

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, November 15, 2011 at 5:30 p.m. in the Logan City Municipal Council Chamber, 290 North 100 West, Logan, Utah. Chairman Herm Olsen conducting.

Council members present at the beginning of the meeting: Chairman Herm Olsen, Vice Chairman Dean Quayle, Holly Daines, Laraine Swenson and Jay Monson. Administration present: Mayor Randy Watts, City Attorney Kymber Housley, Finance Director Richard Anderson and City Recorder Teresa Harris.

### **OPENING CEREMONY**

Council Elect Tom Jensen gave the opening prayer and led the audience in the pledge of allegiance.

Chairman Olsen welcomed those present. There were approximately 54 citizens in the audience at the beginning of the meeting.

Chairman Olsen mentioned that members of the Council met at 5:00 p.m. today to canvass the General Election results.

**Meeting Minutes.** Minutes of the Council meeting from November 1, 2011 were reviewed and approved with minor changes.

**Meeting Agenda.** Chairman Olsen announced at tonight's meeting there would be four public hearings.

**Meeting Schedule.** Chairman Olsen announced that regular council meetings would be held the first and third Tuesdays of the month at 5:30 p.m. The next regular council meeting is Tuesday, December 6, 2011. **The Council will not hold a meeting on Tuesday, December 20, 2011.**

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

Logan resident Gary Joy addressed the Council and thanked the candidates who ran for office this election year. He said the only negative about the election was the voter turnout. He also thanked Laraine Swenson and Jay Monson for their service on the Council.

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

#### **Youth City Council Update and Oath of Office – Youth City Council Advisor Tara Alder**

City Recorder Teresa Harris gave the Oath of the Office to the following Youth City Council Members:

John Herrera – Mayor  
Anna Hernandez – Executive Council  
Thomas Guest – Executive Council  
Ashley Raymond – Attorney  
Ashley Taylor – Public Works  
Bret Buck – Police Chief  
Darci Dahl – Recreation Coordinator  
Dianna Palma – Parks & Recreation Director  
Heather Tingey – Park Superintendent  
Jasmine Reyna – Recorder  
Jennifer Hawkes – Human Resource Director  
Lesly Landauerry – Library Director  
Maggie Palacios – Light & Power  
Maria Zappitello – Fire Chief  
Riley Richardson – Zoo Curator  
Ruth Polanco – Parks & Recreation Director  
Shannara Shamo – Environmental Director  
Tori Jaynes – Cemetery Sexton  
Christina Ordonez – Cemetery Sexton

Mayor Watts thanked the Youth City Council for all they do.

The Youth City Council reported on their recent service project activities.

### **2011 Reconnaissance Level Survey – Kristen Clifford and Korral Broschinsky**

Community Development Planner Kirsten Clifford introduced Korall Broschinsky who was the architectural historian selected to conduct the survey (also conducted the 1999 survey). Ms. Broschinsky will present the survey methods, results, and recommendations at tonight's meeting.

Korral Broschinsky gave a power point presentation of the survey from the 2011 Reconnaissance Level Survey. She stated the Reconnaissance Level Survey (RLS) is the process of Identification and Evaluation. The objectives of the RLS are to update the Utah State Historic Preservation database of historic resources, Boundary increase of the Logan Center Street Historic District for the National Register of Historic Places, Increase the City's Historic Preservation Design standards in adjacent areas to continue preservation and retain the historic integrity of the neighborhoods.

The recommendations and the next steps in Historic Preservation are identification, evaluation, documentation, registration and treatment and to amend the NRHP Historic District nomination using the 2011 RLS database, maps and contextual periods. Amend nomination with a boundary increase using 2011 RLS and complete further RLS work before proceeding with boundary increase.

The benefits of the NRHP is recognition, community pride, tax credits for rehabilitation, grants (limited), loans, Utah Heritage Foundation, building code leniency, local zoning variances, rehabilitation advice, property values and education.

The recommendations for potential NRHP Historic District in Logan are Logan Center Street Historic District Boundary increase, Logan Temple Neighborhood Historic District or Logan University Historic District, Logan Island Historic District and Morningside Square Subdivision Historic District.

Land Development Code recommendations are:

1. The code uses the term “Center Street National Historic District” which implies a tie to the NRHP district.
2. The code references the National Trust for Historic Preservation, a non-profit entity that does not have an advisory role in the NRHP or local landmark process.
3. The codes uses the terms “landmark” and “contributory” but does not define either term. Amending the districts is an opportunity to define new terms.

Councilmember Swenson asked does the City plan to implement these ideas and recommendations.

Planner Kristen Clifford responded that yes, they will look to implement these ideas. They will hold public workshops and will also meet with the neighborhood council groups and will tie to the neighborhood boundaries.

## **COUNCIL BUSINESS.**

Chairman Olsen announced that Council Board and Committee assignments will be determined at the January 3, 2012 Council meeting. The Council Chair and Vive Chair will be determined at the December 6, 2011 Council meeting.

Chairman Olsen announced that overnight parking restrictions go into effect beginning tonight. No overnight parking is allowed between the hours of 1 am to 6 am.

The public is invited to an open house on December 6, 2011 from 4:30 to 5:30 pm for outgoing council member’s Laraine Swenson and Jay Monson. The open house will be held in the City Hall Conference Room.

A joint meeting with the Logan City Municipal Council and the Logan City School District will be held on Tuesday, November 29, 2011 beginning at 5:30 p.m. in the City Hall Conference Room.

## **2011 Comprehensive Annual Financial Report (CAFR) – Curtis Broadbent, Audit Committee Chair and Independent Auditors**

Curtis Broadbent, Audit Committee Chair addressed the Council. He stated that the Audit committee was established on July 1, 2008 with the specific charge to review annual and quarterly financial reports, review and monitor internal controls and make recommendations as the committee feels appropriate, oversee hiring and performance of the external auditors and review other financial matters as appropriate.

The committee reviewed and discussed the June 30, 2011 financial reports presented with both the City financial management and with the external auditors. The committee has also discussed the City's internal accounting controls along with the specific audit procedures with the external auditors and with the city financial management and they are in agreement with the comments and opinions expressed in the Comprehensive Annual Financial Report.

The Audit Committee notes that all fund balances are positive as they should be. The Audit Committee also notes that the general fund unreserved balance is at the maximum level per the State of Utah statute. They strongly recommend that the Unreserved General Fund Balance be maintained at this level going forward.

The Audit Committee also met with the external auditors in executive session without any of the City finance personnel present. The current external auditors are involved with the audits of numerous other Utah cities, some of which are considerably larger than Logan. Upon inquiry, their comment was that the Logan City financial functions and related financial reporting continues to the best, if not the best, that they have encountered in their experience. The City Council and Logan citizens can and should be confident that financial transactions of the city are being properly accounted for and reported. The full audit report can be viewed on the City's website or at the Logan City Library.

Mr. Broadbent introduced the external auditors Ed Erickson and Jeff Miles from the firm of Hansen, Bradshaw, Malmrose and Erickson. Mr. Erickson said the City's financial position continues to strengthen. He thanked the finance staff who he said were very professional to work with and they do a great job. He also commended the Mayor and Council for the active role and interest they take in maintaining a good financial processes and controls in the City.

The assets of the City of Logan exceed liabilities at the close of the current fiscal year by \$200,576,287 (net assets). Of this amount \$58,745,183 (unrestricted net assets) may be used to meet ongoing obligations to citizens and creditors.

Net assets increased by \$20,500,326.

The City's governmental funds reported a combined ending fund balance of \$21,668,427, an increase of \$4,046,289 in comparison to the prior year. The general fund reported fund balance of \$10,561,834, of which \$5,608,584 is categorized as unassigned.

The City's total bonded debt decreased by \$5,022,000.

The Council thanked Finance Director Richard Anderson on the outstanding job he does for the City.

## **Presentation: Hillcrest Neighborhood Preservation Zone Concept – Benjamin George, Utah State University**

Chairman Olsen introduced Benjamin George who represents the Hillcrest neighborhood and they are genuinely concerned about preserving their neighborhood.

Mr. George addressed the Council and said he represents the Hillcrest neighborhood and they would like to address their concerns and ideas for preserving this area. He gave a power point presentation addressing these specific concerns. They want to preserve the family character and they want to make a difference in the neighborhood. One of their concerns is an increase of student rentals moving into the neighborhood. They are suggesting a holistic approach to preserve the neighborhood.

The present condition is several rental homes do not meet compliance. Regarding compliance, success has been mixed because the compliance process is lengthy, it can be difficult to verify occupancy of a rental home and although uncommon, students falsify occupancy. In the last 30 months they have reported more than 50 instances of properties out of compliance with the City. Suggested improvements are to streamline the enforcement process where possible, keep residents informed on the status of properties, tie landlord license to compliance and if there are repeat offenders then the license for that property be revoked for six months.

Parking – Hillcrest Avenue, the South Hillcrest Inlet is too narrow to allow two-way traffic, visual obstruction for drivers and dangerous for bikers. Hillcrest is less than 29 feet wide. Logan code restricted parking to only one side of the street 24/7.

900 North – 900 North is the gateway to the neighborhood, constant on-street parking severely degrades neighborhood feel. Suggested solution would be to include this area in the neighborhood parking permit zone.

Evergreen Drive – The North side of Evergreen is residential in character and continual on-street parking is a safety hazard because of road width. During the winter, the turning radius is too narrow for a fire truck. Suggested solution would be to include in the neighborhood parking permit zone.

700 North – Parking on 700 North is dangerous because the road is too narrow, even narrower in winter and students walk down the street. Suggested solution is to ban parking on the street or install angled parking cut into park.

An alternative to banning parking is to consider parking meters; parking proceeds can be used for physical improvements in the neighborhood. Reform the parking permit program and link passes to addresses for better enforcement, with address printed on parking passes. Link passes to license plates to reduce abuse of passes, enforce more frequently and enforce no parking on lawns, especially during the winter months.

Physical Improvements – The Hillcrest Improvement Committee recently coordinated with Logan City to install street trees along 1400 East 800 North. They will continue to

cooperate on improvements to the neighborhood with curb and gutter installation, sidewalk installation, street trees and street lamp modernization and repair.

Street Lamps – Possible improvements are the replacing of old lights with more intimate lights, preserving the night sky and repainting old lamps. The committee would like to be involved where possible to reduce costs.

Incentives – Provide down-payment assistance to owner-occupiers who live in a property for five plus years. The committee can provide information materials to the City and realtors to give to those interested in the program. The committee feels that preservation is easier and cheaper than reclamation.

Chairman Olsen recognized several in the audience who live in the Hillcrest Neighborhood. He complimented the Hillcrest Improvement Committee on an excellent presentation.

Councilmember Swenson said this was an outstanding presentation. The fact that the neighborhood has come forward shows they are concerned and they should continue following up on their suggestion. She said that one department won't be able to resolve their concerns and there are different agencies they will need to contact. She mentioned a Special Improvement District program that the City and residents pay in partnership and they should consider this option. She likes the idea of taking away a landlord license if they are not in compliance and are repeat offenders.

Community Development Director Mike DeSimone stated that an update on the Landlord Licensing Program will be presented to the Council at the December 6, 2011 council meeting.

Mayor Watts said throughout the City people move away and some of these homes become rentals. He said people need to take more pride of ownership in their homes and properties and somehow we need to change this process.

Councilmember Daines said maybe it's time to look at our budget and put more funding towards enforcement.

Mr. George suggested an online database of maintenance issues and complaints that could be tracked.

City Attorney Kymber Housley said this would be a protected record until an investigation has been completed and once we take enforcement action it would become a public record.

Mr. George thanked the City departments who have worked with the Hillcrest Neighborhood Committee to get them to where they are now.

Chairman Olsen suggested there be a three month review to see if things are happening and asked the Committee to keep the Council updated.

## **ACTION ITEMS.**

**PUBLIC HEARING - Budget Adjustment FY 2011-12 appropriating: \$9,318 for the reimbursement of the Technical Rescue Training Program; \$7,831 for the reimbursement from Cache County Emergency Medical Services (CCEMS) for firefighting expenses – Resolution 11-84**

Chairman Olsen opened the meeting to a public hearing.

There was no public comment and the hearing was closed.

**ACTION.** Motion by Councilmember Monson seconded by Councilmember Quayle to approve Res. 11-84 as presented. Motion carried unanimously.

**PUBLIC HEARING - Consideration of an amendment to Section 6.04.090 of the Logan Municipal Code regarding Animal Waste – Ordinance 11-83**

Chairman Olsen opened the meeting to a public hearing.

There was no public comment and the hearing was closed.

Councilmember Daines asked about the proposed fee. She proposed that the ordinance be amended to a fine of not less than \$50 and not more than \$100.

**ACTION.** Motion by Councilmember Daines seconded by Councilmember Swenson to adopt Ord. 11-83 as amended to a fine of not less than \$50 for each violation and remove the language capping the fine at \$100. Motion carried unanimously.

**PUBLIC HEARING - Consideration of a resolution authorizing signature of the Cache Community Emergency Watershed Project (CCEWP) Cost Share Agreement – Resolution 11-86**

Chairman Olsen opened the meeting to a public hearing.

There was no public comment and the hearing was closed.

Councilmember Monson asked if the name of the project, Cache Community Emergency Watershed Project would be recognized by the citizens and will people know this is regarding the canal.

Public Works Director Mark Nielsen responded this is the official title the canal company and the NRCS has called this project. He reported that we can wait and have another public hearing at the December 6, 2011 Council meeting.

Councilmember Quayle feels that Mr. Nielsen has done an excellent job and doesn't feel that waiting until the next Council meeting will make a difference.

Councilmember Monson said he is committed to finalizing this before the end of the year but he is surprised there aren't more citizens here tonight for the public hearing.

Councilmember Swenson said the citizens might feel that the canal discussion has gone to a point that it's going forward.

Mayor Watts feels the Council should vote and move forward on this resolution tonight.

Mr. Housley stated the canal discussion is now at a point do we use this funding for the canal or not. The County would like Logan to pass this resolution and show leadership for the other communities that are involved.

Councilmember Daines asked that the information prepared by Mr. Nielsen of the Benefits to the City of Logan from the Cost Share Agreement for the Cache Community Emergency Watershed Project be included in the minutes. They are as follows:

### **Benefits to the City of Logan from the Cost Share Agreement for the Cache Community Emergency Watershed Project**

#### Stormwater Capacity.

- The greatest stormwater benefit for Logan is the capacity generated by removing as much irrigation water out of the Logan and Northern Canal as possible. The critical time that capacity is needed for stormwater is during a summer storm event when irrigation water is in the canal. This additional capacity creates a significant cost savings for Logan because the only way to create additional stormwater capacity is by installing pipe from Logan to Summit Creek in Smithfield or from the east side of Logan to past 1000 West. The current plans are to provide on the order of 20 to 40 cubic feet per second additional capacity. For Logan to generate this capacity without the canal project would cost on the order of \$5 million.
- Another stormwater benefit for Logan is the canal portion only within the City of Logan boundary. The existing L&N channel will be empty and will provide the City stormwater capacity to carry flow to the north end of our boundary. Not including the difficulty of construction because of encroachment by homes, fences, etc. this would cost on the order of \$4 million to obtain an equivalent capacity without the canal project.

#### Availability of Water for Multiple Future Uses.

The availability of water on the east bench is a great benefit for Logan. There are multiple options as to how this water can be used in the future. These include additional potable water use for growth, secondary water use, and power generation. Secondary water would provide the opportunity for everyone that is currently using the canal water and flood irrigating to have the ability to have sprinklers and a pressurized source without a pump. Sprinklers are a more efficient way to irrigate than flood irrigation and would conserve water. Another option is to utilize the water for generating more green power. During the summer, current irrigation flows are in the range of 80 cfs for the L&N and



LHPS Canals. The capacity of the proposed box culvert is 130 cfs and provides for the ability of using water as it is available to produce power or other beneficial uses. The numbers that we developed for the cost savings from being able to use gravity flow from Dewitt Springs rather than pumping from wells was well over \$100,000 per month per well. As growth occurs in the future and more water is needed for potable uses, the use of the available capacity in the canal for secondary water will allow Dewitt Springs to be used for potable uses and will save millions in developing new sources of water.

#### Cooperation of Canal for Additional Green Power Generation.

The construction of the proposed box culvert for the canal will provide a source of water that is available for generation of green power that is not currently available. The existing penstock feeding Hydro 2 is at capacity during the spring and the abundance of water cannot be used with our existing system. With the canal above Hydro 2, there is the ability with new generation capacity to generate additional green power. Without the canal project it would cost on the order of \$7 million to construct an equivalent penstock to transport the water to Hydro 2.

#### Trails/Use of Canal/Ownership of Canal Easements.

The canals are very supportive of Cities using canal easements for trails. These trails will require additional work with adjacent property owners who have expressed concerns to the canal company regarding access along the canals by the public. This would put the public in owner's back yards and cause concern from their standpoint. As long as the cities work with the property owners to obtain the approvals for trail access, the canal would support the access. The proposed project would make the trail section through Logan very easy because of the enclosed canal. One problem would be working with the golf course who would not want trails and the public on the golf course. The other trail that would be available is the alignment along Canyon Road. With the piping of the canal as part of the canal project, the existing canal alignment is available to be improved to function better as a trail if the City wants to repair the section where the landslide occurred.

#### Water Conservation

Installation of the box culvert will provide for a reduction in the loss of irrigation water during the irrigation season. This water can be used through exchanges or other means for City use. The availability of the water through the canal company is significantly easier and faster than trying to obtain an additional water right through the State of Utah. Any new water rights would require mitigation in order to provide additional potable sources based on our experience over the past 8 years in trying to obtain the River Park Well Water Right.

#### Houses Along Canyon Road

The advantage of removing the homes along a significant portion of Canyon Road provides a great relief to the residents and the City regarding future landslides. If the City was to investigate and mitigate the potential for future landslides, the investigation alone to identify the areas of concern would be several million dollars. The mitigation work would be millions in addition to the investigation costs. The houses in the areas that have experienced landslides in the past will be removed and the City will have the ability to

keep the northern portion of Canyon Road as open space without the potential for future loss of life.

Summary

City Portion of Match for the Canal Project: \$1,816,300

Benefits to City from Canal Project: \$20,000,000 ++

**ACTION.** Motion by Councilmember Swenson seconded by Councilmember Daines to approve Res. 11-86 as presented. Motion carried unanimously.

**PUBLIC HEARING - Consideration of a proposed rezone of the Royal Point Subdivision from Mixed Residential Medium (MRM) to Mixed Residential High (MRH) at 1360 North 200 West – Ordinance 11-85**

Chairman Olsen opened the meeting to a public hearing.

Attorney Craig Winder with the Law Firm of Peck-Hadfield addressed the Council. Mr. Winder is here tonight representing Mr. Jed Willets and the proposed rezone before the Council. Mr. Winder showed the Council a map of the rezone area and stated that Mr. Willets went to the Logan City offices and spoke with a City Planner and was told that he could put a duplex there according to the current zoning and was also told he could get an additional 1500 ft from an adjacent property he could put in a triplex. Relying on that statement from the City Planner, Mr. Willets went ahead and purchased the property. The entire block is multifamily housing. Mr. Willets was informed later that the lot was not properly subdivided and he could not move forward with his plans of a duplex and no residential could be built. This was originally one lot the County assigned tax parcel identification numbers to the eight separate lots. This is not a density issue, this is a subdivision issue. If the lot were recognized by Logan City as a subdivision there would be no reason for a rezone. Currently, this is a junk lot, there are weeds, debris and pollution and Mr. Willets wants to make use of this lot. Mr. Willets wants to rezone the area to mixed residential high and it will not change the character of the area which is currently built out. The purchase price of the lot was \$27,500. He added the proposed plan also includes a 50 x 50 ft. play area.

Councilmember Quayle said there will no longer be open space if a duplex is built in this area.

Councilmember Monson said he would rather have a duplex built than an empty lot filled with weeds.

Logan Resident Robert Anderson addressed the Council and stated the public has to accept when a bureaucrat makes a mistake and how powerless the resident feels when they run into these block and no one is willing to stand up and do something about it. Mistakes were made and now Mr. Willets is paying the price. The Council is in a position to make a difference and he would like the Council to stand up for Mr. Willets and do the right thing.

Chairman Olsen closed the public hearing at this time.

Community Development Planner Russ Holley said this area is zoned mixed residential medium and is 17 units per acre.

Councilmember Swenson feels that Mr. Willets was scammed by the previous property owner who knew this area could not sustain the density and he sold the property.

Mr. Housley stated the prior owner applied and could not change the density. It was a lawfully divided six lot subdivision and the property owners went and received tax identification numbers and was not a mistake by Logan City. The property owner did not check to see if this was a legally subdivided lot and the question was, "Can I build on this lot?" Logan City Planner Russ Holley technically did not give false information.

Councilmember Swenson feels it was accurate "technically" but the City has some responsibility. She does not feel the right thing to do is to change the General Plan and feels we have a responsibility when Mr. Willets did due diligence and she suggested that Logan City purchase the property for \$27,500 and make things right with Mr. Willets.

Mr. Housley said the City informally offered to pay some amount of money but not all because here are others involved such as the bank, title company and seller that share some of the blame.

Councilmember Swenson said she would be comfortable with some portion of compensation. She feels voting to pass this rezone will set the wrong precedent. We shouldn't look at what someone wants to build but is the parcel of ground the best zone for that parcel.

Councilmember Monson asked can a person sue the City because in good faith they were told it could happen.

Mr. Kymber says it could happen but feels it can be resolved. He feels the law is on our side but from a moral standpoint he feels the City made a mistake and we are willing to pay a small amount.

Chairman Olsen said if we deny the rezone, then Mr. Willets could go back to the bank, title company prior owner and the City and ask to be reimbursed the money he paid for the property.

Councilmember Quayle said he is also concerned about setting a precedent and he feels badly about the moral component.

**ACTION.** Motion by Councilmember Swenson seconded by Councilmember Quayle to deny Ord. 11-85 as presented. Motion carried (3-1) Monson voted nay to deny, Daines excused from meeting before the motion and vote. The budget workshop item Resolution 11-87 was discussed prior to Ordinance 11-85 motion and vote.

## **WORKSHOP ITEMS.**

**Budget Adjustment FY 2011-12 appropriating: \$6,600 for the K9 Training Program provided by the Police Department; \$50,000 to transfer budget from Public Works improvements to fire buildings within the capital project fund to address storm water management issues and provide engineered fill under footings of Fire Station 72; \$28,000 of Police Capital Equipment fund reserve for the purchase of police patrol vehicles for Fiscal Year 2012; \$170,000 for the purchase of a Track Loader for the Landfill – Resolution 11-87 – Richard Anderson**

Mr. Anderson explained the proposed budget adjustment.

Mr. Nielsen explained the \$50,000 is coming from the Public Works Capital Improvement Projects to the Fire Department Capital Improvement Project for the completion of Fire Station 72. The 10<sup>th</sup> West project came in under bid making this money available and does not impact any other projects. The \$50,000 will not be paid back from the fire department to public works. If this money is not transferred to the fire department it will be turned back to the Capital Fund and would stay in that fund and not to an operational budget.

Councilmember Daines stated that the same geo technical firm that did the water survey on the Golf Course Clubhouse also did the study on the new Fire Station and she asked if the Council can approve a resolution stating that Logan City will no longer use this firm on future projects.

Mr. Housley stated the Council doesn't need to pass a resolution but administratively when bids are reviewed they can look at the prior history of a firm. Usually, these types of contracts are administered by the architect firm.

Fire Chief Peterson stated that the geo technical firm is not at fault and they found the problems after digging into the ground.

Christian Wilson with Design West Architect addressed the Council and stated that when the survey was done on this project they went down and the water was six feet from where it is now. Any soft areas they need to over excavate and the entire area is soft and there is water everywhere. Water can come up to the footings and the study was not done previously before there was a higher water table.

Mr. Nielsen stated that storm water standards can be found on the Logan City website and very few engineers read before submitting projects. There is a difference between detention and retention. The engineered for this project design the project for a 24 hour storm and it should have been designed for a 48 hour storm. A pipe for retention was installed across Golf Course Road and this is the reason for the increased cost.

Mr. Anderson further explained the remaining budget adjustment items.

This will be an action item and public hearing at the December 6, 2011 council meeting.

## **Downtown Specific Plan – Glen Goins**

Community Development Planner Glen Goins addressed the Council and gave a power point presentation on the Downtown Specific Plan.

Mr. Goins said the purpose of the Downtown Logan Specific Plan will guide development, transportation enhancements, and recommend market and economic restructuring for the City of Logan and the Logan Downtown Alliance, provide a 40-year outlook, create short-term, medium range and long term action strategies for exiting downtown businesses and assign responsibility where it is needed.

Stakeholder meetings were held January-February 2011 and a Public Workshop was held May 2011.

A Parking Needs Assessment was done and overall, on and off street parking throughout downtown is underutilized. There is an abundant amount of available parking on a typical weekday, potential redevelopment and infill opportunities may become more practical.

The Downtown Land Use Objectives are to preserve single family neighborhood zoning, designate the Logan Tabernacle as civic use, not commercial, zone parks as parks, cluster storefront retail on specific walkable blocks, implement greater zoning flexibility by using mixed use zoning, zone areas for more urban housing opportunities, maintain general commercial uses at edges of district and surround the Logan Tabernacle with nice brownstone type housing.

The Zoning Preferred Alternatives are to preserve single family zoning, recognize civic uses, designate open space as open space, recognize pedestrian retail areas, recognize cultural arts district, add much needed residential zoning, higher density within close proximity to retail core, mixed use zoning provides market flex ability, more roof-tops closer to retail, reduction of VMT and preserve existing commercial services.

The Design Framework Plan is to have a conservative approach, organize downtown into identifiable “districts”, prioritize the pedestrian without eliminating parking, maximize key retail blocks, create the major public open space on pedestrian corridor, enhance existing cultural arts, promote “gateway” library park, calm traffic on key retail streets and infill mixed uses and housing.

Key Elements of the Vision Plan are the 100 East/100 West One-Way Couplet, Main Street pedestrian improvements, pedestrian concourse, community gather places, civic center, arts district and community/recreation center, mixed use development, housing, terraced parking, downtown transit hub, enhanced pedestrian streets and revised street grid at Center and East 100 South.

Market Strategy is to transition Logan Plaza with special events and occasional parking restructure, delineate the pedestrian corridor with street furniture, lighting and eventually businesses. City to commit a portion of block to transit stop, encourage “circulator” or para-transit throughout downtown, vacate portion of West 100 South on selected days

and evenings, way-finding sign program for location and direction, reconfigure alleyways as part or pedestrian corridor.

Enhance the Downtown Business mix by providing /extending evening business hours, reclaiming historic facades, improving storefronts and window displays, enhancing rear entrances, targeting specific demographic groups, such as USU students and faculty, as well as Summer theater visitors, with advertising promotions and events.

**OTHER CONSIDERATIONS.**

No other considerations were discussed.

**ADJOURN.**

There being no further business to come before the Council, meeting adjourned at 8:35 p.m.

Teresa Harris, City Recorder