

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, May 16, 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

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 A. 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 22 in attendance at the beginning of the meeting.

OPENING CEREMONY:

Pastor Ron Flessner gave the opening remarks, offered a prayer and led the audience in the pledge of allegiance.

Meeting Minutes. Minutes of the Council meeting held on May 2, 2023, were approved with no corrections.

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 May 2, 2023, minutes and approve tonight's agenda.
Motion carried by roll call vote.

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, June 6, 2023.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:

Chairman Ernesto López explained that any person wishing to comment on any item not otherwise on the agenda may address the City Council at this point by stepping to the microphone and giving his or her name and address for the record. Comments should be

43 limited to not more than three (3) minutes unless additional time is authorized by the
44 Council Chair. Citizen groups will be asked to appoint a spokesperson. This is the time and
45 place for any person who wishes to comment on non-agenda items. Some items brought
46 forward to the attention of the City Council will be turned over to staff to respond to outside
47 of the City Council meeting.

48 Dr. Gail B. Yost, a resident of Logan expressed concerns on behalf of the neighborhood
49 council regarding a residence that burned down and has yet to be demolished, the location
50 is 200 South (southside of the former church location). The building poses a hazard and
51 danger to others including wildlife that may inhabit the area.

52 Mayor Daines responded that staff will look further into this area and see what codes can
53 be applied.

54 Joann Bennett, a resident of Logan asked to comment on the Sugar Creek Rezone project.

55 Chairman López interjected and said the public hearing had already occurred and declined
56 to hear further comments at this time.

57 Ms. Bennett rephrased her question and asked what the Council would base their opinion
58 on in regard to the rezone project and if the community feedback would have any impact.

59 Councilmember Jensen responded by stating that he read all letters and emails received
60 from the public and tabulated all the existing issues. As expressed during the public
61 hearing, he considered the public feedback along with the proposal. It is a judgment call,
62 but laws and current issues must be considered. Clamor is what many may think, but that
63 may not necessarily be correct.

64 Nicole Burnard, a resident of Logan inquired about agenda items C & D which are listed
65 as “continued” and asked if there will be a public hearing or open comment on these items
66 at tonight’s meeting.

67 Chairman López clarified that the period for public comment has passed. (Public comment
68 could still have been made after the public hearing via email or letter to the Council).

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

70 **MAYOR/STAFF REPORTS:**

71

72 **Flood Update – Sam Odd, Public Works Program Manager**

73

74 Sam Odd, Public Works Program Manager gave an update on the flood status in Logan
75 City. He stated that daily, multi-checks are being done on the Logan and Blacksmith Fork
76 Rivers. All departments have coordinated together in watching the river. During the
77 night, the Police Department is watching key locations for debris or other concerns.

78 Crews are going out daily to clear out debris from under bridges and other problem areas.

79 As far as the flood outlook, the Blacksmith Fork River has reached the flood stage and
80 appears to be turning downward. That is the prediction at this time, but that may change.

81 By next week, the Logan River will begin to rise nearing flood stage and will continue to
82 rise. The Logan River will be carefully watched.

83
84 It is estimated that 40,000 sandbags have been filled. There have been 7 sandbagging
85 events in neighborhoods that have a propensity for flooding.
86

87 Councilmember Jensen, who resides in the Sumac neighborhood asked if the sandbags
88 currently in place along the river are the approximate level the river will rise.
89

90 Mr. Odd answered that this is the approximate estimate based on what the flood plain is
91 predicted. The sandbags vary from yard to yard and will be continued to be watched.
92

93 Mayor Daines added the bridge will be watched and closed off as the river continues to
94 rise.
95

96 Councilmember Simmonds asked if the Crockett Diversion will open this week.
97

98 Mr. Odd responded that this is the case within the next week and will take some of the
99 pressure off the river, but not enough.
100

101 Councilmember Jensen asked if the camera scoping has been completed just above the
102 Crockett Canal due to a previous landslide that had occurred.
103

104 Mr. Odd responded that staff has checked on the possibility of doing the camera scoping,
105 but the results have yet to be received.
106

107 **Grant Award from the National Fitness Campaign – Russ Akina, Parks &**
108 **Recreation Director**
109

110 Parks & Recreation Director Russ Akina announced that Logan City has been selected as
111 a grant-eligible partner in the 2023 Healthy Cities Campaign. The City received a letter to
112 confirm eligibility for a grant of \$30,000. The 2023 Healthy Cities Campaign is part of a
113 national movement to make world-class fitness free and accessible in public spaces
114 across the country. The project will commence next year 2024, but the project proposal
115 must commence this year (to be on record).
116

117 No further Mayor/Staff Reports were presented.
118

119 **COUNCIL BUSINESS:**
120

121 **Planning Commission Update – Councilmember Simmonds**
122

123 Councilmember Simmonds reported Tony Johnson will be converting the upstairs of the
124 Event Center located on 185 East 1250 North (the Old Main Theatre) near the Cache
125 Valley Mall into 21 apartments. Some of these are proposed to be micro-apartments.
126

127 **Council Budget Workshops - Chairman Ernesto López**

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129 Chairman López announced that a Council Budget Workshop will be held on Tuesday,
130 May 23 at 5:30 p.m. in the Logan City Council Chambers. The public is invited to attend.

131
132 No further Council Business items were presented.

133
134 **ACTION ITEMS:**

135
136 **PUBLIC HEARING - Consideration of a proposed resolution approving the**
137 **Community Development Block Grant (CDBG) Annual Action Plan Program Year**
138 **2023 for the City of Logan – Resolution 23-12 – Amanda Pearce, CDBG**
139 **Coordinator**

140
141 At the May 2, 2023 Council meeting, CDBG Coordinator Amanda Pearce addressed the
142 Council regarding the proposed resolution. She explained the following:

143
144 **Application Period**

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

148
149 **CDBG Program Year 2023 Funding Recommendation**

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

153	\$98,433	100 W 200 S Pedestrian Crossing
154	\$134,145.72	600 S Main Sidewalk
155	\$37,836.84	500 W Street Improvements
156	\$128,292.44	100 N 500 E Sidewalk*
157	\$0	Lundstrom Park Sidewalk*
158	%55,000	BRAG Emergency Home Repair
159	\$85,070	CDBG Administration
160	\$28,356	Planning

161
162 *It is recommended that any PY2023 funds awarded by HUD in excess of the estimate,
163 or any funds recaptured from any other CDBG activity from any program year, will be
164 reallocated to the 100 N 500 E sidewalk project up to \$200,000 and to the Lundstrom
165 Park Sidewalk project up to \$111,230.

166
167 **Public Review and Comment Period**

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

170
DRAFT

Vice Chair A. Anderson clarified for the benefit of the public that when initial applications were accepted for the program from non-profit organizations there was a shortage of eligible projects and that is why the remaining funds were turned into infrastructure projects.

Chairman López opened the meeting to a public hearing.

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

ACTION. Motion by Councilmember Simmonds seconded by Councilmember Jensen to approve Resolution 23-12 as presented. Motion carried by roll call vote.

A. Anderson: Aye

M. Anderson: Aye

Jensen: Aye

López: Aye

Simmonds: Aye

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

At the May 2, 2023 Council meeting, Community Development Director Mike DeSimone addressed the Council regarding the proposed resolution.

Amendment Summary

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

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

In transitioning from immediate needs relative to the pandemic, the remaining covid-19 funds can be reprogrammed to meet broader CDBG goals of serving low/moderate

income residents while still adhering to the original intent language to “prevent, prepare, and respond” to the coronavirus pandemic. We are proposing to amend the 2019 Annual Action Plan and allocate the remaining funds (\$210,163) for trail improvement projects serving low to moderate income Logan residents. More specifically, we are proposing to use up to \$160,000 on the 1800 South (Spring Creek) Trail.

Proposed Annual Action Plan (PY2019) AMENDMENT 3

- Allocate \$210,163 of remaining CDBG CV Funding towards Trail Improvements serving low/moderate income Logan residents designed to prevent, prepare for or respond to future coronavirus pandemic impacts by providing suitable outdoor recreational space meeting social distancing & spacing requirements. Approximately \$160,000 will be used for the 1800 South (Spring Creek) Trail. According to HUD guidance, the use of remaining CDBG-CV funding for public facilities are allowable provided the following three criteria are met:
 1. **Eligible Cost.** Construction costs associated with a public facility such as a trail or sidewalk serving low/moderate income residents are all eligible costs under CDBG.
 2. **Tieback to Coronavirus.** The proposed project (Spring Creek Trail) will increase the width of the existing 1,300’ trail from a 6’ wide sidewalk to a 10’ wide trail able to safely support more people with greater levels of social distancing. The trail runs north from 1800 South and ties into the existing trail system running parallel to the Logan River. The tieback to coronavirus is that by adding additional trail width, we are better able to provide safe outdoor recreational amenities that meet minimum social distancing parameters and therefore “prevent, prepare for, or respond to” the coronavirus pandemic.
 3. **CDBG National Objective.** The location of this specific trail improvement project is within an area containing a significant percentage of low to moderate income residents; therefore, this project meets a CDBG national objective.

Public Comment

Opportunities for public comment were published as following:

- ☐ Publication on the City’s website at www.loganutah.org
- ☐ Notice of publication on the City’s social media platforms, including Facebook and Twitter.
- ☐ A comment period running from April 15, 2023 through May 16, 2023.

- A City Council virtual hearing on the proposed 2019 AAP Amendment shall commence no earlier than 5:30pm on Tuesday, May 16, 2023, in the Municipal Council Chambers located at 290 N 100 W, Logan, Utah.
- Logan Municipal Council Meetings are live-streamed on the City of Logan Facebook page at <https://www.facebook.com/cityoflogan> and the City of Logan YouTube channel at <https://www.youtube.com/channel/UCFLPAOK5eawKS> RDBU0stRQ. Relay 711 and Spanish Relay (1-888-346-3162) may also be used to access all phone numbers listed above.
- Submit comments to either Mike DeSimone, Director, at mike.desimone@loganutah.org, 435.716.9022 or Amanda Pearce, CDBG Coordinator, at amanda.pearce@loganutah.org, 435.716.9021 by Tuesday, May 16, 2023.

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

Chairman López opened the meeting to a public hearing.

Dr. Gail B. Yost, a resident of Logan asked if there will be benches or other facilities available sporadically along the trail.

Mr. DeSimone responded the funds will be used to widen the Spring Creek Trail up to \$160,000 and there will be benches at either end side but no water fountains or restrooms.

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

ACTION. Motion by Councilmember Simmonds seconded by Councilmember M. Anderson to approve Resolution 23-15 as presented. Motion carried by roll call vote.

A. Anderson: Aye

M. Anderson: Aye

Jensen: Aye

López: Aye

Simmonds: Aye

(Continued from May 2, 2023) - REZONE – Consideration of a proposed rezone located on approximately 35.48 acres at approximately 1095 West 600 South (Sugar Creek) TIN #02-066-0030; -0031; -0019; -0021 from NR-4 to MR-9 – Ordinance 23-16 – Russ Holley

At the May 2, 2023 Council meeting, Planner Russ Holley addressed the Council regarding the proposed rezone. At this meeting, the Council determined to continue the Ordinance. The Council requested a more specified deed restriction to limit the number of 6,000 sq ft. and number of 4,800 sq ft. units on the property if the lots could not be developed according to the design. The Council also requested further comments be obtained from the school district.

City Attorney Craig Carlston stated the proponent offered a deed restriction limiting the density to 5.3 units per acre. The deed restriction applies to all recorded parcels. The deed restriction will be recorded tomorrow and continue to apply even if there is a subsequent purchaser. There is a maximum of 84 townhomes to be constructed instead of the originally intended 126 units. There will be 6,000 sq ft. lots with a minimum of 24 lots. If the property is sold, the deed restriction will still be applied. If only part of the project is developed and the rest is sold, the submitted plan does not apply (if they desire to no longer build townhomes and instead single-family homes) but the deed restriction of density will still apply.

Councilmember Simmonds reiterated that the Council listened to the neighborhood who are willing to accept a compromise and requested the developer along with staff cut down on density to reassure the neighborhood and mitigate the impact of the development.

Vice Chair A. Anderson echoed Councilmember Simmonds' comment. With the number of townhome units being lowered, it should resolve the issues of traffic and parking. The housing availability in the community needs to be addressed as well. A concern has been raised by State Legislation that if communities do not add housing, the State will step in and regulate housing taking the ability away from the communities to regulate their own.

The Council echoed Vice Chair A. Anderson and Councilmember Simmonds remarks.

Councilmember Simmonds asked if the developer had agreed to do all the street improvements.

Mr. Carlston answered that the improvements have been included in the deed restriction as part of the building phases which will include sidewalk, curb, and gutter.

Councilmember M. Anderson inquired if a new zone needs to be added since there is no zone to address this type of project (except via a deed restriction offered by the proponent).

Mr. Holley responded they are currently working on a zone overlay where a project may be in-between zones. A good option may be the PUD overlay should there be an area that has a wetland.

Vice Chair A. Anderson clarified the Council does not meet nor discuss as a quorum behind doors. Rather the developer is communicating with staff and as necessary with the Council to express concerns. Hence, why Mr. Carlston presented the deed restriction to the Council and the public.

Councilmember Jensen withdrew his motion to continue the ordinance from the last meeting and motioned to accept the ordinance with the 5.3 density that has been submitted.

Councilmember M. Anderson said he understands the proposal, however, as the Woodruff Neighborhood representative he elected to vote in accordance with the Woodruff neighborhood who are in opposition of the ordinance.

ACTION. Motion by Councilmember Jensen seconded by Vice Chair A. Anderson to approve Ordinance 23-16 with the updated deed restriction as referenced at 5.3 density as presented. Motion carried by roll call vote.

A. Anderson: Aye

M. Anderson: Nay

Jensen: Aye

López: Aye

Simmonds: Aye

***(Continued from April 18, 2023)* - CODE AMENDMENT – Consideration of a proposed Code Amendment 17.13, 17.14, 17.15 & 17.62 (Public Zone & Homeless Shelters). Logan City is requesting a Code Amendment to the Land Development Code, Chapter 17.13 “Public Zones” to include a purpose/intent language for non-profit uses in a public zone; amend Chapter 17.14 “Public Zone Uses” to include behavioral and mental health receiving centers, homeless resource centers and homeless shelters in the public zone as a conditional use; amend Chapter 17.15 “Development Standards: Public Zones” to include a proximity standard for homeless resource centers and homeless shelters; and amend Chapter 17.62 “Definitions” - Ordinance 23-10 – Mike DeSimone**

Community Development Director Mike DeSimone addressed the Council and stated that at the April 18, 2023 the Council deferred action on this item to allow time for representatives from the Bear River Mental Health and Bear River Health Department to meet with City representatives to discuss a future Receiving Center to be located in Logan. Based on those discussions, the proposed approach to zoning and project review remains unchanged while the proposed Land Development Code language in Section

17.15.050 regarding a proposed proximity limitation has been narrowed. He has also added an additional statement to the definition of Community Service in Section 17.62 specifying that “temporary housing for domestic violence survivors or victims” are included as a community service.

Councilmember Simmonds thanked Bear River Mental Health Services for the honest discussion. The Council echoed the same sentiment.

Vice Chair A. Anderson inquired if case management services are still permitted under the new code.

Mr. DeSimone answered case management services have not been mentioned or changed, case management would still exist as is.

Vice Chair A. Anderson asked if it would be possible to state how the restrictions for close proximity were determined lest they be considered detrimental.

Mr. DeSimone replied the intent is not to stigmatize the homeless facility by using the restrictions used for alcohol as set by the State. Rather we are trying to consider what areas are not compatible or suitable for this type of facility due to traffic, areas, schools, etc. That is why we set the process as wide via two-level process to permit it through the city.

Councilmember M. Anderson spoke in favor of the receiving center having been in a similar situation as a caregiver and uncertain where to go to receive support. The Cache County Sheriff's Department is in favor as well.

Councilmember Simmonds stated the intent to move forward with the existing definitions is to create a path forward for a receiving center. Should the need arise to adjust, change, or add to the definition of the ordinance, it can be done as needed.

Vice Chair A. Anderson said the Homeless Shelter Board had requested the Council continue the ordinance to involve further discussion to include them as well; and with this concern in mind, she elected to not vote in favor of approving the ordinance.

ACTION. Motion by Councilmember M. Anderson seconded by Councilmember Simmonds to adopt Ordinance 23-10 with the change in the definition as presented. Motion carried by roll call vote.

A. Anderson: Nay

M. Anderson: Aye

Jensen: Aye

López: Aye

Simmonds: Aye

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

At the May 2, 2023 Council meeting, Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustment.

Chairman López opened the meeting to a public hearing.

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

ACTION. Motion by Vice Chair A. Anderson seconded by Councilmember Jensen to approve Resolution 23-18 as presented. Motion carried by roll call vote.

A. Anderson: Aye

M. Anderson: Aye

Jensen: Aye

López: Aye

Simmonds: Aye

WORKSHOP ITEMS:

Consideration of a proposed resolution Designation a Closed Area to Ignition or use of Fireworks – Resolution 23-16 – Fire Chief Brad Hannig

Fire Chief Brad Hannig addressed the Council regarding the proposed resolution. He stated the proposed boundaries are the same as they were last year.

East Bench Closure

- East side of 1200 East from the North City Boundary to Hwy 89.
- South side of Hwy 89, from 1200 East to 600 East, then the North side of Canyon Road from 600 East to Crockett Avenue.
- East side of Crockett Avenue from Canyon Road to Riverside Drive, continuing the East side of Riverside Drive to Mountain Road, continuing the East side of the Logan River to Stewart Nature Park.
- The North and East side of the Logan City boundary from Stewart Nature Park to the southern city boundary.

West Closure

- West side of 600 West from the North city boundary, to 200 South.
- North side of 200 South from 600 West to 1000 West
- West side of 1000 West from 200 South to the South city boundary

The proposed resolution will be an action item and public hearing at the June 6, 2023, Council meeting.

Budget Adjustment FY 2022-2023 appropriating: \$21,569 funds received for police overtime shift reimbursements; \$37,000 donated funds toward the purchase of artwork for the new Library; \$79,000 funds engineering received from Cache County to be used to purchase equipment and supplies to mitigate flooding in the City; \$7,850 donated funds toward the annual police banquet – Resolution 23-21 – Richard Anderson, Finance Director

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

Mayor Daines clarified that the \$37,000 donated funds are for the purchase of sculptures for the library and the plaza.

The proposed resolution will be an action item and public hearing at the June 6, 2023, Council meeting.

OTHER CONSIDERATIONS:

Mayor Daines stated regarding the Creek Side RV Park. Flooding advisory notices have been posted for at least 6 weeks prior to when the flooding occurred advising the residents of the potential of an evacuation until the flood waters recede.

Vice Chair A. Anderson asked on behalf of the public since this is an election year, what is the process of running for office.

City Recorder Teresa Harris responded that candidate filing commences June 1st thru June 7th from 8 a.m. to 5 p.m. Candidate filing must be conducted during regular business hours at City Hall. The applicant must be a resident of Logan for a period of one year in order to be eligible to run. They must be 18 or older and a registered voter. There are three (3) at-large council seats that will be up for election.

Vice Chair A. Anderson requested confirmation on whether the ballot initiative had gathered sufficient signatures to go on the ballot.

Ms. Harris confirmed the ballot initiative did not receive sufficient signatures to go on the ballot.

Mayor Daines remarked it is rewarding to serve your community and the difference that can be made.

No further items were discussed.

519 **ADJOURNED.** There being no further business, the Logan Municipal Council adjourned
520 to a meeting of the Logan Redevelopment Agency at 6:42 pm.

521
522 Minutes of the meeting of the Logan Redevelopment Agency convened on Tuesday, May
523 16, 2023, in the Logan Municipal Council Chambers located at 290 North 100 West,
524 Logan, Utah 84321 at 6:42 pm.

525
526 Council Members present at the beginning of the meeting: Chairman Ernesto López, Vice
527 Chair Amy Z. Anderson, Councilmember Jeannie F. Simmonds, Councilmember Tom
528 Jensen and Councilmember Mark A. Anderson. Administration present: Mayor Holly H.
529 Daines, City Attorney Craig Carlston, Economic Director Kirk Jensen, Finance Director
530 Richard Anderson, City Recorder Teresa Harris and Deputy Recorder Esli Morales.

531 Chairman Ernesto López welcomed those present. There were approximately 8 in
532 attendance at the beginning of the meeting.

533 **ACTION ITEM:**

534
535 **PUBLIC HEARING - Consideration of a proposed resolution approving Agency**
536 **assistance to Mill Creek of Logan, LLC for its redevelopment project in the**
537 **Downtown Redevelopment Project Area – Resolution 23-17 RDA – Kirk Jensen,**
538 **Economic Development Director**
539

540 At the May 2, 2023 Council meeting, Economic Development Director Kirk Jensen
541 addressed the Council regarding the proposed resolution. He explained that the second
542 phase of Mill Creek of Logan, LLC's redevelopment project ("Project"), located at
543 approximately 74 West 100 South in the Downtown Redevelopment Project Area
544 consisting of a five-story, 72-unit, multi-family, residential project contributes
545 significantly to the achievement of the City's economic and community development
546 goals, including: the fiscal growth of the City through property taxes; the provision of
547 downtown housing as encouraged by the Downtown Logan Specific Plan, serving as a
548 catalyst to encourage additional redevelopment in downtown; the elimination of blight.

549
550 The Economic Development Committee has reviewed the proposed investment and
551 recommends its approval. The recommended the following incentive package:

552
553 Mill Creek of Logan, LLC will receive \$100,000 from the RDA's Affordable Housing
554 Fund ("Fund") upon completion of its project as conditionally approved by the City of
555 Logan Planning Commission in Design Review Permit PC#21-020. Monies from the
556 Fund can be used for market-rate housing projects located in redevelopment project areas
557 where a blight finding exists. All construction plans are to be approved by the City of
558 Logan Planning Commission. Additionally, the Redevelopment Agency encourages Mill
559 Creek of Logan, LLC to utilize local contractors and vendors whenever possible.
560

Chairman López requested confirmation on the reasoning behind why Mill Creek qualified for affordable housing funds because the area at one time was blighted.

Mr. Jensen confirmed that this is correct. In the downtown redevelopment area including the historic area, a blight analysis was conducted by a third-party consultant. A blight finding was made and in that area affordable housing funds can be deployed even for market-rate housing not just for affordable housing.

Chairman López opened the meeting to a public hearing.

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

ACTION. Motion by Councilmember Jensen seconded by Councilmember Simmonds to approve Resolution 23-17 RDA as presented. Motion carried by roll call vote.

A. Anderson: Aye

M. Anderson: Aye

Jensen: Aye

López: Aye

Simmonds: Aye

WORKSHOP ITEM:

Consideration of a proposed resolution adopting a survey area to initiate the potential creation of the 1400 North Main Community Reinvestment Project Area Plan – Resolution 23-20 RDA – Kirk Jensen, Economic Development Director

Economic Development Director Kirk Jensen addressed the Council regarding the proposed resolution. He stated that the Redevelopment Agency of the City met and finds that the location described in the area of 1400 North Main may benefit from the creation of a Community Reinvestment Project Area Plan. The Agency proposed the following:

1. The area South of 1400 North to 1000 North and between Main Street and 200 East, is designated as a Survey Area.
2. This Survey Area requires study to determine whether project area development is feasible within one or more proposed Community Reinvestment Project Areas within the Survey Area.
3. The Agency is authorized to prepare a proposed Community Reinvestment Project Area Plan within the Survey Area for a proposed Community Reinvestment project Area.
4. The Agency is authorized to conduct any examination, investigation, or negotiation regarding the proposed Community Reinvestment Project Area that the Agency considers appropriate.

- 604 5. The Agency will not use eminent domain in a project area withing the Survey
605 Area so no blight study will be performed.
606

607 Councilmember Simmonds said for the benefit of the public, these project areas are
608 created by the State as a method for the City to collect property taxes and utilize them
609 differently than they otherwise would have been utilized.
610

611 Mr. Jensen added it is in State code, Title 3, Community Reinvestment Act and this is
612 what governs these types of areas, their use, and their creation. It is a means for cities to
613 partner with the private sector to revitalize an area by deploying property taxes (called tax
614 increments).
615

616 The proposed resolution will be an action item and public hearing at the June 6, 2023,
617 Council meeting.
618

619 **ADJOURNED.** There being no further business, the Logan Redevelopment Agency
620 adjourned at 6:54 p.m.
621

622
623
624
625 Esli Morales, Deputy City Recorder