Schnare addressed the Council and reported that the Parking Appeals Board is doing well, and they have been busy with the return of students at Utah State University. He also stated that a month ago, Councilmember Jensen sent an email to Public Works Director Paul Lindhardt with a request from himself on behalf of the neighbors on 1300 East between Mountain Road and 100 South for a stop or yield sign on the southeast corner of 1300 East and Mountain Road. He asked for an update on this request.

94 Mayor Daines commented that Public Works Director Paul Lindhardt is in attendance at
95 tonight's meeting and can talk with Mr. Schnare about this request.

96
97 Mr. Schnare also asked if the Councilman Bradfield's agenda item regarding proposed
98 Council Voter Districts will be an open discussion.

99
100 Chair Simmonds responded no, at this point that agenda item is not a public discussion.

101
102 Mr. Schnare addressed Mayor Daines and said that she has established neighborhood
103 council's and some in those groups feel they should be included in a discussion regarding
104 Voter Districts.

105
106 Mayor Daines responded she would like the neighborhood council's to be involved and
107 suggested waiting until January after the 2019 Election and take time to go through the
108 process of reviewing the issue of Voter Districts.

109
110 Mr. Schnare said that's fine but if we start the process now, we'll also know how the
111 candidates who are running for office feel about Voter Districts.

112
113 Paul Mueller, Logan resident and owner of the Pet Hotel addressed the Council. At the
114 October 1, 2019 Council meeting he spoke to the Council about issues he is having at the
115 Pet Hotel with barking dogs. He provided the Council handouts of proposed changes to
116 the ordinance and additional information about his concerns.

117
118 The Council all agreed to review the information provided by Mr. Mueller.

119
120 Councilmember Bradfield stated that he sees a lot of people in attendance and he is afraid
121 they won't be able to speak to his item on the agenda. He asked Chair Simmonds if Voter
122 Districts will be discussed later on the agenda.

123
124 Chair Simmonds responded the Council will go through the agenda as written. She is on
125 the agenda as the presenter of the item under Other Considerations: Proposal to create
126 Council Voter Districts.

127
128 Councilmember Bradfield stated that he just wants to make sure that those in the
129 audience are represented. He asked for a raise of hands of how many are in attendance to
130 hear the discussion regarding Voter Districts.

131
132 Chair Simmonds responded the Council has other agenda times to go through first before
133 the Voter District agenda item.

134
135 There were no further questions or comments for the Mayor or Council.

141 **MAYOR/STAFF REPORTS:**

142
143 **Report: Logan City School District – Superintendent Frank Schofield**

144
145 Superintendent Frank Schofield addressed the Council and gave a report on the Logan
146 City School District.

- 147
148
 - 5740 students
 - 2 preschools
 - 6 elementary schools
 - 1 middle school
 - 1 high school
 - 40% of students are non-Caucasian
 - 60% of students are in poverty

155
156 Superintendent Schofield said the goal of the School District is, “To ensure all students
157 leave our schools ready to create a positive future for themselves and their community.”

158
159 **Preschool**

160 The Logan City School District provides a high-quality preschool at every elementary
161 school, the District’s Early Education Center, and Riverside Preschool. Over 328 children
162 have this opportunity to embark on a path to academic and social success.

163
164 **Food Pantries**

165 A small food pantry is set up in every school in the District. Any teacher or staff member
166 who recognizes a need can inform the office, and the students’ needs are taken care of
167 that day.

168
169 **Lunch Services**

170 All students are eligible to receive free breakfast at any of the schools. Any student who
171 qualifies for free or reduced fee meals in the District automatically receives free lunch.
172 Doing this decreased student embarrassment, and helps the District ensure students are
173 fed and ready to be successful.

174
175 **Elementary Specialists**

176 Media, Music, PE, Computers, and STEM specialists take time each day to provide
177 instruction and experience in each of these areas. This time allows students to explore
178 new areas of learning, while teachers benefit from having a daily preparation time.

179
180 **Logan High Visual Arts**

181 Logan High School consistently has students whose artwork is selected for display at the
182 Springfield Art Museum. Logan High School has the only stone sculpture program of its
183 kind in the United States.

184
185 **Logan High Innovations**

186 Through the Innovations Program at Logan High School students have a unique
187 opportunity to advance through concepts at their own pace, receive additional support in

areas where they may struggle, and pursue college level coursework or programs while in high school.

Aviation and Drone Racing

The Aviation and Drone Racing programs at Logan High School provide an uncommon experience for students. Specialized training, including ground school requirements for a pilot's license, promote future educational and career opportunities.

Green Power

Students at the Districts STEM Elementary Schools and at Logan High School have the opportunity to participate in Green Power competitions each year, where they build and race an electric powered car.

Elementary STEM Schools

Hillcrest and Woodruff Elementary Schools have participated in the State's application process and have been designated as certified STEM schools. This rigorous process helps guarantee those schools offer a quality STEM education program.

E Squared

E Squared is an exciting opportunity for daily enrichment and extension for all third through fifth grade students who are at or above grade level. The year is broken up into three blocks, each focusing on either a book study, a research project, and debate.

Superintendent Schofield thanked the Mayor and Council for their support.

Councilmember Bradfield asked where in the City School Districts does Superintendent Schofield see the highest poverty.

Superintendent Schofield responded that the current highest poverty rate is in the Ellis community boundaries. The highest mobility rate is in the Bridger area.

Councilmember Bradfield said regarding the rules for the Council agenda it seems as though public comment is limited on items that are going to be discussed in the future. For those items that are not listed as potential items to be discussed in the future, he sees no reason why those items could not be addressed by the public. He asked Assistant City Attorney Carlston to respond.

Mr. Carlston responded that the Council bylaws state that items on the agenda can be discussed at the time the item is on the agenda and not, at another time. The problem with discussing something that's just a discussion item on the agenda, if allowed to be discussed in the comment period is that it becomes a de facto public hearing and it's not noticed as a public hearing.

Councilmember Bradfield asked if the rules can be suspended.

Mr. Carlston responded that you can suspend the rules with a 2/3 vote of the Council.

235 **ACTION. Motion by Councilmember Bradfield to suspend the rules to allow the**
236 **public to speak about the item under Other Considerations on tonight's agenda.**
237 **Motion failed for lack of a second.**
238

239 Councilmember Bradfield asked by a show of hands how many in the audience are in
240 attendance to speak in regard to the item listed under Other Considerations.

241
242 Chair Simmonds reminded Councilmember Bradfield that he made a motion and there
243 was no second. She added that part of serving on the Council is understanding how the
244 Council works. There cannot be a public hearing without prior notice because you only
245 get to hear one side of an issue.

246
247 Councilmember Bradfield said he did not make a motion to hold a public hearing.

248
249 **ACTION. Motion by Councilmember Bradfield who stated that because a majority**
250 **of the individuals in the audience tonight are here to listen to the item under Other**
251 **Considerations, he requested to change the order of the agenda moving the item**
252 **under Other Considerations: Council Voter Districts to Action Items or at least**
253 **prior to Workshop Items.** Motion failed for lack of a second.
254

255 Mr. Carlston explained that the Council already approved the agenda so the time to
256 amend the agenda has passed.

257
258 No further items were presented.

259 **Board Appointment (Land Use Appeals) – Mayor Daines**

260
261
262 Mayor Daines asked for ratification to appoint Amanda Davis to serve on the Land Use
263 Appeals Board which, is a five-year term.

264
265 **ACTION. Motion by Councilmember Jensen seconded by Vice Chair Anderson to**
266 **approve ratification of Amanda Davis as presented.** Motion carried unanimously.
267

268 **COUNCIL BUSINESS:**

269 270 **Planning Commission Update – Chair Simmonds**

271
272 Chair Simmonds reported that the Planning Commission delayed a discussion on a
273 proposed rezone on what is known as the gravel pit area along 1200 East. The Economic
274 Development Committee meeting was cancelled this month and the Audit Committee
275 will meet on October 25. She was unable to attend the Airport Authority Board meeting
276 this month. She attended the last Adam's Neighborhood Council meeting. She explained
277 that each of the Councilmembers are assigned a neighborhood in the City and they rotate
278 through the various neighborhoods each year. The Adam's Neighborhood has some
279 concerns about sidewalks and crosswalks, and they vetted a 3-D crosswalk that Public
280 Works is reviewing at this time. She suggested that an entire neighborhood concept be
281 determined and post signs that state that Adam's is a walkable neighborhood.

Board/Committee Reports from Council – Chair Simmonds, Vice Chair Anderson and Councilmember Jensen

Councilmember Jensen reported that he serves on the Cache Valley Center for the Arts Board. The façade of the Ellen Eccles Theatre was put out for bid and Spindler Construction was awarded the bid and the façade update has begun. He also reported that he serves on the Logan Golf Course Advisory Board and they are having one of the highest numbers of golf rounds this year that the course has ever seen. He also reported the Water Board meeting was cancelled.

Vice Chair Anderson reported the Library Board will meet next week. The CCEMS meeting was postponed to November 5 and the Economic Development Committee meeting was cancelled. The Audit Committee will meet on October 25 and RECAB met and had an ongoing discussion and update on meeting our Renewable Energy Goals. She also stated there will be workshops this week in regards to Public Arts Planning.

December Council Meeting Schedule – Chair Simmonds

Chair Simmonds stated there is the potential to have two meetings in December, but she asked the Council if they would like to cancel the second Council meeting on December 17 and only have one meeting.

ACTION. Motion by Councilmember Olsen to cancel the December 17, 2019 Council meeting seconded by Councilmember Bradfield. Motion carried unanimously.

Councilmember Bradfield asked what the process is and what is the difference between an item listed under Workshop Items and Other Considerations. He also asked what the process is to get an item listed as a workshop.

Chair Simmonds responded this has been talked about before and when an item is brought forward by a Councilmember, the usual process is that Councilmember talks with the other Councilmembers about the agenda item, drafts wording of the item to be presented then brings it to the Council stating that all Councilmembers are aware of the item and what its regarding.

Councilmember Bradfield asked if there needs to be approval before a Workshop Item comes before the Council, he feels the best time to discuss something would be in public.

Chair Simmonds added the item also needs to go through the Legal Department for review and whomever else needs to review the proposed ordinance or resolution.

Councilmember Bradfield said as he read the Council bylaws, he was under the impression that all that needed to be done was to present the ordinance to the Council Chair and the agenda was at the pleasure of the Chair.

Chair Simmonds responded the agenda for tonight's meeting is set. At the very end of the October 1 Council meeting, Councilmember Bradfield said he wanted to talk about Voter Districts. She acknowledged that she misspoke and there was not a discussion with other Councilmembers on whether or not Voter Districts should go on the agenda as a Workshop Item and that is why she placed it under Other Considerations.

Councilmember Bradfield asked if Council approval is required for a Workshop Item.

Chair Simmonds responded that she works with the other Councilmembers and not independently.

Mr. Carlston added that it's not required to get Council approval for a Workshop Item but, it's good to have support from them.

Vice Chair Anderson commented that the best practice for Councilman Bradfield is to talk with his fellow councilmembers and let them know what he is thinking so they have the opportunity to talk and to ask questions if needed. The Open and Public Meeting Act states that no more than three Councilmembers can meet at the same time and discuss issues. In the case of the proposed Voter District ordinance, that process did not happen so the ordinance is under Other Considerations. After the Council talks about it later on the agenda, she has every intention that it will be moved to a Workshop Item and following that it will be an Action Item, public hearing and properly noticed and this has been the process for the past 22 months that she has served on the Council. She appreciates what Councilmember Bradfield is doing and acknowledges that he is very passionate about this issue which, she admires. But there is a process that needs to be followed. She understands that Councilmember Bradfield wants to discuss this issue and there are community members who want to discuss this issue but, there are procedures and it doesn't mean that the Council doesn't want to discuss the issue or that they may or may not support the idea. She feels it's important for the integrity of the Council that they follow the procedures because if they don't, then what's to prevent any of the Council to come forward with an idea and "jump the gun". The Council is not dismissive of the idea brought forward by Councilmember Bradfield or dismissive of public opinion, but she also feels on many levels that is what has happened, and she doesn't feel that it's fair. She also feels there has been many things mischaracterized. It's on the agenda and it will be discussed under Other Considerations and it will go from there.

Councilmember Bradfield apologized that the Council feels that he did not follow the process. He asked, if we don't have bylaws, how can there be a designated, formal process. He felt that he did have some support from the Council and then after someone else spoke to them, he didn't have support. He asked can the Council review the Rules and Procedures so there is a clear definition of how an item is workshopped.

Mr. Carlston responded yes, the Rules and Procedures can be reviewed but that is not on tonight's Council agenda for discussion. The Chair is the one who prepares and approves the agenda. The Chair also runs the meeting and the Council can talk with the Chair and other councilmembers to see if there is support for an item to go on the agenda.

Councilmember Bradfield commented that he just wants the process to be clear because there will be new councilmember's in the next few months and he doesn't feel they will understand the process.

No further items were presented.

ACTION ITEM:

PUBLIC HEARING – Request for Disconnection: Wesley Nelson Farms

Logan City Assistant Attorney Craig Carlston addressed the Council regarding the proposed request for disconnection by Wesley Nelson Farms, Inc, owner of the following described real property, which has a property address of 2352 South Highway 89-91, Logan City, Utah.

Chair Simmonds opened the meeting to a public hearing.

Attorney Dan McDonald with McDonald/Fielding Law Office addressed the Council. Mr. McDonald stated that he represents the applicant Wesley Nelson Farms. He said the Council has received the supporting documents regarding the Request for Disconnection from Logan City and Notice of Intention to Petition for Annexation into Nibley City. He said there is a long history between his client, Wesley Nelson Farms and Logan City, not all good but not all bad. His client wants to develop his property and Logan City cannot immediately provide the needed connections and infrastructure to accomplish this goal. In contrast, Nibley City has the ability and the desire to provide the necessary connections and municipal infrastructure. They have already approved multiple resolutions making the farm part of Nibley City's annexation policy and part of its masterplan. The Logan Municipal Council has had many discussions on the record recognizing and expressing a desire to adjust the boundaries so that land East of SR 89/91 is annexed into Nibley City from 2200 South to 3200 South which, is where this property is located. What he is giving the Council in the disconnection application is an amicable way to resolve the ongoing disputes. Once the disconnection is granted, Wesley Nelson Farms will no longer be part of Logan City and largely moots, all prior legal issues that exist between Logan City and his client. On the other hand, if the City denies the request for disconnection it will leave his client with only one legal alternative under the statute which is to seek an appeal of the disconnection decision to the District Court and he is prepared if that were to happen. His hope is that the Council has reviewed the disconnection information and can see the logic and reasoning behind his client's desire to disconnect from Logan City. He, therefore, submits the application and all of its exhibits to the City Council for their decision. He respectfully requested a disconnection from Logan City.

Chair Simmonds announced that the Council will make a determination regarding the disconnection at the November 19, 2019 Council meeting.

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

PUBLIC HEARING - Budget Adjustments FY 2019-2020 appropriating: \$18,200 a reimbursement the Police Department will receive for enforcement of events requested by businesses; \$4,226,407 to move budget from the General Fund to the Capital Projects Fund; \$12,038 funds the Police Department was awarded for bullet proof vests purchased this fiscal year – Resolution 19-56

At the October 1, 2019 Council meeting, Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustments. He further explained the budget transfer of \$4,226,407 is requested to move Capital Funds to the General Fund to the Capital Projects Fund. He stated that our Capital Projects are reaching a point where they are starting to interfere with the other objectives we have in our General Fund and maintaining reserves.

Chair Simmonds opened the meeting to a public hearing.

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

Mr. Carlston indicated that because Councilman Olsen is participating in the meeting by phone, the Council should do a roll call vote.

ACTION. Motion by Councilmember Jensen seconded by Councilmember Bradfield to approve Resolution 19-56 as presented. Motion carried by roll call vote:

Anderson: Aye

Bradfield: Aye

Jensen: Aye

Olsen: Aye

Simmonds: Aye

PUBLIC HEARING - REZONE – Consideration of a proposed rezone of approximately 6.55 acres of property located at 1136 North 600 West from Neighborhood Residential Traditional (NR-6) to Mixed Residential Transitional (MR-9) – Ordinance 19-18

At the October 1, 2019 Council meeting, Planner Aaron Smith addressed the Council regarding the proposed rezone. The proponent is requesting to rezone approximately 6.55 acres from NR-6 to MR-9 to allow for townhome development. The proposed townhome development consists of 32 dwelling units in eight (8) 4,480 SF buildings. Each townhome will be on its own building lot. The proposed development features a low gross density, 4.95 units/acre. The buildings are arranged around a central oval private drive with building fronts oriented towards a common open space. The configuration preserves a large amount of common open space for the development. The proposal includes only one street connection at 1150 N. This road connects to the proposed development through a single-family neighborhood. To the west, the property is adjacent to railroad tracks that run along 600 W. No 600 W access across the railroad tracks is proposed with this project. To the north is Bridger Park and Elementary School. To the south is a multifamily development.

469 **RECOMMENDED FINDINGS FOR DENIAL FOR THE REZONE**

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

- 472 1. The Logan City FLUP identifies the area as DR
- 473 2. This area is one of the few remaining vacant DR areas in the Bridger Neighborhood.
- 474 3. The Bridger Neighborhood surrounding the project site has a disproportionately high
475 amount of attached and 3-4-unit multi-family housing developments, and a
476 disproportionately low amount of detached single-family homes when compared to
477 Logan City as a whole.
- 478 4. The DR designation is intended for detached single-family residential development.

479
480 **RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW**
481 **PERMIT**

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

- 484 1. The proposed project was rezoned from NR-6 to MR-9
- 485 2. The proposed project is compatible with surrounding land uses and will not interfere
486 with the use and enjoyment of adjacent properties because of the conditioned building
487 design, site layout, materials, landscaping, building orientation, heights and setbacks.
- 488 3. The Design Review Permit conforms to the requirements of Title 17 of the Logan
489 Municipal Code.
- 490 4. The proposed project provides adequate open space and useable outdoor space in
491 conformance with Title 17.
- 492 5. The proposed project provides off-street parking in compliance with the Land
493 Development Code.
- 494 6. The proposed project complies with maximum height, density and building design
495 standards and is in conformance with Title 17.
- 496 7. The project met the minimum public noticing requirements of the Land Development
497 Code and the Municipal Code.
- 498 8. The surrounding streets and utilities are of adequate in size and design to sufficiently
499 handle all traffic modes and infrastructure related to the land use.

500
501 **RECOMMENDATION**

502 Staff recommends that the Planning Commission recommend **denial** to the Municipal
503 Council for a Rezone of approximately 6.55 acres of property located at approximately
504 1136 N 600 W (TIN# 05-041-0006) from Neighborhood Residential Traditional (NR-6)
505 to Mixed Residential Transitional (MR-9). Contingent on approval of a rezone to MR-9,
506 Staff recommends that the Planning Commission conditionally approve a Subdivision
507 and Design Review Permit for Project #19-031 Kearn Property, for 32 townhome units on
508 individual building lots located at 1136 N 600 W (TIN# 05- 041-0006).

509
510 On September 12, 2019, the Planning Commission recommended that the Municipal
511 Council **deny** the Kearn Property Rezone.

512
513 Vice Chair Anderson asked if the proponent filed a voluntary deed restriction with their
514 application.

515

Mr. Smith responded no, they did not but it would need to be filed before the rezone is completed.

Vice Chair Anderson said the proponent stated that the townhomes would be lower cost versus single family homes, and she asked what the affordability of these homes will be.

Mr. Smith responded that he can only assume that the townhomes will be less expensive than the single-family homes. He also stated there are an abundance of townhomes in the area now.

Councilmember Olsen asked if the Logan City School District has made any comments regarding the proposed rezone.

Mr. Smith stated there was a letter submitted from the Logan City School District in opposition to the rezone.

Chair Simmonds stated that she has concerns about the rezone and feels we need more single-family housing in this area.

Chair Simmonds opened the meeting to a public hearing.

Logan resident Ann Geary expressed her opposition of the proposed rezone based on her concern that the outlet goes through a neighborhood where lots of children live. She is also concerned about the density of the proposed development.

Logan resident Keith Schnare addressed the Council and asked if the Bridger Neighborhood has weighed in on the rezone. He expressed his opposition to the rezone.

Mayor Daines responded that the Bridger Neighborhood currently does not have a Chair and they have not commented on the proposed rezone. This is the only neighborhood council in the City that is not active at this time.

Logan resident Jo Leary addressed the Council. She thanked the Council for allowing comments to be made regarding the proposed rezone.

Travis Taylor, proponent of the rezone addressed the Council. He stated that he has volunteered to lower the density to 32 units so it would be a significantly lower amount of homes that would be allowed under the current zone. As far as the layout of the townhomes, it was noticed as it should have been in time for the site plan to go through with the rezone. There are limitations on the property that were caused by other developments and a redesign has been completed but has yet to be presented because it has to go through the site plan process. He stated the loop road design that was presented in the packet to the Council is no longer relevant and they are looking at other options for the road. There will be fewer units and less traffic under the rezone with a voluntary restriction of 32 units than there would be if they were to move forward with the current NR-6 zone. He continued and said as far as affordability, there has to be a gap between the price of a townhome and the price of a single-family home and so they will be more

affordable. He said this is the first time that he's ever heard a school district stand up and say they "don't want those kinds of kids, and those kinds of people".

Chair Simmonds responded the school district did not say, "those kinds of kids and those kinds of people". Rather what the school district said is they want families in the area.

Councilmember Bradfield stated that one of the difficulties the City is having is that we can't get people to participate on the West side of town for various reasons. We have to be careful with the school districts and that is where the Council and the school district can come together in a partnership.

Mr. Taylor stated there are a lot of single-family homes in the Bridger area and asked why they aren't currently participating.

Chair Simmonds stated that Councilman Bradfield's comments are very well taken, and the Council is very cognizant of creating an environment that supports the school system as well as the community as a whole.

Mr. Taylor said he wants to create a great neighborhood in this area. He doesn't see this as an up zone because they are volunteering to have less density. He said this is a peninsula and is surrounded by things other than single family homes.

Councilmember Bradfield asked if the rezone is denied, can the proponent bring this back as an actual project for consideration.

Chair Simmonds responded that the Council is seeing a presentation and considering a decision on a rezone. The Council does not consider or see the project because they are legislative, and all projects have to go through the Planning Commission. Currently the area is zoned NR-6 so there can be six units to the acre and can place 36 single-family homes in the area.

Councilmember Bradfield asked if the rezone is denied what are the proponent's options.

Mr. Carlston responded they would have to apply again for another rezone.

Logan resident Dr. Rick Mayer addressed the Council. He stated that we have a developer ready, willing and able to build a nice development. He said there are no other developers lining up to build any other project on this property. He feels the Council is making a mistake by denying the rezone and more townhomes are being built rather than single family homes.

Logan City School Superintendent Frank Schofield addressed the Council. He clarified that the school district is not trying to get fewer students or their parents in any area and the comments made by Mr. Taylor are a falsehood. Bridger Elementary has a 20% mobility rate so from one year to the next, 20% of the students leave and are replaced by other students moving into the neighborhood. Over the course of four years there is an 80% change in the student body and parents to the area. The high mobility rate is a direct

610 reflection of the housing in the area both type and cost of housing. The goal of the school
611 district is to keep the students and their parents living in the area.

612
613 Councilmember Bradfield commented that in the Bridger Neighborhood it is 27% owner
614 occupied and 73% renter occupied.

615
616 There were no further comments and Chair Simmonds closed the public hearing.

617
618 Councilmember Bradfield asked if the Council would consider continuing the rezone
619 until the next Council meeting. He would like to go and see the project in person.

620
621 **ACTION. Motion by Councilmember Bradfield seconded by Councilmember Olsen**
622 **to continue Ordinance 19-18 to the November 5, 2019 Council meeting as an action**
623 **item, no public hearing as presented. Motion carried by roll call vote:**

624 **Anderson: Aye**

625 **Bradfield: Aye**

626 **Jensen: Aye**

627 **Olsen: Aye**

628 **Simmonds: Aye**

629
630 **PUBLIC HEARING - REZONE – Consideration of a proposed rezone from Mixed**
631 **Use (MU) to Commercial (COM) for the Logan Gateway Development project**
632 **located at approximately 701 South Main – Ordinance 19-19**

633
634 At the October 1, 2019 Council meeting, Planner Russ Holley addressed the Council
635 regarding the proposed rezone.

636
637 ***Project Request***

638 The proponent is requesting a Design Review Permit and a rezone on a portion of the
639 project site to construct four new, approximate 5,000 SF, retail/restaurant buildings along
640 the Main Street frontage. The single-story buildings are proposed in front, or east of, the
641 already approved 4-story office building with parking and landscaping areas positioned
642 around the site. The existing buildings have recently been demolished and the land has
643 been cleared off in preparation for the new Logan Gateway project. The proposed
644 retail/restaurant buildings are on 2.12 acres (92,703 SF) along an approximate 920-foot
645 Main Street frontage. A single two-way driveway is proposed in the middle of the project
646 that provides access to Main Street and the future 100 West street.

647
648 ***Rezone Request***

649 The applicant is requesting a rezone from MU to COM for the remaining 0.76 acres located
650 in the southeast corner of the project site. This area was not originally included with the 4-
651 story office building approval. It currently has two smaller single-story buildings that were
652 constructed in 1944 and 1952. Retail and restaurants are both permitted outright in the
653 COM and MU zones, but the applicant is requesting that the entire project be zoned as the
654 same designation.

The Logan City Future Land Use Plan (FLUP) found inside the Logan City General Plan designates the entire project site as Mixed-Use Center (MUC). The MUC land use designation is described as having high concentrations of commercial and residential uses mixed together into compact urban and walkable development patterns. The Commercial (COM) land use designation is described in the Logan General Plan as being designed for a wide range of commercial uses and services intended to serve local and regional populations.

The Logan City Land Development Code (LDC) describes the MU zoning district as areas providing a mix of both commercial and residential developments in either “horizontal” or “vertical” patterns. The LDC describes the COM zoning district as areas providing city-wide and regional commercial services. A wide range of commercial land uses and services, including but not limited to office, restaurant and retail are permitted within the COM zone.

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. The location of the subject property is suitable for commercial developments because it is compatible with commercial areas to the south and west.
2. The subject property can fulfill the purpose of the General Plan and LDC by providing commercial services to city-wide populations because of its location and ease of access.
3. The subject property is in an area and surrounded by streets and infrastructure that can handle and appropriately serve Commercial developments.
4. The proposed Commercial zoning designation along with review and approval of Design Review Permits with sufficient open space, parking, walkable layout and landscaping will ensure neighborhood compatibility.

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** for a rezone from Mixed Use (MU) to Commercial (COM); and **conditionally approve** a Design Review Permit for Project #19-036 Logan Gateway Retail Development, with four retail/restaurant buildings located at approximately 701 South Main Street, TIN# 02-063-0010; -0011;-0012; -0013; -0016, -0019; -0017.

Land use adjoining the subject property

<i>North:</i>	MU: Residential Uses	<i>East:</i>	COM: Commercial Uses
<i>South:</i>	COM: Commercial Uses	<i>West:</i>	COM: Commercial Uses

On September 12, 2019, the Planning Commission recommended that the Municipal Council approve a rezone from Mixed Use (MU) to Commercial (COM) for the Logan Gateway Retail Development project. The vote was 7-0 for approval.

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 adopt Ordinance 19-19 as presented. Motion carried by roll call vote:

Anderson: Aye

Bradfield: Aye

Jensen: Aye

Olsen: Aye

Simmonds: Aye

Certification of Annexation Petition – Consideration of an annexation petition filed by Del Ray Campbell for the purpose of annexing property into the City of Logan located immediately North of 2200 South and West of 900 West, consisting of approximately 25.14 acres – Mike DeSimone, Community Development Director

Community Development Mike DeSimone addressed the Council regarding the proposed annexation petition. He explained the process of the annexation which is the Council will vote to accept the Annexation Petition and City Recorder Teresa Harris will then sign the Annexation Certification. A public hearing will be noticed for November 19, 2019 and the Council will vote on the annexation at that time.

ACTION. Motion by Councilmember Jensen seconded by Councilmember Olsen to accept the annexation petition from Del Ray Campbell as presented. Motion carried by roll call vote:

Anderson: Aye

Bradfield: Aye

Jensen: Aye

Olsen: Aye

Simmonds: Aye

WORKSHOP ITEMS:

Budget Adjustment FY 2019-2020 appropriating: \$85,000 for the 2019 Freedom Fire Budget – Resolution 19-57 – Richard Anderson, Finance Director

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

The proposed resolution will be an action item and public hearing at the November 5, 2019 Council meeting.

REZONE – Consideration of a proposed rezone of 8.11 acres of property located at approximately 1105 West 2200 South from Commercial (COM) to Mixed Residential Medium (MR-20) – Ordinance 19-20 – Russ Holley, Planner

Planner Russ Holley addressed the Council regarding the proposed rezone.

Land use adjoining the subject property

<i>North:</i>	COM: Vacant	<i>East:</i>	MR-20: Residential Uses
<i>South:</i>	Outside of City Boundary	<i>West:</i>	COM: Commercial Uses

PROJECT

The proponent is requesting to rezone approximately 8.11 acres at 1105 West 2200 South. The rectangular shaped parcel currently has one home, built in 1961, near the south property line with two adjacent accessory structures. The remaining area is agriculture land. The property has approximately 360 feet of frontage along 2200 South and is approximately 930 in depth running north and south. 1000 West street is planned to align along the east side of this property as it extends south of the newly installed traffic signal at the intersection of HWY 89-91. This property was annexed into Logan City in May 2017. It has been zoned COM ever since.

GENERAL PLAN

The Future Land Use Plan (FLUP), adopted in 2008, identifies this property as Commercial (COM). The General Plan, a nonregulatory visioning plan, describes COM areas as being intended for retail, service and hospitality businesses that provide employment centers and serve city-wide and regional populations. New projects should have buildings that meet high architectural standards and constructed with quality materials. Most COM designations are located along or near the Main Street corridor north and south of downtown.

Mixed Residential (MR) areas are described in the General Plan as areas being designed to provide a range of housing options for all stages of life. MR areas will typically be located near employment centers and service areas. MR project will be efficiently designed to preserve surrounding open lands of the valley and minimize traffic congestion. Structures in MR will range from townhomes and apartments.

LAND DEVELOPMENT CODE

The Land Development Code (LDC) regulates land uses and entitles properties with specific development allowances. The COM zone allows a wide range of commercial and light industrial uses. The COM zone is located along major collector and arterial streets with nearby large capacity utilities. Building heights are limited to 40' and lot coverage rates kept under 60%. 20% of project sites are required to be improved with open space and usable outdoor space.

The Mixed Residential Medium (MR-20) zoning district permits a maximum density of 20 units per acre and building heights at 45 feet. Setbacks are 10 feet in the front yard and lot coverage is capped at 60%. 20% of the site is required to be open space and an additional 10% is required outdoor space (patios, decks, etc.). Buildings are required to provide 2 off-street parking stalls per dwelling unit.

NEIGHBORHOOD COMPATIBILITY

This area was recently annexed into the City but was anticipated to do so in the 2008 version of the General Plan and identified on the FLUP. The newly traffic signal installed at the intersection of 1000 West/HWY89-91 will significantly impact the character of this quasi-rural area as development pressures continue to intensify. Areas to the south and east

largely remain undeveloped agricultural lands with Nibley City and Millville City boundaries in close proximities. The areas to the west are developed as a Motel, built in 1996, and a Recreational Vehicle park. A newly approved office warehouse is located directly west along 2200 South.

Proximity to this intersection should be considered as communities along the South Corridor Plan area implement standards for setbacks, access, and commercial nodal development patterns. The LDC defines a commercial node as being 700 feet away from the center of the traffic signal. This property is located 718 feet away from the center of intersection. The South Gateway Overlay is placed on properties within 300 feet of the Highway and requires enhanced setbacks. This property is 415 feet away from the Highway. With 1000 West planned to continue southward through Nibley, this property along with the neighboring properties to the west, form a triangular island between HWY 89-91, 2200 South and 1000 West.

From a residential land use standpoint, existing developments and approved projects within a ¼ mile radius and within the Logan City boundary, there is a disproportionate value of structure types with approximately 640 Multi-Family Units, 250 Mobile Homes, and 250 Single-Family Homes. Multi-Family dwelling unit breakdown is approximately 120 duplexes, 200 townhomes, and 312 multi-story apartment units. MR-20 developments typically result in multi-story apartment complexes. This property developed at maximum density would result in 162 units.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments have been received.

PUBLIC COMMENTS

A written comment from the Logan City School district was received opposing the rezone request.

PUBLIC NOTIFICATION

Legal notices were posted on the City's website and the Utah Public Meeting website on 9/18/19, and noticed in a quarter page ad on 9/7/19, and a Public Notice mailed to property owners within 300' were sent on 9/19/19.

RECOMMENDED FINDINGS FOR DENIAL

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

1. The FLUP identifies the area as COM.
2. The subject property is located in close proximity to the new traffic signal at HWY 89-91/1000 West and area designated in the LDC and South Corridor Plan as a commercial node.
3. Based on area residential inventories, multi-family units outnumber single family and mobile home units combined.
4. The future alignment of 1000 West will act as a barrier from commercial uses to the west and residential uses to the east.

839 **RECOMMENDATION**

840 Staff recommends that the Planning Commission recommend **denial** to the Municipal
841 Council for a Rezone of approximately 8.11 acres of property located at approximately
842 1105 West 2200 South (TIN# 03-006-0009) from Commercial (COM) to Mixed
843 Residential Medium (MR-20).

844
845 On September 26, 2019, the Planning Commission recommended that the Municipal
846 Council deny a rezone from Commercial (COM) to Mixed Residential Medium (MR-20)
847 for the Merrill Rezone project. The Planning Commission voted 3-2 for **denial**.

848
849 Chair Simmonds stated that when the Council approved the MR-20 project, there were
850 concerns about the Firefly Park in Nibley City. She asked how is the Firefly Park going to
851 fair with a highway next to it?

852
853 Mr. Holley responded there were conditions that were placed on the housing project and
854 10th West will run approximately 300 feet away from the edge of Firefly Park.

855
856 Councilmember Olsen asked Mr. Holley to contact Ron Hellstern who spearheaded the
857 Firefly Park and get his thoughts on the proposed rezone.

858
859 The proposed ordinance will be an action item and public hearing at the November 5,
860 2019 Council meeting.

861
862 No further workshop items were presented at tonight's meeting.

863
864 Councilmember Olsen was disconnected at this time and no longer participated in the
865 meeting.

866
867 **OTHER CONSIDERATIONS:**

868
869 **Councilmember Bradfield's proposal to create Council Voter Districts – Chair**
870 **Simmonds**

871
872 Chair Simmonds stated that at the October 1 Council meeting Councilmember Bradfield
873 requested to talk with the Council about the idea of Voter Districts. She asked the
874 Council how they would like to proceed with this request.

875
876 Councilmember Bradfield said his only request is to make a presentation and if the
877 Council deems it not necessary at this time then, that is the determination of the Council.
878 His only request throughout this entire process is to be heard on the potential for voter
879 districts. He is not here tonight to demand that the Council implement voter districts
880 during the current election. He requested that the topic of voter districts be workshopped
881 and if Council determines that it's not important at the moment then, the Council can
882 continue to another time. He accepts that it's under Other Considerations on the agenda,
883 but he asked the Council for the opportunity to present his case. He stated there have
884 been no secrets about his intention, he again requested that the Council allow him to
885

make his presentation which, he said the public has asked him to do for the past two years.

Vice Chair Anderson stated that her concern is the timing of the presentation. The reason she feels its problematic is we are in the current process of voting and there are six candidates who are all very capable and qualified. She feels that citizens should take into consideration the things that are important to them from the candidates which could be their work experience, where they live, and a variety of other things. To her this issue is drawing attention to one specific thing or a specific candidate and to her, it feels like its politicizing the work of the Council. She feels this is an issue that is certainly worth looking at and she doesn't see a problem postponing it for six weeks or longer because the next City election won't be for another two years. She feels it's using the position on the City Council to advocate for something that could cause a disadvantage during the current election. She firmly believes that the Council represents all citizens of Logan.

Councilmember Bradfield said he has never named names, disclosed a name or tried to bring this issue forward to promote a certain candidate other than to say that the candidate running for office this year is an endangered species. There were zero candidates from the West side four years ago and only two out of ten, two years ago. This year there is only one out of seven candidates who originally filed. His intention has always been to raise awareness and hopes that people on the West side will understand that they will not get representation unless they take it into their own hands and force the issue.

Vice Chair Anderson commented that she believes residents on the West side do have representation but maybe not representation of people who live in their neighborhood.

Councilmember Jensen said he feels that Councilmember Bradfield is politicizing the issue and asked why it is so urgent that it be done in the final three weeks of the election. If it's important then the Council should deliberate, he feels it's like discussing the rules of a football game at halftime.

Councilmember Bradfield said he feels its more like discussing the Cruise-In during the Cruise-In. He feels the relevancy is there and the Council doesn't wait to talk about snow removal during the middle of summer.

Councilmember Jensen said he objects to the discussion and again feels that Councilmember Bradfield is politicizing the issue. He fully endorses a discussion and feels it has merits, but it should not be discussed during the current campaign.

Councilmember Bradfield asked would this be an issue if there were three candidates on the West side.

Vice Chair Anderson and Councilmember Jensen responded yes, it would.

Chair Simmonds said there are no barriers to running for City Council. There is no filing fee and her hope is that the Council represents all Logan residents. She represents

933 residents from the Ellis Neighborhood and others just as much as she does from the
934 Adams Neighborhood which, is where she lives.
935
936 Councilmember Bradfield asked if the Council will allow him to show the data, he has
937 prepared and to show there are major barriers in running for office from the lower income
938 neighborhoods.
939
940 Chair Simmonds asked why is that a barrier to filing for office.
941
942 Councilmember Bradfield responded that to run in an at-large election costs a candidate
943 between \$5,000 and \$10,000 dollars. He said \$5,000 to someone who makes
944 \$40,000 is not \$5,000 to someone who makes \$80,000. There are good people and we
945 say we want an at-large election and we want to keep it open and fair but, they very thing
946 that keeps it open and fair is actually discriminating against the neighborhoods that are
947 lower affluent, more minority, and have less of an income.
948
949 Vice Chair Anderson said again, the issue is the timing of a discussion. She said
950 Councilmember Bradfield has stated that he wants people to be aware of the importance
951 of electing people from a certain district and to her that is politicizing.
952
953 Mr. Bradfield said that is not what he is saying, and he only wants the West side to
954 understand they need to vote.
955
956 Vice Chair Anderson said she agrees that its important that people vote.
957
958 Councilmember Bradfield said he respects the Council's determination and he is simply
959 asking to make a presentation with the data he has prepared and the people in the
960 audience are here tonight to hear the presentation and they are not up in arms saying that
961 we should only vote for West side candidates.
962
963 Councilmember Jensen again said that Councilmember Bradfield is making a political
964 statement.
965
966 Councilmember Bradfield responded; we are politicians.
967
968 Councilmember Jensen again asked why this is so urgent and if approved, it will not be
969 enacted until the next election in two years.
970
971 Chair Simmonds asked why the Council can't take time to talk with all of the different
972 neighborhoods.
973
974 Councilmember Bradfield asked why his request is being delayed, first to be a
975 workshop item, then to make a presentation, and now delayed again because the Council
976 wants it to go to the neighborhoods.
977
978 Chair Simmonds clarified that she feels the Council should get all of the neighborhoods
979 involved in a discussion.

Councilmember Bradfield stated that his only request is to make a presentation tonight with the data he has prepared. He has not endorsed anyone.

Councilmember Jensen asked why is this so urgent at this time?

Councilmember Bradfield responded that he is not requesting that the Council vote on this tonight, he would just like to make a presentation. He said that urgency is determined by relevancy and he feels there is no better time than now to talk about an election during an election.

Councilmember Jensen commented that is like changing the rules in the middle of a football game.

ACTION. Motion by Councilmember Jensen to continue a discussion on Voter Districts until January 2020. Motion failed for lack of a second.

ACTION. Motion by Vice Chair Anderson seconded by Councilmember Bradfield to allow a five minute presentation on Voter Districts that moves us toward identifying the process that we will use to advance the concept of Voter Districts to include a discussion of who will be involved, meetings and crafting of a proposed ordinance. She asked that the presentation clearly not be politicized and there not be comments made about how people are misrepresented or disenfranchised. If Councilmember Bradfield wants to present data then, he should present data but to skew it to an opinion is what most of the Councilmembers are concerned about.

Motion carried by roll call vote:

Anderson: Aye

Bradfield: Aye

Jensen: Nay

Olsen: Absent

Simmonds: Aye

Councilmember Bradfield said the history of where we got to where we are now is that on August 19, 2008, Councilmember's Tami Pyfer and Jay Monson introduced a representation discussion in a Council Workshop. They presented a hybrid at-large idea with the intent to encourage dialogue just as he is doing tonight. Chair Pyfer explained that Logan had doubled in size since creating old form numbered seat-based elections. Councilmember Monson pointed out that most cities in the State that were Logan's size and larger had districted or combination systems. Councilmember Herm Olsen at that time agreed that it was appropriate to discuss changes to the election system, even though, "We may conclude that we don't need to make a change". Councilmember Steve Thompson at the time declared, "There is a certain group of people you will not ever educate...."if it's not broken, don't fix it". Other councilmembers at the time also voiced support or opposition.

Chair Simmonds commented that former Logan City Councilmember Tami Pyfer contacted City Attorney Kymber Housley and stated that she was absolutely in favor of at-large voting. She was aware of the discussion in 2008 and wanted the Council and the

1027 community to know that she feels very comfortable with the decision that was made at
 1028 that time.

1029

1030 Councilmember Bradfield said it was his understanding that former Logan City
 1031 Councilmember Jay Monson felt the opposite but, he will not speak for him at this time.
 1032

1033 Councilmember Bradfield continued with his presentation and stated the workshop
 1034 discussion occurred in 2008 and it so happened that Chair Pyfer proposed an at-large
 1035 voting system because the discussion turned that direction. In November 2008, a public
 1036 hearing was set for at-large elections. In favor of at-large elections at the time were
 1037 Councilmember's Pyfer, Swenson and Monson and not in favor were Olsen and
 1038 Thompson. They discussed the objectives of what they wanted to accomplish when they
 1039 put this in motion and said they wanted to improve Logan's election system and wanted
 1040 to use the existing county boundaries that would alleviate gerrymandering. They wanted
 1041 to allow options for citizens who could not afford the expense of citywide campaigning.
 1042 Councilmember Bradfield said that what he is presenting tonight is not new. In 2008,
 1043 City Attorney Kymber Housley explained there is a practical reason to have numbered
 1044 seats to know what seats are up for election to identify the seat only. Councilmember
 1045 Olsen in 2008 said he would rather put a vote to the people for a proposal of 3 districts
 1046 and 2 at-large seats. Councilmember Monson made a motion for at-large voting districts
 1047 and it was approved 3-2.
 1048

1049 Councilmember Bradfield asked, did the ordinance at that time accomplish its's stated
 1050 objective? He intends to show that it did not, and that further discussion is needed. The
 1051 Declared Seat Voting System used prior to 2009 is a system that was an at-large system,
 1052 but the candidate had to declare what seat they were running for and there were 5 seats.
 1053 This system often put people in a more head-to-head type of race.
 1054

1055 Council 2002-2004 2 West side candidates, 3 East side candidates
 1056 Council 2004-2006 3 West side candidates, 2 East side candidates
 1057 Council 2006-2008 3 West side candidates, 2 East side candidates
 1058 Council 2008-2009 2 West side candidates, 3 East side candidates
 1059 Council 2009-2010 Seat appointed, and at-large voting begins. The City is split in half
 1060 and is roughly 49% West side to 51% East side but the West side is likely to increase to
 1061 over 50% given the new census that will be coming out soon because that is where the
 1062 development and the growth in Logan City is occurring. The Adams, Hillcrest and
 1063 Wilson areas have roughly 49% but that is yet to be determined.
 1064

1065 Councilmember Bradfield further presented that the median income of Hillcrest is double
 1066 what it is on the West side and Adams is particularly hard hit at \$25,952 which is on the
 1067 East side, but they also haven't had many representatives over the years. Hillcrest is at
 1068 \$80,574, Wilson \$50,861, Woodruff \$40,716, Ellis \$35,127, Bridger \$35,289 and USU
 1069 students \$18,252.
 1070

1071 Those age 30 and up are more likely to vote, with older populations much more likely to
 1072 vote. The most aged neighborhoods and most likely to vote is the Hillcrest neighborhood.
 1073 Voting is also higher in upper income brackets and anyone above \$50,000 upwards of

1074 70% of those are likely to vote and Logan has multiple neighborhoods that do not hit that
1075 threshold. Homeowners are more likely to vote than renters (62% vs. 36%). Older
1076 populations are more likely to own their own home and Hillcrest is 90% owner occupied,
1077 Wilson 65% with all other neighborhoods behind. In regard to housing units, younger
1078 individuals are more likely to live in a variety of housing other than single family housing
1079 which means the higher the density, the less likely they are to vote.

1080

1081 Chair Simmonds commented that all of the student housing is located in the Hillcrest
1082 neighborhood.

1083

1084 Councilmember Bradfield said that is correct but, they are considered transient and are
1085 not counted for most purposes.

1086

1087 Chair Simmonds said but, they are housing units.

1088

1089 Community Development Director Mike DeSimone commented that regardless of who
1090 lives there its counted by unit.

1091

1092 Councilmember Bradfield said even if adding in USU the population does not make it as
1093 high in that type of housing as it does in other neighborhoods. He said it does not skew
1094 the figures because if you add them in, they are students who are very unlikely to vote.

1095

1096 Councilmember Bradfield stated that based on voter data, Hispanics are one of the least
1097 likely demographics to vote. Having districts could encourage local minority populations
1098 to get invigorated by knowing their representative or running themselves.

1099

1100 Councilmember Bradfield said there are eight voting precincts that determine the election
1101 and he said he will bet 100% that the districts he will present will determine the election
1102 and if they don't then he will step down because he is that positive. They are 50% of all
1103 voters and less than 30% of the population total. No candidate has won an election
1104 without these precincts since the institution of at-large voting. He said when he ran for
1105 office people told him to avoid his own neighborhood and he should "go to the bench, the
1106 hill controls this town, go back and forth and you will win this City."

1107

1108 Councilmember Bradfield said he is proposing an ordinance implementing a by-district
1109 election of the City Council for the purpose of fair and equitable distribution of
1110 representation, accessible candidates with a good understanding of the
1111 locale/neighborhood, increased voter participation and to allow options for citizens who
1112 are unable to afford the expense of a citywide campaign across 11,700 acres.

1113

1114 He proposed the following:

1115

1116 Option 1: 2 West side Council seats, 2 East side Council seats, 1 at-large Council seat.

1117

1118 Option 2: 1 Adams Council seat, 1 Woodruff Council seat, 1 Wilson Council seat, 1
1119 Hillcrest Council seat, 1 Bridger/Ellis Council seat.

1120

ACTION. Motion by Vice Chair Anderson to appoint a subcommittee to include a representative from the Legal Department, City Recorder, Neighborhood Committee Chairs and two City Councilmember's selected by the Council Chair and to begin meeting in January 2020. Seconded by Councilmember Bradfield.

Motion carried by roll call vote:

Anderson: Aye

Bradfield: Aye

Jensen: Aye

Olsen: Absent

Simmonds: Aye

Councilmember Jensen said he opposed this issue earlier because he felt it was being politicized. He is in favor of discussing Voter Districts and he wants the West side neighborhoods to be equally represented. He just felt that a discussion at this time was inappropriate.

Chair Simmonds said the discussion was appropriate, but the timing of the discussion was maybe not appropriate.

Councilmember Bradfield said he is not trying to “jump the gun” but his intention was to make sure that it got the proper attention that it deserved so that it could proceed with further discussion which was the outcome and he couldn’t be happier.

There were no further items were discussed by the City Council.

ADJOURN TO MEETING OF THE LOGAN REDEVELOPMENT AGENCY.

Chair Simmonds welcomed those present. There were approximately 12 in attendance at the beginning of the Logan Redevelopment Agency meeting

Councilmember’s present at the beginning of the Logan Redevelopment Agency meeting. Chair Jeannie F. Simmonds, Vice Chair Amy Z. Anderson, Councilmember Tom Jensen and Councilmember Jess W. Bradfield. Administration present: Mayor Holly H. Daines, Assistant City Attorney Craig Carlston, Finance Director Richard Anderson and City Recorder Teresa Harris. Excused: Councilmember Herm Olsen

WORKSHOP ITEM:

Budget Adjustment FY 2019-2020 appropriating: \$470,000 funds needed to complete the Emporium demolition – Resolution 19-58 RDA – Richard Anderson, Finance Director

Logan Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustment. He explained the \$470,000 of RDA funds for the demolition of the Emporium building along with \$650,000 that was appropriated as part of the originally adopted budget to demolish the building. He said the Council needs to be aware they will be approached sometime in the future, assuming the Emporium is demolished and

1168 assuming we move forward with the proposed plaza project, to finance that portion of the
1169 project. The proposed amount will fund the demolition but, in the future, would come
1170 back to the Council and there will be proposed funding for the actual plaza itself as well
1171 as reconciling some accounting entries with the RDA.

1172
1173 Mayor Daines said the bid amount for the demolition was \$1,790,000 which was
1174 substantially lower than what our engineers estimated.

1175
1176 Vice Chair Anderson said she received a question from a citizen on the process and how
1177 the decision is made on the demolition of the Emporium.

1178
1179 Mayor Daines responded that a Certificate of Appropriateness is required to demolish the
1180 Emporium and the adjacent buildings. The demolition request goes to the Historic
1181 Preservation Committee who will meet and consider the request on Monday, November
1182 4, 2019.

1183
1184 The proposed resolution will be an action item and public hearing at the November 5,
1185 2019 Council meeting.

1186
1187 **ADJOURNED.** There being no further business to come before the Council, the meeting
1188 of the Logan Redevelopment Agency adjourned at 8:10 p.m.

1189

1190

1191

1192 Teresa Harris, City Recorder