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3 Minutes of the meeting of the Logan Municipal Council convened in regular  
4 session on Tuesday, March 4, 2014 at 5:30 p.m. in the Logan City Municipal Council  
5 Chamber, 290 North 100 West, Logan, Utah. Chairman Karl B. Ward conducting.  
6

7 Council members present at the beginning of the meeting: Chairman Karl B.  
8 Ward, Vice-Chairman Jeannie F. Simmonds, Councilmember S. Eugene Needham,  
9 Councilmember Herm Olsen and Councilmember Holly H. Daines. Administration  
10 present: Mayor H. Craig Petersen, Finance Director Richard Anderson, Public Works  
11 Director Mark Nielsen, City Attorney Kymber Housley and City Recorder Teresa Harris.  
12

### 13 **OPENING CEREMONY.**

14  
15 Russ Akina, Logan City Parks & Recreation Director gave the opening prayer and led the  
16 audience in the pledge of allegiance.  
17

18 Chairman Ward welcomed those present. There were approximately 26 citizens in the  
19 audience at the beginning of the meeting.  
20

21 **Meeting Minutes.** Minutes of the Council meeting from February 18, 2014 were  
22 reviewed and approved with minor changes.  
23

24 **ACTION.** Motion by Councilmember Daines seconded by Vice Chairman Simmonds to  
25 **approve the February 18, 2014 minutes as amended and approve tonight's agenda.**  
26 Motion carried unanimously.  
27

28 **Meeting Agenda.** Chairman Ward announced there will be three public hearings  
29 at tonight's Council meeting.  
30

31 **Meeting Schedule.** Chairman Ward announced that regular Council meetings  
32 would be held the first and third Tuesdays of the month at 5:30 p.m. The next regular  
33 Council meeting is Tuesday, March 18, 2014.  
34

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

36  
37 Logan resident Ron Flessner addressed the Council and offered an invitation to the  
38 Council. He serves as the State of Utah Coordinator for the National Day of Prayer which  
39 is scheduled for Thursday, May 1. He invited the Council to attend the Prayer Breakfast  
40 that will be held at the Coppermill Restaurant. He asked the Council to respond to him  
41 directly if they can attend the breakfast.  
42

### 43 **MAYOR/ STAFF REPORTS.**

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46  
47

48 **Board Reappointment – Mayor Craig Petersen.**

49

50 Mayor Petersen asked the Council for ratification of Sara Sinclair to serve on the  
51 Planning Commission, which is a four year term. This is a new appointment replacing  
52 Konrad Lee whose term has expired.

53

54 **ACTION.** Motion by Councilmember Olsen seconded by Vice Chairman Simmonds to  
55 **approve ratification** of Sara Sinclair as presented. Motion carried unanimously.

56

57 **Presentation: Child Abuse Prevention Month – Esterlee Molyneux, Child and**  
58 **Family Support Center.**

59

60 Esterlee Molyneux, Director of the Child and Family Support Center addressed the  
61 Council. She asked the Council for their support of a Proclamation designating April  
62 2014 as *Child Abuse Prevention Month*. She showed a brief video of what the Center  
63 provides for the community. The Center has been in Logan for over 30 years and she said  
64 there is a problem with child abuse in our community. On April 1, 2014 at 12 noon there  
65 will be a kickoff for *Child Abuse Prevention Month*. This event will be held on the steps  
66 of the Historic Cache County building. There will be 297 small pairs of shoes on the  
67 steps representing the victims of child abuse or neglect in our community during 2013.  
68 Last year there were over 4,300 visits to the crisis nursery. The Center has received  
69 CDBG funding in the past to help with ongoing costs and she is so appreciative of this  
70 funding.

71

72 Mayor Petersen thanked Ms. Molyneux for attending tonight's Council meeting. He then  
73 read and signed the *Child Abuse Prevention Month Proclamation* for April 2014.

74

75 **COUNCIL BUSINESS.**

76

77 **Willow Park Zoo Board Report – Troy Cooper, Director.**

78

79 Troy Cooper, Director of the Willow Park Zoo addressed the Council and gave an update  
80 on the zoo. Just over a year ago Willow Park Zoo branched out on its own and began the  
81 new adventure of expanding and energizing the zoo for the public. Over the past 14  
82 months the zoo has implemented many new practices and programs that were well  
83 received by zoo visitors. They built a strong working relationship with the Boy Scouts of  
84 America and had 10 eagle scouts complete projects during the summer. They  
85 implemented a volunteer program which had 27 individuals (adult and youth) participate.  
86 In addition, more than 85 community volunteers assisted with a variety of projects during  
87 the year and the cumulative hours contributed by all volunteers totaled more than 975  
88 hours. They also worked with Utah State University and the BATC Vet Tech Program to  
89 start an internship program, which had more than 15 students participate. The zoo has  
90 recently added two Canadian Lynx, reindeer and they are planning to add new aviary  
91 exhibits where people can feed and interact with the birds. There will be an  
92 *Eggstravaganza* event held on March 29 to celebrate the Easter holiday. There will be a  
93 presentation with rabbits, chicks and other activities. Mr. Cooper expressed his

94 appreciation to Logan City for their help in making the zoo a success and hopes it will  
95 continue.

96

97 **Council Budget Workshop Schedule – Tuesday, May 13 and Tuesday, May 27, 2014**  
98 **beginning at 5:30 p.m. in the Logan Municipal Council Chambers.**

99

100 Chairman Ward announced that Budget Workshops will be held on Tuesday, May 13 and  
101 Tuesday, May 27, 2014 beginning at 5:30 p.m.

102

103 Vice Chairman Simmonds asked for an update regarding the recently approved Dick  
104 Sackett property rezone and the pending deed restriction in relation to the rezone.

105

106 City Attorney Kymber Housley responded the deed restriction it hasn't been completed at  
107 this time. He is waiting to hear back from Mr. Sackett's attorney regarding the deed  
108 restriction but its moving forward at this time.

109

110 **ACTION ITEMS.**

111

112 **PUBLIC HEARING - Budget Adjustment FY 2013-2014 appropriating: \$104**  
113 **donated funds for the K9 Program; \$1,444,176 from General Fund Reserves for the**  
114 **removal of the Logan Golf Course interfund loan; \$337,000 for wetland mitigation**  
115 **and storm water treatment for the 800 North project; \$85,000 for additional canal**  
116 **maintenance and canal water shares – Resolution 14-17**

117

118 At the February 18, 2014 Council meeting, Finance Director Richard Anderson addressed  
119 the Council and explained the proposed budget adjustments.

120

121 \$104 – Donated funds for the K9 Program for the Logan Police Department.

122

123 \$1,444,176 – This is for the removal of the Logan Golf Course interfund loan. The  
124 terminology is the “removal” of the loan, not the forgiveness of the loan. The accounting  
125 for both is identical. Government Accounting Standards dictate that if a loan is not going  
126 to be repaid within a foreseeable amount of time it has to be removed from the books  
127 where its related parties. This doesn't mean it can't be repaid in the future, which is also  
128 his hope, but in the near term the loan will not be repaid. Doing this will reduce our  
129 general fund reserves by 1.4 million dollars but it does remove that loan and will mitigate  
130 our auditors forcing this upon us later.

131

132 \$337,000 – This is for wetland mitigation and storm water treatment for the 800 North  
133 project.

134

135 \$85,000 – Mr. Anderson stated that he has concerns about the storm water treatment  
136 fund. We have reserves of 2.5 million dollars and have appropriated one million dollars  
137 and this is an additional \$450,000 and in his opinion we are at the point where we cannot  
138 appropriate any more from the storm water reserves. Any future capital will need to come  
139 from current operations. We generate about three million in fees per year from this fund  
140 and will need to build this back up in the future.

141  
142 Chairman Ward opened the meeting to a public hearing.

143  
144 There were no public comments and Chairman Ward closed the public hearing.

145  
146 **ACTION.** Motion by Vice Chairman Simmonds seconded by Councilmember Daines to  
147 **approve Res. 14-17** as presented. Motion carried unanimously.

148  
149 **PUBLIC HEARING - Consideration of a proposed ordinance amending Section**  
150 **10.52.270 of the Logan Municipal Code regarding Excessive Noise and Pollution**  
151 **(anti-idling) – Ordinance 14-16**

152  
153 At the February 18, 2014 Council meeting, Councilmember Olsen addressed the Council  
154 regarding the proposed ordinance. He said there are two proposed ordinances in the  
155 Council packet. One is a 7-8 page model ordinance taken from Salt Lake City which was  
156 amended after the State legislature enacted certain restrictions on what municipalities can  
157 do. The shorter 3 page ordinance does the same thing but it simply takes our existing  
158 ordinance and modifies two items which are to reduce the idle time from 3 minutes to 2  
159 minutes and changes the temperature for idling from 32 degrees to 0 degrees. He said the  
160 purpose of the ordinance is not enforcement per say because the State Legislature has  
161 stated that three warnings have to be given before a citation can be given and that would  
162 be very difficult for the police to enforce. The real purpose is to educate and help change  
163 the culture of putting bad things into the atmosphere especially during those times when  
164 the formation of the 2.5 particulate matter triggers, which is below freezing. Also, to get  
165 people alert and aware that it's okay to turn off their vehicle especially during red and  
166 yellow air days. As a community we need to take ownership of our bad air but this is an  
167 effort and "baby step" to alert the community to change the culture and not idle their  
168 vehicles. This proposed ordinance is a very small step toward what we need to do. He has  
169 sent this ordinance to the Logan City School District, RECAP, The Sustainability  
170 Committee at Utah State, Administration at USU, Chamber of Commerce and the  
171 Downtown Business Association, and there has been no opposition to the proposed  
172 amendment

173  
174 Chairman Ward opened the meeting to a public hearing.

175  
176 Logan resident Jean Lown addressed the Council and said for a long time she has worked  
177 to improve the air situation in Cache Valley. She said we need to be more aggressive and  
178 educate people on the issues of idling. She feels that adopting this ordinance will be a  
179 positive step in moving forward and will encourage people not to idle their vehicle. One  
180 suggestion she would make is to look at an aggressive program to educate people and to  
181 include a behavior psychologist to help people change their behavior about idling.

182  
183 Logan resident Paul Rogers voiced his approval of the proposed ordinance. He feels there  
184 is a lot of frustration about our air quality and something needs to be done. He feels the  
185 proposed ordinance will be very helpful and educational.

186

187 Logan resident Jim Goodwin addressed the Council and approves the proposed  
188 ordinance. Although it might not be enforceable, it will help in educating people and  
189 especially children whom we need to protect from bad air.  
190  
191 There were no further comments and Chairman Ward closed the public hearing.  
192  
193 Councilmember Daines said the proposed ordinance is part of an education campaign and  
194 although not really enforceable, she feels it will help people to make a change and she  
195 supports the ordinance.  
196  
197 Chairman Ward said that after attending a recent meeting with the Director of the Bear  
198 River Health Department Lloyd Berentzen, he said there is no question we have an air  
199 quality problem and mobile sources are the main cause of our pollution. Chairman Ward  
200 said he has a hard time, “passing a law, just to pass a law” that really won’t have any  
201 benefit or impact. He felt that Mr. Berentzen agreed. Chairman Ward has done some  
202 research and said it’s still unclear as to which is the biggest problem of either idling a  
203 vehicle at a stop light or turning off and then starting the vehicle again. He is having a  
204 hard time adopting an ordinance that has no enforceability and it seems to him this is  
205 bureaucracy for the sake of bureaucracy and has no benefit in cleaning up the air. He  
206 feels there are better ways to educate the public which is what needs to happen.  
207  
208 Councilmember Olsen said just discussing the ordinance will be helpful and will bring  
209 awareness to the community. He feels that anybody who has a better idea regarding air  
210 quality should come forward, this is a multi-faceted problem. The ordinance will help  
211 create a culture of “turning the key and being idle free.” He feels that Lloyd Berentzen  
212 does support the effort of getting a handle on idling. He said we have to do something  
213 and this ordinance is such a small step. He feels as a community and Council we need to  
214 step up and acknowledge that we have a problem that we are all creating.  
215  
216 Chairman Ward said the health issue is not in question. His issue is passing a law that we  
217 can’t and won’t enforce. We’ve had an anti idling ordinance on the books and it’s been  
218 forgotten and no one has paid any attention to it. He feels we need to look at this from a  
219 more holistic approach rather than do something just to make ourselves feel better.  
220  
221 Councilmember Olsen said Logan City Police Chief Gary Jensen supports the proposed  
222 ordinance and he knows that a lot of citations will not be written. Any changes need to  
223 come from the State Legislature. This is about being a good neighbor, caring for children,  
224 the elderly and those with health issues.  
225  
226 Chairman Ward feels we cannot legislate people’s attitudes and behavior. Forcing is one  
227 thing, encouraging and teaching is another.  
228  
229 Vice Chairman Simmonds said she feels that sometimes an ordinance helps us remember  
230 what we need to do. She is hoping the education piece of this ordinance will help people  
231 be more aware that sometimes its “baby steps” and despite the fact that it’s not  
232 enforceable, it makes a statement by the City of Logan that we are concerned and more  
233 education is needed.

234  
235 Chairman Ward said we can do the same thing by passing a resolution and not go through  
236 the ordinance process. He recently purchased a vehicle that is partial zero emissions. He  
237 learned that starting and stopping his vehicle will create more pollution than if he just lets  
238 it run. He feels there are so many variables and each situation is going to be different.

239  
240 Councilmember Olsen said he talked with Joe Thomas at the Utah Department of Air  
241 Quality regarding stopping and starting of vehicles and he did not think there would be  
242 any notable enhanced vehicle systems deteriorate due to stop/starts. We are helping  
243 people learn that leaving their car running just doesn't work in our community and we are  
244 pouring tons of "gunk" into the atmosphere. He said the two things that are different with  
245 this ordinance are the temperature reduction from 32 degrees to 0 degrees and the idle  
246 time from 3 minutes to 2 minutes.

247  
248 **ACTION.** Motion by Councilmember Olsen seconded by Vice Chairman Simmonds to  
249 **adopt Ord. 14-16** as presented. Motion carried 4-1 (Ward voted nay).

250  
251 Mayor Petersen said everyone agrees that the primary value is educational but is the  
252 education in what was just adopted or something systematically in the future.

253  
254 Councilmember Olsen said the Bear River Health Department is trying to implement an  
255 educational program including information about idling, wood burning stoves, emission  
256 and all efforts that are necessary to address the countywide air quality problem.

257  
258 Mayor Petersen suggested that a message reminder regarding idling can also be included  
259 in the utility bills.

260  
261 ***(Continued from the February 18, 2014 Council Meeting) - PUBLIC HEARING -***  
262 **Community Development Block Grant (CDBG) – Consolidated Plan Community**  
263 **Needs Outreach – Resolution 14-15**

264  
265 The proposed resolution was presented and then continued from the February 18, 2014  
266 Council meeting.

267  
268 CDBG Coordinator James Olson addressed the Council and said the Consolidated Plan is  
269 a five-year strategic plan, required by the US Department of Housing and Urban  
270 Development, that ultimately answers, "What identified community needs will the City  
271 of Logan address over the next five years with CDBG funds." The proposed allocation  
272 for the next five years is the following:

273  
274 **Neighborhood Improvement – 70%**

275 ❖ Infrastructure of facility improvements in each eligible neighborhood, such as  
276 sidewalks, curb and gutter. Park improvements, community gardens, or other  
277 gathering areas. Improved lighting, traffic calming measures, elimination and  
278 prevention of slum and blight.

279  
280 **Other Community Needs – 10%**

281 ❖ Social services, nonprofit, or neighborhood initiatives that address community  
282 needs for low/moderate income residents. This includes: Transitional housing  
283 units, Basic financial management classes, Job training initiatives, Integration of  
284 the immigrant community, senior home care programs, Domestic abuse programs,  
285 Public transit services, Careers providing living wages, Volunteerism programs  
286 and Affordable programming for kids.  
287

288 **Planning & Program Administration – 20%**

- 289 ❖ Community Development Planning Documents (Cache Valley Branding and  
290 Downtown Specific Plan)  
291 ❖ CDBG Program Administration  
292 ❖ Neighborhood Plans  
293 ❖ 400 North Corridor Plan  
294 ❖ Bike/Pedestrian Masterplan  
295

296 Vice Chairman Simmonds asked, over the life of the five year Consolidated Plan does it  
297 have to be an average.  
298

299 Mr. Olson responded the Consolidated Plan is a guide and the percentages can be  
300 adjusted during the five year time period. He recently found out that funding for the  
301 CDBG program will be cut again in the future and funding will become tighter. He  
302 encouraged the Council to look at where we need to focus our funds and we will need to  
303 keep them tight and look at where the funding will do the most good. He feels Logan's  
304 portion of reduced funding will be approximately 5% or a little more. HUD is also  
305 looking at other changes to the CDBG program in the future. He again stated that a  
306 resolution does not need to be approved by the Council tonight and the Council can wait  
307 until May to approve a formal resolution.  
308

309 Chairman Ward clarified that Mr. Olson is looking for guidance from the Council on  
310 what the percentages should be and where they should go over the next five years.  
311

312 Mr. Housley said it's not necessary for the Council to approve a resolution but it might be  
313 helpful to give Mr. Olson something concrete and direction on how to draft a plan. The  
314 issue tonight is the percentages and the Council should decide what they should be.  
315

316 Chairman Ward said the Council needs to give Mr. Olson guidance and flexibility and set  
317 forth a range for the different funding areas.  
318

319 Vice Chairman Simmonds said at the last Council meeting the discussion was to adjust  
320 the range to 5% and she suggested it goes from 65%-70% for Infrastructure and 10% -  
321 15% for Community Needs then it would be closer to what we are discussing.  
322

323 Councilmember Olsen feels we have a duty and obligation to take care of people first and  
324 provide food and shelter. He feels that 15% is an absolute minimum.  
325

326 Councilmember Daines said if we have a range it gives more flexibility which it sounds  
327 like is built in anyway.

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Chairman Ward opened the meeting to a public hearing.

There were no public comments and Chairman Ward closed the public hearing.

Councilmember Daines said she is comfortable with the range of 65%-705%.

Mr. Olson said applications are due Friday, March 14. The applicants are made aware of this information through various forms of outreach such as email, flyers and there will also be an application workshop held on March 6 and March 11.

Councilmember Olsen asked does the Council have the flexibility to address these guidelines on an annual basis.

Mr. Olson responded the Council has the opportunity to address the percentage at anytime. However, to break out of that range much beyond 5% we would need to hold a formal advertising and public comment time period.

Mayor Petersen noted that the CDBG agenda item refers to Resolution 14-15; he suggested that the Council make the motion to approve the resolution with the amendment from Councilmember Daines.

**ACTION.** Motion by Councilmember Daines **to approve Res 14-15 as amended with the range of 65%-70% on significant Neighborhood Infrastructure and 10%-15% on Social Service Non Profits** seconded by Vice Chairman Simmonds as presented.

Motion carried unanimously.

Chairman Ward recognized Logan Scout Troop 367 from the Logan Cliffside neighborhood who are in attendance at tonight's meeting.

**WORKSHOP ITEMS:**

**Consideration of a proposed Zone Change and Future Land use Map Zone Change. Andrea Wilson-Lincoln Ridge Properties LLC/Fraternal Order of Eagles #3114 requests a 2-lot subdivision with a Future Land Use Plan Map amendment from Detached Residential (DR) to Mixed Use Center (MUC) and a rezone of the property from Traditional Neighborhood Residential (NR-6) to Community Commercial (CC) should the pending ordinance be approved; or a Commercial (COM) Zone and a 6,000 SF professional office on 3.0 acres located at 170 West 900 North; TIN 05-047-0037 – Ordinance 14-18 – Amber Reeder, Planner**

Amber Reeder, Planner with the Community Development Department addressed the Council regarding the proposed zone change. She announced the public hearing for this project was scheduled and noticed for March 18, 2014. The applicant is out of town this week and is requesting that the public hearing be continued to the following meeting of April 1, 2014.

375 Ms. Reeder said the subject property is 3 acres at the southeast corner of 900 North 200  
376 West. The site is currently developed on the North with a 6,000 SF building owned and  
377 operated by the Fraternal Order of the Eagles #3114 as a meeting facility. The building  
378 was constructed in 1965 and there is a paved parking area. The southern portion of the  
379 site is a landscape, lawn area. The project includes the subdivision of the property into  
380 two (2) lots with the Eagle's building and parking on the northern 1.41 acres and a 1.5  
381 acre southern lot. The Future Land Use designation and zoning of the property are  
382 requesting to be changed from detached, single family designations to mixed use, limited-  
383 commercial designations. A 6,000 SF professional office is proposed on the new lot.  
384

385 Staff recommends that this property is appropriate for rezoning and permitting for  
386 development of the professional office as proposed. This site has a number of unique  
387 circumstances that meet the intent of the Community Commercial Zone. The Fraternal  
388 Order of Eagles is a legally existing nonconforming facility and there are other non-  
389 residential facilities in the areas such as Kubex and churches. Long-term transportation  
390 plans indicated 200 West as a minor arterial even if a couplet scenario is not implemented  
391 and a 100 West connection is not constructed. The roadway is not ideal for single family  
392 development and residential development would hinder the Public Works Department  
393 from providing for corridor preservation.  
394

395 The specific project proposed is a professional office for a real estate office. The hours  
396 would not negatively impact the neighborhood and landscaping buffers and setbacks are  
397 provided. The applicant has indicated that the traffic impact of their business is minimal.  
398 Traffic would be during business hours and typically by appointment. The design meets  
399 minimum requirements and is not residential in nature but is consistent with other  
400 commercial buildings in the area and proves for an interesting and attractive building.  
401

402 On February 13, 2014, the Planning Commission recommended that the Municipal  
403 Council approve a request to amend the Future Land Use Plan from Detached Residential  
404 (DR) to Mixed Use Center (MUC) and rezone the property from Traditional  
405 Neighborhood Residential (NR-6) to Community Commercial (CC).  
406

407 Councilmember Olsen said he made a visit to the proposed property area and he feels we  
408 need to be as protective as we can for single family but this is not an ideal single family  
409 location. The adjoining uses will make it highly unlikely that it will ever be developed as  
410 a single family area.  
411

412 Chairman Ward agreed and said he also wants to make sure we are not opening this area  
413 to any possibility of multi-family zoning on any of these parcels.  
414

415 Ms. Reeder responded the Community Commercial zoning does not allow for multi-  
416 family uses.  
417

418 Vice Chairman Simmonds said since we are sub-dividing this property is that enough of a  
419 change to require the Eagles Lodge to do some landscaping and bring their streetscaping  
420 up to the current ordinance.  
421

422 Ms. Reeder responded it will be part of development on the site and they will need to  
423 complete sidewalk, curb, gutter and trees in this area. On the South portion of the lot they  
424 will do shared parking with the Eagles so that will also trigger improvements in this area.

425

426 Councilmember Daines said the proponents have worked well with the City in dedicating  
427 the right of way we need to take 100 West to 200 West. She feels this is a great project.

428

429 The proposed ordinance will be listed as an action item on the March 18, 2014 Council  
430 agenda with an indication that it will be continued to the April 1, 2014 Council meeting.

431

432 **Consideration of a proposed amendment to the Land Development Code (LDC)**  
433 **Section 17.40.160 to increase the size of an Electronic Message Display (EMD) from**  
434 **32 SF to 47 SF for large projects with more than 450 ft. of frontage. This project is**  
435 **located at 1051 North Main in the Commercial (COM) Zone; TIN 05-042-0085; 120**  
436 **– Ordinance 14-13 – Russ Holley, Planner**

437

438 Russ Holley, Community Development Planner addressed the Council regarding the  
439 proposed amendment to the Land Development Code. The proposed request is to amend  
440 the Land Development Code (LDC) to allow for larger Electronic Message Display  
441 (EMD) signs on projects with more than 450 linear feet of frontage, and obtain a Design  
442 Review Permit for a new monument EMD sign for the Bridgerland Square (Al's  
443 Sporting) Commercial Center at 1051 North Main Street. The request is to amend the  
444 LDC to allow the EMD portion of a monument sign to increase to 47 SF, and not more  
445 than 66% of the overall signage area, when a project has more than 450 linear feet of  
446 frontage along the adjacent street. For projects containing less than 450 linear feet of  
447 frontage, the current maximum of 32 SF of EMD would remain unchanged.

448

449 The applicant requesting this amendment has expressed the argument that by separating a  
450 large project into smaller projects, one could install multiple EMD signs along the same  
451 amount of street frontage to gain additional exposure. This argument has validity because  
452 staff believes that cleaner and consolidated signage reduces clutter and improves the  
453 City's overall image and appeal. Another argument is that EMD signage is a new and  
454 evolving technology, and that while the EMD section was adopted less than two years  
455 ago, frequent sign code amendments are worth debating.

456

457 On February 13, 2014, the Planning Commission recommended that the Municipal  
458 Council approve a request to amend the Land Development Code to allow large projects  
459 containing more than 450 linear feet of street frontage to increase Electronic Message  
460 Display (EMD) proportional sizes on monument signs in the COM, CS & IP zoning  
461 districts.

462

463 Mr. Holley did some research on some of the different EMD signs in the area. He  
464 referred to the Beehive Grill sign which is 32 SF and is maxed out. The Cache Car Wash  
465 sign on 400 South is 35 SF. The largest EMD sign we have is located at the Pinecrest  
466 Shopping Center which is 45 SF, the proposed Bridgerland Square sign is 47 SF and the  
467 setback would remain the same. He also did research on size of properties projects in the  
468 code and in many cases there are multiple properties and approved as one project. An

469 example would be the Riverwoods area and they would be eligible for the larger size  
470 EMD sign if this code amendment is approved. Other locations are Lowe's and Sam's  
471 Club. They are allowed multiple monument signs but only one can be electronic. Over  
472 the last three years there has been three EMD sign related ordinance amendments debated  
473 at the City, with the last being an adopted sign code amendment on August 7, 2012. This  
474 amendment involved forming a signage committee that included local business owners,  
475 sign manufacturing employees, citizens and City Councilmember's with the goal of  
476 developing a sign code that could satisfy the needs of all interest groups involved. During  
477 these committee meetings it was express by business owners that animation and the  
478 ability to flip through messages (dwell time) relatively quickly was important and that a  
479 compromise could be made on the size. Flashing and excessive brightness was  
480 considered the most offensive impact by the vast majority of the committee. YESCO  
481 employee Michael Freeborg made several presentations and ultimately made  
482 recommendations for an amendment. The outcome of this committee and process has  
483 merit in and of itself, because it shows how interest groups with differing agendas came  
484 together and reached a compromise that became the accepted standard. By amending the  
485 EMD signs code as requested now, it in some ways undermines the efforts of this  
486 committee.

487  
488 Vice Chairman Simmonds asked how Little Caesar's was able to have such a large sign.

489  
490 Mr. Holley responded they were approved prior to the sign code being changed.

491  
492 Chairman Ward said several years ago he attended a planning conference that planners  
493 and planning commission members also attended and one of the sessions was on signage.  
494 He said the point was made that having adequate signage is a benefit to the community  
495 because it helps people find their way around and communities that restrict signage  
496 actually do more harm. Less signage increases traffic congestion because people spend  
497 more time driving around trying to find where they need to go. He feels we need to be a  
498 business friendly community and he feels the larger sign is not egregious.

499  
500 Councilmember Olsen said we also don't want to become Las Vegas "North" and there  
501 needs to be an appropriate balance when it comes to signage.

502  
503 Chairman Ward commented that he knows of three business owners who have relocated  
504 outside Logan simply because of restrictions that Logan City has in place that other  
505 communities don't have. We lose sales tax revenue and are sometimes left with older  
506 infrastructure because these businesses leave the area.

507  
508 Councilmember Needham said this is a 30% increase in signage. He wished he knew  
509 more but the message to him is the bigger the sign, the bigger the business.

510  
511 Mr. Holley said the amendment is only the size of the sign and nothing more.

512  
513 The proposed ordinance will be an action item and public hearing at the March 18, 2014  
514 Council Meeting.

515 **Consideration of a proposed ordinance vacating a portion of 1200 South Highway**  
516 **89-91 – Ordinance 14-19 – Mark Nielsen, Public Works Director**

517  
518 Public Works Director Mark Nielsen addressed the Council regarding a proposed  
519 ordinance vacating a portion of right-of-way commonly known as 1200 South. The City  
520 is desirous to realign the intersection of 1200 South and Highway 89-91 to provide a  
521 square intersection rather than a skewed intersection. The property owner (Todd Johnson)  
522 needed to effectuate said realignment and is willing to dedicate the property to Logan  
523 City in exchange for the vacation of a portion of 1200 South. The realignment of 1200  
524 South has been discussed with the Utah Department of Transportation and they are in  
525 favor of the realignment.

526  
527 Mr. Nielsen also asked the Council about two other proposed vacations in the same area  
528 to make an even right-of-way line and make the road consistent. One of which is Watkins  
529 Printing which they currently grassed and maintain. Watkins previously asked the City to  
530 vacate this area and we are now at the point that we can. There are still utilities in this  
531 area so there will still need to be a utility easement on 1200 South. Watkins could not  
532 build anything in this area but the property would belong to Watkins and they will  
533 continue the maintenance of the property. He feels it make sense that all three properties  
534 are included in the proposed vacation.

535  
536 Mr. Housley said if property is part of a subdivision we can't require them to buy it, State  
537 law requires that it go to the adjoining property owner. If it were adjacent to an originally  
538 dedicated road and they never did own the property then we could seek compensation.

539  
540 Mayor Petersen asked would there be any reason to have the road go through the Watkins  
541 property so it goes straight through.

542  
543 Mr. Nielsen responded the road used to go straight through but it was redesigned to  
544 channel people to the stop light which is the safer route for traffic.

545  
546 The proposed ordinance will be an action item and public hearing at a future council  
547 meeting.

548  
549 **OTHER CONSIDERATIONS.**

550 Mayor Petersen said in today's Herald Journal there was an article about flooding that  
551 occurred in the backyards of homes located in the area of 1200 North. Logan City is  
552 working with the homeowners to resolve the problem.

553  
554 **ADJOURN**

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556 There being no further business to come before the Council, the meeting adjourned at  
557 7:20 p.m.

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559  
560 Teresa Harris, City Recorder