

2
3 Minutes of the meeting of the Logan Municipal Council convened in regular
4 session on Tuesday, October 1, 2013 at 5:30 p.m. in the Logan City Municipal Council
5 Chamber, 290 North 100 West, Logan, Utah. Chairman Holly Daines conducting.

6
7 Council members present at the beginning of the meeting: Chairman Holly
8 Daines, Vice Chairman Karl B. Ward, Councilmember Herm Olsen, Councilmember
9 Dean W. Quayle and Councilmember Jeannie F. Simmonds. Administration present:
10 Mayor Randy Watts, Finance Director Richard Anderson, Public Works Director Mark
11 Nielsen, Assistant City Attorney Lee Edwards and City Recorder Teresa Harris. Excused:
12 City Attorney Kymber Housley.

13
14 **OPENING CEREMONY.**

15
16 Logan City Light & Power Director Mark Montgomery gave the opening prayer and led
17 the audience in the pledge of allegiance.

18
19 Chairman Daines welcomed those present. There were approximately 96 citizens in the
20 audience at the beginning of the meeting.

21
22 Chairman Daines welcomed local Scout Troop #75 and Troop #316 who were in
23 attendance at tonight's meeting.

24
25 **Meeting Minutes.** Minutes of the council meeting from September 17, 2013
26 were reviewed and approved with minor changes.

27
28 Councilmember Quayle asked for an update on the issue brought forward from Rob
29 Davies at the September 17 council meeting regarding a flashing stop light in his
30 neighborhood.

31
32 Public Works Director Mark Nielsen responded that an option would be to put a timer on
33 two of the flashing stop signs located in Logan City and he is evaluating other options as
34 well.

35
36 Councilmember Olsen asked for an update on the sound system in the Council Chamber.

37
38 Public Works Director Mark Nielsen responded that adjustments have been made and
39 Facility Manager Mike Miller is also looking at the potential of adding another amplifier
40 to the back of the room.

41
42 **Meeting Agenda.** Chairman Daines announced there will be four public hearings
43 at tonight's council meeting.

44
45 **Meeting Schedule.** Chairman Daines announced that regular council meetings
46 would be held the first and third Tuesdays of the month at 5:30 p.m. The next regular
47 council meeting is Tuesday, October 15, 2013.

49 **QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL.**

50

51 Logan resident Susan Williams addressed the Council regarding the crosswalk in the area
52 of the Washington Federal Bank on 400 North. She asked why there is no longer a
53 crosswalk in this area and she would like the crosswalk back.

54

55 Chairman Daines responded the crosswalk on the south side was removed by UDOT to
56 make improvements with turn lanes and they added a third lane. There is a crosswalk on
57 the other side of the intersection where there is a light and pedestrians can cross safely
58 there.

59

60 Logan resident Jack Peterson addressed the Council and thanked the Environmental
61 Department for the service they provide in the removal of green waste. He also thanked
62 City Recorder Teresa Harris for helping him with several cemetery quit claim deeds.

63

64 **MAYOR/ STAFF REPORTS.**

65

66 **Board Reappointment – Mayor Randy Watts.**

67

68 Mayor Randy Watts asked for ratification of the reappointment of Jordy D. Guth to serve
69 on The Parks & Recreation Advisory Board which is a three year term.

70

71 **ACTION.** Motion by Councilmember Olsen seconded by Councilmember Simmonds to
72 **approve ratification** of Jordy D. Guth as presented. Motion carried unanimously.

73

74 Mayor Watts announced that 10th West will be open mid November, Center Street will be
75 open October 11 and 200 East by Mt. Logan Middle School will be open by the end of
76 November. Mayor Watts thanked the public for their patience with the closure of these
77 roads.

78

79 **COUNCIL BUSINESS.**

80

81 **Utah League of Cities and Towns Conference Report – Chairman Holly Daines and**
82 **Councilmember Dean Quayle.**

83

84 Chairman Daines reported that she and Councilmember Quayle recently attended the
85 Utah League of Cities and Towns Conference in Salt Lake City.

86

87 Councilmember Quayle said the conference was very beneficial and covered various
88 topics and issues.

89

90 Chairman Daines reported that she attended an Active Community Seminar which talked
91 about cities promoting an active lifestyle and to encourage wellness by providing trails
92 for citizens to access and developing parks and recreation facilities.

93

94

95

96

97 **ACTION ITEMS.**

98

99 **PUBLIC HEARING - Budget Adjustment FY 2013-2014 appropriating: \$3,000,000**
100 **for Transportation Sales Tax sent directly to the Cache Valley Transit District**
101 **(CVTD) that is levied by Logan City' \$4,591 for the Logan City Library to buy**
102 **equipment for a digital media lab; \$466,000 from equipment reserves to pay off Fire**
103 **Quint Capital Lease; \$475,000 to call the 2002A Water, Sewer and Solid Waste**
104 **Bonds and save approximately 7% - Resolution 13-74.**

105

106 Finance Director Richard Anderson reviewed the proposed budget adjustments.

107

108 **\$3,000,000** – This is an accounting change requested by the State Auditor's Office. Based
109 on how a Transit District is created there are different ways to account for the revenues.
110 Logan City has elected to not account for the revenues that go directly to the CVTD but
111 that are adopted by the Council. The State Auditor's Office requested that Logan City
112 and other cities in the State of Utah change their method of accounting. The sales tax will
113 still be sent directly to the CVTD but it will show on the City's financial statement,
114 revenue coming in and revenue going out.

115

116 **\$4,591** – This is a grant from the State of Utah for the Logan Library to purchase digital
117 media.

118

119 **\$466,000** – This amount is to pay off debt taking reserves from the general fund to pay
120 off the Quint Ladder Truck in the Fire Department. The interest is currently at 5% and
121 paying this off early will save \$100,000 over the next 5 years.

122

123 **\$475,000** – These are 2002A Water, Sewer and Solid Waste Bonds that are outstanding.
124 In the current 2014 fiscal year there is a payment due of \$475,000 and another due in
125 2015. These bonds are callable at this time and if paid now, the City will save 7% which
126 is a savings of \$65,000. Paying off the bonds will not affect the reserves and the City
127 will maintain the 18% in reserves.

128

129 Chairman Daines opened the meeting to a public hearing.

130

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

132

133 **ACTION.** Motion by Councilmember Quayle seconded by Vice Chairman Ward to
134 **approve Res. 13-74** as presented. Motion carried unanimously.

135

136 **PUBLIC HEARING - Budget Adjustment FY 2013-2014 appropriating: \$1,750,000**
137 **from Capital project Reserve Funds as a loan to complete Parks & Recreation**
138 **Trails - Resolution 13-73.**

139

140 At the August 20, 2013 and again at the September 17, 2013 council meeting, Parks &
141 Recreation Director Russ Akina addressed the council regarding the proposed resolution
142 to complete the Logan City Trail from 1600 West to First Dam in FY2015. The Trail
143 Completion Proposal is the following:

144

145	Project	
146	1 Canyon Road First Dam Section	326,000
147	3 Canyon Road Trail Design (625 E to USU Ropes Course)	14,000
148	4 Canyon Road Trailhead construction (625 E 400 N)	40,000
149	5 Canyon Road Trail construction (625 E 400 N to 1420 Canyon Road)	344,875
150	6 1000 West Parking Lot (across from ICON)	35,000
151	7 Trail Crossing at Union Pacific & Hwy 89-91	100,000
152	9 Rendezvous North design & construction	70,000
153	2, 8, 19 Property Purchases	410,000
154	10 Lundstrom Park trail completion	45,000
155	Other Landscape & Sidewalks by tunnels, trail kiosk signs	35,000
156	Other Complete section from Boulevard Trail to 400 North	10,000
157	Other Pay off property at 1600 West	300,000
158	TOTAL	1,729,875

159
160 Chairman Daines reported that the Council received a total of 200 emails regarding the
161 proposed trail resolution. Out of those 200 emails, 199 were in support of the trail
162 proposal. In her four years on the City Council that is by far the most emails she has ever
163 received on any one particular issue. She and the other Council Members appreciate all
164 the emails that were sent.

165
166 Councilmember Simmonds said her only concern is money allocated to purchase land for
167 a parking lot in the area of Utah State University and that it might be better served by
168 cooperating with the University in some way or another. She does not have any problems
169 with the trail itself.

170
171 Chairman Daines responded the parking lot area can be evaluated if the resolution is
172 approved.

173
174 Vice Chairman Ward said he is fully supports the trail system but he is concerned about
175 the money going towards something that is wanted rather than something that is needed.
176 He asked will we put in jeopardy other things we need to have by approving the trail
177 proposal.

178
179 Mayor Watts said in the proposal there are several areas where we will need to purchase
180 property and that is something we can work through. He is excited about the entire trail
181 project and feels it will provide closeness to Logan Canyon and the Stokes Trail system.

182
183 Chairman Daines opened the meeting to a public hearing regarding the proposed funding
184 for trail projects.

185
186 Benjamin George, Hillcrest Neighborhood Council Chairman – Mr. George read the
187 following prepared statement.

188
189 *On behalf of the Neighborhood Council, I wish to express our support for the trails*
190 *funding proposal, as described to us in our August 15th council meeting and has since*
191 *been discussed by the City Council.*

192

193 *We believe that a developed trail system as a municipal amenity is attractive to a diverse*
194 *array of residents in our neighborhoods. An extensive trail system provides health and*
195 *recreation value to all citizens, as well as economic value to landowners in the form of*
196 *increased property values.*

197
198 *At the Neighborhood Council's meeting of September 19th, USU Representative Dennis*
199 *Kohler specifically commented on the value of the trail system as an important*
200 *mechanism to enable students to interface with the community. He proposed the motion*
201 *that: 'The Neighborhood Council supports the trails project proposal under*
202 *consideration by the City Council and that the City Council strongly considers use of*
203 *CDBG funds for eligible Parks & Recreation projects.'*

204
205 *The motion carried unanimously by those Neighborhood Council Members in attendance.*
206

207 *Mindful of the strain this financial commitment presents to other Parks & Recreation*
208 *priorities, we encourage the City Council to strongly consider identifying eligible parks*
209 *projects as a Community Development Block Grant strategic objective (in addition to the*
210 *priority of neighborhood infrastructure) in next year's five-year strategic plan.*

211
212 *Respectfully Submitted,*
213 *Logan Neighborhood Council*
214 *Chairman Benjamin George, Hillcrest*
215 *Marilyn Griffin, Adams*
216 *Richard Steele, Wilson*
217 *Beth Saul, Ellis*
218 *Carrie Hathaway, Woodruff*
219 *James Liddle, Bridger*
220 *Dennis Kohler, USU*

221
222 **Mark Lunt – He thanked the City Council for their wisdom in selecting Jeannie**
223 **Simmonds as the replacement for Tom Jensen. He said the trails will attract a lot of**
224 **young families and he asked the Council to support the proposed resolution.**

225
226 **Christy Meredith – She said the impact these funds will have for the trails will be very**
227 **positive and will improve the way of living for people in the future. She has lived in**
228 **Logan for the past 7 years and has also lived back East. Trails are very important to the**
229 **different communities she has lived in and asked the Council to approve this resolution.**

230
231 **City Council Candidate Jess Bradfield – He said the majority of Logan residents don't**
232 **even know the trails are an issue and he is worried about communication at the**
233 **City/resident level. He said people are more concerned about jobs, businesses and**
234 **branding Logan City. Residents have asked him why we are focusing on trails. He does**
235 **feel trails are an important issue because you can market trails but when residents don't**
236 **know about it, other than those who use the trails, there is a problem. He feels that a lot of**
237 **residents will have to drive to a trailhead which will create pollution. He also feels that**
238 **we don't have enough sidewalks in Logan City and need to focus our efforts.**
239

240 Bill Jensen – He feels a trail system will bring in money and they promote a healthy
241 lifestyle. Trails also protect the natural environment, brings in tourism, which then brings
242 outside money to support restaurants and businesses. Trail systems will beautify our City
243 and make it a better place to live.

244
245 Eric Jensen – He is a marathon runner and bicyclist and has used the trail in Ogden. He
246 feels a trail system in Logan City will be very popular and well used.

247
248 Russ Price – He is a former member of the Parks & Recreation Advisory Board and he
249 supports the trail system. He feels connectivity is important and trails will help the City
250 sustain itself.

251
252 Vernon Parent – He said the Council should look at volunteer efforts in completing the
253 trail system and not spending City money.

254
255 Chairman Daines clarified this is money we have saved for infrastructure projects and is
256 in the City’s reserve fund to specifically do projects such as the trails. The funds will be
257 repaid so we can do additional projects in the future.

258
259 Jim ? – He has lived in Logan, in the Island area for the past 40 years. He is concerned
260 that over the years there are homes that have deteriorated and he feels that trails are a tool
261 that will encourage people to move back into Logan and will help the neighborhoods.

262
263 Chad Hutchings– He has lived in the Hillcrest area for the past 10 years and has seen a
264 rapid decline in his neighborhood from owner occupancy to “private mini dorms”. He is
265 all in favor of anything that improves the quality of life and will connect people.

266
267 Danny Macfarlane – He is an avid cyclist and believer in trails. He recently participated
268 in a survey with USU and there were 3,000 responders to the survey listing trails as a
269 high priority.

270
271 Wayne Elder – He is an avid bicyclist and is very happy with the proposed trails project.
272 He is concerned about too many cars and very few bikes. Once the trails are completed
273 he feels the City should start promoting fitness and it should start at the school level. He
274 feels the City should be more proactive to get families out and encourage people to ride
275 bikes.

276
277 Jay Aguilar – He thanked the Council for what they are doing with trails and setting the
278 money aside to complete this project.

279
280 Harold Ikerel – He feels the trails access many different areas and are a main connection
281 to the University and Logan Canyon.

282
283 Norm Goltra - He has lived in Logan for the past 17 years and loves it here. He feels
284 trails are important to connect neighborhoods and to get people outdoors.

285

286 Dan Kelly – He supports the trail project and feels we have invested a lot of money
287 already in trails. There are currently a lot of gaps in the trail system and this funding will
288 make those connections.

289
290 Susan Williams – She feels that she is underutilized and she is willing to help with the
291 trail project where needed.

292
293 Vivian Baji – She was born in Logan and is also a student at Utah State. She feels the
294 trails are important and encouraged the Council to approve the funding to complete the
295 trails project.

296
297 Leanna Hayes – She is from New Zealand and she loves the trail system in Logan.

298
299 Kari Veblen - She lives on a section of the Boulevard Trail and she said they are widely
300 used by a variety of residents.

301
302 There were no further public comments and Chairman Daines closed the public hearing.

303
304 Chairman Daines said the Council received a letter from the Logan Bike Pedestrian
305 Committee endorsing the trail project.

306
307 Councilmember Olsen commented that he is impressed with those who are in attendance
308 at tonight's Council meeting and showing their support for the trails. He said one of the
309 ways the City gets information out to the public is through the Neighborhood Council's
310 who are located throughout Logan City and they are an important part of the
311 communication between the City and the neighborhoods.

312
313 Vice Chairman Ward asked Finance Director Rich Anderson to comment on where the
314 money is coming from and what money is left to take care of other projects that are
315 necessary. He said in the Neighborhood Council meetings he has attended, the need for
316 improving broken sidewalks, new sidewalks and other infrastructure needs are constantly
317 brought forward and all these things require the same level of funding as the trail system.
318 He said the trails are a great thing but he wants to make sure that other needs, such as
319 sidewalks are being taken care of in the City.

320
321 Finance Director Richard Anderson responded that in the City's capital projects reserve
322 fund there is 9 million dollars and as Council is aware infrastructure has been a very
323 significant concern to the City and we are underfunding our infrastructure in the amount
324 of 8 to 12 million dollars per year. Every year we take the unspent appropriations from
325 that year and roll that into reserves and then we appropriate that for the next year. That
326 gives us approximately 2 million dollars per year that is going toward infrastructure and
327 we have been doing this for several years. We have 9 million dollars accumulated as of
328 June 30, 2013, 4.6 million dollars is appropriated within the current fiscal year (2014)
329 and that brings us down to 4.4 million dollars which is the current reserves. If the Council
330 appropriates the 1.7 million dollars for trails that brings the amount down to 2.6 million
331 dollars. That amount is in the capital reserves and not in the general fund reserves or any
332 other reserves in the City. If the Council chooses to appropriate the 1.7 million dollars we
333 still have one year's reserves to appropriate next year and assuming no monies come back

334 the following year, we would have 1 million to appropriate towards roads in 2016. We
335 have reserves and we are heading down a good path with our reserves in our capital
336 infrastructure and we need to continue in this direction. The 1.7 million dollars for trails
337 will not impact those reserves and it's anticipated that Parks & Recreation will pay this
338 amount back with future impact fees and future Parks & Recreation budget
339 appropriations. There is the possibility that no future monies will go into the coffer and
340 we could enter into another recession but he feels these things are unlikely.

341

342 Vice Chairman Ward also asked Public Works Director Mark Nielsen what infrastructure
343 needs are looming that need to be funded at this time.

344

345 Mr. Nielsen responded he looked at what infrastructure needs there are in the next 10
346 years and stated these are only general fund items.

347

- Two traffic signals on 600 West that are next to the railroad tracks.

348

- Several alleys and utilities East of the Logan Temple that have been in
349 disrepair for several years.

349

350

- Sidewalk and ADA corners.

351

- The connection of 600 West to 800 West on 400 North.

352

Total cost for all these projects is 10 million dollars.

353

354 Vice Chairman Ward said he is just not comfortable that we are spending this money in
355 the best way. He is not opposed to trails in any way but is not ready to approve this
356 money going towards trails when there are other projects that have a higher priority.

357

358 Chairman Daines feels the Council has short changed Parks infrastructure in the past and
359 the trails proposal is infrastructure for the Parks.

360

361 Councilmember Simmonds said this is an opportunity for Logan City to implement a
362 very important part of the General Plan which talks about connectivity and trails for
363 citizens. We rarely have the opportunity to complete something like this and get it all
364 done at the same time. We will always have traffic lights that need to be replaced and
365 ADA corners and sidewalks that need repair. It's very difficult to systemically work on a
366 trail and actually completing the trails will make us be a part of something bigger. She
367 said it's very nice to have citizens here tonight in support of something we can do for the
368 future.

369

370 Councilmember Quayle said he too is concerned about are we spending money where we
371 shouldn't and can the money be spent somewhere else. He wished more people would
372 have attended the public hearing several months ago when the budget was approved. He
373 feels the money has been saved and is for a specific purpose and this money will
374 complete the trail system.

375

376 Councilmember Olsen feels that Vice Chairman Ward has addressed very good concerns
377 but tonight we have the opportunity to complete the infrastructure, make a statement
378 about our health and the beauty of our City and he feels it's time to move forward.

379

380 Vice Chairman Ward asked if the proposed resolution can be amended in regards to
381 property purchases.

382 Councilmember Olsen responded if the City does not have opportunity to move forward
383 with some of these property purchase then it will not occur. If the property purchases
384 cannot be made then the money will go back into the reserves. He is not prepared to
385 “micro manage” this component and if needed would like Russ Akina to come back to
386 the Council if the property purchases cannot be made.

387
388 **ACTION.** Motion by Councilmember Olsen seconded by Councilmember Simmonds to
389 **approve Res. 13-73** as presented. Motion carried unanimously.

390
391 **PUBLIC HEARING - Consideration of a proposed zone change from Neighborhood**
392 **Residential Outer Core (NROC) to Mixed Residential Medium (MRM) for 1.32**
393 **acres at approximately 275 East 100 North for an Assisted Living Center; TIN: 05-**
394 **020-0022 – Ordinance 13-75.**

395
396 At the September 17, 2013 council meeting, Community Development Planner Amber
397 Reeder addressed the council regarding the proposed zone change. She stated there are
398 single family residences at 1061 and 1073 North 400 East that were constructed in 1950.
399 The property along 1000 North has some agricultural structures but is primarily
400 undeveloped and has been used for horse pasture. The Logan-Hyde Park canal is an open
401 canal at approximately 300 East that flows North. The subject property is surrounded by
402 primarily single family residential development. The subdivision to the North was
403 constructed in 1978. To the East is the Morningside Square Subdivision that was
404 developed in the late 1940’s. Residents on the South side of 1000 North were constructed
405 in the 1950’s and 1960’s. There are two (2) four-plexes to the West of the property that
406 were built in 1963.

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

417
418 The proponent is proposing to pipe the Logan-Hyde Park Canal and provide open space
419 across the easement. The canal company will have to review and approve the proposal
420 and construction.

421
422 Ms. Reeder added the MRM zone does allow for other uses and additional multi-family
423 zoning is not desirable for the Adams Neighborhood. Staff recommended that the
424 proponent provide a development agreement that can be recorded indicating notice would
425 be given if the property is sold or if the project does not move forward, the property could
426 be rezoned back to single family usage. The proponent agreed to the development
427 agreement.

428

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

435
436 On August 22, 2013, the Planning Commission recommended that the Municipal Council
437 deny a request to rezone a 1.32 acre area at approximately 275 East 1000 North from
438 Neighborhood Residential Outer Core (NROC) to Mixed Residential Medium (MRM)
439 with a vote of 3-1.

440
441 There were three letters from Logan citizens submitted to the Planning Commission
442 voicing concern of the zone change. There were also 11 citizens that commented at the
443 Planning Commission public hearing with the concern that if this zone change were
444 changed it could lead to other zone changes in adjacent properties, traffic was a concern.

445
446 Chairman Daines opened the meeting to a public hearing.

447
448 Marilyn Griffin, Adams Neighborhood Council Chair – She said the Neighborhood
449 Council is not happy about the proposed zoning. The proposal for an Assisted Living will
450 not enhance the neighborhood and is not compatible with the neighborhood. She said the
451 single family residential areas have been designated and these areas need to be protected.
452 She feels the proponent, Craig Champlin was aware of the zoning when he purchased the
453 property and it's his responsibility to build something compatible with the current zoning.
454 The Planning Commission denied the request and she encouraged the Council to also
455 deny the request and maintain the integrity of the neighborhood.

456
457 Craig Pettigrew - He has lived in Logan for the past 34 years in the area of the proposed
458 zone change. He feels the developer bought the property knowing what the zoning was
459 and it does not follow the General Plan.

460
461 Richard West - He lives in the neighborhood of the proposed zone change. He stated
462 when Councilmember Simmonds served on the Planning Commission she asked for a
463 traffic study and asked if that has been done. He said a commercial project is not a good
464 fit for the neighborhood and feels a rezone should not take place.

465
466 Councilmember Simmonds responded a traffic study is not related to the rezone and is
467 only related to the development.

468
469 Dallas Holmes – He is a resident in the neighborhood of the proposed rezone and has
470 been for the past 25 years. He strongly encouraged the Council to oppose the proposed
471 rezone. The neighborhood only wants single family dwellings in this area.

472
473 Ryan Reeves – Mr. Reeves is a representative of the developer of this project. He said a
474 lot of the discussion has been what the impact will be to the neighborhood. The developer
475 is not planning a high rise building but are asking to build a 36 bed Assisted Living
476 Center.

477 Craig Champlin – Mr. Champlin is the owner of the property. When he purchased the
478 property, the current zoning was not in place and there was one vehicle to development
479 that was taken out of the zoning which is the opportunity to do a planned unit
480 development which is what he would prefer. He would like the Council to consider
481 reinstating that zoning. From the beginning he planned to build a planned unit
482 development but he no longer has that opportunity. As far as the other piece, he is trying
483 to find something that will work and be the best use for the property. He feels the impact
484 will be very low to the neighborhood.

485
486 Susan Williams – She supports the property owner and feels he should be allowed to do
487 what he wants this his property.

488
489 Vernon Parent – He said there are access problems with this property and they need to be
490 addressed.

491
492 Jan Nyman – She stated the neighborhood wants this area to remain single family.

493
494 Andrew Sumedeni – He lives in the neighborhood of the proposed rezone and asked the
495 Council to deny the request for the rezone.

496
497 Ralph Dunn – He complimented Craig Champlin for his developments and said they are
498 always clean and nice. He said if the homes don't sell what is the enforcement of them
499 staying as single family. He asked the Council to be on the side of the citizens and
500 enforce the rules of having a single family dwelling. He is against the rezone in this area.

501
502 There were no further public comments and Chairman Daines closed the public hearing.

503
504 Councilmember Quayle said he has empathy for Mr. Champlin and agreed that his
505 developments are very nicely done. He wished there could be more developments similar
506 to the ones that have been built on 1100 North that will attract families to live and stay in
507 Logan.

508
509 Planner Amber Reeder clarified that Staff recommended approval of the proposed rezone
510 to the Planning Commission and the City Council and that decision is based on the fact
511 that the project is an Assisted Living Center. The Planning Commission recommended
512 denial to the City Council.

513
514 Councilmember Olsen said like it or not, Logan is going to grow and Logan City as with
515 other communities will need to determine a long term analyses of how we are going to
516 grow whether it is outwards in urban sprawl or upwards and densify, there are no other
517 choices. He wants to be sensitive to neighborhood input and feelings without falling into
518 the "not in my backyard" notion. At some point things have to be put in each
519 neighborhood and we need to share the wealth/burden in each neighborhood. There is
520 not an easy answer and he has a lot of respect for and is impressed with Mr. Champlin's
521 projects and knows any project he does will be done well. The question still remains is
522 this an appropriate use for this area.

523

524 Vice Chairman Ward said Logan City shoulders the burden of about 75% of multifamily
525 housing and because of that it creates a situation where families are reluctant to move
526 into core neighborhoods to stay and raise families. In his opinion, we need that stability
527 to strengthen the core neighborhoods and create an area where people want to stay.
528

529 Councilmember Olsen stated it does feel that Logan is sharing a disproportionate share of
530 multifamily dwellings but if we say to developers, "Logan has their share" and we send
531 them to other communities, those residents living in the County will then drive into
532 Logan which will create air quality issues.
533

534 Councilmember Simmonds referred to the General Plan and said it's important to note
535 that in the General Plan process there were areas designated as single family, multifamily
536 and commercial. To "hopscotch" through that decision making process negates the
537 feeling the neighborhoods have of participatory peace. They are the ones that are invested
538 in the neighborhoods and they were told that it would be single family. She feels we need
539 to honor what they were told and that it remains single family.
540

541 **ACTION.** Motion by Councilmember Quayle seconded by Councilmember Simmonds
542 to **deny Ord. 13-75** as presented. Motion carried unanimously.
543

544 **PUBLIC HEARING – Consideration of a proposed resolution approving an**
545 **adjustment of Compost Facility Products – Resolution 13-71.**
546

547 At the August 20, 2013 council meeting, Carl Francis, Environmental Department
548 Landfill Manager addressed the council. He said the Green Waste Facility operations are
549 currently subsidized by the Landfill and revenues generated from the disposal of refuse.
550 Although we have made significant strides in diverting green waste materials from the
551 landfill and promoting the sale of products that are produced at the facility, it is the desire
552 of the Environmental Department to continue moving the Green Waste Facility towards
553 financial sustainability. The more financially sustainable a program is the more likely it
554 will weather broader local and national financial downturns. For this reason and with
555 years of analyzing related product value the proposal is to raise the fee on the products as
556 follows:
557

558 **Existing Product Price Adjustment**

Product	Old Fee/yard	New Fee/yard
559 Compost	\$17.00	\$20.00
561 Premium Wood Chips	\$12.00	\$15.00
562 Medium Wood Chips	\$10.00	\$12.00
563 Fire Wood	\$5.000	\$10.00/cord

564
565 **New Product**

Product Type	Proposed Fee
567 Bagged Compost	\$1.50/bag
568 Colored Wood Chips	\$30.00/yard

569
570 Chairman Daines opened the meeting to a public hearing.
571

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

573

574 **ACTION.** Motion by Councilmember Quayle seconded by Vice Chairman Ward to
575 **approve Res. 13-71** as presented. Motion carried unanimously.

576

577 **WORKSHOP ITEMS.**

578

579 **Budget Adjustment FY 2013-2014 appropriating: \$54,400 funds received from the**
580 **State of Utah for the Willow Park Zoo operating expenses; \$386 for a grant**
581 **awarded to the Police Department for the purchase of a bullet proof vest; \$32,730**
582 **for a grant awarded to Parks & Recreation for their After School Program; \$38,990**
583 **for the reimbursement of wildland fire deployments (Black Mountain Fire and State**
584 **Fire PNHUH5); \$10,000 for a grant awarded to the Police Department for the**
585 **Operation Crosswalk Enforcement Program; \$3,000 for restricted employee**
586 **donations for the employee fund – Resolution 13-78 – Richard Anderson, Finance**
587 **Director.**

588

589 Finance Director Richard Anderson addressed the Council regarding the proposed budget
590 adjustments. He said that most of these are grants and reimbursements.

591

592 This will be an action item and public hearing at the October 15, 2013 council meeting.

593

594 **Consideration of a proposed resolution approving the Adam's Neighborhood**
595 **Specific Plan – Resolution 13-76 – Russ Holley, Planner.**

596

597 Planner Russ Holley addressed the Council regarding the proposed resolution. He said
598 this is an attempt to the very first Neighborhood Specific Plan. The process began over
599 two years ago and multiple open houses, steering committees and surveys have been
600 conducted. The primary goal of the Adams Neighborhood Plan is to promote a strong
601 sense of community by identifying and implementing changes that will enhance and
602 instill stability and confidence in the Neighborhood. Main points for the Plan are zoning
603 stability, infill, how we deal with infill, the number of rentals, rental property
604 maintenance and appearance of rental property, grandfathering, sidewalks, traffic safety,
605 commercial services, possible mixed use development and Temple area historic district.
606 The Plan covers numerous different areas including housing, zoning, commercial, public
607 services, transportation, historic resources and concludes with an implementation chapter
608 that outlines ways to implement the goals and objectives of the Plan. The Plan could
609 essentially take 10-15 years and at that time will be reassessed evaluated.

610

611 Councilmember Ward commented there is nothing binding with the proposed Plan but
612 serves as a reference for the Neighborhood.

613

614 Mr. Holley responded that is correct.

615

616 Councilmember Quayle said there are 25 action items/recommendations for the Plan and
617 only two involve neighborhood participation. He asked shouldn't there be a
618 recommendation that forms a Special Assessment District to address some of the

619 sidewalk problems. He also feels there should also be a recommendation to clean up
620 neighborhoods.

621

622 Chairman Daines referred to Page 8, Public Services and Facilities which reads, "Provide
623 park space suitable for college-age residents near student populations and strategically
624 coordinate with the upcoming USU Open Space Master Plan for better network
625 synchronization." She has a concern about designating a particular category for park
626 space and designating a special population. She suggested it be reworded to read,
627 "provide additional park space for the neighborhood".

628

629 She referred to the Zoning Map on Page 12. The new zone designations have been
630 approved and will simplify the map. She suggested the Council can adopt the
631 Neighborhood Plan with the provision that the new zoning map will be in place once it
632 has been updated.

633

634 Page 36 - One of the bullet points refers to streetscape improvements completed by
635 Logan City. She suggested additional wording be added that these were Special
636 Assessment Areas on Main Street, the City paid 50% and the businesses paid 50% and if
637 they were to continue it would be under the same arrangement.

638

639 Page 40 - Regarding street trees, it indicates there are gaps with trees in the Adams
640 Neighborhood. The Council allocated \$10,000 in the Forestry budget for trees and she
641 suggested that if the Plan is adopted it would be a good place to direct those resources.
642 Also, go through the City and plant new trees in the older neighborhoods.

643

644 Councilmember Olsen referred to Page 2 which identifies the various neighborhoods and
645 lists the population in the Adams Park Neighborhood as 12,600. He asked how this
646 compares with other neighborhood populations.

647

648 Mr. Holley responded this is a highly, densely populated neighborhood so the population
649 is slightly higher than other neighborhoods in Logan.

650

651 Mr. Holley will work with the Adams Neighborhood to make the suggested changes from
652 the City Council.

653

654 This will be an action item and public hearing at the October 15, 2013 council meeting.

655

656 **Consideration of a proposed ordinance vacating portions of the Public Right-of-**
657 **Way along the North and East sides of 1450 West at the corner of 2100 South in**
658 **Logan, Utah – Ordinance 13-77 – Russ Holley.**

659

660 Planner Russ Holley addressed the Council regarding the proposed ordinance and stated
661 this is a request to vacate portions of a certain right-of-way located on the North and East
662 sides of 1450 West at the corner of 2100 South where the current right-of-way does not
663 follow the curve of the street. This is the Spring Creek subdivision and the adjacent land
664 owner, River Cove, LLC agrees to maintain the property and absorb it into the abutting
665 five single family residential building lots. He stated the developer has installed sidewalk
666 and underground power in the area. The property has changed hands and the new

667 developer would like to make larger lots and reduce the right-of-way so it follows the
668 alignment of the curve. Mr. Holly has talked with Logan City Light & Power and the
669 Street Department and they can move the conduit and power lines adjacent to the
670 sidewalk. Payment of the relocation costs have not been discussed with the developer at
671 this time and Mr. Holley will report back to the Council on this issue. The sidewalk will
672 remain inside the right-of-way and he will also find out if the developer is planning to
673 pay for the sidewalk. The building lots do become larger with the proposed changes and
674 currently no homes have been built on the property, they would all be front loaded lots.

675
676 Chairman Daines said she doesn't have a problem entertaining the idea of vacating the
677 property if the developer pays all the costs.

678
679 Public Works Director Mark Nielsen said the developer did not want anything except
680 what is on the other side of the existing sidewalk. The Public Works Department only
681 wants the 8ft park strip and the developer made it very clear that he was not going to pay
682 for the relocation of the sidewalk.

683
684 Chairman Daines asked do we have to relocate the sidewalk.

685
686 Mr. Nielsen responded the Public Works Department is familiar with this subdivision and
687 there are serious issues with what has happened in the past. If they don't maintain the
688 area he would rather have less property than more and he feels if the sidewalk matches
689 the curb that would be best. Mr. Nielsen said that City Attorney Kymber Housley stated
690 when we vacate property we are not allowed to charge and it automatically goes to the
691 adjoining property owner.

692
693 Mr. Holley added the right-of-way was exacted in 2007 so we cannot buy it back. If it
694 were a core area then the City can receive compensation on the vacation.

695
696 Councilmember Simmonds feels we should give the developer what he asked for and not
697 more which is everything on the other side of the sidewalk.

698
699 Mr. Holley will provide the Council with additional information regarding this proposed
700 vacation.

701
702 This will be an action item and public hearing at the October 15, 2013 council meeting.

703
704 **OTHER CONSIDERATIONS.**

705
706 No other considerations from the Council were discussed at tonight's meeting.

707
708 **ADJOURN.**

709
710 There being no further business to come before the Council, the meeting adjourned at
711 7:45 p.m.

712
713
714 Teresa Harris, City Recorder