

2
3 Minutes of the meeting of the Logan Municipal Council convened in regular
4 session on Tuesday, October 15, 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, City Attorney Kymber Housley and City Recorder Teresa Harris.
12

13 **OPENING CEREMONY.**

14
15 Logan Municipal Council Chairman Holly Daines gave the opening thought and led the
16 audience in the pledge of allegiance.

17
18 Chairman Daines welcomed those present. There were approximately 22 citizens in the
19 audience at the beginning of the meeting.
20

21 **Meeting Minutes.** Minutes of the council meeting from October 1, 2013 were
22 reviewed and approved with minor changes.
23

24 **Meeting Agenda.** Chairman Daines announced there will be four public hearings
25 at tonight's council meeting.
26

27 **Meeting Schedule.** Chairman Daines announced that regular council meetings
28 would be held the first and third Tuesdays of the month at 5:30 p.m. The next regular
29 council meeting is Tuesday, November 5, 2013.
30

31 Councilmember Herm Olsen asked to be excused from the November 5, 2013 Council
32 meeting.
33

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

35
36 Todd Edwards addressed the Council. Mr. Edwards lives on 100 South, two blocks West
37 of Logan High School. He is concerned about the design on 100 South with the proposed
38 remodel of the High School and the closure of 100 South. He feels it does not represent
39 the best design for the area. He feels that 100 South keeps his neighborhood connected to
40 downtown and the entire City. He also feels that closing 100 South would put more
41 traffic on residential streets. He also feels if the Council were to close 100 South it would
42 set a bad precedent and the road would be impossible to get back. He asked the Council
43 for their thoughts on this issue.
44

45 Chairman Daines explained the process of closing 100 South. She said there are several
46 steps that need to be taken. First, the Logan City School bond that is currently on the
47 November 5, 2013 ballot would need to pass; the School District would then need to
48 come to the City with a formal plan and proposal. A traffic study would need to be

49 completed which could take 30-60 days and then public hearings will be held. She stated
50 it's too early at this time for the Council to take a position on this issue until all of the
51 items mentioned are completed.

52
53 Councilmember Olsen said he recently spoke with Superintendent Marshall Garrett about
54 other scenarios for making improvements to Logan High School. Councilmember Olsen
55 feels that a lot of schools have concerns about classroom space and they bring in
56 temporary trailers for classrooms for several months until the new School or remodeling
57 work has been completed. He agrees there is a concern about closing 100 South and he is
58 troubled with this notion unless there really isn't another alternative.

59
60 Councilmember Quayle said there is also a concern of students crossing 100 South.

61
62 Councilmember Simmonds said if Utah State can maintain safety with pedestrian's
63 crossing on 700 North, Logan High can also make crossing on 100 South work. She said
64 we need to get the word out that this is a process and there will be public hearings, this is
65 not a "done deal".

66
67 Mr. Edwards addressed the Council again and presented them with a petition from the
68 neighborhood against the closure of 100 South.

69
70 Councilmember Daines asked those in the audience, how many are also concerned about
71 the closure of 100 South. There were 18 in the audience that stood and said they were
72 concerned about the closure of 100 South.

73
74 Ann Geary, Member of the Logan City School Board addressed the Council. She
75 expressed her appreciation for those residents who are in attendance at tonight's meeting.
76 She said a meeting was held with the neighborhood and designs were presented showing
77 the closure of 100 South. This is not the final design and the School District is looking at
78 other options. She feels the neighborhood was listened to and there are no final
79 architectural plans at this time. There have been students that have been hit crossing 100
80 South and several near misses. The marked crossing across 100 South was removed and
81 the School Board has asked if the marked crossing can be replaced. Logan High needs
82 more space for parking. If people are against the closure of 100 South that is not a reason
83 to vote against the upcoming bond.

84
85 Chairman Daines said to the School Board's credit, they have gone out to the
86 neighborhood regarding the closure of 100 South and the proposed design. The
87 neighborhood's concerns have been heard.

88
89 Councilmember Ward stated there were other plans other than the closure of 100 South.

90
91 Ms. Geary said there are other plans and different options. There have been no final plans
92 for Logan High; architectural design plans will not be ready until July 2014.

93
94 Councilmember Olsen said that personally, he is in favor of the bond and increasing the
95 school levy. He feels they both should be approved. He asked Ann Geary to convey to

96 Superintendent Garrett to look at the possibility of the West and South expansion of
97 Logan High and the temporary use of classrooms in trailers.

98
99 Chairman Daines said the closure of 100 South will ultimately come back to the Council
100 for approval and there will be public hearings on this issue.

101
102 Council Candidate Jess Bradfield addressed the Council and said the Council gives
103 people a limit of three minutes but a few weeks ago the Council allowed only two
104 minutes and he feels that is not enough time allowed for comments on a public hearing,
105 especially when it's a larger item. He feels more than two minutes should be allowed.

106
107 **MAYOR/ STAFF REPORTS.**

108
109 **Board Appointments – Mayor Randy Watts.**

110
111 Mayor Randy Watts asked for ratification of the following three new appointments.
112 Channah Marie Freeman – Parks & Recreation Advisory Board – 3 Year Term
113 John Hansen – Golf Course Advisory Board – 3 Year Term
114 Garrett Smith – Planning Commission – 4 Year Term

115
116 **ACTION.** Motion by Vice Chairman Ward seconded by Councilmember Simmonds to
117 approve ratification of Channah Marie Freeman as presented. Motion carried
118 unanimously.

119
120 **ACTION.** Motion by Councilmember Olsen seconded by Vice Chairman Ward to
121 approve ratification of John Hansen as presented. Motion carried unanimously.

122
123 **ACTION.** Motion by Councilmember Quayle seconded by Vice Chairman Ward to
124 approve ratification of Garrett Smith as presented. Motion carried unanimously.

125
126 **COUNCIL BUSINESS.**

127
128 **Meet the Candidates Night** – A Meet the Candidates Night will be held on Monday,
129 October 21, 2013 at 6 p.m. in the Logan City Hall Council Chambers. Mediators will be
130 the Cache Valley Radio Group and the Utah League of Women Voters. The public is
131 invited and encouraged to attend.

132
133 **Early Voting** – Early Voting will be held at the Logan City Hall building beginning
134 Tuesday, October 22, 2013 through Friday, November 1, 2013 during regular office
135 hours, 8:00 a.m. until 5:00 p.m.

136
137 **ACTION ITEMS.**

138
139 **PUBLIC HEARING - Budget Adjustment FY 2013-2014 appropriating: \$54,400**
140 **fun**d

144 **(Black Mountain Fire and State Fire PNHUH5); \$10,000 for a grant awarded to the**
145 **Police Department for the Operation Crosswalk Enforcement Program; \$3,000 for**
146 **restricted employee donations for the employee fund – Resolution 13-78 .**
147

148 Finance Director Richard Anderson addressed the Council regarding the proposed budget
149 adjustments. He said that most of these are restricted funds, grants and reimbursements.
150

151 Chairman Daines opened the meeting to a public hearing.
152

153 There were no public comments and Chairman Daines closed the public hearing.
154

155 **ACTION.** Motion by Vice Chairman Ward seconded by Councilmember Quayle to
156 **approve Res. 13-78** as presented. Motion carried unanimously.
157

158 **PUBLIC HEARING - Consideration of a proposed resolution approving the**
159 **Adam’s Neighborhood Specific Plan – Resolution 13-76 .**
160

161 At the October 1, 2013 council meeting, Planner Russ Holley addressed the Council
162 regarding the proposed resolution. He said this is an attempt to the very first
163 Neighborhood Specific Plan. The process began over two years ago and multiple open
164 houses, steering committees and surveys have been conducted. The primary goal of the
165 Adams Neighborhood Plan is to promote a strong sense of community by identifying and
166 implementing changes that will enhance and instill stability and confidence in the
167 Neighborhood. Main points for the Plan are zoning stability, infill, how we deal with
168 infill, the number of rentals, rental property maintenance and appearance of rental
169 property, grandfathering, sidewalks, traffic safety, commercial services, possible mixed
170 use development and Temple area historic district. The Plan covers numerous different
171 areas including housing, zoning, commercial, public services, transportation, historic
172 resources and concludes with an implementation chapter that outlines ways to implement
173 the goals and objectives of the Plan. The Plan could essentially take 10-15 years and at
174 that time will be reassessed evaluated.
175

176 Chairman Daines opened the meeting to a public hearing.
177

178 Adams Neighborhood Council Chair Marilyn Griffin addressed the Council. She said it
179 has been an interesting process to work on the Adam’s Neighborhood Plan. She said a
180 lot of work has gone into the Plan and she appreciates the assistance from the Community
181 Development Department. She agrees with Chairman Daines that the Plan is a “living
182 document” and things can be considered even after the plan is adopted. This is not a
183 perfect Plan but a lot of hard work has gone into working on it and trying to address all
184 the aspects of the Adam’s Neighborhood. She does feel there are things that need
185 attention in the Plan but feels it’s a good starting point. She said the concern now is that
186 the Plan is not placed on a shelf but is used to continually improve the neighborhood.
187 She said there were well over 100 people that attended a recent meeting regarding the
188 Plan and they are very excited and are looking forward to implementing future ideas.
189 Everyone needs to work together to make the Plan work. She thanked the Council for
190 their interest and the Community Development Department and hope they can utilize this
191 as a living document.

192
193 There were no further public comments and Chairman Daines closed the public hearing.
194
195 Councilmember Olsen said he feels this is a great start and he is impressed with the
196 efforts of the Adam's Neighborhood, Logan City employees and everyone involved. His
197 only anxiety is that it be treated as a living document and changes are made as time goes
198 along.
199
200 Vice Chairman Ward asked for clarification and said the Adam's Neighborhood is
201 comprised not only of single family but there is a lot of multifamily and a significant
202 portion of commercial development in Logan, specifically retail. He referred to Page 7 of
203 the Plan and said it talks about not increasing the commercial footprint. He feels we need
204 to clarify that we have empty land in commercial areas that could be developed
205 commercially and he would not want to see this document restrict areas where it would
206 be appropriate.
207
208 Councilmember Simmonds responded that to her it reads that plans for expanding would
209 be evaluated if a proposal came forward.
210
211 Councilmember Quayle said regarding sidewalk repairs, if the neighborhood wants
212 repairs they should come up with a plan as a neighborhood of how they should be
213 repaired.
214
215 Councilmember Simmonds said she is impressed with the Plan and writing all of this
216 down has made everyone involved focus on the issues. The community is now involved
217 to help us all to remember it and do something about it in the future. She looks forward to
218 other neighborhoods in Logan City completing their Plan.
219
220 **ACTION.** Motion by Councilmember Olsen seconded by Councilmember Quayle to
221 **approve Res. 13-76** as presented. Motion carried unanimously.
222
223 **PUBLIC HEARING - Consideration of a proposed ordinance vacating portions of**
224 **the Public Right-of-Way along the North and East sides of 1450 West at the corner**
225 **of 2100 South in Logan, Utah – Ordinance 13-77.**
226
227 At the October 1, 2013 council meeting, Planner Russ Holley addressed the Council
228 regarding the proposed ordinance and stated this is a request to vacate portions of a
229 certain right-of-way located on the North and East sides of 1450 West at the corner of
230 2100 South where the current right-of-way does not follow the curve of the street. This is
231 the Spring Creek subdivision and the adjacent land owner, River Cove, LLC agrees to
232 maintain the property and absorb it into the abutting five single family residential
233 building lots. He stated the developer has installed sidewalk and underground power in
234 the area. The property has changed hands and the new developer would like to make
235 larger lots and reduce the right-of-way so it follows the alignment of the curve. Mr. Holly
236 has talked with Logan City Light & Power and the Street Department and they can move
237 the conduit and power lines adjacent to the sidewalk. Payment of the relocation costs
238 have not been discussed with the developer at this time and Mr. Holley will report back
239 to the Council on this issue. The sidewalk will remain inside the right-of-way and he will

240 also find out if the developer is planning to pay for the sidewalk. The building lots do
241 become larger with the proposed changes and currently no homes have been built on the
242 property, they would all be front loaded lots.

243
244 Mr. Holley said he, Mike DeSimone and Public Works Director Mark Nielsen met with
245 the proponent last week and discussed the sidewalk alignment and the right of way
246 vacation line. The meeting ended with the understanding that the developer would pay for
247 the sidewalk relocation as well as the electrical service relocation. The right of way line
248 would be left the way it is now and the sidewalk would come out to an 8' offset to the
249 curb.

250
251 Vice Chairman Ward said the principle concern from the last Council meeting was Logan
252 City would have to pay for the relocation of the sidewalk and moving the electrical
253 system.

254
255 Mr. Holley said the proposed project is in the Spring Creek Village Subdivision located
256 at 2200 South 1300 West. The road curves but the right of way goes straight. In the
257 proposed drawing it shows the alley goes behind the lots which are proposed to be
258 vacated. This is a very narrow frontage.

259
260 Logan City Attorney Kymber Housley added these are private alleys and not public
261 alleys.

262
263 Chairman Daines said the main concern is the property will have to be maintained by
264 Logan City.

265
266 Mr. Holley said the adjacent property owners are responsible for the maintenance. The
267 purpose was to create a more uniform streetscape and provide better access to the home
268 owners. The property owners have also been encouraged to share a driveway to access
269 their property.

270
271 Chairman Daines opened the meeting to a public hearing.

272
273 There were no further public comments and Chairman Daines closed the public hearing.

274
275 Councilmember Simmonds asked can we require the developer to pay for the relocation
276 costs.

277
278 Mr. Housley responded yes, the property being vacated was originally the property
279 owners so they are ultimately vacating what was theirs originally. This is a new
280 development so the developer is required to install the infrastructure which includes
281 moving the sidewalk. The developer has agreed to move the sidewalk and pay for the cost
282 of the electrical service relocation. The only thing the Council is approving is the
283 proposed vacation.

284
285 **ACTION.** Motion by Councilmember Quayle seconded by Vice Chairman Ward to
286 **adopt Ord. 13-77** as presented. Motion carried unanimously.

287

288 **PUBLIC HEARING – Municipal General Election – Consideration of a proposed**
 289 **resolution approving polling locations and poll workers for the November 5, 2013**
 290 **Municipal General Election – Resolution 13-79 – Teresa Harris, City Recorder.**
 291

292 City Recorder Teresa Harris addressed the Council and presented the proposed polling
 293 locations and poll workers for the November 5, 2013 General Election. City Hall has
 294 been added as a Voting Center and more poll workers have been added since the Primary
 295 Election. The following are the Voting Centers/polling locations.
 296

Precincts	Logan City Voting Centers
All Logan precincts	Riverwoods Conference Center (access from 100 East; parking in terrace) 615 S Riverwoods Parkway Logan, UT 84321
All Logan precincts	Lundstrom Student Center 1295 E 1000 North Logan, UT 84341
All Logan precincts	Central Stake Center 1255 N 600 East Logan, UT 84341
All Logan precincts	Logan River Golf Course Clubhouse 575 W 1000 S Logan, UT 84321
All Logan precincts	Willow Valley Church 825 N 200 West Logan, UT 84321
All Logan precincts	Cache Stake Center 250 W 1200 North Logan, UT 84341
All Logan precincts	Logan City Hall 290 North 100 West Logan, UT 84321

297
 298 **ACTION.** Motion by Vice Chairman Ward seconded by Councilmember Simmonds to
 299 **adopt Res. 13-79** as presented. Motion carried unanimously.
 300

301 **WORKSHOP ITEMS.**
 302

303 **Budget Adjustment FY 2013-2014 appropriating: \$300,000 to move appropriated**
 304 **funds from the Parks & Recreation Trails capital project account to the debt service**
 305 **account \$37,867 reimbursement from the State of Utah, wildland deployment for**
 306 **the Lodgepole Fire – Resolution 13-82 – Richard Anderson, Finance Director.**
 307

308 Finance Director Richard Anderson explained the proposed budget adjustment.
 309

310 This will be an action item and public hearing at the November 5, 2013 council meeting.
 311

312 **Consideration of a proposed ordinance amending the Zoning Map of Logan City**
313 **and Title 17 of the Land Development Code of Logan City, Utah creating a West**
314 **Gateway Overlay Zone – Ordinance 13-80 – Mike DeSimone, Community**
315 **Development Director.**
316

317 Community Development Director Mike DeSimone addressed the Council regarding the
318 proposed ordinance. He stated the proposal is to amend the Land Development Code to
319 create a West Gateway Overlay Zone to replace the Gateway Zone along Highway 30,
320 and rezone the above parcels from Gateway to a mixture of Public, Industrial, and
321 Commercial Services. This specific request is for the West Gateway Overlay which
322 originates at 1400 West and follows Highway 30 westerly to the City boundary. The
323 proposed West Gateway Overlay would encompass those lands within 600' of either side
324 of the highway.
325

326 Staff finds that the proposed amendments will enable Logan City and landowners within
327 the gateway corridors to focus more on form and design rather entirely on specific uses.
328 Staff recommended that the Planning Commission forward a recommendation of
329 approval to the Council for their consideration.
330

331 Councilmember Olsen asked if the Ellis and Woodruff Neighborhood Council and the
332 Chamber of Commerce have been involved in this process.
333

334 Mr. DeSimone responded the Neighborhood Council has not been asked for their
335 approval but they were notified of the Overlay Zone and were asked for any comments
336 they might have. The Chamber of Commerce has not been notified.
337

338 Councilmember Olsen asked Mr. DeSimone to again talk with the Neighborhood
339 Council's of these two affected areas and to also contact the Chamber of Commerce.
340

341 Councilmember Simmonds said when the General Plan was adopted there were Gateway
342 Zones and they were all the same. Projects were coming in, especially in the West area
343 that did not fit in the Gateway Zone and the Planning Commission felt they should more
344 carefully define the Gateway Zone and the broader spectrum of uses.
345

346 This will be an action item and public hearing at the November 5, 2013 council meeting.
347

348 **Consideration of a proposed ordinance amending the Zoning Map of Logan City**
349 **and Title 17 of the Land Development Code of Logan City, Utah creating a South**
350 **Gateway Overlay Zone – Ordinance 13-81 – Mike DeSimone, Community**
351 **Development Director.**
352

353 Community Development Director Mike DeSimone addressed the Council regarding the
354 proposed ordinance. He explained that this proposal is to amend the Land Development
355 Code to create a South Gateway Overlay Zone to replace the Gateway Zone along
356 Highway 89/91, and rezone the 68 parcels from Gateway to a mixture of Commercial,
357 Commercial Services, Recreation, Public, and Industrial. This specific request is for the
358 South Gateway Overlay which originates at the Union Pacific Railroad right-of-way
359 (East of Park/1700 South intersection) southwest along SR 89/91 to the City boundary

360 (3200 South). The proposed South Gateway Overlay would encompass those lands within
361 500' of either side of the highway.

362
363 Staff finds that the proposed amendments will enable Logan City and landowners within
364 the gateway corridors to focus more on form and design rather than entirely on specific
365 uses. Staff recommended that the Planning Commission forward a recommendation of
366 approval to the Council for their consideration.

367
368 Chairman Daines said if Logan doesn't set the example when it comes to the Gateway
369 Zones then others won't as well.

370
371 Mr. DeSimone said at some point in the future we will need to address other design
372 issues.

373
374 Chairman Daines said we really need to look at the setbacks carefully and if we want to
375 preserve the corridor from Logan to Wellsville we need to carefully consider everything.

376
377 Councilmember Olsen said he agrees with Chairman Daines and a lot of effort and
378 planning has gone into the South Corridor Plan. He would really hate to weaken and not
379 protect this area that comes into Logan and Cache County. He agrees we need to
380 carefully analyze this area.

381
382 Mr. DeSimone added that none of the other cities have adopted a plan.

383
384 Chairman Daines said she would like to work towards getting the other cities to
385 implement and formally adopt a plan.

386
387 Vice Chairman Ward feels we need to face reality that if we remove all of the ability for
388 commercial development we have essentially said, that we are not going to grow
389 anymore.

390
391 Councilmember Olsen said the effort was not to preclude development but to control it
392 and control access directly off the highway so there are appropriate access roads and
393 placement of roads that are compatible with the visual attractiveness. Not restrict or limit
394 but make sure it is compatible which he feels is critical.

395
396 Chairman Daines said she is not opposed to a Gateway Overlay but she wants to look at
397 the specifics of the setback in terms of the South Corridor Plan.

398
399 This will be an action item and public hearing at the November 5, 2013 council meeting.

400
401 **OTHER CONSIDERATIONS.**

402
403 No other considerations from the Council were discussed at tonight's meeting.

404
405 **ADJOURN.**

406

407 There being no further business to come before the Council, the meeting adjourned at
408 6:35 p.m.

409

410

411 Teresa Harris, City Recorder

DRAFT