

2  
3 Minutes of the meeting of the Logan Municipal Council convened in regular  
4 session on Tuesday, April 1, 2014 at 5:30 p.m. in the Logan City Municipal Council  
5 Chamber, 290 North 100 West, Logan, Utah. Chairman Karl B. Ward conducting.

6  
7 Council members present at the beginning of the meeting: Chairman Karl B.  
8 Ward, Vice-Chairman Jeannie F. Simmonds, Councilmember Holly H. Daines,  
9 Councilmember S. Eugene Needham and Councilmember Herm Olsen. Administration  
10 present: Mayor H. Craig Petersen, Finance Director Richard Anderson, Public Works  
11 Director Mark Nielsen, Risk Manager Bryce McEuen and City Recorder Teresa Harris.  
12 Excused: City Attorney Kymber Housley.

13  
14 **OPENING CEREMONY.**

15  
16 Logan City Police Captain Tyson Budge gave an opening thought and led the audience in  
17 the pledge of allegiance.

18  
19 Chairman Ward welcomed those present. There were approximately 48 citizens in the  
20 audience at the beginning of the meeting.

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

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

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

31  
32 **Meeting Schedule.** Chairman Ward announced that regular Council meetings  
33 would be held the first and third Tuesdays of the month at 5:30 p.m. The next regular  
34 Council meeting is Tuesday, April 15, 2014.

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

37  
38 No questions or comments for the Mayor or Council from the audience.

39  
40 **MAYOR/ STAFF REPORTS.**

41  
42 **Updates on Projects/Issues – Mayor Craig Petersen.**

43  
44 Mayor Petersen updated the Council and audience on the following items.

47 **Boards and Committees** – Interested citizens are invited and encouraged to serve on one  
48 of Logan's Board and Committees. More information about current openings, application  
49 deadlines and a description of each board and committee can be found on the Logan City  
50 website.

51  
52 **Business Practices Committee** - A number of existing and perspective business owners  
53 have indicated that Logan City is not very “Business Friendly”, as compared to other  
54 cities in Cache Valley.

55 Task—Evaluate Logan City’s business practices and makes recommendations regarding:

- 56 1. What we are doing well  
57 2. Improvements that need to be made

58 Committee—

- 59 Sid Smith (Chair)  
60 Sara Sinclair—Planning Commission  
61 Jess Bradfield—Former City Council Candidate  
62 Paul Davis—BRAG  
63 Todd Lundahl—Lundahl Building Systems  
64 Sandy Emile—Chamber of Commerce Director  
65 Owner of a retail business

66 Staff Assistance

- 67 Paul Taylor—Building Official  
68 Mike DeSimone—Community Development Director  
69 Mark Nielsen—Public Works Director  
70 Plus—Any other city resource person who could be helpful

71 Timeline—About four months

72

73 **Landfill** – We are at the point where we need to build 5 miles of roadway and we will  
74 need to acquire right of way and acquire land. There are 35 property owners involved in  
75 this process and interaction with landowners is happening at this time. Mayor Petersen  
76 and Environmental Director Issa Hamud have also met with two of the Mayor's from the  
77 affected cities involved in the roadway.

78

79 **Wastewater Facility** – Mayor Petersen and Issa Hamud have met with the Mayor's  
80 involved in the Wastewater Facility. They have also met with a representative from the  
81 Water Quality Board who gave a presentation regarding the different options. The group  
82 will continue meeting and they are organizing what is being called the “Sewer Treatment  
83 Technical Committee.” At some point they will come before the City Council with a  
84 resolution and agreement. The Logan Municipal Council will continue making decisions  
85 on rate and budget items in regards to the Wastewater Facility.

86

87 **Road Closures** – 200 East 1000 North -This stretch of road will be closed for about eight  
88 weeks for the street widening project. Local traffic is allowed and the City is working  
89 with businesses and residents to minimize the inconvenience.

90

91 Canyon Road - Work on the first section of the new trail along the canal that parallels  
92 Canyon Road will begin soon. This section of the trail will run from the Herm's Inn area  
93 up to the tunnel across from First Dam, about 0.6 miles. The construction will require

94 closure of a short section of Canyon Road from March 26 to approximately May 1.  
95 During this period, access to the USU Water Lab will be from the West and access to  
96 First Dam will be from the East.

97

98 **Recreation Center** - The upcoming renovation of Logan High School will affect parking  
99 at the Recreation Center and this is something that will need to be addressed.

100

101 **Budget** – During the upcoming budget workshops, Mayor Petersen will present a  
102 proposed 3% wage increase for City employees. There will also be a proposed increase in  
103 dedicated property tax but only the portion that relates to the Logan City Library. Other  
104 smaller fee increases will also be proposed.

105

106 **Board Appointment – Mayor Craig Petersen.**

107

108 Mayor Petersen asked the Council for ratification of Jim Harps to serve on the Forestry  
109 Board which is a three year term.

110

111 **ACTION.** Motion by Councilmember Olsen seconded by Councilmember Needham to  
112 **approve ratification** of Jim Harps as presented. Motion carried unanimously.

113

114 Councilmember Daines suggested that the Forestry Board be involved in the future with  
115 projects such as River Restoration.

116

117 **River Restoration Update – Mark Nielsen, Public Works Director.**

118

119 Public Works Director Mark Nielsen gave an update on the River Restoration project and  
120 provided the following information:

121

122 **Restoration work is currently taking place on two sections of the Logan River:**  
123 **Riverside between Center Street and 100 North**

- 124 • The river was cutting into the bed and had caused sloughing of slopes and created  
125 vertical banks next to houses. The bank stabilization required much more  
126 extensive work in the channel than the tree removals elsewhere along the river.
- 127 • The river banks have been stabilized and the placement of riprap (large boulders)  
128 will be completed by April 10.
- 129 • Trees and bushes will be planted along the river this Spring. A sidewalk will be  
130 constructed during Summer, 2015.

131

132 **Golf Course Area (Rendezvous Park)**

- 133 • The work along the golf course targeted Crack Willow trees that were within the  
134 high water area of the river and would have made flooding more likely. Any trees  
135 or limbs that were hanging over the river were cut. Debris that had accumulated  
136 over many years was also removed.
- 137 • The work along the golf course ended on Saturday, March 29 and the trail was  
138 opened on Sunday, March 30.

- 139       • No more trees will be cut or trimmed this spring. There are four more trees that  
140       need to be removed and about 70 that need to be trimmed. This work cannot be  
141       safely done with the trail open to the public, so it will be deferred until late next  
142       fall.
- 143       • Grass seeding has already started along the banks that have been disturbed. The  
144       grass seed mix has varied based on soil conditions and seed availability.
- 145       • Re-vegetation of this area will be ongoing through May. Re-vegetation will  
146       consist of planting native species of trees, shrubs, and grass. The goal is to restore  
147       the riparian zones along the river and upland areas.
- 148       • The plant species that are planned for the two locations include:  
149               Trees - Native Cottonwood (50 trees), Peach Leaf Willow (50 trees),  
150               Water Birch (200 trees), and Chokecherry (150 trees). In addition to these,  
151               an additional 150 native species of trees that are 2” caliper and bigger will  
152               be planted.  
153               Shrubs - Coyote Willow (450+ plants, Golden Current (50 plants), Wild  
154               Rose (50 plants), and Red-Ozier Dogwood (350+ plants).  
155
- 156       • Additional re-vegetation will also occur in the fall of 2014. In 2015, the results of  
157       the re-vegetation effort will be evaluated and additional plantings will likely  
158       occur.
- 159       • Levee work along the Blacksmith Fork River will be ongoing in the area of  
160       Country Manor through July.

161  
162 Vice Chairman Simmonds said she has heard from several individuals that because of the  
163 river restoration project on Center Street it has become evident that the bridge is not  
164 stable.  
165

166 Mr. Nielsen responded there are concerns with undermining of the bridge and there are  
167 cracks on the abutments. A structural engineer will come in and address these concerns  
168 and he will report back to the Council with the findings. The bridge will not be closed at  
169 this time.  
170

171 Councilmember Olsen said visually, it looks like a massacre with all the trees being cut  
172 down and removed. He knows there are reasons this has been done but hopes it will not  
173 happen again in the future.  
174

175 Mayor Petersen stated in some cases the trees were removed for equipment access, some  
176 trees were diseased and had to be removed and some were obstructing the flow of the  
177 river.  
178

179 Mr. Nielsen said one of the main goals of the River Restoration Project was to try and  
180 reduce the cracked willows which he has learned is an invasive species. In looking at the  
181 aerial photos this is evident as to how the trees have progressed. He agrees that it looks  
182 bad now but in the end it will be a good thing for the river in what it looks like and how it  
183 functions. He said the river needs to be addressed every year and not once every 30 years.

184 It needs to be maintained on a regular basis. Anything near the high water mark of the  
185 river has been cut and the stump has been left for erosion and the tree removed.

186

187 Logan resident Jim Goodwin addressed the Council. He feels we need a “restoration of  
188 the restoration.” A lot of people are truly upset with what is happening with this project.  
189 He visits the Rendezvous Dog Park often and this area is very hard to look at with the  
190 trees no longer there. He read an email from his colleague James White who is a board  
191 member on the Bear River Watershed Council. Mr. White feels that the Environmental  
192 Impact Statement is incorrect and those involved lied about the reasons for the River  
193 Restoration Project.

194

195 Mr. Goodwin asked why we build on the floodplain because we sure end up paying for it  
196 later. He feels the river now looks like a “glorified irrigation canal “and it really looks  
197 bad. He said this has been a public relation failure from the beginning and there are a lot  
198 of people that are interested and upset with this project and all the trees being cut down.

199

200 Bridgerland Audubon Society Member Frank Howe addressed the Council. He said the  
201 river project has been a very emotional project for the people of Cache Valley. The  
202 Audubon Society is very disappointed in the hurried and poorly designed restoration  
203 project that has destroyed habitat for migratory birds and fish of the Logan River. The  
204 fish rely on the wood and leaves that fall into the river from the trees and they feed on the  
205 insects that go into the river. He requested that Logan City immediately cease the  
206 removal of any trees and only allow trimming in regards to safety issues. Also, the  
207 Council should consider consulting local restoration from USU and from the Utah  
208 Division of Wildlife Resources and work together on a long term plan for the Logan  
209 River.

210

211 Logan resident Thad Box addressed the Council. He said the Logan River Trail is not  
212 only an environmental problem but a social problem. This is about the loss of something  
213 of value and it will be in the hearts and minds of people as they walk the trail like a death  
214 in the family. He said this happened on the Council’s watch and now they have to address  
215 this issue, listen to the people and experts and do better next time.

216

217 Mayor Petersen said the City has been in contact with Joe Wheaton from the USU  
218 College of Natural Resources and next Fall he will be using the Logan River as a role  
219 model for a seminar he is conducting. Mayor Petersen invited other community members  
220 and experts to be involved in going forward with planning for the Logan River. He is  
221 receptive to being educated on where we go from here.

222

223 **COUNCIL BUSINESS.**

224

225 **Council Budget Workshop Schedule – Tuesday, May 13, 2014 and Tuesday, May**  
226 **27, 2014 beginning at 5:30 p.m. in the Logan Municipal Council Chambers.**

227

228 Chairman Ward announced that Budget Workshops will be held on Tuesday, May 13,  
229 2014 and Tuesday, May 27, 2014 beginning at 5:30 p.m.

230 **Proclamation: USU National Handball Championship – Herm Olsen, Council**  
231 **Member**

232

233 Councilmember Olsen read the following proclamation and recognized Jon Larson and  
234 Kaneesha Goodworth. The proclamation was signed by Mayor Petersen and all five  
235 council members.

236

237 To Utah State University Champions,

238

239 It is not often that Utah State University produces a national champion. But when it does,  
240 we are anxious to honor the members of the Utah State University Handball Team which  
241 recently competed for the United States National Collegiate Championships in Raleigh,  
242 North Carolina.

243

244 The Utah State University Handball Team sent four men and one woman to compete  
245 against teams from all over the nation and from Ireland. Competing against some of the  
246 best players in the country, Utah State succeeded in crowning two national champions  
247 and having two others make the quarterfinals.

248

249 Jon Larson challenged the nation's best in his division, and won a thrilling victory against  
250 a player-winning, losing and prevailing in a stunning tiebreak, 11-10, to capture the  
251 national crown.

252

253 Kaneesha Goodworth hails from Payson, Utah, and as a freshman at USU, entered the  
254 Novice Division of the National Tournament. She fought off multiple tie breaks to make  
255 it to the Championship match against a player from Minnesota. She dropped the 1st game  
256 12-21, but rebounded to win the 2nd game by an identical score of 21-12. That set up a  
257 tie-break final which was closely contested with each serve, each point. Kaneesha  
258 prevailed 11-9 in a thrilling match for the title of best Novice player in the nation.

259

260 Logan City is pleased to honor and acknowledge the accomplishments and achievements  
261 of the Utah State University Handball Team, and to recognize Jon and Kaneesha for their  
262 remarkable efforts on behalf of Utah State University. Logan City further recognizes the  
263 contributions of all of the handball team, consisting of Ryan Campbell, Jon Larson,  
264 Marcus Haslam, Trevor Kinney and Kaneesha Goodworth. We thank you for being such  
265 remarkable representatives for Utah State University and for Logan City.

266

266 Well done!

267

268 **Neighborhood Renewal – Gene Needham, Council Member**

269

270 Councilmember Needham addressed the Council regarding Retrofitting Single-Dwelling  
271 Homes and Renewing Old Neighborhoods. He proposed that Logan City acquire housing  
272 needing improvements and return it to its neighborhood single-dwelling status. Most  
273 importantly, homes made into multiple housing can be returned to single-dwelling status.  
274 He feels that citizen donations and volunteerism can always be solicited to help. Once  
275 made available and desirable to single-dwelling families, retrofitted homes become assets  
276 to the entire community.

277 Councilmember Ward agreed that something needs to be done and this is important for  
278 our community. The required funding for this program needs to be studied and money  
279 appropriated. He encouraged Councilmember Needham to move forward.

280

281 **ACTION ITEMS.**

282

283 *(Continued from the March 18, 2014 Council Meeting)* – **PUBLIC HEARING -**  
284 **Consideration of a proposed Zone Change and Future Land use Map Zone Change.**  
285 **Andrea Wilson-Lincoln Ridge Properties LLC/Fraternal Order of Eagles #3114**  
286 **requests a 2-lot subdivision with a Future Land Use Plan Map amendment from**  
287 **Detached Residential (DR) to Mixed Use Center (MUC) and a rezone of the**  
288 **property from Traditional Neighborhood Residential (NR-6) to Community**  
289 **Commercial (CC) should the pending ordinance be approved; or a Commercial**  
290 **(COM) Zone and a 6,000 SF professional office on 3.0 acres located at 170 West 900**  
291 **North; TIN 05-047-0037 – Ordinance 14-18**

292

293 At the March 4, 2014 Council meeting Amber Reeder, Planner with the Community  
294 Development Department addressed the Council regarding the proposed zone change.  
295 She announced the public hearing for this project was scheduled and noticed for March  
296 18, 2014 but at that time the applicant requested that the public hearing be continued to  
297 the April 1, 2014 Council meeting.

298

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

308

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

318

319 The specific project proposed is a professional office for a real estate office. The hours  
320 would not negatively impact the neighborhood and landscaping buffers and setbacks are  
321 provided. The applicant has indicated that the traffic impact of their business is minimal.  
322 Traffic would be during business hours and typically by appointment. The design meets

323 minimum requirements and is not residential in nature but is consistent with other  
324 commercial buildings in the area and proves for an interesting and attractive building.

325  
326 On February 13, 2014, the Planning Commission recommended that the Municipal  
327 Council approve a request to amend the Future Land Use Plan from Detached Residential  
328 (DR) to Mixed Use Center (MUC) and rezone the property from Traditional  
329 Neighborhood Residential (NR-6) to Community Commercial (CC).

330  
331 Chairman Ward opened the meeting to a public hearing.

332  
333 Logan resident Mr. Lindquist addressed the Council. He is not so concerned about the  
334 building itself but with the Transportation Masterplan and the proposal to reroute the  
335 traffic to 200 West which would take it through his front yard. He asked when this  
336 change will occur, have traffic flow studies been completed and where exactly the traffic  
337 be re-routed.

338  
339 Chairman Ward responded that extensive studies have been done but no decision has  
340 been made as to what the final outcome will be.

341  
342 Councilmember Daines said it states in the Transportation Masterplan that this road is not  
343 in the capital improvement budget for the next 5 years. There is no specific plan at this  
344 time.

345  
346 Chairman Ward said the criteria the Planning Commission uses is whether or not a  
347 project is in line with the existing ordinances and in line with the masterplan of the  
348 community. The public hearing the Council is hearing at this time is only for the  
349 proposed zone change.

350  
351 Mr. Lindquist said the proposal is for the road to go from 100 West at approximately 650  
352 North and will go through the subdivision in that area.

353  
354 Chairman Ward said that is one of the proposed ideas. He said the proposed zone change  
355 that is before the Council tonight has no bearing on whether or not the road will go  
356 through this property.

357  
358 Ms. Reeder said the road is part of the discussion because of the Long Range  
359 Transportation Plan. Tonight's approval is only specific to the project that is proposed for  
360 this area. There was a condition that indicated that the location of the building on this  
361 property may be shifted to allow for a right-of way easement on the property.

362  
363 Vice Chairman Simmonds said we want to make sure that nothing is built in that space so  
364 it's being proposed to push the building back. Not to say that the road is a given but they  
365 don't want to rule out the option in the future.

366  
367 Councilmember Daines said a copy of the Transportation Masterplan can be provided to  
368 Mr. Lindquist and anyone else that is interested.

369

370 Public Works Director Mark Nielsen addressed the Council. He stated that based on the  
371 masterplan the goal is to work with the developer to see if there is any consideration for  
372 the road at some point in the future. If in the future we actually connect this road, the  
373 one-way couplet study shows that connection is actually a good consideration to move  
374 traffic, but it doesn't mean this is where the road will ultimately go. More studies will  
375 need to be done in the future and nothing will be done for another five years or more.  
376 Every road project has lots of public hearings before anything is done.  
377  
378 Logan resident Melanie Petersen addressed the Council. She supports the proposed  
379 building that is going in this area. She asked that nothing else be changed from single  
380 family to multi housing in this area. She lives at 183 West 800 North and the value of her  
381 home has now dropped with the proposed road going in and she doesn't think this is fair.  
382 She asked the Council to remove the language that refers to the proposed road.  
383  
384 Chairman Ward said the proposed road is something that could happen in the future but it  
385 could be 20 years from now.  
386  
387 John Lowley addressed the Council, he lives on 150 West. He was planning to sell his  
388 home and as of right now he would not be able to sell because of the plans for the road  
389 whether it happens in 5 years or 20 years. He feels the Council has condemned the homes  
390 in this area and the residents will never be able to sell their homes.  
391  
392 Kevin Kendall addressed the Council. He agrees that the Council is condemning the  
393 homes in this area and he has two homes that will be affected if the road goes in.  
394  
395 Project proponent Andrea Wilson addressed the Council. She was surprised to hear about  
396 the proposed road and she does not feel the road drawings were ever meant to be  
397 permanent and were drawn to see if she had the option to purchase the property. From a  
398 neighborly point of view, she wants to keep the building as close to the current Eagles  
399 building as possible and she plans to have a small building and will make it as residential  
400 friendly as possible. They will spend a lot of money on landscaping and the finished  
401 product will look very nice. She is excited about this project and feels it will be an asset  
402 to the community.  
403  
404 There were no further public comments and Chairman Ward closed the public hearing.  
405 Chairman Ward reminded everyone that the Council is considering the approval of a  
406 proposed zone change to Mixed Use and the Future Land Use Plan. He said at this point,  
407 there is no firm plan for a road to go in this area, no plan has come forward.  
408  
409 Mayor Petersen asked if the Council approves this zone change tonight what will happen  
410 to the drawing of the road. He asked can the drawings be withdrawn from the proposal  
411 and from the packet.  
412  
413 Ms. Reeder said these are only sketch drawings and they can be labeled "drawings only"  
414 or "draft documents only".  
415

416 Mayor Petersen said comments were made from residents tonight that just with these  
417 drawings their property has been devalued, what can we do about that?

418  
419 Chairman Ward again stated that irregardless of the decision tonight. The zone change  
420 has no impact whatsoever on the road.

421  
422 Councilmember Olsen said the proposed rezone is a parcel of property that will be the  
423 site of an attractive office building and that is a good use of this parcel. The road issue  
424 takes a lot of us by surprise because it's identifying a transition from 100 West to 200  
425 West with two different options but that is not before the Council at this time. He  
426 understands the concern and ultimately this will affect someone's property and some not  
427 at all.

428  
429 Councilmember Daines suggested that the residents in this area meet with Public Works  
430 Director Mark Nielsen to talk about the Transportation Masterplan and the potential of a  
431 future road in their neighborhood.

432  
433 Vice Chairman Simmonds said now is the time for residents to be engaged in a  
434 discussion regarding the road and the neighborhood should have a say in whether or not a  
435 road is constructed. The only issue tonight is the rezone for the proposed property and  
436 building project.

437  
438 Chairman Ward said the Council is not unfeeling toward the concerns of the  
439 neighborhood but again the decision tonight is only for the rezone. This could go back to  
440 the Planning Commission for review if the Council feels that is appropriate.

441  
442 Councilmember Needham said the Council needs to do something to alleviate the anxiety  
443 of the residents involved. He feels this is a good project but he suggested that a decision  
444 be postponed so the Council can review this further.

445  
446 Proponent Andrea Wilson said they would like to move forward. She has set contract  
447 dates and financing in place and she is now waiting for the approval of the rezone. At this  
448 point they can't start anything on the project. She feels the project is completely separate  
449 from the road issue and they are only setting their building back a few feet and nothing  
450 more.

451  
452 Chairman Ward said he is in agreement with the neighbors concern regarding the road  
453 but whether this is rezoned or not has no bearing on the decisions regarding a road.

454  
455 Ms. Reeder said the Planning Commission indicated to move the building further to the  
456 North and further to the East. One of the conditions from the Planning Commission of  
457 approval for the Conditional Use Permit is under the paragraph titled *Engineering which,*  
458 *states that the City Transportation MasterPlan and the recent One-Way Couplet Study*  
459 *show a future connection between 100 West and 200 West in the vicinity of the proposed*  
460 *development. Need to work with Logan City Public Works to establish a future right of*  
461 *way on this parcel and develop site based on this future alignment.* She stated this  
462 condition is not part of the rezone.

463 **ACTION.** Motion by Councilmember Daines seconded by Councilmember Olsen to  
464 **adopt Ord 14-18** as presented. Motion carried 4-1 (Needham voted nay).

465  
466 Councilmember Olsen said it seems to him the concern comes back to the idea of the  
467 one-way/two-way couplets and traffic movement which is unresolved and unrelated. We  
468 do need to keep in mind that if we approve a one or two-way couplet by definition, we  
469 are saying we will move into a neighborhood and it will impact homes. As early as  
470 possible we need to let people know and have several public hearings and hear all the  
471 concerns before anything is decided.

472  
473 Vice Chairman Simmonds said we need to remember the years and years of the 200 East  
474 project. There was a great deal of angst from residents along this road and we need to  
475 consider the ultimate impact the plans have on people's lives and homes. We need to be  
476 more sensitive and she hopes those attending tonight's meeting understand that a road  
477 was not approved.

478  
479 Finance Director Rich Anderson said people on 200 East were compensated for moving  
480 expenses and the market value of their homes.

481  
482 Public Works Director Mark Nielsen said that is correct, but the 200 East impact was  
483 announced in 1998 and residents were informed a road was going through. Now, 15 years  
484 later residents were still waiting for their home to be removed. He said that people are  
485 compensated fairly for their home and once we start the public process the word gets out  
486 and those in the affected areas are impacted.

487  
488 **PUBLIC HEARING - Budget Adjustment FY 2013-2014 appropriating: \$12,800 to**  
489 **reimburse the Parks & Recreation Department for operating expenses related to ice**  
490 **skating – Resolution 14-20**

491  
492 At the March 18, 2014 Council meeting Finance Director Richard Anderson addressed  
493 the Council regarding the proposed budget adjustment. He said that we don't budget for  
494 ice rink related expenses or revenues because the conditions to have an ice rink are  
495 sporadic. This year we did have an ice rink and are now asking to reimburse the Parks &  
496 Recreation Department for operating expenses which are mostly for part time labor.

497  
498 Chairman Ward opened the meeting to a public hearing.

499  
500 There were no public comments and Chairman Ward closed the public hearing.

501  
502 **ACTION.** Motion by Vice Chairman Simmonds seconded by Councilmember Daines to  
503 **approve Res 14-20** as presented. Motion carried unanimously

504  
505 **WORKSHOP ITEMS:**

506  
507 **Budget Adjustment FY 2013-2014 - \$14,136 for funds awarded to the Logan**  
508 **Library from the Community Library Enhancement Fund – Resolution 14-23 –**  
509 **Richard Anderson, Finance Director**

510 Finance Director Richard Anderson addressed the Council regarding the proposed  
511 resolution. This is a fairly broad grant that we receive each year and this year the Library  
512 will use the funds for technology related items.

513

514 The proposed resolution will be an action item and public hearing at the April 15, 2014  
515 Council Meeting.

516

517 **Consideration of a proposed resolution reviewing the Municipal Wastewater**  
518 **Planning Program Report – Resolution 14-21 – Issa Hamud, Environmental**  
519 **Development Director**

520

521 Environmental Development Director Issa Hamud addressed the Council. The City of  
522 Logan operates a municipal wastewater collection and treatment system and the State of  
523 Utah requires municipal wastewater systems to review their operations annually and  
524 submit a planning program report which we have done. It gives information about our  
525 funding abilities, conditions, capacity of the system and whether it is capable of  
526 functioning or to continue to function. It also talks about what we charge as a utility and  
527 whether those funds are enough to cover the operations and improvements of wastewater  
528 collection. This report requires Council approval before submission.

529

530 The proposed resolution will be an action item and public hearing at the April 15, 2014  
531 Council Meeting.

532

533 **Consideration of a proposed resolution approving a potential Special Assessment**  
534 **Area (SAA) in the Equestrian Estates Subdivision, 350 South from 1000 West to**  
535 **1350 West (curb and gutter) – Resolution 14-22 – Mark Nielsen**

536

537 Public Works Director Mark Nielsen addressed the Council regarding the proposed  
538 resolution. The Equestrian Estates Subdivision was approved prior to the requirement to  
539 install curb and gutter and some of the residents have expressed the desire to participate  
540 with the City of Logan to install curb and gutter. The City has generated an estimate of  
541 the costs to install curb and gutter on 350 South from 1000 West to 1350 West. The  
542 Council needs to decide what percentage they want to participate and the residents of  
543 Equestrian Estates will initiate the request for establishing a Special Assessment Area  
544 (SAA). Mr. Nielsen said a discussion about a possible SAA started when the water line  
545 was replaced on 350 South and the residents approached the City regarding curb and  
546 gutter. A letter was sent to all involved homeowners, 15 were in favor and 9 were against  
547 the SAA. Part of the SAA State rules are that you cannot penalize a corner lot because  
548 they have more frontage and that area would be split with the other residents involved in  
549 the SAA so they are all paying the same amount.

550

551 Councilmember Olsen said he likes the notion of a neighborhood coming together and  
552 working on a plan to partner with Logan City and make improvements.

553

554 Councilmember Daines said we still have funds in reserves that were appropriated from  
555 last year's budget for Special Assessment Areas.

556

557 Mr. Nielsen said one of the concerns of the neighborhood is with curb and gutter,  
558 parking will no longer be allowed on the grass area. He reviewed the different costs for  
559 percentages of 75/25 and 50/50. If we were to go 50/50 it would be just over \$200,000  
560 with the City paying \$100,000 and the residents paying \$100,000. The City would pay  
561 for all of the asphalt costs and this would be financed over five years. We are a year away  
562 from starting the project.

563

564 Finance Director Rich Anderson said it actually works out better if the residents can go  
565 with a shorter pay off time and acquire their own financing.

566

567 Mr. Nielsen said there is currently \$100,000 in the account for SAA projects. There is a  
568 proposed moratorium on SAA's and the legislature is making it harder to set up an SAA.  
569 With the curb going in the access to the driveway can be easily handled. The current  
570 Code states that one residential house should have one access. The rural atmosphere was  
571 set up to allow more than one access or a wider access. The residents still want to keep  
572 what they have in regards to access.

573

574 Vice Chairman Simmonds said we should not change what people already have in  
575 regards to access.

576

577 Mr. Nielsen said typically, when we do a new road the access is changed but he is fine  
578 with the homeowners keeping their current access. The existing park strip does not meet  
579 the current code.

580

581 Councilmember Daines said it's great that the residents are interested but whether they  
582 would still be interested if it were 50/50 is another question. This neighborhood is not  
583 well traveled, not in a core neighborhood and not designed as a safe route to school area.  
584 She asked is this a good use of \$100,000 or should we focus on core areas of our  
585 neighborhoods that get more walking traffic.

586

587 Councilmember Olsen said he likes this project because it shows a prototype of what  
588 other neighborhoods can do if they are anxious to improve their neighborhood. If other  
589 neighborhoods are so anxious to get curb, gutter and sidewalk we can partner with them,  
590 but it should not be a free ride.

591

592 Councilmember Daines said we don't really have the money to do this for other  
593 neighborhoods and the question is do we pay \$100,000 for a low priority project area.  
594 She asked how does the Council feel about categorizing SAA projects so with low  
595 priority projects the City would pay 25% and the residents would pay 75% and higher  
596 priority projects would be a 50/50 match. She is grateful that the neighborhoods are  
597 willing but it's still \$100,000 and we have other high priority areas that need to be fixed.

598

599 Councilmember Needham feels that we need to move forward and do something rather  
600 than talk about what is a higher priority.

601

602 Councilmember Daines said she would prefer to change the percentage that the residents  
603 pay to 75% and the City would pay 25%.

604 Councilmember Olsen said he is more comfortable with a 50/50 cost share,  
605 Councilmember Needham and Vice Chairman Simmonds both agreed.  
606  
607 The proposed resolution will be an action item and public hearing at the April 15, 2014  
608 Council Meeting.

609  
610 **Consideration of a proposed resolution to approve upcoming Capital Projects for**  
611 **the Cache County Council of Governments (CCCOG) – Resolution 14-24 – Mark**  
612 **Nielsen**

613  
614 Mr. Nielsen addressed the proposed resolution. The Cache County Council of  
615 Governments (CCCOG) has requested projects for funding for 2014. Eligible projects  
616 should be included in the Cache Metropolitan Planning Organization’s Regional  
617 Transportation Plan. The Public Works Department recommended the 3200 South  
618 Highway 89-91 Intersection Project (goes East to Nibley), 1400 North 600 West  
619 Intersections and 100 West for submittal to CCCOG for 2014. There is three million  
620 dollars on average for disbursement to different projects. The first two projects would be  
621 done in phases with property acquisition and design in the first year and next year work  
622 on construction. Option 2A is the least cost option because the only real property impact  
623 is Ted’s Service Station.

624  
625 Mr. Nielsen showed 5 different options for the 3200 South Highway project. He said  
626 Option 2 and 2A are the two that he would like to proceed with and Ted’s Service Station  
627 will be impacted by both of these options. Ted’s would relocate to a nearby area.

628  
629 Councilmember Daines said Nibley City has been frustrated with some of our  
630 annexations. Does it make sense like we did with North Logan, to try and straighten out  
631 some of our boundaries with Nibley City.

632  
633 Councilmember Olsen responded the reason for the annexation is Nibley City wanted to  
634 commercialize the corridor area and the property owners wanted to remain agriculture.

635  
636 Mr. Nielsen said he has talked with Nibley and Cache County and everyone agreed that  
637 Option 2 and 2A were the best options moving forward.

638  
639 The proposed resolution will be an action item and public hearing at the April 15, 2014  
640 Council Meeting.

641  
642 **OTHER CONSIDERATIONS.**

643  
644 There were no further considerations from the Council.

645  
646 **ADJOURN**

647  
648 There being no further business to come before the Council, the meeting adjourned at  
649 8:00 p.m.

650 Teresa Harris, City Recorder