

1 Logan Municipal Council Logan, Utah May 2, 2023

Logan, Utah

May 2, 2023

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, May 2, 2023, 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: Chairman Ernesto López, Vice Chair Amy Z. Anderson, Councilmember Jeannie F. Simmonds, Councilmember Tom Jensen and Councilmember Mark Anderson. Administration present: Mayor Holly H. Daines, City Attorney Craig Carlston, Finance Director Richard Anderson, City Recorder Teresa Harris and Deputy Recorder Esli Morales.

Chairman Ernesto López welcomed those present. There were approximately 25 in attendance at the beginning of the meeting.

## **OPENING CEREMONY:**

Mayor Daines gave the opening remarks and led the audience in the pledge of allegiance. Mayor Daines also read excerpts from the Proclamation for the National Day of Prayer. in and offered a prayer.

**Meeting Minutes.** Minutes of the Council meeting held on April 18, 2023, were approved with amended corrections to specifically state the reason for the continuance of Ordinance 23-10 and Ordinance 23-11 where the Council amended a motion requesting the City file for an immediate downzone for the project.

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

**ACTION.** Motion by Vice Chair A. Anderson seconded by Councilmember Simmonds to approve the April 18, 2023, minutes as amended and approve tonight's agenda. Motion carried by roll call vote.

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A. Anderson: Aye

M. Anderson: Aye

Jensen: Aye

López: Aye

**Simmonds: Aye**

**Meeting Schedule.** Chairman 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, May 16, 2023.

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

43

44 Chairman Ernesto López explained that any person wishing to comment on any item not  
45 otherwise on the agenda may address the City Council at this point by stepping to the  
46 microphone and giving his or her name and address for the record. Comments should be  
47 limited to not more than three (3) minutes unless additional time is authorized by the  
48 Council Chair. Citizen groups will be asked to appoint a spokesperson. This is the time and  
49 place for any person who wishes to comment on non-agenda items. Some items brought  
50 forward to the attention of the City Council will be turned over to staff to respond to outside  
51 of the City Council meeting.

52 Joshua Molitor, a resident of Logan quoted, "If only you made a difference, then you will  
53 make a difference," by Lindsay Fox. He expressed concerns about the state of the economy  
54 and what the Council can do to address it.

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

56 **MAYOR/STAFF REPORTS:**

57

58 **Proclamation: National Day of Prayer – Mayor Daines**

59

60 ***CITY OF LOGAN, UTAH***  
61 ***A PROCLAMATION for a DAY OF PRAYER***

62

63 **WHEREAS:** *Throughout history Americans have lifted up fervent prayers to God on  
64 behalf of our nation. From the first gatherings of our Founding Fathers,  
65 elected officials have prayed and entreated those they serve and represent  
66 to join them in prayer, including the authors of our Declaration of  
67 Independence, who wrote that they, "the Representatives of the United  
68 States of America, in General Congress, Assembled, appealing to the  
69 Supreme Judge of the world..." and carried on to present day in  
70 Presidential Proclamations such as last year's invitation to "join him in  
71 asking for God's continued guidance, mercy, and protection.", and*

72

73 **WHEREAS:** *A National Day of Prayer has not only been a part of our heritage since it  
74 was declared by the First Continental Congress in 1775, but it is a Public  
75 Law established in the United States Congress in 1952 approved by a  
76 Joint Resolution and amended by Congress and President Reagan with  
77 Public Law 100-307 in 1988, affirming that it is essential for us as a  
78 nation to pray and directs the President of the United States to set aside  
79 and proclaim the first Thursday of May annually as a National Day of  
80 Prayer; and*

81

82 **WHEREAS:** *In our state and across America the observance of the National Day of*

**Prayer will be held on Thursday, May 4, 2023, with the theme, "Pray Fervently in Righteousness and Avail Much," based on the verses in James 5:16b, "The effective, fervent prayer of a righteous man avails much. ", and**

**WHEREAS:** Every first Thursday of May on the National Day of Prayer we not only express our faith and exercise our freedom in prayer but unite our hearts and voices in personal prayer and public gatherings throughout our state and across our America with fervent praise, repentance, love, and humble intercession for our neighbor and nation, holding fast to the promises throughout the Holy Scriptures that the Lord hears and avails much as He answers the faith-filled prayers of His people.

**NOW, THEREFORE, I** Holly H. Daines, Mayor, of the City of Logan, do hereby proclaim, May 4th, 2023, as a **DAY OF PRAYER** throughout the City of Logan and I commend this observance to all citizens.

100 **IN WITNESS WHEREOF**, I have hereunto set my hand and to be affixed on this 2<sup>nd</sup> day  
101 of May 2023.

## Proclamation: Kids to Parks Day – Mayor Daines

## *Proclamation*

*Proclaiming May 20, 2023, as Kids to Parks Day in the City of Logan*

108 **WHEREAS**, May 20, 2023, is the thirteenth Kids to Parks Day organized and  
109 launched by the National Park Trust held annually on the third Saturday of May; and

110  
111 **WHEREAS**, *Kids to Parks Day empowers kids and encourages families to get*  
112 *outdoors and visit local parks, public lands, and waters; and*

113  
114 **WHEREAS**, we should encourage children to lead a more active lifestyle to combat  
115 issues of childhood obesity, diabetes, hypertension, and hypercholesterolemia; and

116  
117 **WHEREAS**, *Kids to Parks Day will broaden children's appreciation for*  
118 *nature and the outdoors; and*

119 WHEREAS, Kinder Park, Des Moines, Iowa, is a park in the city of Des Moines,

123 **NOW THEREFORE, I, Mayor, Holly H. Daines do hereby proclaim May 20, 2023,**  
124 **as Kids to Parks Day.**

125  
126 **Budget Presentation FY 2023-2024 – Mayor Daines**  
127

128 ***Mayor's Budget Message for FY24 Budget***  
129 ***Presented to City Council May 2, 2023***

130  
131 *Good evening. For the last several years, it seems there is always something on the*  
132 *economic horizon that provides some uncertainty in the budget process. This year it's the*  
133 *unprecedented inflation our country is experiencing, and whether efforts by the Federal*  
134 *Reserve to control inflation will bring a recession. I recently attended a talk at USU by*  
135 *Randal Quarles, Former Vice Chairman of the Federal Reserve System. Given the rise in*  
136 *interest rates, he was asked if we can expect a recession. His answer was YES... but his*  
137 *prediction was it will be "short and shallow." I wish we had a crystal ball; we shall see.*

138  
139 *At Logan City, our guiding budget philosophy is to budget for revenues conservatively,*  
140 *and we will continue that practice.*

141  
142 *Conservative revenue projections cause us to examine proposed expenditures carefully.*  
143 *Furthermore, when actual results exceed our conservative projections, those funds in*  
144 *turn are dedicated to the next most critical capital project, which further reduces*  
145 *pressure on future operating budgets. Conservative projections pay dividends in the*  
146 *future, while overly aggressive projections can actually borrow from an uncertain future.*  
147 *I am happy to report the proposed budget continues to project revenues conservatively*  
148 *and to scrutinize spending carefully.*

149  
150 *We are doing things a little differently this year in terms of the budgeting process. In the*  
151 *general fund, which is shared by many departments including police, fire, public works,*  
152 *and parks and recreation, as well as all general government services we provide, we*  
153 *have incorporated a more collaborative approach to the Target Based Budgeting*  
154 *principles we have used for many years.*

155  
156 *The goal is to give departments a little more flexibility to address what they see as their*  
157 *most critical budgetary needs. Departments have been asked to examine their budgets*  
158 *even more carefully looking for ways to streamline services and reallocate budgeted*  
159 *amounts, so we might better utilize our scarce resources. While we do not have enough*  
160 *funding for all our needs, let alone our wants, we can still use the resources we do have*

161 to achieve the best results for our citizens and taxpayers. We expect this budget approach  
162 to continue in the general fund for the next several years and hope we can make progress  
163 toward our end goal.

164  
165 With the significant growth our city has experienced over the past few years, one of the  
166 biggest needs is for new employees in several departments. This new budgeting process  
167 has allowed departments to trim other spending in order to add a new employee or to  
168 begin to set aside money to allow for a new employee in future years. Based on those  
169 needs, additional positions in the general fund include the following:

170

171 Police Officer

172 Public Works Inspector Supervisor

173 Parks & Rec; Recreation Ground Maintenance Worker

174

175 As an FYI, we will also be creating a new category in Parks & Rec under the Recreation  
176 Department to track activities in the new Center Block Plaza once it opens this summer.

177

178 Additional positions outside the general fund include:

179 911 Dispatcher

180

181 Our employees are a critical asset for the city and we want to reward and retain them.  
182 Although amounts may vary based on market need and economic conditions, we have  
183 generally budgeted 4 % for Pay for Performance, with additional funding for  
184 administrative and market adjustments in certain departments and divisions.

185

186 One budgetary item with a huge impact on our general budget and on raises is the cost of  
187 healthcare. The increase in our insurance costs for this coming fiscal year is 15 %,  
188 compared to 7 %, and 5 % in the two previous years. Health care premiums for  
189 employees are paid entirely by the city, so that is a significant benefit for employees  
190 which saves them out-of-pocket premiums.

191

192 Other items of note in the budget include a significant impact on the Electric Fund  
193 because of a dramatic increase in the cost of purchased power. The city has applied a  
194 surcharge to all-electric bills since last July. We currently have a Rate Study underway  
195 which will propose appropriate electric rate increases. Until then we are relying on the  
196 surcharge for the difference between the budget price for purchased power and the prices  
197 we are actually paying.

198  
199 *In addition, we anticipate the budget for the Environmental Health Fund will be adjusted*  
200 *during the fiscal year 2024 as we discontinue some services outside the boundaries of the*  
201 *City of Logan. As those services are taken over by the other cities or their contractor and*  
202 *we downsize our operations, the Environmental Health expense budget will be adjusted*  
203 *accordingly.*

204  
205 *In summary, my number one goal as Mayor is wise fiscal management. We are*  
206 *accomplishing a wide variety of capital projects and investments in infrastructure, but we*  
207 *do so in a fiscally responsible way. We will continue to budget conservatively in case we*  
208 *have unexpected impacts on our local economy.*

209  
210 *As Mayor -- along with my outstanding team -- we pledge to do our very best to provide*  
211 *excellent services and quality of life for our citizens as we use our resources wisely and*  
212 *meet the challenges ahead.*

213  
214 *Holly H. Daines*  
215 *Mayor*

216  
217 No further Mayor/Staff Reports were presented.

218  
219 **COUNCIL BUSINESS:**

220  
221 **Planning Commission Update – Councilmember Simmonds**

222  
223 Councilmember Simmonds reported a new daycare located at 624 E 1140 N; the proposal  
224 was discussed. CMPO (Cache Metropolitan Planning Organization) made a presentation  
225 regarding future roads. This is coupled with the new Logan City Master Plan which will  
226 come before the Council in the coming months.

227  
228 **Council Budget Workshops - Chairman Ernesto López**

229  
230 Chairman López announced that Council Budget Workshops will be held on Tuesday,  
231 May 9, and Tuesday, May 23 at 5:30 p.m. in the Logan City Council Chambers. The  
232 public is invited to attend.

233  
234 Vice Chair A. Anderson asked what the order of departments presenting their budget will  
235 be.

237 Mayor Daines responded each department will present their budgets before the Council.  
238 The community is invited to attend the budget workshops.

239  
240 Richard Anderson, Finance Director clarified an agenda of the budget workshops will be  
241 sent to the Council.

242  
243 No further Council Business items were presented.

244  
245 **ACTION ITEMS:**

246  
247 **Consideration of a proposed resolution approving the 2022 Municipal Wastewater  
248 Planning Programming (MWPP) Annual Report – Resolution 23-11 – Issa Hamud,  
249 Environmental Director**

250  
251 At the April 18, 2023, Council meeting, Environmental Director Issa Hamud addressed  
252 the Council regarding the proposed resolution. He stated that each year the City of Logan  
253 completes a Municipal Wastewater Planning Program (MWPP) Annual Report for the  
254 State of Utah Division of Environmental Quality. The Council then informs the Water  
255 Quality Board that the Council reviewed the Municipal Wastewater Planning Program  
256 Report for 2022 and that all appropriate actions necessary to maintain effluent  
257 requirement contained in the UPDES Permit have been completed.

258  
259 Councilmember Jensen asked with flooding considerations, if there are any concerns in  
260 regard to excess discharge at the sewer treatment plant.

261  
262 Environmental Director, Issa Hamud replied there are no concerns as of yet, but high  
263 flow is possibly anticipated. The ponds are in place to manage overflow along with the  
264 sewer plant itself. They are in a much better position than in 2017, where there was high  
265 water flow (up to 80 million gallons a day).

266  
267 **ACTION. Motion by Councilmember Simmonds seconded by Vice Chair A.  
268 Anderson to approve Resolution 23-11 as presented. Motion carried by roll call vote.**

269 **A. Anderson: Aye**  
270 **M. Anderson: Aye**  
271 **Jensen: Aye**  
272 **López: Aye**  
273 **Simmonds: Aye**

274  
275 **PUBLIC HEARING - Consideration of a proposed resolution adopting Fire  
276 Prevention Inspection Fees – Resolution 23-14 – Fire Chief Brad Hannig**

277  
278 At the April 18, 2023, Council meeting, Fire Chief Brad Hannig addressed the Council  
279 regarding the proposed fees. Historically, inspection fees have not been charged. Unlike

280 the building department which usually does inspections, the department during the design  
281 review and all through construction continues to do inspections. As the City has grown,  
282 we have reviewed which inspections are impactful to the workload. At least, there are at  
283 least 1,500 business inspections (+400 new business, 400+ new construction, +food  
284 permits). There is a need to hire a full-time staff member to do inspections.

285  
286 Fire Chief Hannig clarified the number of fees. There are only 10 different types of fees,  
287 but they have been broken down. The reason for the fees is to address the extra on-site  
288 visits which either should be compensated or will curb the number of inspections.

289  
290 Councilmember Jensen spoke in favor of the proposal.

291  
292 Councilmember Simmonds requested clarification on whether the program is in  
293 existence. The addition is to be appropriately compensated for the extra inspections.

294  
295 Fire Chief Hannig confirmed that is the case. The program is already in existence, but the  
296 fee schedule is to specifically address extra inspections and to be appropriately  
297 compensated for those efforts and if possible, curb the behavior. The hope is through the  
298 fee structure it will generate sufficient revenue to create a position for an inspector who  
299 will manage only inspections.

300  
301 Chairman López opened the meeting to a public hearing.

302  
303 There were no comments and Chairman López closed the public hearing.

**PROPOSED FIRE DEPARTMENT FEE SCHEDULE**

Type of Fee/Service	Method of Collection	Fee
DayCare/Pre-school Inspections Required by the State Annually	Fixed fee added to annual Business License	\$75.00
Special Events requiring a site inspection	Added to special event license	\$75.00
New Business Licenses, First time site inspection	Added to first year business license, dropped after first year	\$75.00
New Construction/Tenant Improvements without fire sprinklers or fire alarm	1 general plan review 1 final inspection Add total to building permit	\$75.00 \$75.00 \$150.00
New Construction/Tenant Improvements with fire sprinklers and fire alarms	1 general plan review 1 fire alarm plan review 1 fire sprinkler plan review 1 fire alarm rough install inspection 1 fire sprinkler rough install inspection 1 final inspection (24 hr test 2 visits) Add to the building permit 1 kitchen hood plan review 1 kitchen hood final Add to the building permit	\$75.00 \$75.00 \$75.00 \$75.00 \$75.00 \$150.00 \$525.00 \$75.00 \$75.00 \$675.00
Food Truck Inspection	Require business license with fee added	\$75.00
Special suppression system/paint booth	1 plan review 1 final	\$75.00 \$75.00 \$150.00
Additional site inspections as needed		per visit \$75.00
Fire Works/Flame Effects	1 Plan review Site inspection	\$75.00 \$75.00 \$150.00

306 **ACTION. Motion by Vice Chair A. Anderson seconded by Councilmember Jensen**  
307 **to approve Resolution 23-14 as presented. Motion carried by roll call vote.**

308 **A. Anderson: Aye**  
309 **M. Anderson: Aye**  
310 **Jensen: Aye**  
311 **López: Aye**  
312 **Simmonds: Aye**

313  
314 **PUBLIC HEARING - REZONE – Consideration of a proposed rezone located on**  
315 **approximately 35.48 acres at approximately 1095 West 600 South (Sugar Creek)**  
316 **TIN #02-066-0030; -0031; -0019; -0021 from NR-4 to MR-9 – Ordinance 23-16 –**  
317 **Russ Holley**

318  
319 At the April 18, 2023, Council meeting, Planner Russ Holley addressed the Council  
320 regarding the proposed rezone.

321  
322 **RECOMMENDATION**

323 Staff recommended that the Planning Commission **deny** a Rezone and Subdivision  
324 Permit for project PC 23-018 Sugar Creek, located on approximately 35.48 acres at  
325 approximately 1095 West 600 South; TIN #02-066-0030; -0031; -0019; -0021.

326  
327 Land use adjoining the subject property  
328 North: NR-4 Vacant East: NR-4 Single Family Homes  
329 South: NR-4 Single Family Homes West: NR-6 Single Family Homes

330  
331 **Request**

332 The proponent is requesting to rezone four properties, a total of approximately 35.48  
333 acres, from Suburban Neighborhood Residential (NR-4) to Mixed Residential  
334 Transitional (MR-9). The proposal includes subdividing 82 single-family building lots,  
335 126 townhome lots for a total of 208 new dwelling units over the course of three phases.  
336 The generally flat, vacant land shows some wetland areas along the west side of the  
337 project site. The proposed layout shows a series of smaller residential blocks accessed  
338 from 600 South and 1400 West. Historically, the property has been used for agricultural  
339 purposes. This area was annexed into Logan City in early 1980's.

340  
341 **General Plan**

342 The Future Land Use Plan (FLUP) adopted in 2008 identifies this property as Detached  
343 Residential (DR) and explains that designation as being areas for detached single-family  
344 homes developed at a density range of 4-6 units per acre of land. The recently adopted  
345 Woodruff Neighborhood Plan also indicates this project area as DR (single-family  
346 residential). The surrounding developments are single-family homes built in the 1980's,  
347 1990's and early 2000's to the south of 600 South.

349 **Woodruff Neighborhood Specific Plan**

350 The Woodruff Neighborhood Plan was adopted February 16th, 2021, after a multi-year  
351 public process. The Plan has recommendations and shows proposed changes to the FLUP  
352 based on the plan. The area where Sugar Creek is located, however, is proposed as  
353 unchanged and shows a DR designation.

354

355 **Land Development Code (LDC) - Zoning**

356 The current zoning district is Suburban Neighborhood Residential (NR-4), which is  
357 described as being lower-density detached single-family zoning with a maximum density  
358 of four (4) homes per acre. Minimum building lot sizes are 10,000 SF (approximately  
359 quarter-acre lots) with minimum 90-foot lot widths. This zone also allows for owner-  
360 occupied accessory dwelling units and short-term rentals with certain limitations in this  
361 area of the city.

362

363 **Rezone**

364 The applicant is requesting a rezone from NR-4 to MR-9. The MR-9 zone allows for  
365 densities up to nine (9) units per acre and a mix of housing structure types. Single-Family  
366 Homes Townhomes, Duplexes, Triplexes, and similar structure types are permitted in the  
367 MR-9 zone. For single-family homes, 4,000 SF minimum lot sizes and 40-foot lot widths  
368 are required. Setbacks are set at 15 feet in the front yard and 30% Open Space is required  
369 in the MR-9. The MR-9 zone is typically placed in transitional areas between lower and  
370 higher-density areas of town. The overall gross density of the project is proposed at just  
371 under six units per acre.

372

373 **Subdivision**

374 The LDC 17.40 requires Subdivision Permits to be issued in accordance to zoning district  
375 standards for orderly development patterns and proper street layout. Approvals are based  
376 on conformance to lot size, lot width, access and physically suitable for development.

377 The proposed 208-lot subdivision shows a combination of single-family detached  
378 building lots and townhome lots. 82 single-family lots are proposed ranging in size from  
379 4,800 SF to 12,131 SF. The larger single-family lots are located to the north and west of  
380 the project site. The townhome lots essentially comprise the footprint of the townhome  
381 building unit. Setbacks and open space will be accounted for from the overall common  
382 area property. Common area and wetland areas will create remainder lots and will need to  
383 be listed as “non-buildable” on the final plat to prevent future unpermitted development  
384 potential. As submitted, the subdivision complies with minimum lot sizes and widths of  
385 the proposed MR-9 zone.

386

387 **Street Grid Connectivity & Site Layout**

388 The LDC 17.30.190 requires projects serving fifty-one (51) or more dwelling units have  
389 at least three (3) street connections or stubs for future connections unless adjustments are  
390 warranted as per LDC 17.30.170.D. The LDC street connectivity requirements also  
391 require the continuation of residential block patterns to adequately connect to

392 surrounding areas based on context and existing conditions. These requirements ensure  
393 equitable traffic distribution, efficient utility/infrastructure networks, better walkability  
394 and the continuation of Logan City's historic grid/block patterns. This proposal includes  
395 seven (7) new street connections (including street stubs), and the creation of several  
396 internal blocks for inner project connectivity. The block patterns align with existing  
397 developments to the north, south and east. Adjustments to street alignments are made  
398 near the wetland areas on the west side of the project to avoid unnecessary disturbance to  
399 those sensitive lands. As proposed, the project meets street layout and connection  
400 requirements in the LDC.

## 401

### 402 **Street Width**

403 The Logan City Engineering Standards and Specifications contain the adopted street  
404 cross-section designs for all areas and all types of development within the city. For  
405 standard neighborhood residential developments, a "Local Residential Street" with a 60-  
406 foot cross section containing vehicle travel lanes, on-street parking, landscaping (park  
407 strip) and sidewalks are required. The proposed subdivision shows a 60-foot cross section  
408 throughout the interior areas of the project site with 66-foot cross sections for the gridded  
409 streets. The expansion of 600 South Street, as conditioned below by the City Engineer,  
410 will be a larger Collector category street and will have a wider "built" cross section at  
411 approximately 80 feet including buffering areas. As conditioned, the project meets the  
412 requirements in the LDC.

## 413

### 414 **Setbacks**

415 The Land Development Code (LDC) requirements for setbacks in the MR-9 zone are as  
416 follows (as measured from property lines):

417 Front:	15' (20' minimum for front loading garages and driveways)
418 Corner	15'
419 Side:	8'
420 Rear:	10'

421 Townhome setbacks are conditioned with setback compliance with the above standards.  
422 For the single-family homes, setback compliance will be reviewed and approved on the  
423 above standards as each lot is individually proposed for construction. As conditioned, the  
424 project meets MR-9 setback compliance in the LDC.

## 425

### 426 **Lot Coverage**

427 The LDC 17.07.060 limits lot coverage at a maximum of 70% (building(s) footprint) in  
428 the MR-9 zone. Townhome areas meet lot coverages when factoring total overall open  
429 space. Lot coverage will be reviewed and approved with compliance to LDC standards  
430 when building permit applications are submitted for new single-family homes.

431  
432  
433  
434

435 **Parking Stall Requirements**

436 The LDC 17.31.040 requires two (2) parking stalls per every dwelling unit. The parking  
437 stalls must be located outside of building setbacks in either a garage, carport or paved  
438 parking lot. Driveway cuts are limited to 24-foot max width at the curb to preserve street  
439 character and limit ingress/egress onto public streets. Parking and driveways will be  
440 reviewed and approved with compliance to LDC standards when building permit  
441 applications are submitted for new single-family homes.

442

443 **Rear Facing Homes/Fencing**

444 The LDC 17.30.100 regulates fencing and walls in residential developments. When  
445 subdivisions are adjacent to perimeter streets, collector or arterial streets, developers will  
446 often choose to align lots with rear yards abutting the perimeter streets. For this submittal,  
447 36 single family lots about 600 South with rear yards. In these configurations, a rear yard  
448 fence that is 4 feet tall or less may be placed on the property line, but a 6-foot-tall fence  
449 must be setback 10 feet from the rear property line. Corner lots are treated differently and  
450 allow 6-foot-tall fencing without setbacks in areas of the corner yard behind the home's  
451 front façade.

452

453 LDC 17.09.020 addresses these situations and requires additional landscaping buffers  
454 along the back sides of these homes. Depending on whether the street is a local, collector  
455 or arterial, the landscape buffer ranges from 10-50 feet wide. For consistency, these areas  
456 will have better long-term appearance and maintenance if they are designed as a whole,  
457 commonly owned, and maintained through an HOA. As conditioned with adherence to  
458 17.09.020 for the rear facing lots, the project meets the requirements in the LDC.

459

460 **Landscaping & Usable Outdoor Space**

461 The LDC 17.32 requires minimum Landscaping and Usable Outdoor Space percentages  
462 per zoning district and development type. For the MR-9 zone, 30% of the project site (net  
463 land after public street dedication) is required for landscaping and useable outdoor space  
464 purposes. Landscaping is defined as trees, shrubs, native and ornamental plant materials,  
465 turf-grass, mulch and similar soft-scape ground covers suited for Logan's unique climate  
466 and soil types. Landscaping's purpose is to balance natural and built environments and  
467 enhance the city's overall aesthetics as well as buffer and screen loading docks,  
468 dumpsters, service areas and blank walls specified in the design review process. The  
469 LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers, and  
470 ornamental grasses per acre of land for multi-family residential projects. As conditioned  
471 with a detailed landscaping plan meeting minimum plant numbers and area percentages,  
472 the project complies with the LDC.

473

474 **Staff Summary**

475 The proposed rezone does not align with the Logan City Future Land Use Plan and the  
476 Woodruff Neighborhood Plan. Although the density is similar to NR-6, the proposal  
477 shows more multi-family units than single family units (126 & 82 respectively). The

478 proposed plan does a good job of placing single-family around the perimeter of the site to  
479 match adjacent existing neighborhoods and placing the multi-family on the interior of the  
480 project. The project also provides well thought out open space and trail network  
481 amenities through the center of the project. The applicant has stated that this project will  
482 provide more affordable home-ownership opportunities because of the size and type of  
483 dwelling unit. Staff must honor the efforts and desires of previous planning exercises  
484 associated with the FLUP and Woodruff Plan.

485

## 486 **AGENCY AND CITY DEPARTMENT COMMENTS**

487 Comments were solicited from the following departments or agencies:

488

- 489 • Environmental • Water
- 490 • Fire • Engineering

491

## 492 **PUBLIC COMMENTS**

493 Notices were mailed to property owners within 300 feet of the subject property. As of the  
494 time of this report, staff has received numerous written comments in opposition to the  
495 project. The comments are attached for review.

496

## 497 **PUBLIC NOTIFICATION**

498 Legal notices were published in the Herald Journal on 3/11/23, posted on the City's  
499 website and the Utah Public Meeting website on 3/13/23 and mailed out to adjacent  
500 property owners within 300' on 3/6/23.

501

## 502 **RECOMMENDED FINDINGS FOR REZONE DENIAL**

503 The Planning Commission bases its decision on the following findings supported in the  
504 administrative record for this project:

- 505 1. The Logan City FLUP identifies the area as Detached Residential (DR).
- 506 2. The Woodruff Neighborhood Plan, a subset of the Logan General Plan and adopted in  
507 2021, plans for this area as Detached Residential (DR) and recommends that zoning  
508 remain single family detached in this area.
- 509 3. The nearest Multi-Family Zone (MR) is approximately 2,500 linear feet away.
- 510 4. The surrounding developed neighborhoods to the east, north, and south contain  
511 existing single-family homes and are zoned NR-4 and NR-6.

512

## 513 **RECOMMENDED CONDITIONS OF APPROVAL FOR SUBDIVISION AND 514 DESIGN REVIEW PENDING REZONE APPROVALS**

515 This project is subject to the proponent or property owner agreeing to comply with the  
516 following conditions as written, or as may be amended by the Planning Commission.

- 517 1. All standard conditions of approval will be recorded with the Design Review and are  
518 available in the Community Development Department.
- 519 2. This subdivision permits authorizes 208 total units, 82 single family lots and 126  
520 townhome lots developed in three phases.

521 3. The final wetland delineation document must be completed and approved by the Army  
522 Corp of Engineers prior to any phase with wetlands.

523 4. The stormwater common areas and wetland areas shall be listed as non-buildable on  
524 the final plat.

525 5. Street design shall conform to Logan City adopted standards and specifications. All  
526 streets adjacent to or within the development shall be improved to current city standards  
527 and specifications.

528 6. Building setbacks, lot coverages, parking and driveway specifications shall be  
529 reviewed and approved on an individual basis and comply with the MR-9 requirements.

530 7. Open Space and Outdoor Space shall total 30% of the overall project area (all MR-9  
531 zoned areas) and developed in manner that is proportionate with phase boundaries.

532 8. A performance landscaping plan, prepared in accordance with §17.32 of the LDC,  
533 shall be submitted for approval to the Community Development Department prior to the  
534 issuance of the building permit. The plan shall include the following:

535 a) Street trees along all streets provided every thirty (30) feet on center unless otherwise  
536 noted by the City Forrester.

537 b) Storm water retention areas that are adjacent to public streets shall be landscaped and  
538 designed so the trees and shrubbery screen pond areas from view at the street.

539 c) Landscaping and Usable Outdoor Space shall total a minimum of 30%.

540 d) Common Landscaping areas shall have 20 trees and 50 shrubs/perennials/ornamental  
541 grasses per acre of land.

542 e) The landscape buffer areas adjacent to 600 South shall comply with tree and shrub  
543 specifications in 17.09.020.

544 9. Exterior lighting, including gas canopy lighting, shall be concealed source, down-cast  
545 and shall not illuminate or cast light onto adjacent properties.

546 10. No signs are approved with this Design Review Permit. All signage shall be  
547 approved and permitted by staff in accordance with the Land Development Code.

548 11. No fences are approved with this Design Review Permit. All fences shall be  
549 approved and permitted by staff in accordance with the Land Development Code.

550 12. All critical lands, as defined in the Logan Land Development Code, shall be  
551 identified, and listed on the final plat.

552 13. HOA and CC&R's shall be submitted to the City for review and compliance with  
553 applicable maintenance and landscaping requirements.

554 14. Prior to issuance of a Building Permit, the Director of Community Development  
555 shall receive a written memorandum from each of the following departments or agencies  
556 indicating that their requirements have been satisfied:

557 a. Environmental—contact 716-9760

558 1. Residential cart/cans will be provided. Place all carts at or above the minimum  
559 separation distance and clear of all overhead obstacles.

560 b. Water—contact 716-9622

561 • All of the sewer from the development needs to flow south to the existing lines in 600  
562 S. Flowing north into 1200 W goes to a small lift station that shouldn't receive more  
563 flow.

564 • Install continuous 8" waterline in 1200 W from 600 S to existing waterline in 1200 W  
565 near 461 S.

566 • Coordinate with Public Works (Engineering and Water) to ensure that adequate looping  
567 is provided in development to meet required fire flows and maintain water quality.

568 • The proposed zone change will result in additional loading to the sewer collection  
569 system. This additional load will cause the existing sewer on Sundown Way to be over  
570 capacity and will have to be upsized from 8-inch to 10-inch. Logan City would prefer to  
571 construct a new 12-inch sewer main from Legend Dr. to 1580 W along 600 S. The Sugar  
572 Creek development would be expected to provide their proportional share of the cost to  
573 make these improvements. Coordinate with Public Works to determine the extent and  
574 cost sharing for upsized capacity.

575 • Commonly or privately owned landscape irrigation system's fed from Logan City  
576 water must have a high hazard rated backflow assembly installed and tested. Name who  
577 will be responsible for the maintenance and annually testing of any commonly owned  
578 backflow assemblies. All backflow assemblies must be tested within 10 days of turning in  
579 water to them and annually thereafter.

580 • Project shall comply with all current Utah State plumbing codes, amendments and Utah  
581 Admin. code R 309-105-12-(1) rules and regulations including, but not limited to, those  
582 pertaining to backflow prevention and cross connection protection, during and after  
583 construction, for the safety of the water and its consumption.

584 • If residential buildings are three levels above finish grade or higher (water meter  
585 elevation), their water main/s must have a minimum DC (ASSE1015) backflow assembly  
586 on the water main/s before any branch offs, or possible connections.

587 c. Engineering – contact 716-9160

588 **GENERAL**

589 • Additional water shares or in-lieu fee for indoor and outdoor increased water demands  
590 shall be provided to the City in accordance with City Code 17.29.210 and Utah  
591 Administrative Rule R309-510-7.

592 • All existing easement / right of way lines shall be shown on the plat and the type of  
593 easement / right of way and recording information shall be labeled on the plat.  
594 Improvements shall not infringe upon the rights of an existing easement / right of way /  
595 property owned by others. Where non-existent or insufficient, provide a 10' Public  
596 Utility Easement along all street frontages, and provide a 5' Public Utility Easement  
597 along each side of all interior property lines and perimeter property lines.

598 • All necessary cross access easements/agreements for private road and private utilities  
599 across all properties shall be provided to the City prior to recording for review and  
600 approval.

601 • This development has been identified as a multi lot subdivision and as such shall  
602 provide a subdivision plat that meets City standards to be recorded along with the  
603 improvement plans.

604 • CC&R's shall include language that addresses the requirement of the HOA /  
605 homeowners to maintain any private water lines, private sewer lines, common areas,

606 parking areas, and the Storm Water management system, basins, swales, and related  
607 infrastructure along with the adjacent right-of-way park strips.

608 • Provide a Development Agreement and Financial Surety of at least 110% of the cost to  
609 construct all infrastructure & storm water improvements. Financial assurances shall not  
610 expire for a minimum of 2 years from date of City acceptance.

611 • Provide a Geotechnical Report that includes but is not limited to: 1) California Bearing  
612 Ratio (CBR) of the subgrade under the City's pavement section, 2) Historical high  
613 ground water elevation, and 3) Percolation rate of soils at bottom of all storm water  
614 retention ponds. The report shall include a City roadway cross section design based on  
615 the CBR and the 30-year projected ESALs identified in the Logan City Transportation  
616 Master Plan and the following truck percentages: 2% for residential and grided streets,  
617 4% for collector streets, 8% for arterial streets.

618 • A "Pre construction meeting" shall be held with the City's Engineering Division prior  
619 to starting construction activities and a "Work in the Right of Way" permit shall be  
620 obtained for all work in the City's right-of-way and PUE prior to scheduling the Pre  
621 Construction meeting.

622 • Wetlands have been identified as existing or previously existing on the property.  
623 Provide a wetlands delineation study approved by the Army Corps of Engineers to  
624 confirm the location of any jurisdictional wetlands. If jurisdictional wetlands are found,  
625 provide a wetlands mitigation plan approved by the Army Corps of Engineers.

626 • This development is located in an area of high-water table (0 to 24 inches) and  
627 classified as having moderate liquefaction potential; as such structures and stormwater  
628 management facilities shall be designed accordingly.

629 • Agreements between property owners and easements where necessary shall be  
630 provided to the City prior to approval of a construction plan set that shows construction  
631 improvements outside of the property boundary lines.

632 • The City may elect to have a 3rd party review technical studies such as a traffic study,  
633 floodplain study, noise study, vibration study, etc. provided in support of the  
634 development. Reasonable costs associated with the third-party review shall be borne by  
635 the applicant.

636

## 637 UTILITIES

638 • All utilities outside of the public right-of-way way shall be private lines and shall be  
639 owned, maintained, repaired/replaced by Homeowners Association. All infrastructure  
640 shall be installed, maintained, and repaired/replaced in accordance with Logan City  
641 Standards.

642 • Provide City with private Water Utility agreement for all private water and sewer lines  
643 (including fire lines) not located withing a Public Right of Way. The agreement shall be  
644 recorded with the County Recorder.

645 • All lots shall have separate water service and sewer service connections to water  
646 distribution and sewer collection systems.

647 • Fire hydrant locations shall meet the Fire Code requirements as determined by the  
648 City's Fire Marshall.

649 • Construct a sewer line connection between 1200 W and 1360 W on 600 S. The City  
650 will contribute to oversizing to meet the City's master plan needs.

651 • Construct a sewer line along the frontage of 1400 W. The City will contribute to  
652 oversizing to meet the City's master plan needs.

653 • Construct water improvements to connect water north to the existing water connection  
654 in 1200 W.

655 • Construct a water line in 500 S (470 S on the plans) along the street frontage to 1400 W  
656 and tie in the water connection at the west townhome street.

657 • All existing water and sewer service lines extending to the site that are not proposed to  
658 be used with the new development shall be capped at the City main line.

659 • Proposed water and sewer lines in the rights of way shall typically be a minimum of 8  
660 inches in diameter. The City may require larger diameter utility lines (proposed or  
661 existing) if required according to modeling results or if identified by the City's master  
662 plans. If required per a master plan document, the City will pay for any increase in size.

663

#### 664 **STORMWATER / IRRIGATION**

665 • Provide storm water detention/retention per Logan City Design standards. This  
666 includes the retention of stormwater from an adjacent existing street that discharges to the  
667 property. Retention of the 90% storm event is required and shall be provided through the  
668 use of Low Impact design methods.

669 • Except for stormwater from City rights-of-way which shall be managed on the  
670 property, the development shall either incorporate into its stormwater design or pass  
671 through in a historical manner any stormwater that flows onto the property from adjacent  
672 properties.

673 • Provide a stormwater maintenance agreement for City Review, approval and  
674 recordation at County Recorder's Office.

675 • Area is greater than 1 acre so compliance with the State Storm Water Permit is  
676 required. Development shall also provide a sediment and erosion control plan for all  
677 construction activities.

678 • Maintain the capacity, size, and location of all existing irrigation system infrastructure  
679 along and within the project; or where irrigation infrastructure is required to be relocated  
680 or changed, improve the infrastructure to the irrigation company's standards. The City  
681 will require all affected Irrigation companies to provide a signature approval on all final  
682 construction plans and final plats.

683 • The plans submitted show storm water management improvements on the property,  
684 including the provision for storm water detention/retention basins. As a detailed report or  
685 study has not been reviewed, it is noted that additional pond area may be required to  
686 comply with the City's storm water management standards which may impact the plat.

687 • Stormwater basins shall not be located on residential lots. A dedicated parcel for  
688 stormwater management shall be provided and language added to the CC&Rs indicating  
689 that the storm water systems and ponds shall be maintained by the HOA.

690 • The minimum diameter of storm drains piping in a City right of way shall be 15 inches  
691 unless a larger size is required by the design.

692

693 **STREETS**

- 694 • 600 South is identified as a minor arterial on the City's transportation master plan and  
695 as such requires a 102-foot right of way. Dedicate sufficient property to achieve a total  
696 (existing plus new) 84 feet of right of way as measured from the existing south right of  
697 way line along the entire length of the project. Prepare construction plans to build  
698 improvements associated with a modified collector street cross section. The north back  
699 of curb shall be located 24 feet south of the new north right of way line and the  
700 improvements shall include asphalt that ties into existing asphalt, curb & gutter,  
701 sidewalk, and park strip.
- 702 • 1400 W is designated as an arterial street on the City's Transportation Master Plan and  
703 as such will require 102 feet of total right of way that is in alignment with the existing  
704 preserved right of way to the south. As such, the eastern alignments of the rights of way  
705 shall match. Where the City will be constructing or participating in the construction of  
706 1400 W to SR-30, the development will be required to construct the west half street  
707 improvements equal to the City's 80-foot collector road standard.
- 708 • Rename 470 S to 500 S and 500 S to 520 South.
- 709 • 1200 W and 500 S are gridded streets and as such shall have a total 66-foot dedicated  
710 width and shall be constructed to a gridded street cross section. A minimum of 20 feet of  
711 asphalt shall be constructed on any half street improvement.
- 712 • 470 S shall be extended west to connect to 1400 W.
- 713 • All other streets including 500 S west of 1200 W shall be 60-foot-wide rights of way  
714 and constructed to the City's residential street cross section.
- 715 • Where the existing half street or portion thereof is in poor condition in regard to  
716 cracking or is damaged during construction; owner shall reconstruct the pavement cross  
717 section out to an area of good condition asphalt. At a minimum 3' of existing asphalt  
718 shall be removed and replaced.
- 719 • Provide a traffic impact study for review and approval by the City and follow all  
720 recommendations identified unless it conflicts with City standards.

721 d. Fire – contact 716-9515

- 722 • Fire hydrants shall be installed within 600 ft of all buildable areas, including to the  
723 back of lots, and measured along drivable routes. Include plan indicating distance to fire  
724 hydrants in construction plans.

725 e. Forestry – contact 716-9749

- 726 • Park strip trees shall be provided by developer for gold card sign off. \*
- 727 • Species selection must be approved by City Forester prior to planting\*
- 728 • Trees shall be planted at correct depth by International Society of Arboriculture  
729 standards. Meaning root flare shall be at final grade level.

730 • Tree stakes shall be loose and only provided when necessary.

731 • Only low growing variety of trees will be permitted under power lines.

732 • 30' tree setback is required on park strip trees located near corner intersections for sight  
733 distance. [Rex.davis@loganutah.org](mailto:Rex.davis@loganutah.org)

734 f. Environmental – contact 716-9761

735 • Residential cans will be provided. Cans need to be placed on public street for  
736 collection.

737  
738 On March 23, 2023, the Planning Commission recommended the Municipal Council  
739 deny the Sugary Creek Rezone (5-1).

740  
741 Planner Russ Holley clarified the legal department did receive a deed warranty from the  
742 proponent. The city attorneys at the time had a concern and spoke to the proponent. The  
743 deed restriction needed to be more specific and appropriately address the number of  
744 attached units that will be part of the development.

745  
746 Chairman López requested a clarification on whether the deed warranty binds the number  
747 of units to the totality of the parcels or is it applied to each individual parcel.

748  
749 City Attorney Craig Carlston answered the deed restriction covers the entire area. A deed  
750 restriction is recorded, so even if ownership of the property changes, the deed restriction  
751 will still apply to the property.

752  
753 Councilmember Simmonds inquired if there was more than one property that is part of  
754 the project and if there is a restriction to each parcel. And if the deed restriction is  
755 specific enough to the type of unit that will go on each parcel.

756  
757 Mr. Holley responded there are four parcels in total, and there is a restriction on each  
758 parcel.

759  
760 Mr. Carlston clarified the deed restriction states there can be no more than an average of  
761 6 units per acre for the entire property which includes all four parcels. The deed  
762 restriction addressed the maximum number of single-family attached dwellings  
763 (townhomes) that can be built on the property is 126.

764  
765 Chairman López asked theoretically can more townhomes be built than seen on the  
766 provided project (on another parcel), but still be legal as long as they are within the  
767 parameters of the deed restriction. This is directly in reference to the design.

768  
769 Mr. Carlston answered that is correct in regard to the design, but any changes in the  
770 design cannot exceed what is recorded in the deed restriction of 126 units (specifically  
771 townhomes). The design of the project is not being approved rather the parameters of the  
772 total density of the project.

773  
774 Councilmember Jensen inquired what the time frame of road improvements is according  
775 to the phase of building, (a total of three).

777 Mr. Holley referred to the phase blueprints presented and explained that regardless of  
778 phase, emergency vehicles must be able to enter and exit the premise.  
779

780 Councilmember Jensen asked if the intent of the road is to be widened from 62 feet to  
781 102 feet.  
782

783 Mr. Holley clarified that presently the intent will be to widen the road to 80 feet (a  
784 collector road) with the possibility of expansion someday in the future to 102 feet.  
785

786 Councilmember Jensen inquired what is the condition of the wetlands, is it intermittent or  
787 similar to what is being shown on the plan.  
788

789 Mr. Holley replied the wetlands at present are conceptual (as part of the design) and show  
790 trails and boardwalks. The wetland will not be used in an active sense but rather in a  
791 passive open space.  
792

793 Vice Chair A. Anderson asked what the total open space will be and Councilmember M.  
794 Anderson, asked what is the square footage in the proposed plan.  
795

796 Mr. Holley responded the proposal is still going through the design review process, but  
797 there is a requirement of a minimum of 30% open space (as part of the total project).  
798 There is not an exact number of sq. ft. at this time.  
799

800 Chairman López inquired if the Planning Commission had discussed a deed restriction or  
801 if it had at all been mentioned by the developer.  
802

803 Mr. Holley answered the topic had been brought up, but it had not been discussed at  
804 length, since the deed restriction had not yet been drafted.  
805

806 Ben Steele, the proponent of the project for clarification purposes stated there are 5  
807 parcels in total.  
808

809 Vice Chair A. Anderson requested clarification if there has been any guest parking  
810 designated as part of the design.  
811

812 Mr. Holley clarified that presently as part of the design, there has been no such  
813 designation made for guest parking. They are required to have 2 parking stalls per unit.  
814 There is no visitor parking required in this zone but is required in higher-density zones.  
815

816 Councilmember Simmonds asked what benefits are granted to the project because the  
817 zone is NR-9 even if the density is NR-5.  
818

819 Mr. Holley replied clustering provides open space benefits and natural resource  
820 preservation of the wetland. The open space permits community amenities such as trails.  
821 Open space can include wetlands (or trails or walkways), but open space cannot be  
822 developed into a tennis court, basketball court, driveway, parking lot, etc. On the other  
823 side, the yards and homes will not be large as if they were part of NR-4.

824  
825 Chairman López requested confirmation if the area had once been zoned NR-6. He also  
826 requested to know what the decision-making process had been if there had been input  
827 from the neighborhood.

828  
829 Mr. Holley confirmed that had been the case, the area had once been zoned NR-6 (but  
830 had been downzoned 6 years ago). The City Council at the time had requested staff due  
831 to inventory on lot size and determined the area would be suitable in order to have a  
832 variety of lot opportunities.

833  
834 Chairman López opened the meeting to a public hearing.

835  
836 Debbie Davis, a resident of Logan lives near the proposed development. She has a child  
837 with autism and is concerned that further development (such as cellphone towers) will  
838 negatively affect him. She proposed that the area become a quiet zone that will not have  
839 further development. (Ben Steele, the developer further ahead addressed the concern by  
840 stating they do not seek to build cellphone towers, nor do they do so as developers.)

841  
842 Joshua Molitor, a resident of Logan expressed concerns about denser home occupancy  
843 and creating less home ownership. He is also concerned about the protection of wetlands  
844 and whether the development will sufficiently address wetland mitigation.

845  
846 Kathleen Olsen, a resident of Logan does not necessarily mind the development but  
847 expressed concerns regarding the road and the increase in traffic. She also indicated there  
848 are further wetland areas not shown on the design on the other end of the property as  
849 well. (Mr. Steele further ahead thanked Ms. Olsen for her input regarding further  
850 wetlands which they had not been aware of before and as a result are looking into.)

851  
852 Roger Gessel, a resident of Logan, lives directly south of the project. He expressed  
853 concerns about the density and size of the development and its direct impact on the  
854 wetlands.

855  
856 Erin Doolin, a resident of Logan said his concern is housing affordability in an HOA. He  
857 isn't certain if the project is affordable, and the intersection is a safety concern with the  
858 increased traffic that most likely will occur.

859  
860 Caleb Anderson, a resident of Logan also resides directly south of the proposed  
861 development. He expressed concern about the impact on the community such as stability

862 and the effect on the schools. An NR-4 zone is more appropriate for the area and  
863 requested the Council take all of this into account.

864  
865 Ross Draper, a resident of Logan resides just east of the proposed development. He  
866 expressed concern regarding the design, especially in the transient alley and parking in  
867 those alleyways which will not permit parking. The proposal may be a deterrent to the  
868 school systems and whether the schools can accommodate the density growth.

869  
870 Stacey Bingham, a resident of Logan added that this is a great community that serves  
871 others. She is concerned about how this development may negatively impact the  
872 community.

873  
874 Jason Schofield, a resident of Logan lives north of the proposed development. He said if  
875 townhomes start at \$375,000 while single-family homes start at \$425,000. If someone  
876 can afford a townhome, someone can afford a smaller home. The project would be better  
877 if there were more single-family homes and fewer townhomes. The community shouldn't  
878 change because of this development, the community was here first.

879  
880 Shawn Milne, a resident of Logan spoke in favor of the project. The project will bring  
881 affordable homes to the community, especially to those that need them. He said we need  
882 to remember that our neighbors act how they are treated. Even in higher density, a  
883 community can be good neighbors.

884  
885 Ben Steele, the proponent and developer from Visionary Homes clarified the deed  
886 restriction which states that it will follow the design layout. Regarding concerns about the  
887 road from a developer's point of view, the infrastructure can address the existing density  
888 and proposed density. As to the question regarding safety, the frontage for the road from  
889 phases 1 & 2 is to be completed during phase one to address safety concerns. He  
890 appreciates the community speaking up and expressing their concerns. He requested the  
891 Council also consider all the information presented as well.

892  
893 Melissa Dahle, a resident of Logan requests the Council listen and reiterated the fact that  
894 the proposed area for development is zoned NR-4.

895  
896 Sharlene Moe, a resident of Logan resides just north of the proposed development. She  
897 expressed concern about the targeted audience of the townhomes and whether that is a  
898 realistic expectation. Furthermore, there are concerns about parking and open space for  
899 children to play in.

900  
901 Aaron Zilles, a resident of Logan resides just north of the proposed development.  
902 Affordable income housing is important, but there is a concern regarding the location of  
903 proposed affordable housing. There is no nearby bus transportation in proximity to the  
904 proposed development, parks or other services located anywhere near this proposed area.

905 Joann Bennett, a resident of Logan said the project is not conducive to being a family  
906 community. She feels that we should upgrade Logan and not downgrade Logan.  
907

908 Ken Heare, a resident of Logan and Chair of the Logan Planning Commission said the  
909 reason for the vote is although the development is good, there were concerns about the  
910 density. They also had to take into consideration the Woodruff Neighborhood Plan. The  
911 Planning Commission wanted to approve something, but the Planning Commission did  
912 not have the latitude and an NR-9 is not appropriate for this area.  
913

914 The Planning Commission recommended the Municipal Council deny the Sugar Creek  
915 Rezone (5-1). Jess Lucero was against the denial (and voted in favor) as there is a need to  
916 address housing affordability and a need for housing. Mr. Heare stated that 86% of the  
917 growth in Cache County comes from natural growth (reproduction), not relocation. As of  
918 last week, there were only 308 homes for sale, there simply is not sufficient housing  
919 stock. The lack of housing stock needs to be addressed, we want to respect the  
920 community, but we must also address the urgent need.  
921

922 Councilmember Simmonds asked if there were any mention of a deed restriction to the  
923 Planning Commission.  
924

925 Mr. Heare responded that the Planning Commission cannot request a deed restriction. If  
926 there was a compromise that would have been reasonable and beneficial to discuss.  
927

928 Councilmember M. Anderson asked if any feedback was received from the school  
929 district.  
930

931 Mr. Heare responded no comments were received from the school district.  
932

933 Chairman López requested clarification if the reason for denial was the rezone or the  
934 development of townhomes.  
935

936 Mr. Heare stated that based on the application the only aspect considered by the Planning  
937 Commission for denial was the rezone request of NR-9. The Planning Commission did  
938 not believe the rezone designation was appropriate.  
939

940 There were no further comments and Chairman López closed the public hearing.  
941

942 Councilmember Jensen said the Council listens to all the feedback received from both the  
943 public and proponents, although the Council listens it does not mean that they will always  
944 agree. He reiterated this is a unique project, this is a large project of 32 acres that allows  
945 flexibility to do something unique. The concerns are stability, traffic, and safety, and the  
946 zoning should remain according to the planned zoning. The plan does request lower  
947 density and the development would meet that request. The most successful

948 neighborhoods have a mix of housing, and he is in favor of the development for that  
949 reason. He made a motion to adopt the ordinance as proposed.

950  
951 Vice Chair A. Anderson asked for NR-6, which is the maximum and minimum size of a  
952 dwelling (dependent on the lot).

953  
954 Mr. Holley responded the minimum lot size for NR-6 is 6000 sq ft. NR-6 would not  
955 permit the 4000 sq ft. townhome dwellings nor requirements for open space.

956  
957 Vice Chair A. Anderson remarked whether the traffic concerns can be addressed or not. It  
958 is a strong point of consideration (which will be addressed at the design review (design  
959 approval) if the proposal is passed by the Planning Commission).

960  
961 The Council requested Ben Steele, the proponent of the proposed development come to  
962 the podium to answer questions of the Council.

963  
964 Councilmember M. Anderson inquired if there is a cellphone tower planned for this area.

965  
966 Mr. Steele replied he is not planning on putting a cellphone tower as part of the  
967 development. As developers, they are not in the business of doing so.

968  
969 Councilmember M. Anderson asked if these are for rent or for sale properties. And if so,  
970 does the size of the property equate to stability.

971  
972 Mr. Steele answered these properties are for sale not for rent. Stability doesn't depend on  
973 the type of dwelling; stability does not differentiate between a townhome or a single-  
974 family home. They are both transient and is not fair to stigmatize townhomes in that  
975 particular manner.

976  
977 Chairman López requested clarification regarding the improvements to the road (600  
978 South), and if the road improvements will go from 62 feet to 80 feet wide, but 102 feet  
979 had been previously mentioned by the proponent at the neighborhood meeting.

980  
981 Mr. Steele clarified the road dedication is 102 feet according to the City's Master Plan. It  
982 does not make sense to build that road section to 102 feet today, hence the road  
983 expansion only to 80 feet wide. With further room for expansion to meet the 102 feet,  
984 when the City determines it is prudent to widen the road to that length.

985  
986 Councilmember Simmonds inquired how much of the project will have green space.

987  
988 Mr. Steele answered the project will have greater than 30% of open space but he does not  
989 have a number.

991 Councilmember Simmonds asked regarding the wetlands and water table because of  
992 springs in a corner of the property and whether that will affect the conceptualization of  
993 the design. For example, if the 4 lots are not buildable will those 6,000 sq ft. lots be  
994 replaced in the project for example by building more smaller lots and removing say a  
995 larger town home to make room. And secondly, if so, does the current proposed deed  
996 restriction prevent that or not.

997  
998 Mr. Steele answered if we determine there are additional wetlands (such as the mentioned  
999 springs) the lots in that location will not be developed. Mr. Steele also thanked Kathleen  
1000 Olsen for bringing that concern to his attention. They intend to comply with the Army  
1001 Crops designation and have no intention of building on wetlands. In reference to the deed  
1002 restriction, the deed restriction offered to the Council caps the number of townhomes that  
1003 can be built on the property. The total number of townhomes as previously mentioned  
1004 cannot exceed 126 units.

1005  
1006 Councilmember Simmonds requested Mr. Holley confirm if the recently passed  
1007 ordinance required for wetland mitigation to be completed prior to the construction of a  
1008 project being commenced.

1009  
1010 Mr. Holley clarified the project was pending at the time, and that only a phase would be  
1011 approved based on the map. The city maps do not indicate the east area as wetlands, but  
1012 the west area will need to be mitigated. Going forward, before the project can be brought  
1013 to the Planning Commission, the project will have to have been successfully delineated.

1014  
1015 Vice Chair A. Anderson echoed Councilmember Simmonds concerns and requested  
1016 confirmation on whether if any lots are not able to be developed if the lots would then be  
1017 shuffled into smaller lots to make up for the loss incurred. And if the proponent would be  
1018 comfortable making a commitment (via a deed restriction) to ensure lots are not made  
1019 into smaller lots but rather maintain proposed lots regardless of whether lots are able to  
1020 be constructed or not.

1021  
1022 Mr. Steele confirmed he would be comfortable accepting such a request and is permitted  
1023 to do so by Visionary Homes.

1024  
1025 Chairman López requested clarification if all units are for sale and the possibility that any  
1026 investor can buy a unit, if so, possibly rent that unit. Is there any intention of the HOA to  
1027 restrict and ensure a certain percentage of units are owner occupied.

1028  
1029 Mr. Steele responded he is not certain at this time, but there is a possibility the HOA can  
1030 require that and deferred the question to City Attorney Carlston.

1031  
1032 Mr. Carlston said he is leery of taking such a course of action, but the topic would need to  
1033 be further researched before an appropriate response can be brought before the Council.

1034 Vice Chair A. Anderson explained by requiring a certain number of units to be owner  
1035 occupied the impact would be directed at any potential buyer as it would be more  
1036 difficult to get a mortgage to finance the unit.

1037

1038 Councilmember M. Anderson asked if the school district had made any comments.

1039

1040 Mr. Steel replied he had not spoken to the school district, but a school board  
1041 representative had been present at the Planning Commission and at the meeting with the  
1042 neighborhood.

1043

1044 The Council discussed the need for mixed housing and the benefits of mixed housing.  
1045 And the reason for the request for the NR-9 in order to build different types of housing in  
1046 that area (though housing will be closer to a NR-6 zone). The Council members echoed  
1047 the benefits and the changes that come with each passing generation and the need for  
1048 different types of housing. They thanked the public for their comments and understood  
1049 their concerns for stability and preserving their community.

1050

1051 Mr. Carlston stated if the Council passed the ordinance today, the requested changes on  
1052 the deed restriction will not apply. The deed restriction that will go into effect is the deed  
1053 restriction that exists today. He requested the Council wait for the new deed restriction  
1054 which needs to be signed by both parties prior to being accepted.

1055

1056 After further discussion, the Council determined to continue the Ordinance. The Council  
1057 requested a more specified deed restriction to limit the number of 6,000 sq ft. and number  
1058 of 4,800 sq ft. units on the property if the case lots cannot be developed according to the  
1059 design. The Council also requested further comments be obtained from the school  
1060 district.

1061

1062 Councilmember Jensen withdrew his motion and motioned to continue the ordinance  
1063 without a public hearing. The deed restriction will be finalized with the requested detailed  
1064 restriction on the number of units of 6,000 sq ft. and 4,800 sq ft. units. He stated the  
1065 public is welcome to email, text, or call the Council with any further comments they  
1066 might have.

1067

1068 **ACTION. Councilmember Jensen seconded by Councilmember Simmonds to  
1069 continue Ordinance 23-16 to May 16, 2023, as presented. Motion carried by roll call  
1070 vote.**

1071 **A. Anderson: Aye**  
1072 **M. Anderson: Aye**  
1073 **Jensen: Aye**  
1074 **López: Aye**  
1075 **Simmonds: Aye**

1076

1077 **PUBLIC HEARING - VACATION OF PUBLIC UTILITY EASEMENTS -**  
1078 Consideration of a proposed ordinance vacating certain public utility easements  
1079 located between the West property line and five feet (5') West of the West property  
1080 line of Lot 2 except the North ten feet (10') and South ten Feet (10'). Located on Lot  
1081 2 of the Tempki Subdivision at 1793 Mount Logan Drive, Logan, Utah (Parcels 06-  
1082 107-0023 and 06-107-0009) – Ordinance 23-15 – Paul Lindhardt, Public Works  
1083 Director

1084  
1085 At the April 18, 2023, Council meeting, Public Works Director Paul Lindhardt addressed  
1086 the Council regarding the proposed vacation. The owner of the adjacent lot would like to  
1087 attempt to add two subdivisions as such the Public Utility Easement needs to be vacated  
1088 by ordinance. There are no existing utilities in that easement. Various calls were received,  
1089 but they were all inquiries, no one opposed the public easement being vacated.

1090  
1091 City Engineer Darren Farar summarized what had been presented at the last council  
1092 meeting by Paul Lindhardt, Public Works Director.

1093  
1094 Councilmember Simmonds asked if there will be sufficient frontage for the parcels.

1095  
1096 Mr. Farar answered the frontage is adequate and meets the city's standards.

1097  
1098 Mr. Holley confirmed for the benefit of the Council, the frontage is sufficient and there  
1099 are lenient allowances made for a parcel of this shape.

1100  
1101 Chairman López opened the meeting to a public hearing.

1102  
1103 There were no comments and Chairman López closed the public hearing.

1104  
1105 **ACTION. Councilmember Simmonds seconded by Councilmember M. Anderson to**  
1106 **adopt Ordinance 23-15 as presented. Motion carried by roll call vote.**

1107 **A. Anderson: Aye**

1108 **M. Anderson: Aye**

1109 **Jensen: Aye**

1110 **López: Aye**

1111 **Simmonds: Aye**

1112

1113 **PUBLIC HEARING - Budget Adjustments FY 2022-2023 appropriating: \$2,808 a**  
1114 **reimbursement from the US Department of Justice for federal cases worked by**  
1115 **police officers; \$411 additional funding the Communication Center received from**  
1116 **the State of Utah for the EMS FY23 grant for medical related training of personnel;**  
1117 **\$8,021,000 anticipated surcharge revenue and increased purchase power expenses in**  
1118 **the Electric Fund through June 30, 2023 – Resolution 23-13 – Richard Anderson,**  
1119 **Finance Director**

1120  
1121 At the April 18, 2023, Council meeting, Finance Director Richard Anderson addressed  
1122 the Council regarding the proposed budget adjustments.

1123  
1124 Councilmember Jensen asked if there is any remaining surplus revenue will the funds  
1125 return to the budget.

1126  
1127 Mr. Anderson replied if there are any remaining funds they will return to the budget.

1128  
1129 Mayor Daines added a rate study will be conducted in order to determine if there is a  
1130 need to increase future electric rates.

1131  
1132 Chairman Ernesto López opened the meeting to a public hearing.

1133  
1134 There were no comments and Chairman Ernesto López closed the public hearing.

1135  
1136 **ACTION. Vice Chair A. Anderson seconded by Councilmember Simmonds to**  
1137 **approve Resolution 23-13 as presented.** Motion carried by roll call vote.

1138 **A. Anderson: Aye**

1139 **M. Anderson: Aye**

1140 **Jensen: Aye**

1141 **López: Aye**

1142 **Simmonds: Aye**

1143  
1144 **WORKSHOP ITEMS:**

1145  
1146 **Consideration of a proposed resolution approving the Community Development**  
1147 **Block Grant (CDBG) Annual Action Plan Program Year 2023 for the City of Logan**  
1148 **– Resolution 23-12 – Amanda Pearce, CDBG Coordinator**

1149  
1150 CDBG Coordinator Amanda Pearce addressed the Council regarding the proposed  
1151 resolution. She explained the following:

1152  
1153 **Application Period**

1154 The Logan City CDBG Program held an application period from January 18, 2023, to  
1155 February 16, 2023. City Departments and nonprofits serving low/moderate income  
1156 residents were invited to make applications.

1157  
1158 **CDBG Program Year 2023 Funding Recommendation**

1159 Logan City's CDBG program is estimated to receive \$567,134 in CDBG funding for  
1160 PY2023. The CDBG Steering Committee met on March 7, 2023, and made the following  
1161 funding recommendation:

1162 \$98,433      100 W 200 S Pedestrian Crossing

1163 \$134,145.72 600 S Main Sidewalk  
1164 \$37,836.84 500 W Street Improvements  
1165 \$128,292.44 100 N 500 E Sidewalk\*  
1166 \$0 Lundstrom Park Sidewalk\*  
1167 %55,000 BRAG Emergency Home Repair  
1168 \$85,070 CDBG Administration  
1169 \$28,356 Planning

1170

1171 \*It is recommended that any PY2023 funds awarded by HUD in excess of the estimate,  
1172 or any funds recaptured from any other CDBG activity from any program year, will be  
1173 reallocated to the 100 N 500 E sidewalk project up to \$200,000 and to the Lundstrom  
1174 Park Sidewalk project up to \$111,230.

1175

### **Public Review and Comment Period**

1176 A public review and comment period regarding the proposed PY2023 Annual Action  
1177 Plan runs from April 15, 2023, to May 16, 2023.

1178

### **Public Hearing**

1179 A public hearing is scheduled for May 16, 2023, for receiving public input regarding the  
1180 proposed plan. The hearing takes place as part of the regularly scheduled City Council  
1181 meeting which begins at 5:30 pm in the Logan City Council Chambers.

1182

1183 Councilmember Simmonds inquired if the funds are just for the residents of Logan.

1184

1185 Ms. Pearce confirmed that is the case.

1186

1187 Councilmember Simmonds asked if BRAG could charge an administrative fee.

1188

1189 Ms. Pearce answered the fee will be to manage a specific program.

1190

1191 Councilmember Jensen inquired if the planning fee was the final number.

1192

1193 Ms. Pearce replied those are not the final numbers, since there is not yet a final agreement  
1194 in place.

1195

1196 The proposed resolution will be an action item and public hearing at the May 16, 2023,  
1197 Council meeting.

1198

1199 **Consideration of a proposed resolution adopting an amendment to the Community  
1200 Development Block Grant (CDBG) Program Year 2019 (PY2019) Annual Action  
1201 Plan (AAP) – Resolution 23-15 – Mike DeSimone, Community Development  
1202 Director**

1203

1204

1205

1206      Community Development Director Mike DeSimone addressed the Council regarding the  
1207      proposed resolution.

1208

### 1209      **Amendment Summary**

1210

1211      Mr. DeSimone stated that in response to the Coronavirus Pandemic (COVID-19) the U.S.  
1212      Department of Housing and Urban Development (HUD) awarded Logan City an initial  
1213      Community Development Block Grant Coronavirus (CDBG-CV) allocation of \$299,912  
1214      in early 2020, and a second CDBG-CV allocation of \$207,849 in 2021, all of which was  
1215      authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act),  
1216      Public Law 116-136, which was signed by President Trump on March 27, 2020, to  
1217      respond to the growing effects of this historic public health crisis. The total CDBG-CV  
1218      allocation for Logan City was \$507,761. We have spent approximately \$297,597 with  
1219      \$210,163 remaining.

1220

1221      The purpose of the CDBG-CV funding was to support the “prevention, preparation, and  
1222      response” to the coronavirus pandemic (COVID-19). The \$297,597 were used to fund  
1223      emergency food and shelter, rental assistance, PPE’s, telehealth systems, non-profit  
1224      operational support, and vaccine clinics.

1225

1226      In transitioning from immediate needs relative to the pandemic, the remaining covid-19  
1227      funds can be reprogrammed to meet broader CDBG goals of serving low/moderate  
1228      income residents while still adhering to the original intent language to “prevent, prepare,  
1229      and respond” to the coronavirus pandemic. We are proposing to amend the 2019 Annual  
1230      Action Plan and allocate the remaining funds (\$210,163) for trail improvement projects  
1231      serving low to moderate income Logan residents. More specifically, we are proposing to  
1232      use up to \$160,000 on the 1800 South (Spring Creek) Trail.

1233

### 1234      **Proposed Annual Action Plan (PY2019) AMENDMENT 3**

1235

1236      • Allocate \$210,163 of remaining CDBG CV Funding towards Trail  
1237      Improvements serving low/moderate income Logan residents designed to  
1238      prevent, prepare for or respond to future coronavirus pandemic impacts by  
1239      providing suitable outdoor recreational space meeting social distancing &  
1240      spacing requirements. Approximately \$160,000 will be used for the 1800 South  
1241      (Spring Creek) Trail. According to HUD guidance, the use of remaining CDBG-  
1242      CV funding for public facilities are allowable provided the following three  
1243      criteria are met:

1244

- 1245      1. **Eligible Cost.** Construction costs associated with a public facility such as a trail  
1246      or sidewalk serving low/moderate income residents are all eligible costs under  
1247      CDBG.

1249           2. **Tieback to Coronavirus.** The proposed project (Spring Creek Trail) will  
1250           increase the width of the existing 1,300' trail from a 6' wide sidewalk to a 10'  
1251           wide trail able to safely support more people with greater levels of social  
1252           distancing. The trail runs north from 1800 South and ties into the existing trail  
1253           system running parallel to the Logan River. The tieback to coronavirus is that by  
1254           adding additional trail width, we are better able to provide safe outdoor  
1255           recreational amenities that meet minimum social distancing parameters and  
1256           therefore "prevent, prepare for, or respond to" the coronavirus pandemic.  
1257

1258           3. **CDBG National Objective.** The location of this specific trail improvement  
1259           project is within an area containing a significant percentage of low to moderate  
1260           income residents; therefore, this project meets a CDBG national objective.  
1261

1262           **Public Comment**

1264           Opportunities for public comment were published as following:  
1265

1266            Publication on the City's website at [www.loganutah.org](http://www.loganutah.org)  
1267            Notice of publication on the City's social media platforms, including Facebook  
1268           and Twitter.  
1269            A comment period running from April 15, 2023 through May 16, 2023.  
1270            A City Council virtual hearing on the proposed 2019 AAP Amendment shall  
1271           commence no earlier than 5:30pm on Tuesday, May 16, 2023, in the Municipal  
1272           Council Chambers located at 290 N 100 W, Logan, Utah.  
1273            Logan Municipal Council Meetings are live-streamed on the City of Logan  
1274           Facebook page at <https://www.facebook.com/cityoflogan> and the City of Logan  
1275           YouTube channel at <https://www.youtube.com/channel/UCFLPAOK5eawKS>  
1276           RDBU0stRQ. Relay 711 and Spanish Relay (1-888-346-3162) may also be used  
1277           to access all phone numbers listed above.  
1278            Submit comments to either Mike DeSimone, Director, at  
1279           [mike.desimone@loganutah.org](mailto:mike.desimone@loganutah.org), 435.716.9022 or Amanda Pearce, CDBG  
1280           Coordinator, at [amanda.pearce@loganutah.org](mailto:amanda.pearce@loganutah.org), 435.716.9021 by Tuesday, May  
1281           16, 2023.  
1282

1283           A final note of importance for the Council. The actual amount of funds remaining and  
1284           available may be less than the amounts listed above. HUD has indicated that 80% of the  
1285           total amount of covid funding received has to be spent by May 28, 2023 which is  
1286           \$406,208 (\$507,761 x 80%) leaving approximately \$101,552 that could be applied  
1287           towards the 1800 South trail improvement project. We are still waiting on clarification  
1288           from HUD on whether this 2019 AAP amendment is sufficient in demonstrating our  
1289           intent to spend the remaining funds on eligible activities.  
1290

1291 Vice Chair A. Anderson said because the trail is outdoor-related and people are not  
1292 clustered together (to prevent any potential contagious spread), the funds can be used for  
1293 this trail.

1294  
1295 Mr. DeSimone confirmed that is correct. The funds have to go to a low-income  
1296 neighborhood and meet the needs of the rest of the community as well. It is cost-eligible,  
1297 tieback to Coronavirus, and meets the national objective.

1298  
1299 The proposed resolution will be an action item and public hearing at the May 16, 2023,  
1300 Council meeting.

1301  
1302 **Budget Adjustment FY 2022-2023 appropriating: \$11,451 funds received from the**  
1303 **sale of a fire vehicle toward replacement of rolling stock – Resolution 23-18 –**  
1304 **Richard Anderson, Finance Director**

1305  
1306 Finance Director Richard Anderson addressed the Council regarding the proposed budget  
1307 adjustment.

1308  
1309 The proposed resolution will be an action item and public hearing at the May 16, 2023,  
1310 Council meeting.

1311  
1312 **OTHER CONSIDERATIONS:**

1313  
1314 No further items were discussed.

1315  
1316 **ADJOURNED.** There being no further business, the Logan Municipal Council adjourned  
1317 to a meeting of the Logan Redevelopment Agency at 8:31 p.m.

1318  
1319 Minutes of the meeting of the Logan Redevelopment Agency convened on Tuesday, May  
1320 2, 2023, in the Logan Municipal Council Chambers located at 290 North 100 West,  
1321 Logan, Utah 84321 at 8:31 pm.

1322  
1323 Council Members present at the beginning of the meeting: Chairman Ernesto López, Vice  
1324 Chair Amy Z. Anderson, Councilmember Jeannie F. Simmonds, Councilmember Tom  
1325 Jensen and Councilmember Mark Anderson. Administration present: Mayor Holly H.  
1326 Daines, City Attorney Craig Carlston, Economic Director Kirk Jensen, Finance Director  
1327 Richard Anderson, City Recorder Teresa Harris and Deputy Recorder Esli Morales.

1328 Chairman Ernesto López welcomed those present. There were approximately 6 in  
1329 attendance at the beginning of the meeting.

1330  
1331

1332 **WORKSHOP ITEM:**

1333

1334 **Consideration of a proposed resolution approving Agency assistance to Mill Creek**  
1335 **of Logan, LLC for its redevelopment project in the Downtown Redevelopment**  
1336 **Project Area – Resolution 23-17 RDA – Kirk Jensen, Economic Development**  
1337 **Director**

1338

1339 Economic Development Director Kirk Jensen addressed the Council regarding the  
1340 proposed resolution. He explained that the second phase of Mill Creek of Logan, LLC's  
1341 redevelopment project ("Project"), located at approximately 74 West 100 South in the  
1342 Downtown Redevelopment Project Area consisting of a five-story, 72-unit, multi-family,  
1343 residential project contributes significantly to the achievement of the City's economic  
1344 and community development goals, including: the fiscal growth of the City through  
1345 property taxes; the provision of downtown housing as encouraged by the Downtown  
1346 Logan Specific Plan, serving as a catalyst to encourage additional redevelopment in  
1347 downtown; the elimination of blight.

1348

1349 The Economic Development Committee has reviewed the proposed investment and  
1350 recommends its approval. The recommended the following incentive package:

1351

1352 Mill Creek of Logan, LLC will receive \$100,000 from the RDA's Affordable Housing  
1353 Fund ("Fund") upon completion of its project as conditionally approved by the City of  
1354 Logan Planning Commission in Design Review Permit PC#21-020. Monies from the  
1355 Fund can be used for market-rate housing projects located in redevelopment project areas  
1356 where a blight finding exists. All construction plans are to be approved by the City of  
1357 Logan Planning Commission. Additionally, the Redevelopment Agency encourages Mill  
1358 Creek of Logan, LLC to utilize local contractors and vendors whenever possible.

1359

1360 Councilmember M. Anderson asked if there have been any issues with traffic and  
1361 students crossing on 100 West.

1362

1363 Mr. Jensen answered there have not been any issue so far.

1364

1365 The proposed resolution will be an action item and public hearing at the May 16, 2023,  
1366 Council meeting.

1367

1368 **ADJOURNED.** There being no further business, the Logan Redevelopment Agency  
1369 adjourned at 8:40 p.m.

1370

1371

1372

1373

1374 Esli Morales, Deputy City Recorder