

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, February 15, 2022, 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](https://www.youtube.com/channel/UCFLPAOK5eawKS_RDBU0stRQ)

Council Members present at the beginning of the meeting: Vice Chair Ernesto López, Councilmember Amy Z. Anderson, Councilmember Tom Jensen, and Councilmember Mark A. Anderson. 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.

Participating via Zoom: Chair Jeannie F. Simmonds.

Excused: City Attorney Kymber Housley.

Vice Chair Ernesto López, welcomed those present. There were approximately 5 in attendance at the beginning of the meeting.

**OPENING CEREMONY:**

Nelda Ault-Dyslin, Community Service Coordinator of the USU Val R. Christensen Service Center gave the opening ceremony and led the audience in the pledge of allegiance.

*I've been thinking lately about the idea of legacy. I work in the Val R. Christensen Service Center at Utah State University, which is a physical space based on the legacy of someone who was committed to students giving service to the community. What are other legacies that people aspire to? Do we all want a building named after us, and have something like that for people to remember us? Or do we want to change policies so that people will live differently in the future? Do we want our legacy to be that people talk about us after we're gone?*

*I've been thinking about what you as city council members or the mayor might want to be your legacies. All my thoughts kind of settled down into the fact that the legacy of most of us will come through the work that we do in our own families and neighborhoods, where we interact with children and the other people who will step into the future that we're preparing for them. I found a poem that I would like to share (shout out to Karen Clark and her people from the Logan Library who've worked so hard and made it so I can still check out a book of poetry in times such as these!). It's called "Creation Stories," by Barbara Kingsolver, in her collection called How to Fly (in Ten Thousand Easy Lessons).*

**Meeting Minutes.** Minutes of the Council meeting held on February 1, 2022, were reviewed and approved with no corrections.

**Meeting Agenda.** Vice Chair Ernesto López announced there are four public hearings scheduled for tonight's Council meeting.

**ACTION. Motion by Councilmember A. Anderson seconded by Councilmember Jensen to approve the February 1, 2022, minutes and approve tonight's agenda. Motion carried by roll call vote.**

**M. Anderson: Aye**

**A. Anderson: Aye**

**Jensen: Aye**

**Lopez: Aye**

**Simmonds: Aye**

**Meeting Schedule.** Vice Chair Ernesto López 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, March 1, 2022.

#### **QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:**

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

John Shivik, a resident of Logan commented on the last Council meeting that discussed the possible issues with power for the upcoming summer. He asked if there had been any feedback or progress since the last council meeting. There are potential present and future problems with the ENCHANT program and requests that the Council carefully reviews alternative options. There is the concern of growing infrastructure and does not want the quality of life to go down, because the city keeps growing. He requests that the council keep that balance in mind as we go forward.

Mayor Daines clarified for the public that there are no power outages predicted or brownouts. Although, there may be an increase in the power surge charge.

Patrick Belmont from Logan thanked the Council and staff for all that they do. Mr. Belmont expressed his concerns regarding the ENCHANT program. Further damage to the future of our children will only occur and it is up to the adults to lessen that impact. Ignoring any environmental and climate impact, the proposal is a risky gamble. What will the city do if the program is not viable or no longer viable? Moreover, there is nothing clean about this technology nor is it financially viable. Their ability to produce power for the price that has been quoted is dependent on a high stable price of oil. The price of oil is extremely volatile. There are far too many contingencies that do not make it a good fit for the city.

Paul Rogers, a resident of Logan teaches Environmental Science at USU. Mr. Rogers addressed the budget stating that budgets are not two-dimensional, there are different types of budgets. The budgets of the future need to be carefully considered especially that of the health and safety of our children. It is imprudent to agree to a 15-year contract with the ENCHANT project without exploring alternate options.

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

#### **MAYOR/STAFF REPORTS:**

##### **Board Appointments (Planning Commission) – Mayor Daines**

Mayor Daines asked the Council for ratification to appoint Sara Doutré and Eldon Peterson to serve on the Planning Commission. Both of which are new appointments.

**ACTION. Motion by Councilmember A. Anderson seconded by Councilmember A. Anderson to approve ratification of Sara Doutré and Eldon Peterson as presented. Motion carried by roll call vote.**

**M. Anderson: Aye**

**A. Anderson: Aye**

**Jensen: Aye**

**Lopez: Aye**

**Simmonds: Aye**

##### **State of the City – Mayor Daines**

*Good Evening,*

*I'm honored to be here again to provide a status report with my annual State of the City address. Several of us had Elections in November, and that's always a good way to check in with the silent majority. The voters sent a report card which said, "You're doing a good job, keep it up!" That was reassuring. We're on the right path.*

*As a reminder, my goals as Mayor have always been:*

*First, exercise fiscal responsibility as we provide all the varied services our citizens expect and that make Logan a great place to live.*

*Second, revitalize Downtown, to build on the assets of our historic city and invest for the next fifty-plus years.*

*Third, upgrade aging infrastructure and invest in new.*

*Fourth, continue to connect and expand our trails and parks, which add so much to our quality of life.*

*Our fiscal health is excellent. In spite of the challenges of the coronavirus pandemic, our local economy has fared well. Our budget is balanced, we have excellent reserves in all critical funds for a rainy day, and this current fiscal year we allocated more money towards capital and infrastructure projects than ever before.*

*That said, as we begin to prepare budgets for the coming fiscal year, we are facing some unknowns. Our unemployment rate is the lowest in the entire country, putting pressure on wages. Inflation is also affecting our nation, both citizens' pocketbooks and city budgets. Recent unanticipated changes to the availability of power purchased by the city may affect citizens and businesses this summer and next. We will budget cautiously going forward.*

*Infrastructure is a very important priority, but with inflationary budget pressure and our desire to prioritize wage increases for employees, we will likely see a smaller — though we hope still significant — amount budgeted for capital projects this year.*

*After much planning and hard work, we have finally begun long-envisioned projects based on our goals for Downtown revitalization. The Center Block Plaza is underway with the Emporium now demolished. New construction will begin in May. The programmed plaza will be a great amenity for citizens of the valley, a wonderful gathering place to make our city more active and pedestrian-friendly and to draw people downtown year-round. It will also benefit our economic development efforts and our tax base. We had wonderful*

*private support from individuals and foundations who saw value in the project, and last year we raised a total of \$2,150,000 in private funds toward the public plaza. We are so grateful to our generous, community-minded donors led by the Laub Family Foundation's \$1M gift.*

*Our Economic Development Director has been busy, and we will soon be selling Plaza 45 and 41, which will return additional revenue to the project, put those buildings back on the tax rolls, and allow private enterprise to put in a restaurant which will enhance the plaza.*

*The City has assisted efforts to increase housing downtown which brings activity, helps with the shortage of affordable housing and encourages housing density where infrastructure is available, employment is nearby, and many services are walkable – all important items to consider as our valley grows and we try to drive less to enhance our air quality.*

*After years of planning, demolition of the old library is also underway, with new construction to begin mid-April. Our library staff worked tirelessly to get the library packed up, and we had great assistance from many other departments in getting them moved to a new temporary location at the Service Center. It was a great example of teamwork with everyone working together, and we appreciate those employees at the Service Center and our Library employees who have all made adjustments to squeeze in together for eighteen months during construction, as it will keep the library open for limited services and save the city \$100,000.*

*After crews demolish the old Library, they will move across the street to take down the burned-out Army Navy building and dilapidated muffler shop which the city purchased a few years ago with funds from the redevelopment agency. Those buildings have been an eyesore on Main Street and 300 North for years! We will use that space as a staging area for library construction and are in discussions with a developer about a possible future project on that corner.*

*The new \$150M wastewater treatment plant, which serves seven cities, is finished and in the testing phase. It was completed on time and under budget, a major accomplishment for a massive, multi-year project. The Environmental Enterprise Fund has hired a number of new employees to run that very technical facility, and we appreciate their work as well.*

*We will have a ribbon-cutting this spring for those that would like a tour. Another project we've been working on is a new fire station to replace our 50-year-old main station, based on our concern about seismic issues and functionality. After considering nearly a dozen potential locations over the course of eighteen months, we are acquiring property on the northwest corner of 100 East and 200 North and have just received proposals back for station design. We expect to start construction by fall.*

*Another big accomplishment this past year was creating the Kunzler Conservation Easement to protect 47 acres along the Logan River and provide additional trails and permanent public access. That was also a team effort with our staff from Parks, Public Works, Legal and Community Development all pitching in along with help from the Logan River Task Force. We completed the nearly \$1M easement purchase almost entirely with grant funding.*

*In everything we do as a city, we appreciate and acknowledge the efforts of our many employees and their consistent efforts day in and day out which result in clean water always flowing from our taps, the sewer flowing away, the lights on 24/7, garbage and recycling picked up on time, tree branches from unexpected major storms hauled away by the streets department and damaged trees on city property trimmed by our forestry crews. The streets are always cleared of snow and kept in good repair, including the massive yearly project of chip and seal on our roads. It may not be your favorite project, but it keeps our roads in good condition and saves tax dollars in the long run.*

*Help is always available from the Police, EMS and Fire personnel when an emergency arises, or simply when a citizen assist is requested. Our fleets and shops employees ensure our crews have the vehicles they need in good working order to take care of business, and we rotate those vehicles regularly on a program which saves the city considerable funds on both acquisition and maintenance.*

*During this ongoing Covid crisis, the golf course continued an already positive revenue trend and easily broke all past revenue numbers. Our parks and trails have seen a huge increase in citizens using our wonderful outdoor amenities and our staff has continued to apply for a number of grants to help fund projects. On the recreation side, they added some new indoor, non-competitive programs and sponsored*

*community events downtown for Halloween and Christmas, adding to our sense of community. Our forestry crew installed the holiday decorations which make things look festive for all of us. We opted to keep the wicker deer and lights on until Valentine's Day to brighten up our long winter nights, so those will now get put away until next year. The parks crews also clear many miles of trails and sidewalks each winter to keep us moving all winter long while the streets departments focuses on the roads.*

*Our parks staff, shorthanded this past summer like several other departments due to labor shortages, continued to keep things operating smoothly, and also dealt with massive branch cleanup on our trails and parks.*

*Our GIS department – which maps all pipes and infrastructure citywide -- did a big project for parks this year and digitally mapped all the sprinklers, piping and cemetery lots in our 53-acre cemetery as we begin work on a new cemetery master plan. Once planned, we will work in phases to automate the cemetery sprinkling system, a massive and expensive effort. It will also include planning for a Columbarium, which houses cremains, and is much less expensive than an entire cemetery plot.*

*The parks staff and I have worked with the respective neighborhood councils and have developed two new park master plans. These are significant parks with large areas, so we will begin to develop them in phases, over a number of years, as we can allocate funding and leverage grant opportunities. One will be a regional legacy park of 150 acres – a recreational amenity on the site of the landfill which is being closed after 60 years of service. I like the idea of turning trash into treasure – a park for our citizens to enjoy.*

*The second new master planned park is the Foothill Park and will be a natural area of open space of about 30 acres with native plants and trails on the East bench. Both new plans will feature large sections of low-water usage areas. These are big dreams with big price tags, so as I mentioned, we will move slowly... but the first step is to have a vision, then a plan and a cost estimate. We have taken that step. Open space, trails and recreational space will have even greater value as we continue to grow.*

*Given our serious drought situation this year, we prioritized water conservation in our parks and other city-controlled areas and encouraged it throughout the city. We were pleased with the way our citizens responded. We will continue to pay close attention to water conservation going forward and next month you will be seeing new proposed ordinances from our community development department to facilitate water conservation city wide.*

*In other water news, a major infrastructure project in the water department replaced a large section of old and leaky water line in Canyon Road. They are currently rebuilding the Crockett well to ensure culinary water redundancy. A new ten-million-gallon water storage tank is under design, to be built in the next several years. The water crew was another one which was particularly shorthanded this summer, and when we had a couple of major leaks, those employees worked long overtime hours to get things fixed.*

*Our Fire and EMS personnel, even after wrapping up CCEMS and separating from the county, still handled almost the same number of calls for service with city growth.*

*For both our police, 911 dispatchers and fire employees, we continue to work to provide improved mental health services for those first responders who often see trauma, accidents, suicides and fires, things that most of us will never deal with. We truly appreciate their service and quiet, behind-the-scenes heroics. Our 911 staff provide that seamless interface so critical calls get answered with professionalism and skill.*

*Our Police are focused on community outreach and building relationships with a variety of groups and constituencies across our city. They are always working to protect our community, and among other things, I am impressed by the number of DUI drivers they consistently get off the road to make our city safer. With our growth, our crime has also increased to a certain degree, so they are ever vigilant.*

*The engineering department in public works has been focused for several years on improving city transportation infrastructure with the major project of connecting 100 West to US 89/91 with a new bridge over the Logan River at 100 West and new road from 500 South to the highway. This \$11M project, for they are currently mobilizing, has*

*involved tremendous effort, with long term planning, multiple property acquisitions and major grants applied for and received. We appreciate significant grant funding through the Cache Metropolitan Planning Organization and the Council of Governments, which comes from the quarter percent transportation sales tax we all pay to improve roads county wide. As part of this project, and working with the Gateway Development, we are adding public trail along the river and under the new bridge.*

*That will tie in nicely to the new Main Street pedestrian underpass at 600 South which will be designed this year and constructed next spring, after the city applied for and received a \$4.1M grant from UDOT. This safe connection for bikes and pedestrians under Main Street will connect 17 miles of city trail east and west of Main, through the lovely river restoration and trail done by Wasatch Properties from Main to 100 East, on which the city and the Logan River Task Force partnered with grants, RDA funds and private dollars.*

*Another goal to help traffic flow is to improve the city's East/West corridors. The focus this year and next will be major work on 1000 North, from about 50 East to 250 West, including a stop light at 200 West. Improvements will also be made on 1000 North at 1000 West, where the new COSTCO is being built, and eventually at 600 West. On 1800 North, we will improve the intersection at 600 West and install a traffic signal. The two projects just mentioned on 600 West are dependent on resolving our litigation with the railroad over their unreasonable demands for crossing maintenance fees. There is some state legislation currently under consideration that may help us with the railroad.*

*I'm sure you're also pleased the dangerous intersection at 700 North & Main Street has been straightened out and fixed. The city succeeded in getting UDOT to work with us to complete that project, and we appreciate their cooperation.*

*Community Development, which includes the building department, had a very busy year. In addition to approving an ever-increasing number of plans and permits, building inspections and handling enforcement for code violations, they handle business licensing and are working to offer that service online. The first phase, with Landlord licenses, should be implemented this summer. They also manage our fledgling Public Art*

*Master Plan. We are currently contracting for two murals in parks this summer by professional artists, a fun project to add character to our city.*

*Our Light & Power department is building two new substations to serve our city and its growing power needs and completed a new circuit to handle significant added capacity required for the new water treatment plant. We've had some major business expansion and additional residential load as well. Through UAMPS, we did purchase 5 MW of solar power from the Red Mesa Solar Project on the Navajo Nation in southern Utah. That resource was supposed to be online and available to help with our peaking power needs this July, but they've had Covid-related supply chain issues and it won't be complete until December, so that contributed to our concern about summer loads and power cost.*

*We've signed up for 5 MW of solar from the Steel II solar farm, located near Plymouth Utah. It's still in the design phase, but we hope to add that renewable capacity by fall of 2023. We've also signed a power purchase agreement for 5 MW with the San Juan Solar Project, of which 2.5 MW includes battery storage capacity, which would extend solar power to cover some of our peaking power needs from 5-9 pm. But that project has no specific timeline right now, and all renewables must be balanced with baseload power when the renewables aren't producing. Securing baseload power at reasonable prices has been a challenge of late.*

*Our Renewable Energy Conservation Advisory Board expanded into the Renewable Energy Sustainability Advisory Board, or RESAB, to include resource conservation and emissions reduction. We received a grant for a pilot project to test a small-scale battery system for Logan Light & Power that could eventually help balance variable renewable energy as battery technology develops. We completed our first carbon emissions study for the City to provide data to help make future decisions and added solar panels to the new Logan Library design. Our sustainability coordinator has begun implementing the plastic waste management plan for Logan businesses and she managed a commercial lighting incentives program which saved enough energy to power 55 average homes for a year and provided 104 incentives for smart thermostats and/or air conditioning. We continue to look for ways to add renewable power to our portfolio.*

*Our legal team also runs our safety and risk management programs and those efforts are paying good dividends. Our city is 32% safer than other cities in the state, which translates into lower insurance premiums. The finance department is another key part of our team and oversees the critical task of tracking and managing city finances, including the utility billing department. They help us meet that number one goal of managing city resources wisely. The IT department keeps our technology operating smoothly – another of those behind-the-scenes, but very necessary, departments.*

*The city recorder ran a successful election with dedication and professionalism, and the human resources department also supported all of us city-wide. It was an especially challenging year for the HR folks, given our labor shortages. They implemented some creative solutions including ways to recruit and retain employees with flexible scheduling and other ways to show our appreciation.*

*In summary, thank you for allowing me to share this snapshot of some accomplishments of the past year, and some goals for the coming year. I extend a huge thank you to the council members for their support and cooperation. I appreciate our good working relationship and your support of our budget and goals. I'm grateful for teamwork! I look forward to a productive 2022 working with you, the outstanding Executive Team and all our city employees as we serve our citizens and manage their tax dollars wisely to accomplish great things for our beautiful city.*

The Council thanked the mayor for her words and all the efforts of staff.

No further Mayor/Staff Reports were presented.

## **COUNCIL BUSINESS:**

### **Planning Commission Update – Chair Simmonds**

Chair Simmonds reported on the Planning Commission meeting that was held on February 10, 2022. The West Pointe Subdivision rezone, a request of a small parcel with 5 fourplexes on the property to be rezoned to MR-20 to be divided into separate parcels. The planning commission did not agree and recommended a denial of the rezone request. The Hogan subdivision (MR-9) will build a 30-lot single-family subdivision. This is a large pond on the site that will need to be mitigated and be part of the design process. The

Young Trailer and Tractor Sales was approved as a conditional use permit located at 1850 N Main Street.

No further Council Business items were presented.

**ACTION ITEMS:**

**PUBLIC HEARING - Budget Adjustment FY 2021-2022 appropriating: \$2,460 wildland fire reimbursements received; (\$3,000,000); \$980,000 allocation of ARPA grant funds to pay for land acquisition for the fire station project; decrease the water allocation and increase the capital project allocation; \$10,000,000 revenue recognition of the ARPA grant standard allowance – Resolution 22-06 – Richard Anderson, Finance Director**

At the February 1, 2022, Council meeting, Finance Director Richard Anderson presented the proposed budget adjustments to the Council. Mr. Anderson explained that the funds for ARPA must be received into the general fund according to guidance received and then be applied accordingly.

Councilmember Jensen inquired what the decrease in water allocation helped or rather returned to the fund.

Mr. Anderson responded that the water allocation of funds of \$3,000,000 are being reduced and \$980,000 of the funds of ARPA are being moved towards the fire station project. Funds prior to receiving ARPA funds were moved for the proposed project, but with the ARPA funds, the funds are being moved to offset the initial funds of \$3,000,000.

Vice Chair Ernesto López opened the meeting to a public hearing.

There were no public comments and Vice Chair Ernesto López closed the public hearing.

**ACTION. Motion by Councilmember Jensen seconded by Councilmember M. Anderson to approve Resolution 22-06 as presented. Motion carried by roll call vote.**  
**M. Anderson: Aye**  
**A. Anderson: Aye**  
**Jensen: Aye**  
**Lopez: Aye**  
**Simmonds: Aye**

**PUBLIC HEARING - REZONE – Consideration of a proposed rezone of approximately 11.13 acres of property located at 1262 West 2200 South from Resource Consideration (RC) to Commercial (COM) in the Woodruff Neighborhood – Ordinance 22-03 – Russ Holley, Planner**

At the February 1, 2022, Council meeting, Planner Russ Holley addressed the Council regarding the proposed rezone of approximately 11.62-acres (three parcels) from RC to COM along the south side of 2200 South near the intersection of Highway 89/91. The land is being used for agricultural and residential uses with the existing home being built in 1955. Other than two agricultural accessory buildings and two ponds, the property is currently vacant. The Future Land Use Plan (FLUP), adopted in 2008, identifies this property as Commercial (COM). and considering its proximity to the highway, the current low-density residential land use is not a viable long-term solution. As development on these properties is proposed, the South Highway Overlay, sensitive lands, and other constraints will need to be addressed during the design review phase. Being surrounded on two sides by the City of Nibley and existing development, the site layout and circulation will need to account for these issues. With the 2200 South corridor developing rapidly, this property will likely be developed in the near future. Staff is comfortable with the rezone request as this is consistent with the Logan City FLUP and is an appropriate land use considering the context of the area. The rezone is consistent with the existing city pattern of aligning the bulk of commercial zoning along Main Street and Highway 89/91. The only comments received were from Nibley City outlining their concerns about a shared sewer line running through the site and the existing ponds collecting stormwater run-off. These were technical issues and would be addressed during the design review process, but at this time, there is not a pending project. On January 13, 2022, the Planning Commission recommended that the Municipal Council approve the 2200 South Rezone (5-0).

**RECOMMENDED FINDINGS FOR APPROVAL**

1. The Logan City FLUP identifies the area as COM.
2. This area is positioned along Highway 89/91 with commercial uses to the north.
3. Infrastructure and access is located nearby and has the ability to adequately serve the future development of this property.
4. Design incompatibles with surrounding areas can be mitigated through Design Review processes.

Mr. Holley summarized that at present there is no intended project, it is merely a rezone.

Vice Chair Ernesto López opened the meeting to a public hearing.

John Shvik, a resident of Logan asked if there is a reason for the change or for the change of the RC rezone holding area.

Mr. Holley responded that a RC zone can serve as conservation purpose or a holding zone area. RC is a low-density area or prime agriculture lands, but it is also a holding zone for annexed areas with the anticipation that in the future that these lands will be a higher density. Considering the proximity of the highway, this is a holding zone in this scenario.

There were no further public comments and Vice Chair Ernesto López closed the public hearing.

**ACTION. Motion by Councilmember A. Anderson seconded by Councilmember M. Anderson to adopt Ordinance 22-03 as presented. Motion carried by roll call vote.**

**M. Anderson: Aye**

**A. Anderson: Aye**

**Jensen: Aye**

**Lopez: Aye**

**Simmonds: Aye**

**PUBLIC HEARING - Consideration of a proposed resolution to approve fee increases in the Parks and Recreation Department – Resolution 22-04 – Russ Akina, Parks & Recreation Director**

At the February 1, 2022, Council meeting, Parks & Recreation Director Russ Akina addressed the Council regarding several proposed fee increases.

Councilmember A. Anderson reminded the Council that some of the proposed fee increases are to offset the increased costs of staff.

Mr. Akina answered that in most instances as mentioned in the workshop. Like most employers, there is difficulty in hiring and retaining employees.

Councilmember A. Anderson asked if there have been any members of the community who have expressed concerns regarding the fee increases.

Mr. Akina replied that no comments have been made by members of the public.

Councilmember Jensen remarked that most of the increases in fees are rather modest except for pool events which doubled from \$600 to \$1200.

Mr. Akina responded that most of the reservations reach the threshold of the maximum capacity which is \$1200. Considering the costs associated with staff and operations, it is far more prudent with increased costs to see it as per dollar amount for larger groups. There are almost no small reservations and in fact, for this summer, the reservations for this summer are completely booked.

Councilmember Jensen inquired if the reservations would have the new fees attached to them.

Mr. Akina answered that the commitment was made before the fee changes.

Councilmember M. Anderson asked if Mr. Akina could foresee reservations selling out again by next year.

Mr. Akina replied that it will depend on the moisture. Considering the dry season, we had last year and anticipated similar circumstances this year, there is a distinct possibility.

Councilmember A. Anderson requested an explanation as to the difference in fees for residents and non-residents in other areas. There is a concern if the fee being charged is sufficient to cover costs.

Mr. Akina responded that the city has in the past had tiers for residents and non-residents. It is a managing headache, and rather than doing so, staff searched for a common fee to apply to both residents and non-residents.

Mr. Anderson interjected that the Parks & Recreation Department is subsidized by the city and the pool itself is doubly subsidized. The fees are set just for operational coverage.

Mr. Akina clarified that the Parks & Recreation Department has a \$600,000 budget, the fees do not produce anywhere near the revenue to cover actual expenses beyond an operational budget.

Councilmember A. Anderson inquired when the fees will go into effect.

Mr. Akina answered that only pool reservations will go into effect for the year 2023, but all other fees will go into effect as stated in the resolution on April 1, 2022.

Vice Chair Ernesto López opened the meeting to a public hearing.

Dr. Gail Yost, a resident of Logan expressed concerns for children of low-income families especially the youth who can't afford the change in fees. She asked is there a way to accommodate these youth, with a program that would allow them to participate in recreation programs, especially during the summer.

John Shvik, a resident of Logan inquired if the fee schedule reflects the usage of youth participants.

There were no further public comments and Vice Chair Ernesto López closed the public hearing.

Mr. Akina replied that the city has different tiers to address some of the concerns of Dr. Yost. Some of them are in the form of unsupervised activities such as public parks, trails, etc. And have seen increased use in outdoor activities in the last year. Other programs for the youth have not changed. During the summer, there is a program for children, it is a summer camp it is free, and it is staffed. The two sites are booked early on. The same is being seen by non-profits, but every organization is under the same pressure. There is a variety of services available, we cannot cover every need, but we do try.

Councilmember Jensen understood Dr. Yost's concerns, but the city must maintain a balance.

Vice Chair Ernesto López asked how prices at the Recreation Center are in comparison to gyms in the area.

Mr. Akina responded that staff did not do a poll for private gyms, but rather looked at similar services provided by public agencies. Yet considering the proximity of the school district, the facility serves a variety of age groups.

Councilmember A. Anderson thanked Mr. Akina for not raising the fees for family organized activities. Services are still being provided at a reasonable cost as much as possible to all.

**ACTION. Motion by Councilmember M. Anderson seconded by Councilmember Jensen to approve Resolution 22-04 as presented. Motion carried by roll call vote.**

**M. Anderson: Aye**

**A. Anderson: Aye**

**Jensen: Aye**

**Lopez: Aye**

**Simmonds: Aye**

**PUBLIC HEARING - Consideration of a proposed resolution to revise Parking Violation Civil Penalties – Resolution 22-05 – Police Chief Gary Jensen**

At the February 1, 2022, Council meeting, Police Chief Gary Jensen addressed the Council regarding the proposed resolution. He said the Logan City Police Department is the primary enforcement agency for all parking enforcement issues within Logan City. Logan City parking civil penalties have not been adjusted since 2012. As such, Logan Police is proposing an increase and revision to civil penalties for parking violations to be in line revenues. Cost increases over the past nine years have gone up steadily. Additionally, the police department needs to change their software and software vendor for parking enforcement.

The old software vendor does not match the current needs of the city. The new software vendor not only is at a similar price but offers both the citizens and the Police department variable options. An example is the parking permits area, the data of the permit can be viewed on a Parking Officer's phone. The application is much more user-friendly. Currently, there are roughly 300 citations that have yet to be paid. The software company automatically sends a response to the registered owner's address requesting payment.

The current fees are rather minimal in comparison to parking infractions with other cities that are like us such as Ogden, Provo, etc. Provo charges double that of which we charge. Several of the cities have three tiers such as after a certain amount of days the fee will increase. We don't desire to do so but rather simply change the current fee of \$25 to \$35 and a late fine from \$45 to \$55. And unlike three tiers we are still charging less than the possible maximum.

Councilmember A. Anderson remarked that Provo's fees are \$55 vs. our \$35. Provo's handicap parking fee is \$175 vs. our \$125. The fees although they have been raised are significantly below the similar-sized city of Provo.

Chief Jensen said that the fee changes would not go into effect until the new software provider is available.

Councilmember Jensen remarked that members in the Adams neighborhood have commented on the struggle of enforcement in that neighborhood.

Chief Jensen replied that Lieutenant Parslow diligently on a daily basis deal with parking infractions. He also reminded that Council that there are only four part-time parking officers and they try to maintain well-trained employees but request that the public have patience.

Vice Chair Ernesto López asked when the last time that parking violation fees were increased.

Chief Jensen answered that roughly ten years, (2012 to be precise).

Vice Chair Ernesto López opened the meeting to a public hearing.

Keegan Garrity, a resident of Logan, thanked Mr. Anderson for his comment about increasing fees incrementally. The parking law for the winter is for no overnight parking, however, perhaps for drier winters, he asked if the council would reevaluate the ordinance or rather an exception to allow on street parking.

Councilmember A. Anderson responded that the topic had been introduced in December and will be revisited in the spring or summer when there is more information available after this winter.

There were no further public comments and Vice Chair Ernesto López closed the public hearing.

Chair Simmonds said that she believes that the late fee should be higher, but she will abide by the Council's decision.

**ACTION. Motion by Councilmember M. Anderson seconded by Councilmember A. Anderson to approve Resolution 22-05 as presented. Motion carried by roll call vote.**

**M. Anderson: Aye**

**A. Anderson: Aye**

**Jensen: Aye**

**Lopez: Aye**

**Simmonds: Aye**

#### **WORKSHOP ITEMS:**

**Budget Adjustment FY 2021-2022 appropriating: \$1,468,356 restricted Class C Reserves toward the 800 North, 800 West-1000 West and 100 West, 500 South-Hwy 89/91 Projects; \$236,191 a UDOT reimbursement toward Public Works Capital – Resolution 22-07 – Richard Anderson, Finance Director**

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

Chair Simmonds asked for clarification on whether the restricted Class C reserves are a road fund.

Mr. Anderson answered that is correct. These funds are restricted by the State based on the gas tax. These funds can only be used for certain projects.

Councilmember Jensen asked if 800 North and 800 West are part of the Costco project.

Paul Lindhardt, the Public Works Director replied that the location is near Coca-Cola, Schreiber, Dominion Energy, etc. It is two blocks south of the proposed location of Costco.

The proposed resolution will be an action item and public hearing at the March 1, 2022, Council meeting.

**CODE AMENDMENTS – Consideration of a proposed amendments to Chapter 17.08 “Neighborhood Residential Uses”; Chapter 17.11 “District and Corridor Zones Uses”; Chapter 17.37 “Additional Development Standards” and Chapter 17.62 “Definitions” to include standards for short term rentals in Residential and Commercial Zones – Ordinance 22-04 – Mike DeSimone, Community Development Director**

Community Development Director Mike DeSimone addressed the Council regarding the proposed code amendments.

**RECOMMENDATION**

Staff recommended that the Planning Commission recommend approval to the Municipal Council of the proposed amendments to Chapters 17.08, 17.11, 17.37 and 17.62 of the Land Development Code.

**BACKGROUND**

The proposed code amendments define minimum operational standards for Short Term Rentals and what zones they are appropriate to be located in.

**What is a short-term rental?**

A short-term rental, also referred to as a vacation rental, is a transient rental accommodation, typically within a single-family residential dwelling (but not always), that is rented out for a period of time not exceeding 30 days. This short-term occupancy is viewed and regulated differently than a traditional rental (long term occupancy) where the term of rental is longer than 30 days.

The use of short-term rentals has grown in popularity in many locations primarily because of their location and draw, although many communities are experiencing a significant pressure on maintaining affordable housing for residents. Logan is an entirely different rental and attraction market than a Moab or a Park City or even Bear Lake, all of which function more as "designations" due to their proximity to National Parks, significant ski areas, or other outdoor recreational opportunities. The demand in Logan City for short term rentals is not that great and has, over the past few years, remained relatively constant. The typical number of short-term rentals being advertised in Logan on the larger short term rental platforms (vrbo & Airbnb) averages around 25 at any given time which is in contrast to other jurisdictions having thousands of short-term rentals. The Utah State Legislature stepped in a few years ago but failed to provide any real guidance on how a community could, or could not, regulate short term rentals short of legislating that a city could not use the listing platforms as a basis for enforcement.

What are the issues associated with short-term rentals (STR)?

**Pros:**

A short-term rental:

- May contribute supplementary financial assistance to homeowners, especially elderly homeowners on fixed incomes, enabling them to stay in their homes longer;
- Makes efficient use of space in a home that is otherwise empty or may go unused;
- Enable travelers to find less expensive alternatives to a traditional lodging such as a hotel room;
- Provide a unique "experience" for both host's and guests that may not be available in more traditional forms of lodging (e.g., hosting international guests or guests experiencing a unique residential neighborhood);
- Helps property owners maximize the economic potential of their property by renting out unused bedroom space;
- Provide additional lodging during peak demand events;
- Provide an incentive to keeping properties from being blighted; and
- Contribute more money into the local economy as it is believed individuals staying in STR's end up staying longer and spend more money in the communities in which they stay.

**Cons:**

A short-term rental:

- Can have an adverse impact on neighborhood character as the residential nature of a neighborhood changes from long-term neighbors with a vested interest in their neighborhood to short-term or transient "guests" who don't share the same the long-term interest;
- Can create a number of nuisance problems involving loud music, parties, trash, inconsiderate guests, excessive traffic, inadequate parking, and the commercialization of residential properties for private events;
- May not pay their fair share of local taxes (lodging taxes) nor do they have the same licensing, inspection and accountability as do more traditional forms of transient lodging;
- May be problematic in a "college town" in that they could be viewed as a tool to circumvent student occupancy limitations; and
- Can negatively impact the availability and affordability of the housing stock by removing available residential units from the long-term housing market and driving up the cost of existing units as residential values become more commercialized due to the potential revenue.

**What do other communities do?**

The approach to short term rentals is varied. A large number of jurisdictions have not adopted any specific regulations for short term rentals, and as a general rule, prohibit them in the residential zones as they are treated as transient lodging. However, because most jurisdictions operate on a complaint driven code enforcement system, there are probably more short-term rentals operating throughout residential neighborhoods than most jurisdictions realize.

Some jurisdictions permit a short-term rental where the owner/occupant just rents out a spare bedroom of their house while others permit the rental of an entire dwelling without the owner present. Other cities limit the concentration or total number of short-term rentals citywide. For example, the City of Hurricane (UT) permits short term rentals with a limitation that one short term rental cannot be located within 300' of another short-term rentals. In their residential zones, they will only license three (3) short term rentals per 1,000 of population limiting the total number citywide. Park City permits short-term rentals in most of their zones as a permitted or conditional use. Other areas such as Moab have banned them from residential zones altogether as they drive up the price of housing making it unaffordable for many residents to live in certain neighborhoods or communities.

## **Proposed Approach**

The proposed approach is to permit short term rentals in the denser multi-family residential zones (MR-20, MR-30 & CR) and in the commercial zones (TC-1, TC-2, COM, MU, CC & GW), but to prohibit short term rentals in the single-family residential zones and industrial zones. See the following proposed Use Tables:

The proposed language in Section 17.37.130 is as follows:

### **§17.37.130. Short Term Rentals (Vacation Rental)**

A. The purpose of this Section is to establish regulations for short-term rentals to ensure they won't unreasonably reduce neighborhood housing opportunities and to ensure compatibility with surrounding residential uses by minimizing the commercial nature of a short-term rental. These regulations do not apply to hotels, motels, or bed and breakfasts.

**B. General Requirements.**

1. No person, firm, or corporation shall operate or otherwise make available a short-term rental without first obtaining a Logan City business license pursuant to Chapter 5.02 of the Logan Municipal Code.
2. A short-term rental is temporary lodging typically located in a residential dwelling for a fee and for a rental period of less than 30 continuous days. A short-term rental excludes hotels, motels, or bed & breakfast establishments.

**C. Standards.**

1. The maximum occupancy of a short-term rental in the residential zones shall comply with Logan's residential occupancy limitations: residential occupancy of a dwelling unit by a family or no more than three (3) persons at any one time.
2. The maximum occupancy of a short-term rental in the commercial zones is two (2) occupants per bedroom plus two (2) additional occupants.
3. As part of the short-term rental licensing required under LMC Title 5, the owner shall designate a local contact available to respond to the short-term rental within one (1) hour. The contact's name & phone number shall be posted in a prominent place inside of the dwelling together with a copy of the short-term rental license.
4. Each short-term rental in the residential zones shall provide at least 2 off- street parking stalls per residential dwelling unit. Each short-term rental in the commercial zones shall provide at least one (1) off-street parking stall per (2) bedrooms.
5. Recreational vehicles, trailers, boats, ATV's, or similar vehicles shall not be parked on the site or in the public right of way adjacent to the short-term rental.
6. The short-term rental is subject to the City's nuisance ordinances regarding noise, garbage, parking, occupancy, etc., and more than three (3) violations within a calendar year may result in revocation of the short-term rental license.
7. The number of household pets is limited to the number allowed for a single-family home.

8. A short-term rental may not be the subject of multiple rental contracts for the same night or nights.
9. A short-term rental shall comply with all applicable local and State Building, Health, Fire, Safety, and Maintenance Codes.
  - a. Any basement bedroom shall comply with the current Building Codes for egress window size and location in all basement bedrooms regardless of when the structure was built; and
  - b. A short-term rental shall be inspected upon initial license application under LMC Title 5 by both the Logan City Building Official and the Logan City Fire Marshal.
10. Signs are limited to a single sign, no larger than two (2) square feet, and shall be mounted on the building. No sign shall be illuminated. No banners, window signs, posters, flags, exterior lighting, or other attention getting devices shall be permitted. Signs shall not be painted in or on windows and shall not be mounted in a window.

Staff's position on prohibiting short term rentals in single family residential areas is consistent with City policy on trying to maintain and protect the integrity of single-family neighborhoods and with the adopted neighborhood plans. We believe that permitting short term rentals in single family residential areas is not beneficial for the existing residents or for the neighborhood as a whole. As discussed during the Accessory Dwelling Units code amendment process, many of the core neighborhoods have seen a dramatic decline in owner occupancy while the remaining residents deal with the problems and issues associated with long term rentals near a major university (noise, parking, occupancy). Short term rentals could potentially lead to additional degradation and increased problems with parking, occupancy, noise, etc., and could negatively impact Logan's housing market as new home buyers are competing with investors for limited housing stock.

### **STAFF RECOMMENDATION AND SUMMARY**

Staff is concerned about additional impacts to single family residential areas caused by the encroachment of transient housing into core neighborhoods. This draft approach pushes short- term rentals into more intensive zones where the impact is less. Regardless of which applicability option the PC recommended to the Municipal Council, staff recommended that the operational standards discussed above carry forward. They are also proposing an amendment to licensing requirements.

### **GENERAL PLAN**

The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. The allowance for short-term rentals in single family residential areas could lead to further decline in these core neighborhoods and would be contrary to the overall intent of the General Plan. The proposal to limit short-term rentals

in denser zones helps balance the needs/desires of residents living in Logan versus those investors who want to establish a short- term rental for economic gain.

On January 27, 2022, the Planning Commission recommended to the Municipal Council approval of the following Land Development Code Amendments:

Land Development Code (LDC) Chapters 17.08 "Neighborhood Residential Land Uses", 17.11 "District and Corridor Land Uses", 17.37 "Additional Development Standards", and 17.62 "Definitions."

The approach staff presented to the Planning Commission was relatively conservative in where short-term rentals were to be permitted. That approach did not permit short term rentals in the single-family zones nor in the MR-9 or MR-12 zones, permitted them in the MR-20, MR-30 & MR-40 zones provided current occupancy standards were being met, and permitted them in all of the Commercial zones subject to the minimum operational standards. The Planning Commission found that, because the demand for short term rentals is not excessive, the limited demand would have minimal negative effects on the neighborhoods. Their recommendation to the Municipal Council is to permit short term rentals in all zones subject to the operational standards outlined under Ordinance #22-04 (Exhibit C). Planning Commissioners voted (5-0).

Councilmember A. Anderson shared the same concern as Mr. DeSimone regarding occupancy limits in residential areas especially the removal of occupancy laws. She asked Mr. DeSimone for the reason the Planning Commission may have made this determination.

Mr. DeSimone responded that the basis for the Planning Commissions discussion is that in the Cache County area there are not many short-term rentals. The Planning Commission does not believe there will be an increase in short-term rentals. Mr. DeSimone clarified that the perception is different as the Planning Commission does not receive the same number of complaints from their constituents as the City does.

Councilmember A. Anderson expressed great hesitancy in the way the proposed ordinance is written.

Mr. DeSimone replied that the intention was to regularize and if there were any issues then implement harsher restrictions.

Chair Simmonds agreed with Councilmember A. Anderson's sentiments and expressed great concern regarding the decision to permit short-term rentals in higher-density areas.

The ordinance may not be a large issue today, but when it does become an issue there must be a plan in place to rectify the situation.

Mr. DeSimone responded that the intentions were anticipated considering the higher density area.

Chair Simmonds said that the short-term rentals should be 30 days or less, however, the primary concern is how to prevent the continuous renewal of the rental.

Councilmember Jensen asked for further clarification of short-term rental areas. He expressed concerns about absentee landlords and enforcement issues.

Mr. DeSimone answered that short-term would be available in all areas, but there would be specific standards.

Councilmember A. Anderson inquired if the Community Development Department would be able to manage the licensing of short-term rentals.

Mr. DeSimone replied that Community Development has a licensing system that is used for home occupation, ADU's, landlords and rental properties. There would be a fee for issuing a short-term license to ensure that the renters are accountable and understand the restrictions associated for operating a business in the home.

Councilmember A. Anderson said there was a concern from the state legislature in 2018 that stated that cities that ban short-term rentals cannot use VRBO sites to identify individuals who are using them. Would that still hold with the licensing requirements to be utilized to remind the homeowner of the need for a license.

Craig Carlston, Assistant City Attorney responded that the law would need to be reviewed.

Mayor Daines added that the legislature has discussed it and may change the provision as it may be counterproductive with the housing crisis.

Vice Chair Ernesto López inquired if the staff was aware of the increase or number of units on these platforms.

Mr. DeSimone responded that numbers have been consistent for the last 4 to 5 years between 15 to 25 units.

Chair Simmonds asked why in the Commercial zone, are there 2 per bedroom plus 2 additional occupants.

Mr. DeSimone answered that this was in anticipation for a family with children or friends. A reasonable standard was one to three individuals. This would accommodate that number.

The proposed ordinance will be an action item and public hearing at the March 1, 2022, Council meeting.

**CODE AMENDMENTS – Consideration of a proposed amendment to Chapter 7.11 “District and Corridor Zone Use Table” Chapter 17.15 “Development Standards: Public Zone”; and Chapter 17.37 “Additional Development Standards”, to remove RV Parks and Self-Storage Warehousing from the Commercial Services and Industrial Zones and include minimum development standards for RV Parks – Ordinance 22-05 – Mike DeSimone**

Community Development Director Mike DeSimone addressed the Council regarding the proposed code amendments.

**RECOMMENDATION**

Staff recommended that the Planning Commission recommend approval to the Municipal Council of the proposed amendments to Chapters 17.11, 17.15, and 17.37 of the Land Development Code.

**BACKGROUND**

The proposed code amendments define minimum operational standards for Recreational Vehicle Parks and the appropriate zones for placement. The proposed code amendments also remove RV Parks and commercial self-storage from the Commercial Services (CS) and the Industrial (IP) zones (Use Table), and changes Impound Tow Lots in the CS zone from a permitted use to a conditional use.

Currently, RV Parks are permitted in the CS, IP and Recreation (REC) zones while commercial self-storage facilities are conditionally permitted in the CS, IP and Airport zones. In considering vacant land zoned for future industrial development, approximately 38% of the total land area zoned for industrial uses is currently vacant and potentially available for future industrial growth. See table below. Accounting for roadways and wetlands, the 396 acres of vacant lands zoned IP are further reduced by 25% down to approximately 300 acres. Recent projects approved in the IP zone after these numbers were generated further reducing the total vacant acreage by an additional 100 acres (Fed Ex, Costco, Blue Springs).

New uses typically located in the Industrial zones, e.g., manufacturing, fabrication, sales & services, wholesale sales, big box retail, etc., are important for the tax base of Logan and other taxing entities (schools) while also providing important employment opportunities for residents.

Both commercial self-storage facilities and RV Parks are very land consumptive, provide minimal employment opportunities, and provide very little, if any, sales tax benefit. From a community benefits perspective (tax base, jobs), removing these types of uses from the industrial zones is beneficial. The aerial below shows the 1.5 blocks north of 10th North between 6<sup>th</sup> and 10<sup>th</sup> West where Costco and Blue Springs were recently approved and the range of uses located there (planned or existing). There are two commercial self-storage facilities in this 1.5 block area that collectively sit on 32 acres which is approximately 15% of the total land area. These blocks also contain BATC and the Cache County School District's bus yard, both of which generate minimal property taxes but generate significant numbers of jobs. The attraction to these types of uses are the proximity to transportation routes and large tracts of land.

However, the growth and development of the private sector industrial base is what contributes to the tax base of Logan, Cache County, schools, etc. And if we aren't smart about the types of uses going into the IP zone and the amount of land being consumed with minimal tax return or employment benefits, additional industrial growth will require further annexations with an associated expansion of city services.

The changes for the tow impound yards is an aesthetic issue, especially as the CS zone continues to develop with a variety of office uses. It is important to be able to apply additional conditions on a tow impound yard to ensure compatibility with adjacent uses.

### **Proposed RV Park Standards**

We currently have few specific standards for RV park developments. The proposed RV park standards address minimum park size, maximum density, space improvements, setbacks and buffers, parking areas, streets, open space, landscaping, length of stay, signage, and designation of management spaces for long term occupancy. The proposed standards are as follows:

#### **§17.37.140. Recreational Vehicle (RV) Parks**

- A. The purpose of this section is to establish regulations for Recreational Vehicle (RV) Parks to ensure to ensure high quality development while minimizing impacts to adjacent properties.
- B. General Requirements.
  - 1. Minimum Area. The minimum size of an RV park shall be at least three (3) acres.
  - 2. Maximum Density. The maximum number of RV spaces shall not exceed 20 per

acre. Only one (1) RV is permitted per space.

3. Rental Space Improvements. All RV spaces shall be improved with a hardened surface (concrete or asphalt) measuring no less than 10' wide by 40' in length, shall contain, at a minimum, hookups for water, sewer & electricity, and shall contain at least one vehicle parking space per RV site.
4. RV Park Setbacks and Perimeter Buffer Area. All improvements within the RV Park shall be setback at least 25' from all property lines and external roadways. With the exception of the ingress or egress access roads into the park, the 25' setback area shall be maintained as permanent open space.
5. Streets & Parking Areas. All internal streets, roadways and parking areas within the RV park shall be designed to provide safe and convenient access to all spaces and common use facilities, shall be constructed and maintained to allow free movement of emergency and service vehicles at all times, and shall be hard surfaced with either asphalt or concrete. All interior roadways designated for one-way travel shall be at least 15 feet in width while roadways designated for two-way travel shall be at least 24 feet in width. All interior roadways shall be designated for no parking.
6. Open Space. At least 20% of the site shall be designated as open space. Open space excludes any roadways, parking areas, RV spaces, etc.
7. Landscape Requirements. The RV Park shall be landscaped according to the commercial landscaping standards contained in Chapter 17.32.
8. RV Park Management Space. The RV Park may designate one RV space per 20 RV spaces for use by resident park employees who provide on-site maintenance, security, and operations functions, and whose length of occupancy is year-round. If this space is not used by a park employee, it may be rented in accordance with the length of stay limitations in this Section.
9. Length of Stay. The length of occupancy for each RV space shall not exceed 30 consecutive days. However, as part of the Design Review permitting process, an RV park may have up to 20% of their total RV stalls designated and approved for longer term occupancy by the same person(s) for a period not exceeding 180 consecutive days.
10. Recreational vehicles, trailers, boats, ATV's, or similar vehicles shall not be parked on the internal park roadways or in the public right of way adjacent to the RV park.
11. All signage shall comply with Chapter 17.33.

There is also a minor change being proposed to Section 17.15.050 to reflect the minimum 20% of open space required for RV Parks.

## **STAFF RECOMMENDATION AND SUMMARY**

The proposed RV Park standards should help to eliminate any ambiguity when reviewing new parks. The proposed to permit RV Parks in only the Recreation zone links that type of land use within a zone where other, similar uses are located. In addition, removing commercial self-storage facilities from the CS and IP zones will retain land area that could go towards other, more intensive land uses with a greater tax and employment base. Changing how we permit an impound tow yard (move from permitted to conditional use) in the CS zone gives decision makers more latitude in the conditions that should be applied to a future tow yard to help ensure compatibility with neighboring uses. Staff recommends that the Planning Commission forward these proposals on to the City Council for their consideration.

## **RECOMMENDED FINDINGS FOR APPROVAL**

The Planning Commission bases its decisions on the following findings:

1. Utah State Law authorizes 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. The proposed Code Amendments are consistent with the Logan City General Plan.
4. The proposed amendments provide reasonable standards for new RV Parks and clarify appropriate uses in the CS and IP zones.
5. No public comment as been received regarding the proposed amendments.

On January 27, 2022, the Planning Commission recommended approval of the following Land Development Code Amendments:

Land Development Code (LDC) Chapters 17.11 "District and Corridor Land Uses", 17.15 "Development Standards: Public Zones", and Chapter 17.32 "Additional Development Standards."

The proposed changes to the above referenced Chapters removes certain uses from the CS & IP Zones in the District and Corridor Use Table, clarifies open space requirements for RV Parks in the Public & Recreation Zones, and creates standards for new RV Parks. Planning Commissioners voted (5-0):

Councilmember A. Anderson asked where RV parks would only be permitted with the change.

Mr. DeSimone replied that only in areas of Recreation.

Councilmember A. Anderson asked that other areas have multi-level storage more compact would that still be allowed.

Mr. DeSimone answered that the design is not as much of an issue as the usage. A storage unit does not generate sales tax revenue or new jobs.

Chair Simmonds reminded the Council that the Airport overlay zone prohibits certain development types.

The proposed ordinance will be an action item and public hearing at the March 1, 2022, Council meeting.

**OTHER CONSIDERATIONS:**

There were no further considerations addressed by the Council.

**ADJOURNED.** There being no further business, the Logan Municipal Council adjourned at 7:33 pm.

Esli Morales, Deputy City Recorder