

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, August 17, 2021, in the Logan Municipal Council Chambers located at 290 North 100 West, Logan, Utah 84321 at 5:30 pm. Logan Municipal Council Meetings are televised live as a public service on Channel 17 and the City of Logan YouTube channel at: https://www.youtube.com/channel/UCFLPAOK5eawKS_RDBU0stRQ

Council Members present at the beginning of the meeting: Vice Chair Jeannie F. Simmonds, Councilmember Ernesto López, Councilmember Amy Z. Anderson, and Councilmember Tom Jensen. Administration present: Mayor Holly H. Daines, Assistant City Attorney Craig Carlston, Finance Director Richard Anderson, City Recorder Teresa Harris, and Deputy City Recorder Esli Morales. Excused: Chair Mark A. Anderson, City Attorney Kymber Housley.

Vice Chair Simmonds welcomed those present. There were approximately 7 in attendance at the beginning of the meeting.

OPENING CEREMONY:

David Zook, Cache County Executive led the audience in the pledge of allegiance.

Meeting Minutes. Minutes of the Council meeting held on August 3, 2021, were reviewed, and approved with no corrections.

Meeting Agenda. Vice Chair Simmonds announced there is one public hearing scheduled for tonight's Council meeting.

ACTION. Motion by Councilmember A. Anderson seconded by Councilmember López to approve the August 3, 2021, minutes and approve tonight's agenda. Motion carried unanimously.

Meeting Schedule. Vice Chair Simmonds announced that regular Council meetings are held on the first and third Tuesdays of the month at 5:30 pm. The next regular Council meeting is Tuesday, September 7, 2021.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:

Vice Chair Simmonds explained that any person wishing to comment on any item not otherwise on the agenda may address the City Council at this point by stepping to the microphone and giving his or her name and address for the record. Comments should be limited to not more than three (3) minutes unless additional time is authorized by the Council Chair. Citizen groups will be asked to appoint a spokesperson. This is the time

40 and place for any person who wishes to comment on non-agenda items. Some items
41 brought forward to the attention of the City Council will be turned over to staff to
42 respond outside of the City Council meeting.

43
44 John Eastmond, a citizen of Logan raised concerns regarding the Canyon Road Park trail.
45 He stated that portions of the trail are maintained but also feels there are certain areas along
46 the trail that are a risk to the safety of pedestrians in its current condition.

47
48 Mayor Daines clarified that a portion of the trail is considered private property.

49
50 Vice Chair Simmonds thanked Mr. Eastmond for voicing his concerns and stated they will
51 be directed to City staff for further response.

52
53 There were no further comments or questions for the Mayor or Council.

54
55 **MAYOR/STAFF REPORTS:**

56
57 **Mayor Holly Daines read the following press release:**

58
59 ***Press Release: \$250,000 ECCLES FOUNDATION 'LAST-DOLLAR' CHALLENGE***
60 ***GRANT BOOSTS FUNDRAISING FOR LOGAN CITY'S CENTER BLOCK PLAZA***
61 ***August 17, 2021 – Logan City Mayor Holly Daines has announced a \$250,000 challenge***
62 ***grant for Logan's Center Block Plaza from the George S. and Dolores Doré Eccles***
63 ***Foundation, to be awarded as the "last dollars" toward the project's \$2 million goal.***
64 ***With \$1.3 million secured to date, the city is working to raise an additional \$450,000***
65 ***from the private sector to qualify for the Eccles Foundation's pledge of support.***

66 *"Our directors are excited to be a part of this great revitalization project for downtown*
67 *Logan," said Lisa Eccles, Chairman & CEO of the Foundation. "What a wonderful*
68 *difference the plaza will make for residents and visitors alike, offering a warm and*
69 *welcoming gathering place with activities, performances, concerts, and more." The*
70 *Plaza's stage will be named in recognition of the Foundation's generous grant.*

71
72 *Added Ms. Eccles, "My grandfather, aunts, and uncles – including George Eccles – were*
73 *raised in Logan, and they cherished their memories of growing up at 250 W. Center*
74 *Street, where the historic David and Ellen Eccles residence still stands today. Our Eccles*
75 *family's affection for Logan has remained strong for generations, and we continue to*
76 *value the community's rich history and bright future, highlighted by its outstanding*

contributions to our state in areas from education, the arts and culture to agriculture, outdoor recreation, high-tech industries and more."

"The city is extremely grateful to the Eccles Foundation for its confidence in this project to help revitalize downtown," said Mayor Daines in announcing the gift. "We know arts and entertainment events will draw people downtown, and the stage will be a prominent feature of the new Plaza. There will be regular programming to delight and entertain all our citizens."

The George S. and Dolores Doré Eccles Foundation is dedicated to serving the people of Utah by furthering the philanthropic goals of its founders, supporting projects and programs that make a significant difference in bettering Utah's communities, enriching the lives of citizens in every corner of the state. As one of the state's largest and most generous charitable organizations, it contributes to meet needs and foster opportunities in areas including: Community/Social Services, Education, Health & Wellness, Arts & Culture, and Preservation & Conservation. The Foundation is led by its Board of Directors including Spencer F. Eccles, Chairman & CEO; Lisa Eccles, President & COO; and Robert M. Graham, Secretary, Treasurer & General Counsel.

Board Appointments (Light & Power Advisory Board) – Mayor Daines

Mayor Daines asked the Council for ratification to appoint Paula J. Allen, Kevin Bales, Joel C. Ellsworth, and Nathanael Weidler to serve on the Light & Power Advisory Board.

ACTION. Motion by Councilmember Jensen seconded by Councilmember López to approve ratification of Paula J. Allen, Kevin Bales, Joel C. Ellsworth, and Nathaniel Weidler as presented. Motion carried unanimously.

No further Mayor/Staff Reports were presented.

City/County Issues – County Executive David Zook and County Council Chair Gina Worthen

David Zook, Cache County County Executive addressed the Council and thanked them for the opportunity to attend tonight's Council meeting. His attendance at tonight's meeting is part of an active effort to strengthen the partnership and cooperation between the City of Logan and the County.

Gina Worthen, Cache County Council Chair expressed her gratitude for working with the Mayor Daines and the City Council. She announced that Cache County is nearly finished completing an updated General Master Plan. In addition, wineries are now permitted in the Cache County with land use conditions still in progress.

Councilmember A. Anderson asked if the General Master Plan is open to the public for public comment especially concerning the fairgrounds.

County Executive Zook answered that that public comment period for the General Master Plan is now closed, but the public is more than welcome to send feedback to david.zook@cachecounty.org.

Mayor Daines interjected that if citizens of Logan are concerned about parking situations regarding the fairgrounds. The County has already received input from Logan City Staff and they are working towards addressing a long-term parking solution.

COUNCIL BUSINESS:

Planning Commission Update – Vice-Chair Simmonds

Vice Chair Simmonds reported that there will be a rezone of the 1.82-acre lot on 100 East and 200 South. The buyer intends to rezone the area from Traditional Neighborhood NR-6 to Town Center 1. There will be a housing development for Mixed-Use on 100 West & 100 South. There is a density bonus if the 1st floor of the property is commercial with a total of 69 units.

Shepard Development intends to build an industrial building in an Industrial Zone.

The construction of a distribution center was approved.

There will be a new drive-in restaurant between the 7-11 and Chick-fil-A.

Blue Springs requested a subdivision approval, and it was approved.

The Cottonwood Park Subdivision, a 3.11-acre parcel on 600 North 400 West will become 12 single-family residential lots.

156 **ACTION ITEMS:**

157
158 **PUBLIC HEARING - Budget Adjustment FY 2021-2022 appropriating: \$4,940 to**
159 **reimburse Public Works and Police budgets for the costs of the Cruise-In special**
160 **event - Resolution 21-42 – Richard Anderson, Finance Director**
161

162 At the August 3, 2021, Council meeting, Finance Director Richard Anderson addressed
163 the Council and explained the proposed budget adjustment.
164

165 Vice Chair Simmonds opened the meeting to a public hearing.
166

167 There were no comments and Vice Chair Simmonds closed the public hearing.
168

169 **ACTION. Motion by Councilmember Jensen seconded by Councilmember A.**
170 **Anderson to approve Resolution 21-42 as presented. Motion carried unanimously.**
171 **Consideration of a proposed resolution approving a Cable Television Franchise**
172 **Agreement between Logan City, a Utah Municipal Corporation, and Comcast of**
173 **Indiana/Kentucky/Utah – Resolution 21-43 – Craig Carlston, Assistant City**
174 **Attorney**
175

176 Assistant City Attorney Craig Carlston addressed the Council and explained that the City
177 had not received the updated contract from Comcast. He requested that the resolution be
178 continued.
179

180 **ACTION. Motion by Councilmember A. Anderson seconded by Councilmember**
181 **Jensen to continue Resolution 21-43 until September 7, 2021. Motion carried**
182 **unanimously.**
183

184 **WORKSHOP ITEMS:**

185
186 **Land Development Code Amendment – Consideration of a proposed ordinance**
187 **amending Chapter 17.37 “additional Development Standards” to include a Section**
188 **on Accessory Dwelling Units – Ordinance 21-14 – Mike DeSimone, Community**
189 **Development Director**
190

191 Community Development Director Mike DeSimone addressed the Council regarding the
192 proposed code amendment.
193

194 **RECOMMENDATION**

195 Staff recommends that the Planning Commission recommend **approval** to the Municipal
196 Council of the proposed amendments to Chapter 17.37 of the Land Development Code.

197
198 **BACKGROUND**

199 This code amendment is in response to HB 82 (10-9a-530) requiring that local
200 governments adopt standards permitting Accessory Dwelling Units in residential areas.
201 The minimum standards established by HB 82 are as follows:
202

- 203 1. An accessory dwelling unit shall only be established in
204 conjunction with a detached, owner-occupied single-family
205 residential dwelling. The residence shall be the owner's primary
206 place of residence (Primary Dwelling).
- 207 2. An accessory dwelling unit shall only be established within the
208 footprint of the primary dwelling at the time the accessory
209 dwelling unit is created (Internal ADU) and shall not be rented
210 for less than 30 consecutive days.
- 211 3. An accessory dwelling unit shall comply with all applicable
212 building, health, and fire codes.
- 213 4. An accessory dwelling unit is prohibited in any other housing
214 type (townhome, duplex, apartment, etc.).
- 215 5. An accessory dwelling unit is prohibited in non-owner-occupied
216 single-family dwellings.
- 217 6. A municipality may not restrict the construction or use of an
218 ADU based on the size of the internal ADU in relation to the size
219 of the primary dwelling, the lot size, or the street frontage.
- 220 7. A municipality may prohibit the installation of a separate utility
221 meter.
- 222 8. A municipality may prohibit the change in the appearance of the
223 primary dwelling.
- 224 9. A municipality may require one additional on-site parking space
225 and may require the replacement of any parking spaces lost in a
226 garage conversion to an ADU.
- 227 10. A municipality may prohibit the creation of an ADU in a mobile
228 home.
- 229 11. A municipality may prohibit the creation of an ADU if served by
230 a failing septic system.
- 231 12. A municipality may prohibit the creation of an ADU on a lot
232 smaller than 6,000 square feet in size.
- 233 13. A municipality may prohibit the rental of an ADU for a period of
234 time less than 30 consecutive days.
- 235 14. A municipality may prohibit the rental of an ADU if the ADU is
236 not located in a dwelling that is not occupied as the owner's
237 primary residence.

- 238 15. A municipality may require that the owner obtain a business
239 license (Landlord License) authorizing the creation of an ADU.
240 16. In a municipality with the main campus of a state or private
241 university with a student population of 10,000 or more, the
242 municipality may prohibit ADU's on 67% of the total land area
243 zoned residential and limit ADU's to no more than 33% of the
244 total residentially zoned land.
245

246 Accessory dwelling units are being viewed as a quick and easy fix for providing
247 additional affordable housing in a very tight housing market. There is no question that the
248 region needs an infusion of affordable housing into the housing market; however, the
249 City's position has been that while ADU's may provide some additional affordable
250 housing units short term, given the unique nature of Logan with Utah State University,
251 any gain will be temporary, and the bulk of these units will eventually become student
252 housing that could lead to further degradation of residential neighborhoods surrounding
253 the USU campus.
254

255 Most are familiar with the slow and steady decline in homeownership in the Adams,
256 Hillcrest, and Wilson neighborhoods as permanent residents near the university get tired
257 of dealing with the problems that come with large numbers of students, namely over-
258 occupancy and a lack of parking. The owner-occupancy of detached single-family
259 residential dwellings in Adam's neighborhood is approximately 40% while in Hillcrest,
260 the rate of owner-occupancy is much higher averaging around 90%. Although in the older
261 Hillcrest area immediately adjacent to USU, the rate of non-owner occupancy has
262 steadily increased to just over 30%. The following graphic from the Hillcrest
263 Neighborhood Plan shows the 10-year change (2004 - 2014) in ownership patterns.
264

265 The slow decline in owner occupancy is proportional to increases in campus enrollment
266 and the resulting demand for student housing. Investors are seeing a demand in student
267 housing and, over the last couple of years, have been picking up residential properties
268 around the campus.
269

270 As the ownership makeup changes from occupied owners to investor ownership,
271 neighborhood priorities change. Maintained properties, mowed lawns, and pride of
272 ownership are giving way to higher rates of occupancy, nuisance complaints, parking
273 complaints, weed complaints, and less overall pride in property ownership. Both the
274 Adams and the Hillcrest neighborhood plans specify the need to maintain owner integrity
275 in the residential areas using a variety of techniques that have included zoning,
276 grandfathering, enhanced enforcement, and providing grants for property rehabilitation
277 and down payment assistance.
278

When this topic was initially being discussed at the State during the 2021 legislative session, Logan City worked very closely with the Utah League of Cities and Towns (ULCT) and other university cities to inform the process of the unique housing pressures that a university town faces and push for local control and a local say in local land-use policies. Logan was concerned about a single standard being developed for application in a variety of different urban areas could have significant negative impacts on our neighborhoods. The provisions requiring owner-occupancy, detached single-family residential dwellings, no short-term rentals, and limiting the scope of ADU's to just 33% of the residentially zoned acreage were directly related to efforts by Logan's residents and elected officials, as well as other university cities, working with the State legislators to find a more equitable compromise.

To mandate allowance of ADU's in all single-family neighborhoods would be detrimental to those neighborhoods nearest to the University. Over-occupancy and illegal parking are complaints we regularly receive, especially in Adams, Hillcrest, and Wilson, and are the most difficult and time-consuming to enforce. These complaints are a direct result of the incremental conversion of existing single-family residential dwellings into multiple-unit dwellings, both legally and illegally. The USU request put out 50 years ago that homeowners in the adjacent neighborhoods allow students to "live in their basement or their attics" and expressed again during the Planning Commissions 7/22/21 workshop, has led to many unintended consequences that many long-time homeowners are still trying to "undo."

Logan has responded to the need for more affordable and varied housing as well as concerns over neighborhood degradation through a number of measures and actions. Logan has actively "up-zoned" other areas near downtown or employment centers to encourage more dense development patterns and more affordable housing within a reasonable distance of employment. The Campus Residential zone was created on the west side of campus to encourage dense student housing adjacent to the university where students can live and walk to campus while helping alleviate the pressure on existing housing in single-family areas. Many of the single-family residential areas have been "down-zoned" to preserve the remaining single-family properties and slow the movement away from owner-occupancy towards multi-family properties and investor ownership. Logan reclaimed the park strips that were turned into illegal parking necessary to support legal and illegally converted single-family dwellings lacking adequate space to support their occupant loads. This has forced owners of these substandard units to find alternative parking locations or reduce the overall occupancy of their units. We have provided grant programs to encourage homeownership in the core neighborhoods while offering other grants to aid in the rehabilitation of existing structures. While the provision for ADU's seems like a good idea, it is contrary to many of the efforts undertaken over the last two decades to combat the same concept.

It is the City's belief that the unintended consequences associated with Accessory Dwelling Units citywide will far outweigh the perceived benefits of providing affordable housing. We believe it is more important to encourage the construction of affordable housing units in new projects rather than through property conversions in existing residential neighborhoods. For example, the new Homestead project located at 5th West and 2nd North will have 110 affordable units for seniors and another 164 affordable units available for families and individuals whose income does not exceed 60% of the valley's Adjusted Median Income (AMI). Nine (9) of these will be considered ADA units. By incorporating affordable units into a new project like the Homestead, the unintended impacts of SFR conversions, e.g., parking, neighborhood degradation, loss of residential character, enforcement concerns, etc., can be eliminated and neighborhoods are strengthened.

Planning Commission Workshop - July 22, 2021

At the PC workshop, the Commission reviewed the State requirements and the local options for regulating ADU's available to each municipality. We discussed six (6) different approaches to locating ADU's in Logan based on a variety of criteria, e.g., citywide, proximity to employment, proximity to Main Street & USU, etc. We presented staff's concerns regarding the potential for further neighborhood degradation and the unintended expansion of student housing, especially in those residential areas immediately adjacent to the USU campus. Staff expressed concerns about impacts caused by insufficient parking, over-occupancy, and a loss of residential character. The PC also discussed the potential benefits associated with ADU's including adding affordable housing options to a tight housing market, providing a choice of housing for a wide range of families, utilizing existing infrastructure to support additional housing, and placing affordable housing near employment, transit, or educational opportunities.

The State rules included a provision that a municipality with the main campus of a state or private university with a student population of 10,000 or more may prohibit ADU's on 67% of the total land area zoned residential and limit ADU's to only 33% of the total residentially zoned land.

Logan contains approximately 4,417 acres of residentially zoned acreage. At a minimum, the City has to permit ADU's on at least 1,357 acres of residentially zoned acres (33% of a total land area zoned residential).

Staff presented six (6) different options for where ADU's should be permitted using the 1,357 acres as our baseline and combined that with the minimum requirements of ADU's including residentially zoning, owner-occupied, detached single-family residential, and a minimum lot size of 6,000 square feet.

The six (6) options for locating ADU's that were discussed include:

1. Option 1 - ADU's permitted Citywide on all residentially zoned properties (NR2 - CR) that are owner-occupied, detached, single-family residential dwellings on lot larger than 6,000 square feet. This option included approximately 5,216 individual properties over 4,417 acres (Map A); or
2. Option 2 - ADU's permitted Citywide on all residentially zoned properties except NR-6 that are owner-occupied, detached, single-family residential dwellings on lots larger than 6,000 square feet. This option included approximately 1,486 individual properties over 2,011 acres (Map 8); or
3. Option 3 - This option drew an exclusionary circle around the Utah State University campus as far as possible until we met the minimum 1,500 acres of residentially zoned parcels. This options permits ADU's on all residentially zoned properties that are owner-occupied, detached, single-family residential dwellings on lots larger than 6,000 square feet. This option included approximately 1,156 individual properties on 1,512 acres as shown on Map C; or
4. Option 4 - This option permits ADU's based on proximity to primary employment centers or transit hubs such as Main Street and USU. This option permits ADU's within% mile (approximate) of Main Street and USU that are zoned residential and contain owner-occupied, detached, single-family residential dwellings on lots larger than 6,000 square feet. This potion included approximately 2,206 properties on 1,509 acres (Map D); or
5. Option 5 - This option permits ADU's based on proximity to primary employment centers or transit hubs such as Main Street and excludes USU. This option permits ADU's within 2 blocks of Main Street that are zoned residential and contain owner-occupied, detached, single-family residential dwellings on lots larger than 6,000 square feet. This option included approximately 951 properties on 1,588 acres (Map E); or
6. Option 6 - This option permits ADU's based on proximity to the USU campus. This option permits ADU's within 1/2 mile of USU that are zoned residential and contain owner-occupied, detached, single-family residential dwellings on lots larger than 6,000 square feet. This option included approximately 2,509 properties on 1,496 acres (Map F).

The consensus of the Planning Commission members present at the workshop was to narrow down the various options of ADU applicability to permitting ADU's citywide in all residential zones along with the following operational standards:

1. An accessory dwelling unit shall only be established within the footprint of a detached, owner-occupied single-family residential dwelling. The residence shall be the owner's primary place of residence.
2. Detached ADU's are not permitted.
3. An ADU shall not be rented for less than 30 consecutive days.
4. An ADU shall comply with all applicable building, health, and fire codes.
5. An ADU is prohibited in any other housing type (townhome, duplex, apartment, etc.).
6. An ADU is prohibited in non-owner-occupied single-family dwellings.
7. Prohibit the installation of a separate utility meter.
8. Prohibit the change in the appearance of the primary dwelling.
9. Require one additional on-site parking space and plus require the replacement of any parking spaces lost in a garage conversion to an ADU.
10. Prohibit the creation of an ADU in a mobile home.
11. Prohibit the creation of an ADU if served by a failing septic system.
12. Require a minimum lot size of 6,000 square feet.
13. Require the owner to obtain a business license (Landlord License) authorizing the creation of an ADU.

STAFF RECOMMENDATION AND SUMMARY

Staff recommended that the Planning Commission continue evaluating the direction of permitting ADU's citywide and consider recommending the initial use of ADU's be applied in a more limited geographic area, such as near downtown where employment and transit are readily available. It may be beneficial to permit ADU's initially in a more limited area, and then determine the actual demand for ADU's based on the levels of licensing and/or enforcement as well as quantify both the positive and the negative impacts. Based on this limited approach, the City could then reevaluate ADU's in 24 months to determine whether an expansion into broader areas of the City is warranted based on demand and impacts.

Regardless of which applicability option the PC recommends to the Municipal Council, staff recommends that the operational standards discussed above carry forward. The

requirement that an ADU can only be internal to an existing, owner-occupied, detached, single-family residential dwelling along with licensing and permitting requirements will help to limit the actual numbers of ADU's and contain the overall negative impacts.

GENERAL PLAN

The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. Many of the underlying goals or premises behind permitting ADU's are competing values when viewed through the lens of the General Plan. Preserving and protecting residential neighborhoods, specifically single-family residential neighborhoods, is a primary goal of the General Plan as many of the core neighborhoods have experienced decades of neglect. Zoning strategies that have been implemented since the Plan was adopted has reinforced this goal. Adding ADU's, which can become de-facto "duplexes," into residential neighborhoods is contrary to maintaining the character and nature of single-family neighborhoods. Whereas providing additional affordable housing for a wide range of residents and incomes, which some ADU's will do, is also a goal of the General Plan. And permitting ADU's in traditional single-family areas may open up homeownership to a wider range of families as rental income can be used to support mortgage payments. As the Planning Commission works through this issue, they need to be aware of the competing values and goals.

PUBLIC COMMENTS

Public comments received prior to the preparation of this report will be included as an attachment. Any other comments will be forwarded to the Planning Commission.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 7/31/21, posted on the City's website and the Utah Public Meeting website on 8/2/21, and noticed in a quarter-page ad on 7/24/21.

AGENCY AND CITY DEPARTMENT COMMENTS

As of the time the staff report was prepared, no comments have been received.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings:

1. Utah State Law authorizes the local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).
2. The Code Amendments are done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. Certain elements of the proposed Code Amendments are consistent with the Logan City General Plan.

- 482 4. The proposed Code Amendments to include Accessory Dwelling
483 Units in residential areas is being mandated by the adoption of
484 HB82 by the Utah State Legislature during the 2020 session.
485 5. The Planning Commission held a public workshop on July 22,
486 2021 to review Accessory Dwelling Units.
487 6. Public comment was offered during the 7/22/21 public workshop
488 and again during the 8/12/21 public hearing.
489

490 On August 12, 2021, the Planning Commission recommended to the Municipal Council
491 **approval** of the following Land Development Code Amendments:

492
493 Land Development Code (LDC) Chapters 17.37.070 Accessory Dwelling Units
494 (Internal).
495

496 **Planning Commissioners vote (7-0):**

497 Motion: S. Goodlander Second:

498 **Yea:** J. Guth, S. Goodlander, R. Croshaw, R. Dickinson, J. Lucero, D. Lewis, K. Heare

499 **Abstain:** none **Nay:** none
500
501

502 Mike DeSimone, Community Development Director summarized the points and
503 explained the reason or need to establish ADU (Accessory Dwelling Units) regulations as
504 the ordinance will go into effect throughout the State of Utah on October 1, 2021. The
505 established regulations of the ADU can be less restrictive or more restrictive for the City
506 of Logan through the City Council.
507

508 Councilmember Jensen expressed concerns regarding the number of individuals, who
509 could dwell in a single home and potential parking impact.
510

511 Mr. DeSimone answered that could be the case, but the property must have a primary
512 owner with the property being their primary residence.
513

514 Vice Chair Simmonds asked if the ADU restriction could be made longer than 30 days.
515

516 Craig Carlston, Assistant City Attorney replied that there can certainly be more
517 restrictions, but he cannot give a definitive yes until further research.
518

519 Councilmember A. Anderson expressed concerns regarding violators of any ADU's
520 established terms that are to be set.
521

Mr. DeSimone answered that it would be the standard enforcement process. It would begin with compliance, warning, and moves up the chain of legal process to a citation and further such as an occupancy citation.

Mr. Carlston interjected that legally all violators must pass through the administrative process to urge compliance and further escalation as needed.

The Council discussed possible boundaries for ADU's mostly away from USU and in areas where there would be less of an impact. They agreed to narrow the regulations as much as possible at the moment to see the future impact since regulations can be changed according to need and circumstances.

Richard Anderson, Finance Director stated that from a utility standpoint the ADU's are a duplex. The residence would be charged two sets of flats whether the ADU is occupied or not.

Vice Chair Simmonds asked if there is a process for an individual to terminate the ADU.

Mr. Anderson replied that it will be a similar administrative process to that of a grandfathered duplex to terminate the ADU conditions.

The proposed ordinance will be an action item and public hearing at the September 7, 2021, Council meeting.

Unspent Appropriations FY 2020 – Carry Forwards:

ADMINISTRATION - \$29,363 for Elections

POLICE DEPARTMENT - \$5,100 for Police Vehicles

PUBLIC WORKS - \$288,424 for Capital Projects; \$463,492 for Service Center Roof; \$2,250 for Software

Implementation costs; \$4,250 for Software Implementation Costs; \$3,000 for Software Implementation Costs

PARKS & RECREATION - \$8,746 for Design of Deer Pen Park; \$133,250 for Capital Projects; \$43,071 for Vehicle Purchase

LIBRARY - \$653,453 for Library Design

RECREATION CENTER MAINTENANCE - \$9,900 for Restroom Project

REDEVELOPMENT AGENCY - \$5,887,563 for Center Block Project; \$1,400 for Home Rehabilitation Grant; \$22,000 for the Downtown Façade Program; \$50,000 for the Downtown Façade Program; \$7,110 for the Mainstreet

Pedestrian Underpass

GOLF COURSE - \$94,092 for the Golf Course Pump House Project

WATER & SEWER - \$21,767 for Software Implementation; \$220,886 for

Vehicle Purchase; \$2,695,634 for various Capital Projects; \$1,013,774 for various Capital Projects
SEWER TREATMENT – \$21,692,235 for Logan Regional Wastewater Treatment Plant Project
ELECTRIC - \$2,408,344 for Meter Upgrade Project; \$4,064,018 for Sub 9 & 10 Project; \$708,536 for Third Dam
ENVIRONMENTAL - \$1,268,246 for Landfill Improvements; \$489,223 for Vehicles Purchases; \$150,715 for Containers; \$234,554 for Landfill Permit Renewal and Study
STORM WATER - \$250,000 for Storm Water Monitoring and Master Plan; \$1,727,129 for various Capital Projects
EMERGENCY MEDICAL SERVICES - \$39,289 for Vehicle Purchases
INFORMATION TECHNOLOGY - \$45,000 for Council Audio Visual Upgrades

Carry Forward of Capital Projects: \$75,000 for Master Plan Studies; \$3,138,247 for Curb, Gutter, and Street Improvement Projects; \$3,485,985 for Curb Gutter, and Street Improvement Projects

Capital Equipment: \$99,984 for Police Vehicles; \$16,629 for Parks & Recreation Vehicles

Grants and Restricted Revenue - \$39,130 for Police Alcohol Enforcement (restricted reserves 292102); \$225,000 for Class C Street Projects (100-292101); \$75,288 for Class C Street Projects (100-292101); \$1,561,857 for Class C Chip Seal (100-292101); \$1,200,000 for Transportation Tax Projects (100-292117)

FEDERAL GRANTS - \$747,341 CDBG Grant; \$16,081 Bullet Proof Vest Grant; \$4,738 LSTA Digitizing Grant
STATE GRANTS - \$300,000 US-91 & 700 North UDOT Grant; \$138,575 Utah Outdoor Recreation Grant; \$148,058 Rural EMS Grant
MISC GRANTS - \$6,566,963 County Road Tax Grant; \$137,881 CMPO Main Street Corridor Study; \$125,000 Deed Battery Storage Grant; \$17,298 Summer Playground After School Program

Carry Forward of Reimbursement Grants:
RAPZ GRANTS - \$454,887 - Resolution 21-44 – Richard Anderson, Finance Director

Finance Director Richard Anderson addressed the Council and explained the proposed funds to be carried forward to the next fiscal year.

The proposed resolution will be an action item and public hearing at the September 7, 2021, Council meeting.

OTHER CONSIDERATIONS:

Logan Marathon, September 18, 2021 – Councilmember Amy Anderson

Councilmember A. Anderson addressed the Council regarding the marathon sponsored by the Downtown Alliance. The event will be held on September 18th and they are still accepting registrations. The Downtown Alliance is still looking for volunteers and the public is more than welcome to participate.

Electric Charging Stations – Councilmember Amy Anderson

Councilmember A. Anderson addressed the Council regarding the future impact of electric cars in the State and in the City of Logan. Towns and cities have begun to put ordinances into effect including Salt Lake City. For example, in multi-resident areas, a certain amount of parking must be available for electric vehicles.

Mr. DeSimone interjected that the market dictates changes and effects have already begun to be seen in the International Code Council. The International Code Council states in one of their subcodes that they are considering an amendment to require new single-family dwellings to be prewired and multi-family projects with 20% parking stalls to be wired or prewired for electric vehicles. If that amendment goes into effect, there will be a certain amount of time until the code goes into effect and the state can elect to respond. Regardless, similar mandates are expected to occur in the future.

Vice Chair Simmonds and Councilmember A. Anderson inquired if it is possible to consider applying aspects of the code ahead of time.

Mr. DeSimone replied that if they implement the change, it will affect housing affordability. The price of housing will increase and will affect the current housing crisis.

Councilmember López remarked that as part of the celebration for National Hispanic Month, there will be two festivals held. One on September 11th, the Hispanic Heritage Festival at the Logan Library. And on September 18th on Center Street after the marathon, there will be a Latino Festival.

644 **ADJOURNED.** There being no further business, the Logan Municipal Council adjourned
645 to a meeting of the Logan Redevelopment Agency.

646
647 The Logan Redevelopment Agency convened on Tuesday, August 17, 2021, at 7:06 pm,
648 in the Logan Municipal Council Chambers located at 290 North 100 West, Logan, Utah
649 8432. Logan Municipal Council Meetings are televised live as a public service on
650 Channel 17 and the City of Logan YouTube channel at:
651 https://www.youtube.com/channel/UCFLPAOK5eawKS_RDBU0stRQ

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653
654 Council Members present at the beginning of the meeting: Vice Chair Jeannie F.
655 Simmonds, Councilmember Ernesto López, Councilmember Amy Z. Anderson, and
656 Councilmember Tom Jensen. Administration present: Mayor Holly H. Daines, Assistant
657 City Attorney Craig Carlston, Finance Director Richard Anderson, Economic
658 Development Director Kirk Jensen, City Recorder Teresa Harris, and Deputy City
659 Recorder Esli Morales. Excused: Chair Mark A. Anderson and City Attorney Kymber
660 Housley.

661 Vice Chair Jeannie F. Simmonds welcomed those present. There were approximately 5 in
662 attendance at the beginning of the meeting.

663
664 **WORKSHOP ITEM:**

665
666 **Consideration of a proposed resolution approving Agency assistance to Cytiva for**
667 **its expansion project in the Logan River Redevelopment Project Area (RPA) –**
668 **Resolution 21-45 RDA – Kirk Jensen, Economic Development Director**

669
670 Economic Development Director Kirk Jensen addressed the Logan Redevelopment
671 Agency regarding the proposed resolution.

672
673 Mr. Jensen stated that the City of Logan has adopted policies for assistance in projects
674 and improvements in Redevelopment and Economic Development Project Areas. The
675 expansion of Cytiva in the Logan River Redevelopment Project Area (RPA) contributes
676 significantly to the achievement of the City's economic goals, including: the expansion of
677 an existing business, the creation of 396 new jobs over the next five years, and
678 contributions to the City's tax base through its capital investment of \$240 million. The
679 Economic Development Committee has reviewed the proposed investment and
680 recommends its approval that the Redevelopment Agency of the City of Logan
681 ("Agency") does hereby approve the following incentive package: Cytiva receive
682 \$150,000 from the Logan River RPA fund reserve after completion of its new facilities
683 and after having demonstrated that it has made the planned capital investment. All

684 construction plans are to be approved by the City of Logan Planning Commission.
685 Additionally, the Agency encourages Cytiva to utilize local contractors and vendors
686 whenever possible.

687
688 The proposed resolution will be an action item and public hearing at the September 7,
689 2021, Council meeting.

690
691 There were no further considerations discussed by the Council.

692
693 **ADJOURNED.** There being no further business, the Logan Redevelopment Agency
694 adjourned at 7:16 pm.

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696
697 Esli Morales, Deputy City Recorder