

2  
3 Minutes of the meeting of the Logan Municipal Council convened in regular  
4 session on Tuesday, September 17, 2013 at 5:30 p.m. in the Logan City Municipal  
5 Council Chamber, 290 North 100 West, Logan, Utah. Chairman Holly Daines  
6 conducting.  
7

8 Council members present at the beginning of the meeting: Chairman Holly  
9 Daines, Vice Chairman Karl B. Ward, Councilmember Herm Olsen, Councilmember  
10 Dean W. Quayle and Councilmember Jeannie F. Simmonds. Administration present:  
11 Mayor Randy Watts, Finance Director Richard Anderson, Public Works Director Mark  
12 Nielsen, City Attorney Kymber Housley and City Recorder Teresa Harris.  
13

#### 14 **OPENING CEREMONY.**

15  
16 Council Candidate Gene Needham III gave the opening prayer and led the audience in the  
17 pledge of allegiance.  
18

19 Chairman Daines welcomed those present. There were approximately 22 citizens in the  
20 audience at the beginning of the meeting.  
21

22 **Oath of Office.** Logan City Recorder Teresa Harris administered the Oath of  
23 Office to Jeannie F. Simmonds who was selected as the Interim Council Member on  
24 September 10, 2013 replacing Tom Jensen who resigned on September 4, 2013.  
25

26 **Meeting Minutes.** Minutes of the council meeting from September 3, 2013 were  
27 reviewed and approved with minor changes.  
28

29 **Meeting Agenda.** Chairman Daines announced there will be two public hearings  
30 at tonight's council meeting.  
31

32 **Meeting Schedule.** Chairman Daines announced that regular council meetings  
33 would be held the first and third Tuesdays of the month at 5:30 p.m. The next regular  
34 council meeting is Tuesday, October 1, 2013.  
35

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

37  
38 Logan resident Paul Hoth addressed the Council and proposed a moratorium on all public  
39 meetings in the Council Chambers until the sound system is capable of allowing the  
40 audience to hear and understand what is being said from the various microphones. He  
41 requested that headphones and jacks be provide to those who need them.  
42

43 Chairman Daines reminded the Council to speak directly into their microphone. She also  
44 said that someone from the City will look check on the sound system and see what can be  
45 done.  
46  
47

48 Councilmember Simmonds added that headphones are available with a 24 hour notice  
49 prior to a meeting being held in the Council Chambers.

50

51 Logan resident Rob Davies addressed the Council and said he objects to a solar panel that  
52 is attached to a flashing stop light that was recently placed in his neighborhood (Adams).  
53 He has lived in the neighborhood for 22 years and he has never known there to be a  
54 problem with the four-way stop where the sign was placed. He has learned the decision to  
55 place the sign came from the request of residents. He said if there is a safety concern then  
56 he will support the sign but the sign is impacting him personally. He would like to have  
57 known about the sign before it was placed in his neighborhood. He is not pleased with the  
58 process and would like this to be addressed. He said the light on the stop sign flashes all  
59 day and all night.

60

61 Chairman Daines said she will refer the issue brought forward from Mr. Davies to Public  
62 Works Director Mark Nielsen for review.

63

#### 64 **MAYOR/ STAFF REPORTS.**

65

#### 66 **Proclamation: American Cancer Society – Mayor Randy Watts.**

67

68 Mayor Watts read the following Proclamation:

69

#### 70 *Proclamation*

71

72 *In recognition and support of the American Cancer Society Cancer Prevention Study – 3*

73

74 ***WHEREAS, The American Cancer Society's Cancer Prevention Study – 3 is recruiting***  
75 ***300,000 adults across the United States to help better understand the genetic,***  
76 ***environmental and lifestyle factors that cause or prevent cancer; and***

77

78 ***WHEREAS, In 2012 alone, more than 1.6 million people in the United States will be***  
79 ***diagnosed with cancer, nearly 10,810 of those people living right here in Utah 10,810***  
80 ***and***

81

82 ***WHEREAS, Logan has been selected as an enrollment site for this historic study that***  
83 ***will follow participants for at least 20 years by asking them to spend no more than 60***  
84 ***minutes every other year updating the research team on their health and habits; and***

85

86 ***WHEREAS, Logan is known as a caring community with a strong ethic of volunteerism.***

87

88 ***NOW THEREFORE, Be it resolved that I, Randy Watts, Mayor of Logan do hereby***  
89 ***proclaim the week of September 23-27, 2013 in Logan to be "Cancer Prevention Week"***  
90 ***and encourage citizens to participate in the Cancer Prevention Study – 3, by enrolling in***  
91 ***the study.***

92

93 For more information on the study and where to enroll please visit [www.cancer.org/cps3](http://www.cancer.org/cps3)  
94 or call toll free 1-888-604-5888.

95

96 Mayor Watts also reported on the road construction throughout Logan City. Center Street  
97 and 200 East is closed at this time and will reopen October 1, 2013. Construction on 10<sup>th</sup>  
98 West will be completed on November 3, 2013. The closure by Mount Logan Middle  
99 School will be reopened in three weeks.

100  
101 **COUNCIL BUSINESS.**  
102

103 Chairman Daines announced the schedule for the upcoming Neighborhood Meetings.  
104 Wilson – September 18  
105 Adams – September 24  
106 Ellis – September 25  
107 All meetings take place at the corresponding elementary school and begin at 7 p.m.

108  
109 **Council Vice Chair Selection – Chairman Holly Daines.**  
110

111 Chairman Daines said with the resignation of Tom Jensen it's necessary to select another  
112 Council Vice Chairman, she asked for a nomination at this time.

113  
114 **ACTION.** Motion by Councilmember Quayle seconded by Councilmember Olsen to  
115 **approve the selection of Karl B. Ward as the Council Vice Chairman** as presented.  
116 Motion carried unanimously.

117  
118 **ACTION ITEMS.**  
119

120 **PUBLIC HEARING - Budget Adjustment FY 2013-2014 appropriating: \$5,000 for**  
121 **the Police Department for youth alcohol education, prevention and enforcement;**  
122 **\$11,000 from the Emergency Management Performance Grant (EMPG) –**  
123 **Resolution 13-72.**  
124

125 Chairman Daines opened the meeting to a public hearing.

126  
127 There were no public comments and Chairman Daines closed the public hearing.

128  
129 **ACTION.** Motion by Councilmember Quayle seconded by Vice Chairman Ward to  
130 **approve Res. 13-72** as presented. Motion carried unanimously.

131  
132 **PUBLIC HARING - Consideration of a proposed text amendment to Sections 17.04**  
133 **– 17.08 to redefine the residential zones and densities in Logan City; 17.12 to**  
134 **redefine residential zones; 17.13 to amend the residential use table; 17.14 to clarify**  
135 **general residential development standards; 17.15 to clarify specific residential**  
136 **development standards; 17.62 definitions – Ordinance 13-70.**  
137

138 At the September 3, 2013 council meeting, Community Development Director Mike  
139 DeSimone addressed the Council regarding the proposed ordinance with various text  
140 amendments. In the Council packet, he included a copy of the proposed amendments with  
141 strikethroughs and edits, and a “clean” draft with edits and changes incorporated. The  
142 Planning Commission requested this during their review as it was helpful to see final  
143 language. The purpose of the amendments is to revamp the residential zoning citywide

144 while cleaning up the code language to make the code easier to understand and  
145 administer.

146  
147 The amendments center around the replacement of the current system of Neighborhood  
148 Residential Core (NRC), Outer Core (NROC), Center Street (NRCS), Eastside (NRE)  
149 and Westside (NRW), which are essentially identical, with a more traditional or typical  
150 zoning scheme of NR-2, NR-4 and NR-6. The current scheme or the five residential  
151 zones are all 6,000 square foot lots, 6 dwelling units to the acre, same setbacks, heights,  
152 etc., where the proposal would consolidate those five zone into one (NR-6) with similar  
153 characteristics and create two additional single family zones NR-2 (2 unit/acre) & NR-4  
154 (4 units/acre). The creation of a range of densities and lot sizes process the flexibility  
155 necessary within a citywide zoning program. The proposal also eliminates the Rural  
156 Reserve zone as it overlaps with the Resource Conservation zone.

157  
158 The proposal modifies the range of multi-family zoning by adding a MR-9 (9 units/acre)  
159 & MR-30 (30 units/acre). The result is a range of multi-family density that includes 9  
160 units/acre, 12 units/acre, 20 units/acre, 30 units/acre and 40 units/acre. The distinction  
161 between them is also emphasized in the residential structure type as the MR-9 would be  
162 appropriate for a smaller duplex community and not a stacked apartment building.

163  
164 The clean-up amendments are found in 17.04 – 17.10 where the policy and plan language  
165 have been removed and the use descriptions already found in the definitions eliminated;  
166 17.13 the use table has been streamlined and the structure type language moved to  
167 definitions; 17.14 the residential design guidelines have been cleaned up; 17.15 updated  
168 spec sheets; 17.61 update definitions.

169  
170 The next step prior to the formal implementation of these specific zoning changes  
171 requires the preparation, review and approval of a new zoning map. He does not want to  
172 prepare the zoning map until the Council had a chance to review the proposed zoning  
173 district changes to make sure there was agreement on this concept.

174  
175 Chairman Daines opened the meeting to a public hearing.

176  
177 Logan resident Paul Hoth addressed the Council and asked for an explanation of what is  
178 being proposed in this ordinance and more details of what is meant by redefining  
179 residential zones and densities in Logan City.

180  
181 Community Development Director Mike DeSimone responded what the proposed  
182 ordinance does is redefine densities in Logan City by renaming and consolidating them.  
183 This ordinance does not increase densities but it does add more options for densities.

184  
185 Councilmember Simmonds said the Planning Commission found that individuals in the  
186 different neighborhoods were very confused as to what density they were in. The  
187 standard density was six (6) units per acre so the Planning Commission and Community  
188 Development staff changed the density to NR-6 so it doesn't matter where someone lives  
189 in Logan City the NR-6 is the base zone.

190

191 Logan resident and Adams Neighborhood Council Chair Marilyn Griffin addressed the  
192 Council regarding the proposed ordinance. She feels there are some good portions to the  
193 proposed text amendment and having different densities. She and others in her  
194 neighborhood are concerned about MR-9 (9 units per acre). She feels if they were in  
195 appropriate places it will work but not in a residential neighborhood.

196  
197 Chairman Daines commented MR-9 would be a transition zone and currently there are no  
198 MR-9 densities in Logan City.

199  
200 There were no further comments and Chairman Daines closed the public hearing.

201  
202 **ACTION.** Motion by Vice Chairman Ward seconded by Councilmember Simmonds to  
203 **adopt Ord. 13-70** as presented. Motion carried unanimously.

204  
205 Councilmember Olsen said at the September 3, 2013 council meeting, he asked if the  
206 proposed text amendment would impact or change the compromised agreement between  
207 the neighbors in the Hillcrest area (1200 East) and the property owner (Dick Sackett). He  
208 would like assurance from Mr. DeSimone that there is no alternation of the compromised  
209 agreement.

210  
211 Mr. DeSimone responded the proposed text amendment does not impact that agreement  
212 in any way. The compromised position is actually in the form of a rezone that is now  
213 pending before the Planning Commission. The zoning map will be coming before the  
214 Council in the coming months.

215  
216 **WORKSHOP ITEMS.**

217  
218 **Budget Adjustment FY 2013-2014 appropriating: \$3,000,000 for Transportation**  
219 **Sales Tax sent directly to the Cache Valley Transit District (CVTD) that is levied by**  
220 **Logan City' \$4,591 for the Logan City Library to buy equipment for a digital media**  
221 **lab; \$466,000 from equipment reserves to pay off Fire Quint Capital Lease;**  
222 **\$475,000 to call the 2002A Water, Sewer and Solid Waste Bonds and save**  
223 **approximately 7% – Resolution 13-74 – Richard Anderson, Finance Director.**

224  
225 Finance Director Richard Anderson explained the proposed budget adjustments.

226  
227 **\$3,000,000** – This is an accounting change requested by the State Auditor's Office. Based  
228 on how a Transit District is created there are different ways to account for the revenues.  
229 Logan City has elected to not account for the revenues that go directly to the CVTD but  
230 that are adopted by the Council. The State Auditor's Office requested that Logan City  
231 and other cities in the State of Utah change their method of accounting. The sales tax will  
232 still be sent directly to the CVTD but it will show on the City's financial statement,  
233 revenue coming in and revenue going out.

234  
235  
236  
237

238 **\$4,591** – This is a grant from the State of Utah for the Logan Library to purchase digital  
239 media.

240

241 **\$466,000** – This amount is to pay off debt taking reserves from the general fund to pay  
242 off the Quint Ladder Truck in the Fire Department. The interest is currently at 5% and  
243 paying this off early will save \$100,000 over the next 5 years.

244

245 **\$475,000** – These are 2002A Water, Sewer and Solid Waste Bonds that are outstanding.  
246 In the current 2014 fiscal year there is a payment due of \$475,000 and another due in  
247 2015. These bonds are callable at this time and if paid now, the City will save 7% which  
248 is a savings of \$65,000. Paying off the bonds will not affect the reserves and the City  
249 will maintain the 18% in reserves.

250

251 Mr. Anderson said he feels paying off the debts now is a win for Logan City and a win  
252 for the taxpayers. He added that the water bonds are callable at 100%.

253

254 This will be an action item and public hearing at the October 1, 2013 council meeting.

255

256 **Budget Adjustment FY 2013-2014 appropriating: \$1,750,000 from Capital project**  
257 **Reserve Funds as a loan to complete Parks & Recreation Trails – Resolution 13-73 –**  
258 **Richard Anderson, Finance Director.**

259

260 At the August 20, 2013 council meeting, Parks & Recreation Director Russ Akina  
261 addressed the council regarding the proposal to complete the Logan City Trail from 1600  
262 West to First Dam in FY2015. The Trail Completion Proposal is the following:

263

264 **Project**

|     |  |                  |
|-----|--|------------------|
| 265 | 1 Canyon Road First Dam Section                                    | 326,000          |
| 266 | 3 Canyon Road Trail Design (625 E to USU Ropes Course)             | 14,000           |
| 267 | 4 Canyon Road Trailhead construction (625 E 400 N)                 | 40,000           |
| 268 | 5 Canyon Road Trail construction (625 E 400 N to 1420 Canyon Road) | 344,875          |
| 269 | 6 1000 West Parking Lot (across from ICON)                         | 35,000           |
| 270 | 7 Trail Crossing at Union Pacific & Hwy 89-91                      | 100,000          |
| 271 | 9 Rendezvous North design & construction                           | 70,000           |
| 272 | 2, 8, 19 Property Purchases  | 410,000          |
| 273 | 10 Lundstrom Park trail completion                                 | 45,000           |
| 274 | Other Landscape & Sidewalks by tunnels, trail kiosk signs          | 35,000           |
| 275 | Other Complete section from Boulevard Trail to 400 North           | 10,000           |
| 276 | Other Pay off property at 1600 West                                | 300,000          |
| 277 | <b>TOTAL</b>   | <b>1,729,875</b> |

278

279 Mr. Akina said generally in the capital budget, which is approved by the Council each  
280 year, there is approximately \$370,000 to address capital needs in the Parks & Recreation  
281 Department. There are always a lot of capital needs and he asked for direction from the  
282 Council on how they would like to proceed and how the trail completion proposal will be  
283 funded in the future.

284

285 Finance Director Richard Anderson said it is proposed that a \$1,750,000 loan from the  
286 capital projects fund be done in order to accomplish the capital project of completing

287 trails. This is a loan for purposes of paying the funds back with Parks & Recreation  
288 budgeted funds but it won't create a "loan" on the City's financial reports. We already  
289 have the reserves in our capital project fund which is designated for infrastructure. Over  
290 the next 8-10 years the funds, will be paid back with impact fees that will be collected  
291 from Parks & Recreation as well as the Parks & Recreation capital budget which is  
292 \$385,000. In addition we will collect somewhere between \$30,000 and \$75,000 with  
293 impact fees which is based on residential building permits.

294 Chairman Daines added this is a non interest bearing loan from the capital project fund.

295

296 Parks & Recreation Director Russ Akina addressed the Council and said the trails started  
297 as an item on the Capital Improvement Project list and part of the paring down process is  
298 to look towards the overall master plan and annual surveying that Parks & Recreation  
299 completes. In 2009, Parks & Recreation started using a survey program called *Survey*  
300 *Monkey* to gather information from Logan citizens. The survey showed that consistently  
301 the top response from citizenry had to do with trails. Mr. Akina showed a map with trail  
302 segments and one component they will add to the map in the future is the bike lane  
303 network. The map was designed from survey feedback and one of the questions that  
304 always comes up is when is the City going to make the connections on various trails.  
305 Mr. Akina's recommendation is for the Council to address the proposed list of trail  
306 projects that have been identified and get them done so they can see a change in the input  
307 from the surveys they are receiving each year.

308

309 Councilmember Ward said what is being discussed now is only portions of the trail  
310 system. He said there are also needs at the Logan Cemetery and asked if we were to  
311 neglect these other projects what problems does Mr. Akina foresee and can the Cemetery  
312 wait 8-10 years without necessary improvements.

313

314 Mr. Akina responded he does not want to neglect any areas that he is responsible for  
315 including the cemetery. Discussions are being held with Utah State to make  
316 improvements on 1200 East which is critical to the improvements he has proposed at the  
317 cemetery. They include switching over the irrigation system from manual to automatic  
318 and addressing the service roads. Both improvements rely upon the upgrade of the pump  
319 house which is on the 1200 East side of the street. He is currently working out the details  
320 with USU regarding the pump house and the money will come from the next fiscal year  
321 at the earliest. The Parks & Recreation staff is also looking at ways internally to offset the  
322 labor costs that are estimated for this type of irrigation system at the cemetery.

323

324 Chairman Daines said one reason we have adjusted the payback period is to address other  
325 projects. There is also RAPZ funding that will come in each year and can be targeted for  
326 certain projects.

327

328 Vice Chairman Ward said his principle concern is that we don't use the resources we  
329 have all in one area and neglect other areas in the City.

330

331 Councilmember Quayle said he also has concerns about obligating money for so many  
332 years. He asked with the proposed funding for the trails how far will this push back  
333 improvements being made at Bridger Park.

334

335 Mr. Akina responded the proposed 10 year payback will provide flexibility to get other  
336 projects completed. The restroom at Bridger Park will be completed as well as a  
337 detention basin. He is also looking at other funding sources for these projects.

338  
339 Councilmember Quayle said he suspects that none of the residents from the Bridger  
340 Neighborhood use the trail system and they most likely did not participate in the survey  
341 regarding trails. He does not walk the trail because it's not in his neighborhood. He  
342 asked is this really the best use of City money. He supports the effort but he is worried  
343 about the use funding for trails.

344  
345 Chairman Daines said the trails go through the Woodruff, Wilson, Adam's Neighborhood  
346 and all the way to Logan Canyon. The trails do not go through all neighborhoods but it  
347 substantially goes through three neighborhoods.

348  
349 Vice Chairman Ward asked what is the real benefit from being able to walk from 1600  
350 West through the City to First Dam and other areas. He asked how many people would  
351 really use the trails on a regular basis.

352  
353 Chairman Daines said part of the funding is for property purchase and part of the funding  
354 is to complete unfinished sections. The survey showed that 60% of citizens will use the  
355 trails.

356  
357 Councilmember Olsen said he received an email from Julie Hollist, Director of the  
358 Cache Valley Tourism and she stated that communities who focus on trails and parks and  
359 if done well, can become an attraction for people to come and stay in Logan. From a  
360 tourism perspective, trails are not only an attraction to the community but also to those  
361 visiting Logan. They are a valuable component that helps make Logan an attractive place  
362 to visit.

363  
364 Vice Chairman Ward said he fully embraces the trail concept and they are nice to have  
365 but he is still concerned that the money could be used somewhere else and there are  
366 higher priorities.

367  
368 Chairman Daines said the City has put a lot of money into the Logan River Golf Course  
369 which has a high admission fee and maintenance costs. Trails are something that are free  
370 of charge, no special equipment is needed, they can be used everyone including the  
371 young and old, sections are even ADA accessible. She feels there is a wide appeal and  
372 interest for trails.

373  
374 Councilmember Simmonds said in the series of proposed trail projects that have been  
375 identified there are three parking lots, she asked for an explanation on the need for the  
376 parking lots.

377  
378 Mr. Akina responded what they have found is for most recreation trail usage; people will  
379 drive to the trailhead and then use the trail from that point. Experience has shown that  
380 having a parking lot near the trailhead makes for a safer area for vehicles to be off the  
381 road and for people to get in and out of their vehicle and get to the trail.

382

383 Chairman Daines said again there are great pieces of trail that are already in place and we  
384 need to make the connections of all trails.

385  
386 This will be an action item and public hearing at the October 1, 2013 council meeting.

387  
388 **Consideration of a proposed zone change from Neighborhood Residential Outer**  
389 **Core (NROC) to Mixed Residential Medium (MRM) for 1.32 acres at approximately**  
390 **275 East 100 North for an Assisted Living Center; TIN: 05-020-0022 – Ordinance**  
391 **13-75 – Amber Reeder, Planner.**

392  
393 Community Development Planner Amber Reeder addressed the council regarding the  
394 proposed zone change. She stated there are single family residences at 1061 and 1073  
395 North 400 East that were constructed in 1950. The property along 1000 North has some  
396 agricultural structures but is primarily undeveloped and has been used for horse pasture.  
397 The Logan-Hyde Park canal is an open canal at approximately 300 East that flows North.  
398 The subject property is surrounded by primarily single family residential development.  
399 The subdivision to the North was constructed in 1978. To the East is the Morningside  
400 Square Subdivision that was developed in the late 1940's. Residents on the South side of  
401 1000 North were constructed in the 1950's and 1960's. There are two (2) four-plexes to  
402 the West of the property that were built in 1963.

403  
404 The three (3) properties included in this request were part of a proposal in March 2012  
405 for a rezone. The project included rezoning the properties from Neighborhood Residential  
406 Outer Core (NROC) to Mixed Residential Medium (MRM) and Commercial (COM) to  
407 allow for a multi-family apartment, 44 single-family residences, and a commercial area at  
408 the corner of 400 East and 1000 North. The Planning Commission recommended denial  
409 of the project as it was not consistent with the General Plan designation of Detached  
410 Residential and incompatible with the surrounding neighborhood uses and character. A  
411 work session with the City Council was held on April 3, 2012, but the project was  
412 withdrawn prior to a public hearing.

413  
414 The initial subdivision submission included 46 single family lots, a lot for the assisted  
415 living center, and tracts for detention, open space, and private roads. The most recent  
416 submission for review dated August 7, 2013 is the preliminary plat. It includes 40 single  
417 family lots, a lot for the proposed assisted living facility, and tracts for open space,  
418 detention, and private roadways. The general concept of the subdivision is for a single  
419 family retirement community with private roads accessing the garages and the front of  
420 the homes facing open courtyard spaces. The single family lots range in size from 6,000  
421 sf to 6,158 sf. The private road loops off of 400 East and there is also an outlet that aligns  
422 with 350 East. The Land Development Code permits subdivisions within the NROC zone  
423 at a density of six units to the acre and minimum lot sizes at 6,000 sf. The proposal is  
424 consistent with the Logan General Plan, as it identifies the area as Neighborhood  
425 Residential suitable for detached single family homes.

426  
427 The proponent is proposing to pipe the Logan-Hyde Park Canal and provide open space  
428 across the easement. The canal company will have to review and approve the proposal  
429 and construction.

430

431 Ms. Reeder added the MRM zone does allow for other uses and additional multi-family  
432 zoning is not desirable for the Adams Neighborhood. Staff recommended that the  
433 proponent provide a development agreement that can be recorded indicating notice would  
434 be given if the property is sold or if the project does not move forward, the property could  
435 be rezoned back to single family usage. The proponent agreed to the development  
436 agreement.

437  
438 Staff recommended that the Planning Commission recommend approval to the Municipal  
439 Council for a Rezone of one (1) parcel totaling 1.32 acres from NROC to MRM, located  
440 at approximately 275 East 1000 North for an assisted-living center. Approval would also  
441 be based on the proponent providing a development agreement specific to the assisted  
442 living project and it would have to go through a separate design review.

443  
444 On August 22, 2013, the Planning Commission recommended that the Municipal Council  
445 deny a request to rezone a 1.32 acre area at approximately 275 East 1000 North from  
446 Neighborhood Residential Outer Core (NROC) to Mixed Residential Medium (MRM)  
447 with a vote of 3-1.

448  
449 There were three letters from Logan citizens submitted to the Planning Commission  
450 voicing concern of the zone change. There were also 11 citizens that commented at the  
451 Planning Commission public hearing with the concern that if this zone change were  
452 changed it could lead to other zone changes in adjacent properties, traffic was a concern.

453  
454 Councilmember Olsen said he is concerned about private roads and whether the proposed  
455 private roads for this project would fit within the standards required for Logan City.

456  
457 Councilmember Simmonds said the Planning Commission discussed the rezone  
458 separately from the development project which the Planning Commission will not review  
459 until the end of October. Only the rezone piece had to come before the Municipal Council  
460 and the rezone was denied by the Planning Commission. The Adams Neighborhood is  
461 very concerned that if small pieces are rezoned that it will continue in other areas. This  
462 area is zoned single family and the neighborhood would like to keep it that way.

463  
464 Vice Chairman Ward feels we need to make our core neighborhoods a place where  
465 people want to stay and not have transition housing.

466  
467 Councilmember Simmonds said if this property were zoned multi-family medium or  
468 medium density there are multiple uses that could be placed on this property. She did not  
469 get the impression from the Planning Commission that there was enough of an assurance  
470 from the proponent that the project would be an assisted living center.

471  
472 City Attorney Kymber Housley clarified we don't do conditional zoning in the State of  
473 Utah and it may have been overstated with the condition that it be built as an assisted  
474 living center. It was offered but is not a condition for approval.

475  
476 This will be an action item and public hearing at the October 1, 2013 Council meeting.

477  
478

479 **OTHER CONSIDERATIONS.**

480

481 No other considerations from the Council to be discussed at tonight's meeting.

482

483 **ADJOURN.**

484

485 There being no further business to come before the Council, the meeting adjourned at  
486 6:47 p.m.

487

488

489

490

Teresa Harris, City Recorder

DRAFT