Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, May 5, 2015 at 5:30 p.m. in the Logan City Municipal Council Chamber, 290 North 100 West, Logan, Utah. Chairman Jeannie F. Simmonds conducting.


OPENING CEREMONY

Logan City Police Chief Gary Jensen gave the opening thought and led the audience in the pledge of allegiance.

Chairman Simmonds welcomed those present. There were approximately 20 citizens in the audience at the beginning of the meeting.

Meeting Minutes. Minutes of the Council meeting from April 21, 2015 were reviewed and approved with minor changes.

ACTION. Motion by Councilmember Ward seconded by Councilmember Daines to approve the April 21, 2015 minutes and approve tonight’s agenda. Motion carried unanimously.

Meeting Agenda. Chairman Simmonds announced there would be six public hearings at tonight’s Council meeting.

Meeting Schedule. Chairman Simmonds 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, May 19, 2015.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL

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

MAYOR/STAFF REPORTS

Updates on Projects/Issues – Mayor Petersen

Mayor Petersen gave an update on the following Projects/Issues.
**Construction Projects**

- The intersection at 600 East and 1000 North is closed until June 2015.
- Construction at 1200 East by the Logan Cemetery has how started.
- The new City entrance sign on South Main is progressing rapidly and should be completed in one month.
- Construction starts this week on the trail from the ICON property to Trapper Park.

The water line break at 1000 North between 500 and 600 East was unrelated to the intersection construction work just East of the break.

Mayor Petersen invited the City Council to attend the Logan City Employee Appreciation Lunch to be held on Monday, May 18 from 11:30 a.m. to 1:00 p.m. at the Logan River Golf Course Clubhouse.

**Logan River Task Force Update – Frank Howe**

Frank Howe, Chairman of the Logan River Task Force gave an update on what the Task Force has accomplished and their plan for the future. He said the vision of the Logan River Task Force is to make the Logan River system a showcase of an ecologically viable, socially beneficial river restoration. The Task Force is made up of volunteers with different expertise from State and Federal agencies, USU Professor's, Cache County and Logan City representatives.

**Goals**

- Short-term recommendations to Logan City regarding stream stabilization and restoration using the latest advances in riparian restoration techniques.
  - What vegetation to plant (provide habitat & stabilization)
  - Where to use hard (rip-rap) or soft vegetation revetment
  - Where to remove/leave woody debris
- Long-term plan for Logan River System (balance)
  - Public safety and property protection
  - Riparian dynamics and functions. Flood dissipation, groundwater recharge, wildlife/fish habitat
  - Social Values. Aesthetics, sense of place, increased livability

There are three areas of the Logan River that are the main focus at this time a residential area which is from First Dam to 100 East. Commercial from 100 East to Golf Course Road and a recreational area is dominated by the Logan River Golf Course. Agricultural below 10th West and the PacifiCorp area from the upstream PacifiCorp property line to the Cutler Reservoir.

The Conservation Action Planning Process is to monitor vegetation, water temperature, aquatic insects and fish. They would also decrease water temperature for fish and create a planting list and vegetation to create deep holes for the fish.
Progress

- Planning
  - Bioregional Studio (Dr. Warren) Logan, Blacksmith Fork, Little Bear established current (2015) and future (2040) context
  - Worked with Logan to get Willard Bay Fund Plan approved $600,000
  - CAP adapted

- Objectives
  - Initial meetings in Recreation and Agriculture/PacifiCorp

- Implementation
  - Planting guide for Logan City and the public
  - Controversial practices ceased

- Monitoring
  - iUtah + additional water quality
  - Initial list of what to monitor (pending objectives)

Future

- Complete CAP for Logan River
  - Objectives from additional stakeholder meetings
  - Develop monitoring strategy (Objectives)

- Implement (Carry out recommendations)
  - Strategic Planting – habitat and revetment. City and public workshops.
  - In-Stream structures
  - Bank structures

- Monitor and adjust
- All with partners
  - Seek partner and other funding (match to Willard Bay funds)
  - Use partner resources

Meetings have been held with the agricultural landowners below 10th West and those interested in the recreation area of the river. There will be additional meetings held with these groups as well as commercial and residential in the coming months. There will be public workshops with those who own property along the river and give them ideas of what to plant to stabilize and to enhance the river.

Mr. Howe said it has been a great opportunity for Utah State University and Logan City staff to work together to manage the Logan River which is a precious natural resource for the community.

Budget Presentation – Mayor Petersen

Mayor Petersen gave the 2015-2016 Budget Presentation which runs from July 1, 2015 through June 30, 2016. Copies of the City of Logan operating budget for the fiscal year 2014-2015 are available for public inspection in the Logan Public Library at 255 North Main and the Finance Director's Office at 290 North 100 West, Logan, Utah, during regular office hours. Budget information may also be viewed on the city’s website: http://www.loganutah.org/Finance/Info/

Mayor Petersen's Budget Cover Letter to the Council stated is the following:
PROPOSED EXPENDITURES

Proposed operating expenses are essentially unchanged in all departments, as they have been for several years. This poses a challenge during years of consistently increasing costs, but so far we have been able to maintain services. The most significant proposed expenditures changes in the Fiscal 2016 Budget are as follows:

Pay for Performance - The budget includes a 3% wage/salary increase. These funds will be distributed to department heads who will then have the responsibility to determine how the money is allocated to individual employees.

Health Care Costs - The City’s health care cost will increase by 5% over last year. This increase is down from 7% increase last year and is less than anticipated. Arches continues to be our health insurance provider.

Retirement Benefits - Retirement costs will be unchanged from the previous year.

Staffing Changes - Eliminate one position from the legal department with the savings going back to the general fund.

Add one position in the Electric Fund for a SOCC operator.

Other - Appropriate $7 million for the Hydro III project with 3rd Dam reconstruction scheduled to begin this fall.

Appropriate $9.3 million for the North Landfill service road and cell construction which is scheduled to begin in early 2016. (Note: This amount includes $6.3 million that was appropriated last year, so the net increase is $3.0 million.)

SUMMARY

The proposed budget increase in the General Fund compared to Fiscal 2015 is 1.6%. Excluding the one-time appropriations for the Hydro III and landfill projects, the Enterprise Fund budgets are essentially unchanged.

I appreciate the insight and skill of my staff (especially Finance Director Rich Anderson) in developing a prudent and realistic budget. I look forward to the City Council’s careful review and input. Comments from the general public are also invited.

Mayor H. Craig Petersen

COUNCIL BUSINESS

Logan High School Clean Air Poster Contest Winners – Emily Malik, Conservation Coordinator

Emily Malik introduced Ed Stafford from Utah State University and Coordinator of the Clean Air Poster Contest. Ms. Malik indicated this contest was part of the Community Bridge Initiative working with USU and Logan High School.
Mr. Stafford addressed the Council. He said we are all concerned about air quality and it was decided that students from USU mentor Logan High School students to educate and then hold a contest promoting air quality. Local businesses participated by donating prizes to the 14 poster winners. The posters are now being displayed throughout the community and the Logan Library will display all 14 posters after they have been presented to the community.

The winners are the following:

Italian Place – Yulissa Chavez, Melissa Zarate and Gabriel Molina
KnittingBoard.com – Carmen Guadarrama
Cache Valley Tourism – Sierra Sage
Einstein Bros Bagels – Logan Marquez, Brandon Ayala and Thomas Fryer
USU Credit Union – NauVoo Arrendondo
Great Harvest Bread – Erika Guadarrama
Beehive Grill – Hailey Dennis
Cafe Ibis – Carmen Guadarrama
Cafe Sabor – Isabel Brown
Herm’s Inn – NauVoo Arrendondo
Joyride Bikes – Isabel Brown
Locker 42 – Carmen Guadarrama
Al’s Sporting Goods – Cooper Jones
RockHause Indoor Climbing Gym – Sara Theurer
Logan City Grand Prize - Carmen Guadarrama

Three of the poster winners were in attendance at tonight’s meeting and spoke about their poster design. Isabel Brown, NauVoo Arrendondo and Carmen Guadarrama.

Mr. Stafford said he is very proud of all these winners. The requirement for the posters is they had to be original, some were painted and some were computerized.

Chairman Simmonds asked the three contest winners if this experience has changed their perspective about air quality and if so then how will they share this with their fellow students.

All three agreed this contest has made them more aware of air quality and agreed their generation can make changes that will impact everyone in the future.

**Discussion: General Plan (Chapter 8) – Chairman Simmonds**

Chairman Simmonds asked the Council if they have any questions or comments regarding Chapter 8 of the General Plan.

Councilmember Daines said she feels the Council should have a discussion about creating a sense of place in the downtown and the attractiveness of Logan. She quoted from Chapter 8 of the General Plan which states, “The attractiveness of Logan from its panoramas to individual buildings is an important part of our appeal as a place to live, work, shop and recreate.” She also quoted from Chapter 8.1.2, “It is a long established
truth that great places do not just happen. Great places result when thoughtful plans are implemented over a long period of time."

Councilmember Ward said the General Plan has great thought and objectives and the challenge is always to find a way to implement those things but in the mean time we need to move forward. This is a long term vision and we need to keep this mind and it will take time and try and prevent further deterioration. We have challenges with businesses moving out and buildings becoming vacant.

Councilmember Needham said he has confidence in the downtown and feels that something can be done. He feels the solution for the downtown is to develop a plan where we can do a mixture of national, regional and local businesses located in the downtown. He said there really aren't that many free buildings even though there are a number of them that are vacant at this time. He feels the next step for the Council is to develop a plan to restore and build retail in the downtown.

Chairman Simmonds said as the Council discusses the downtown, she feels they should keep in mind the Downtown Goals which are stated in the General Plan and are the following:

1. To improve the appearance, quality, vitality, and functionality of Logan’s downtown.
2. To preserve the history of the downtown.
3. To create a pedestrian friendly downtown.
4. To ensure a secure downtown.

Chairman Simmonds said these are lofty but achievable goals.

Councilmember Ward said we are working actively to develop additional vitality in the downtown and it’s not an easy process. It’s difficult for developers to pencil and make it profitable in the downtown.

Chairman Simmonds said we also need to think about what we want the downtown to look like 50 years from now.

Councilmember Needham said there are merchants in the downtown that could do a better job of cleaning graffiti from their buildings and pulling weeds around their business. He's not sure who should take care of this but feels there should be a certain amount of pride in the downtown area. He feels the taxes in the downtown are quite high and he isn't sure who oversees the taxes. He feels there is a distance between city government and the downtown merchants. He would like them both to come together and look for solutions. The General Plan tells us what we have but doesn’t really tell us how we can make things better.

Councilmember Ward referred to the Downtown Actions which are listed on page 8-7 of the General Plan which things we have accomplished and things we are actively pursuing at this time. We are doing things but we need to constantly evaluate the effectiveness and see if there are others that are more affective in the short and long term. There is evolution all the time of what is happening. He feels it’s good to discuss and have updates of what is happening in the downtown and continue moving forward.
Councilmember Needham said ideally, there should be a mixture of restaurants, three jewelry stores, hardware store, pharmacy, men and women’s stores. This is not the first time we've had vacancies in the downtown.

Councilmember Ward said the question is how we entice another jeweler to move to the downtown and have a market that will provide a profitable operation for them. That is out of our control of whether someone shops there or not. He feels we need to be flexible and have an eye on what the current market situation is at the time. Maybe office space would be a better use of space rather than retail.

Chairman Simmonds said there are also infrastructure issues. When she served on the Planning Commission the plan of having an interior block, open space that went from the City block to the Eccles Theatre was discussed. Maybe it’s time for the City to be engaged and to invest and create this space to bring people to the downtown. She feels that collectively, we can make a decision to move forward in one way or the other. She does not want to give away the “bank” because that just degrades what we have, especially the core of downtown and she would hate to see something “drive-through” be placed in the downtown core.

Councilmember Needham mentioned Economic Development Director Kirk Jensen and Downtown Manager Gary Saxton who are working to bring businesses into the downtown. He feels if we keep talking about this he feels we can make something happen and we also need to listen to the ideas of those who are already in the downtown. He referred to a new area called Station Park in Farmington which has a lot of new retail.

Councilmember Ward said he doesn’t disagree and the idea is to get people who want to have their business in the downtown.

Chairman Simmonds said at the next Council meeting she would like to have more discussion on the ideas from Chapter 8 of the General Plan and also the Downtown Specific Plan. She asked the Council to come prepared to talk about ideas and suggestions.

Councilmember Daines said that Public Works Director Mark Nielsen and the Community Development Department are putting together specific budget numbers for a public gathering space and pedestrian concourses through the blocks. They will present this information at the May 12 Council Budget Workshop and will give the Council a better idea of what the cost will be and if these ideas are possible in looking at the overall budget.

Chairman Ward said the next section of the General Plan deals with core housing and he feels this ties in with the discussion on downtown. As more people occupy our core neighborhoods it puts them in closer proximity to the downtown.

Council Budget Workshop Schedule - Chairman Simmonds

Chairman Simmonds announced that Council Budget Workshops will be held on Tuesday, May 12 and Tuesday, May 26, 2015 beginning at 5:30 p.m. Both meetings will
be held in the Logan Municipal Council Chambers, 290 North 100 West, Logan, Utah 84321. The public is invited to attend.

**ACTION ITEMS**

**PUBLIC HEARING** - Budget Adjustment FY 2014-2015 appropriating: $13,273 for a grant the Logan Library received from the State of Utah. The Community Library Enhancement Fund (CLEF) grant will be used for technology that affects the public, collection department, and community outreach; $4,300 funds donated for the Logan City Police Department Annual Banquet – Resolution 15-18

Finance Director Richard Anderson explained the proposed budget adjustments.

Chairman Simmonds opened the meeting to a public hearing.

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

**ACTION.** Motion by Councilmember Ward seconded by Councilmember Daines to approve Resolution 15-18 as presented. Motion carried unanimously.

**PUBLIC HEARING** - Consideration of a proposed resolution adopting the Community Development Block Grant (CDBG) Annual Action Plan (Program Year 2015) for the City of Logan – Resolution 15-15

At the April 21, 2015 Council meeting, Logan City CDBG Coordinator Aaron Smith addressed the Council regarding the proposed resolution. He stated the City of Logan is required to develop an Annual Action Plan each year for submission for approval to the U.S. Department of Housing and Urban Development (HUD), which plans delineate funding allocations to CDBG sub recipients and strategic priorities and a community needs assessment. It is estimated that the City has $472,949 to allocate from HUD for 2015.

The City held an application period from February 6, 2015 to March 6, 2015. During the application period, two technical assistance seminars were offered to provide potential applications with an opportunity to learn about application requirements. City Departments and nonprofits serving low/moderate income residents were invited to make application. In addition to a request for program administration and planning funding, seventeen applications were submitted. The Steering Committee met on March 19, 2015, to develop the following funding recommendation:

<table>
<thead>
<tr>
<th>Activity</th>
<th>Funding Amount</th>
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<tbody>
<tr>
<td>1800 S (1380 W to 1330 W) Sidewalk</td>
<td>$120,000</td>
</tr>
<tr>
<td>Logan City Public Works</td>
<td></td>
</tr>
<tr>
<td>300 S (100 W to 300 W) Sidewalk</td>
<td>$138,359*</td>
</tr>
<tr>
<td>Logan City Public Works</td>
<td></td>
</tr>
<tr>
<td>Boulevard Sidewalk Completion to the Dugway</td>
<td>$40,000</td>
</tr>
<tr>
<td>Logan City Parks and Recreation</td>
<td></td>
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<tr>
<td>Rendezvous Park Railroad Crossing</td>
<td>$30,000</td>
</tr>
<tr>
<td>Logan City Parks and Recreation</td>
<td></td>
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Welcome Home Down Payment Assistance - Neighborhood Nonprofit Housing Corporation $50,000
Program Administration $70,942
Planning documents $23,648

It is recommended that any remaining program administration funds at the end of the program year revert towards the funding of the planning documents.

It is further recommended that any PY2015 funds awarded by HUD in excess of the estimate or any funds recaptured from any other CDBG activity from any program year will be automatically reallocated directly to the 300 S (100 W to 300 W) Sidewalk activity up the total activity budget.

*300 S (100 W to 300 W) Sidewalk project was originally funded at $88,359, but due to Logan City’s withdrawal of the application for the Bridger Park splash pad, which was recommended for funding by the steering committee, the $50,000 allocation for the splash pad has been reallocated to the 300 S (100 W to 300 W) Sidewalk project. The total allocation for 300 S (100 W to 300 W) Sidewalk is now $138,359.

Public Review and Comment Period
A public review and comment period regarding the proposed PY2015 Annual Action Plan runs April 3, 2015 to May 5, 2015, and is scheduled to end at the conclusion of the public hearing scheduled for May 5, 2015.

Public Hearing
A public hearing is scheduled for May 5, 2015, for the purpose of receiving public input by Logan residents regarding the proposed plan. This takes place as part of the regularly scheduled City Council meeting, which begins at 5:30 p.m. Special accommodations are offered for those that request and need them.

For further information, visit the CDBG web page at www.loganutah.org (CDBG section) or contact Aaron Smith, CDBG Coordinator, at 435-716-9024 or aaron.smith@loganutah.org.

Chairman Simmonds opened the meeting to a public hearing.

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

Councilmember Daines asked if she should recuse herself because her daughter is considering applying for assistance from the first time home buyer program.

City Attorney Kymber Housley responded that unless Councilmember Daines will personally benefit financially from her daughter applying, she would not need to recuse herself.

Councilmember Daines indicated that she would not benefit financially and will vote on the proposed resolution.
ACTION. Motion by Councilmember Ward seconded by Councilmember Needham to approve Resolution 15-15 as presented. Motion carried unanimously.

PUBLIC HEARING - Consideration of a proposed resolution recommending a Preliminary Alignment for 100 West – Resolution 15-16

At the April 21, 2015 Council meeting, Logan City Public Works Director Mark Nielsen addressed the Council regarding the Preliminary Alignment of 100 West.

Executive Summary - 100 West is currently a two-lane roadway in Logan City that carries approximately 5,000 vehicles a day in the vicinity of 600 South. 100 West is an alternative roadway to Main Street in that it carries northbound and southbound traffic on the west side of Main in lieu of using the congested Main Street corridor. 100 West currently terminates at 600 South and does not continue any farther south until you get to the other side of the Logan River. Logan City has master planned 100 West as a collector roadway to serve the traffic that travels north and south on the west side of Main Street. Due to the fact that 100 West does not continue past 600 South, it does not allow this roadway to function as a viable north/south alternative to Main Street. The operation of this corridor has been studied to determine possible alternatives to provide an efficient north south corridor for Logan City. The alternatives have been compared with respect to travel time, cost, environmental issues, impact to adjacent property owners, and xxx. Each alternative was ranked to assist in determining a preferred alternative. The alternative that goes through the church property was selected as the preferred geometric alternative and the alternative that is east of the church property was selected as the preferred economical alternative.

BACKGROUND - Logan City developed a transportation master plan in 2011 that shows 100 West extending through 600 South and eventually connecting to Main Street. It is listed in the plan as a 5-10 year improvement. Logan City has master planned 100 West as a collector roadway to serve the traffic that travels north and south on the west side of Main Street. 100 West currently terminates at 600 South and does not continue any farther south until you get to the other side of the Logan River. A church prohibits the extension of this roadway to the south. The 100 West route is planned to serve as an alternative roadway to Main Street thus reducing the northbound and southbound traffic on Main Street. 100 West continues south on the other side of the church and across the Logan River. Due to the fact that it does not continue past 600 South, it does not allow this roadway to function as a viable North-South alternative to Main Street.

PURPOSE - The purpose of the study is to develop and analyze improvement alternatives to provide an efficient North-South corridor for Logan City at 100 West between 600 South and US-89. The alternatives will connect 100 West together on both sides of the church to provide a continuous route. The alternatives will be compared with respect to travel time, cost, environmental issues, impact to adjacent property owners, and then ranked. Preferred alternatives, based on the above rankings, for the best geometric and economic scenarios will be selected. These alternatives will be recommended to the city to consider in moving forward with its planning and implementation activities.
Mr. Nielsen asked the Council if 100 West should be the next major transportation project and if 100 West is the next project, what is the best routing. The County plan shows an intention to extend the road to improve traffic flow through the downtown. Connecting the two pieces of 100 West provides an alternate for Main Street for people on the West side. However, there are a couple of hurdles the City needs to get over before it can build the road. No matter where it goes, buildings will have to be torn down in the residential neighborhood.

Currently, 100 West ends in a T intersection at 600 South and directly to the South is an LDS Church built in the 1960’s. Mr. Nielsen said that according to planning documents, about 5,000 cars drive in the vicinity every day. It continues almost two blocks away in an industrial area, curving around to meet with U.S. 89/91 at the traffic signal next to McDonald’s and Wal-Mart. The least expensive and preferred route would take 100 West in a curve East of the church from 600 South, through three residential properties, over the river and through one of Ellis Equipment’s buildings. The estimated cost is $6.4 million.

The City contracted with a group that prepared a study showing three options for the route the road would take. The East route mentioned previously and going through the LDS Church property or to the West of the Church requiring the city to purchase six parcels of land and part of the church’s parking lot. Each route will require building a bridge across the Logan River and through the Ellis Equipment property. If built, the new road connection could mean an increase in the speed limit to 35 mph South from 600 South, though nothing has been determined at this time.

The City will seek funding for the project from the Cache County Council of Governments this summer. Once funds are obtained, the City will pursue the environmental planning documents required and then acquire property. Mr. Nielsen stated it could be several years before construction begins.

Mr. Nielsen said it would be his and the Public Works Department’s recommendation to get started on 100 West. Environmental studies along the Logan River will need to be completed and that will delay construction for a few years. He feels we can accomplish 400 North at this time. Where 400 North dead ends at 600 West we would go across the railroad tracks and tie into 400 North just North of the Eliason pasture and would only connect the two roads that are there now. He said the one-way couplet is in addition to all of these projects and it does have potential but does not replace any of these other projects. He feels we need to gather more public input and public education on the one-way couplet idea before implementing. All of these plans would accommodate the one-way couplet.

Chairman Simmonds opened the meeting to a public hearing.

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

**ACTION.** Motion by Councilmember Ward seconded by Councilmember Daines to approve Resolution 15-16 as presented. Motion carried unanimously.
PUBLIC HEARING - Consideration of a proposed ordinance adopting the Auto Mall Community Development Project Area Plan – Ordinance 15-13

Economic Development Director Kirk Jensen addressed the Council regarding the proposed ordinance.

At the January 20, 2015 Council meeting, Economic Development Kirk Jensen addressed the Council regarding the Auto Mall Community Development Project Area Plan located in the area West of Main Street and East of 200 West, between Auto Mall Drive (1950 North) and 1800 North. In addition to one parcel North of Auto Mall Drive and adjacent to 200 West. The Project Area consists of approximately 25 acres of privately owned land. The Redevelopment Agency anticipates the development of additional auto dealerships and related businesses within the Project Area expected to result in greater business activity in this area including new jobs and a broadening tax base of the community and all taxing entities. This will help with sales leakage and people traveling South to purchase a vehicle. This project requires the approval of the RDA Board (Council) and also requires property tax participation with the other taxing entities which include Cache County and both Logan and Cache School District. They have participated in the discussion on this project and more discussions will be held as the project moves forward.

Also at the January 20, 2015 Council meeting, Matthew Godfrey who is the Agent to the developer of the Young Auto Group addressed the Council and said the meetings held with Logan City Administration, Cache County and the two School Districts were very positive and the Young Management that was also in attendance gave direction to focus on Logan and move forward with this project area. The proposal is a remodel of the existing store and the construction of a second and a third building with the option of a fourth piece of property in the future. The investment in the new buildings and structures are between $5.8 and $7 million dollars. The incremental sales revenue with just the three buildings is $37 million dollars with $73,000 in annual incremental property taxes which over the life of the project would be $1.64 million to $1.7 million annually depending on what is built. The sales tax increment to Logan City would be approximately $180,000 per year or $3.4 million over the life of the project. The project will also create over 30 jobs with benefits at the County median wage level. The number of jobs could go as high as 60. They would like to begin construction this year (2015) on the first two projects and the third will follow in 2016.

At the Council meeting held on April 21, 2015, Mr. Jensen explained that the State Legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the City of Logan to pass ordinances as are necessary and proper to provide for the safety and preserve the health, promote the prosperity, improve the peace and good order, comfort, and convenience of the City and its inhabitants, and for the protection of property in the City. The Redevelopment Agency of the City of Logan (hereinafter “Agency”) has authorized the preparation of a community development draft project area plan pursuant to U.C.A. § 17C-4-101 and the Agency has complied with the process and requirements for adopting a community development project area plan pursuant to U.C.A. § 17C-4-102
and U.C.A. § 17C-4-103. The Agency has approved a community development project area plan pursuant to U.C.A. § 17C-4-104.

Mayor Petersen said adoption of this ordinance is a necessary step before going to the School Districts to ask for their participation in a tax increment.

Chairman Simmonds opened the meeting to a public hearing.

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

**ACTION.** Motion by Councilmember Daines seconded by Councilmember Ward to adopt Ordinance 15-13 as presented. Motion carried unanimously

**PUBLIC HEARING – Consideration of a proposed resolution approving the Annual Municipal Wastewater Planning Program – Resolution 15-19**

Public Works Director Mark Nielsen addressed the Council. He said that each year the City of Logan completes a Municipal Wastewater Planning Program for the State of Utah Division of Environmental Quality which is being presented to the Council at this time.

Chairman Simmonds opened the meeting to a public hearing.

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

**ACTION.** Motion by Councilmember Daines seconded by Councilmember Ward to approve Resolution 15-19 as presented. Motion carried unanimously

**WORKSHOP ITEMS**

**Budget Adjustment FY 2014-2015 appropriating: $2,000 for a grant the Logan Library received from the State of Utah. The funds will be used to pay a transcriptionist to transcribe verbal history from local residents to print which will be made available at the Library; $13,530 grant funds for Parks & Recreation. The money will be used to purchase educational equipment and curriculum for the After School Program – Resolution 15-22 – Richard Anderson, Finance Director**

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

The proposed resolution will be an action item and public hearing at the May 19, 2015 Council meeting.

**Code Amendment – Consideration of a proposed Amendment. Logan City requests to amend Section 17.19 regarding Town Center Development Standards – Ordinance 15-10 – Mike DeSimone, Community Development Director**
Community Development Mike DeSimone addressed the Council regarding the proposed code amendment to Section 17.19.060 of the Land Development Code which includes the following:
1. Eliminate the minimum building height requirement for new projects along Main Street in the Town Center zone.
2. Increase the maximum building height on side streets from 40’ to 42’.
3. Eliminate the requirement to have one entrance per 40’ of frontage.
4. Add clarification language regarding building placement and orientation.

Staff recommends that the Planning Commission recommend approval to the Logan Municipal Council for the proposed amendments to the Land Development Code.

On April 23, 2015, the Planning Commission recommended that the Logan Municipal Council approve a request to amend the Land Development Code Chapter 17.19 by eliminating the minimum height requirement, increase the maximum building height on side streets from 40’ to 45’, eliminate a requirement to have one entrance per 40’ of frontage, and add clarification language regarding building placement and orientation. Planning Commission vote was 5-1 (Commissioner Russ Price voted nay).

Councilmember Daines asked to know exactly what areas are reviewed by the Historic Preservation Committee.

Mr. DeSimone responded this area is 200 North to 100 South and going East includes the Logan Temple and West to 600 West.

Councilmember Daines referred to page 8-7 of the General Plan which states, “In order to preserve and protect character consistent with the downtown, the town will restrict vertical growth by mandating that: a. No new building in the downtown shall exceed five stories. b. No new building in the downtown shall be less than two stories. c. In general, the City encourages new buildings in the downtown to be two to three stories.” She feels we need to be careful and take a long term view and do we really want to say that anybody can come in and build a one story building. She is not concerned about increasing building heights on the side streets.

Mr. DeSimone responded that in discussions with potential development groups that want to come to downtown Logan, in the area of 500 North to 300 South they are saying they cannot make a five story building pencil because of the economy. He said the East side of Main Street is predominately single story buildings. From what he has seen in other communities are they let the economy drive the size of the building. He feels we need to be responsive to what the development groups are telling us and if we make our standards too restrictive then what we need in the downtown to create synergy, won’t be there.

Councilmember Daines said the reason our downtown is special is because it’s historic and it does have distinctive features. She asked are we trading away these things to get short term development which will be here for the next 30 years. Are we looking at the best long term development. She is willing to be more flexible if there is a way to review and make sure it goes through the Historic Preservation Committee. She asked are we selling out our historic downtown for short term development.
Mr. DeSimone responded we are not selling out our historic downtown because we still have the Historic Overlay in place. In the downtown area we have a diversity of building types and it’s been successful to this point so why wouldn’t we want to encourage that diversity. He feels there are good standards in place and we want the buildings to have certain characteristics but he feels we can also say that a one or four story building could be allowed.

Chairman Simmonds said the concept of having for example, an In-N-Out Burger across from the Historic Courthouse would not be in context with the Historic District. She doesn’t know how we would address the context issue.

Mr. DeSimone said the Council has to draw the line somewhere and they have done that at 200 North and 100 South but there should be diversity in the Historic District and have standards in place for certain elements. He said it hurts Logan City if we restrict developers by requiring two or three story buildings.

Councilmember Ward added the higher the building the more parking needed and there is not enough land for parking.

Councilmember Daines said maybe we don’t have something specific but have a process to review it in the context.

Councilmember Needham said we need to keep the downtown the way it is and the blocks outside of 300 North and 100 South should be fluid. We need to protect the downtown and the only area we don’t want to have change are the three downtown blocks designated as 200 North to 100 South.

Mayor Petersen said the City block will be affected by this change but there is a review process and the City owns this property and will determine what is located and built.

Mr. DeSimone referred to a citation from the Historic Design Guidelines which states, “The general size and scale of new construction should be similar to other buildings in the area.” These design guidelines are softer than the Land Development Code so the Historic Commission will look at a project in relation to what is around it and how it meets the intent of the Historic District.

Councilmember Daines referred to the Historic Design Guidelines which states, “Similarly, heights and setbacks (particularly front and side setbacks) can be overpowering design elements if not consistent with existing development. New construction should approximate the heights and setbacks of surrounding structures.” She agrees with this statement but asked, how do we make sure this happens if it’s not reviewed by the Historic Preservation Committee.

Mr. DeSimone said this applies to the entire Historic District (200 North to 100 South and going East including the Logan Temple and West to 600 West). Any type of new construction of remodeling has to receive a Certificate of Appropriateness.
Councilmember Daines asked what goes into obtaining a Certificate of Appropriateness when something comes before the Historic Preservation Committee.

Mr. DeSimone responded essentially, it’s a design review process which includes drawings, architectural renderings, and how they are meeting the intent of the Historic Design Guidelines. This is similar to what someone would go through with the Planning Commission.

Logan Planning Commission Chairman Amanda Davis addressed the Council. She stated the proposed code amendment was continued three times and there was a lot of discussion back and forth on this amendment regarding the height, context and making sure that a building fits in not only height but setbacks and what the building looks like. The Commission talked about the entire Town Center piece and coming into the downtown from all directions. As the Planning Commission Chair she suggested organizing a work group to include the Historic Preservation, business owners, Council and the Planning Commission.

Logan Planning Commissioner Russ Price addressed the Council. He said the Planning Commission would like to have more dialogue with other committees and stake holders and have a review for anything in some sub districts of the Town Center that would go beyond the Historic District for any request for a building above three stories or below two stories and look at context. It takes a diversity of uses and a downtown that gets eaten up with traffic and parking the less land is available for those uses. He feels now is a good time to look at the incremental changes that are being made and see if we are headed in the direction we all want to go. He also wants to make sure that we recognize the Certificate of Appropriateness is for anything that happens to an existing structure on the façade but doesn’t actually stop people from tearing down a structure and having it removed and that is something to think about as well. He is also concerned about conflict between intent language in one set of standards (Historic Design Guidelines) that might not be supported by the building standards in the Land Development Code.

Dave Lewis Historic Preservation Committee Member and resident in the Historic District addressed the Council. He likes the idea of bringing the Planning Commission, Historic Preservation Committee and the City Council together to talk about these issues. The Downtown Specific Plan has some great ideas and he feels there might be situations where a four story building would work with a combination of a live/work situation. He worries about single story buildings and feels they are less attractive for a live/work situation. He is worried about eliminating minimum height and less about increasing maximum height on the side streets.

Logan Downtown Alliance Manager Gary Saxton addressed the Council. He said when we define downtown we gave it a project area of 300 South to 500 North and a lot of the concepts that were presented to us from a consultant were to build density and put cars into parking terraces. The Downtown Alliance uses the Downtown Specific Plan as their guideline and no one in the Alliance is more anxious to see a project started in the downtown than him. He really likes the Downtown Specific Plan and he believes that it will help us now and into the future. It appears to him that developers today don’t believe in the Downtown Specific Plan. He supports development in the downtown and the
Alliance talks about plans for the downtown each time they meet and all have the common denominator of the Downtown Plan. They would like this document to come to life although he knows it will take a lot of time to make that happen.

Chairman Simmonds asked does the proposed code amendment work with the Downtown Specific Plan.

Mr. DeSimone responded the Plan calls for a dense downtown. The reality is to get a dense downtown there needs to be a lot of pressure from the outside driving the demand internal. He feels that our downtown will continue to grow at a slow pace only when we get full build out throughout the entire Valley and that pressure turns back to the downtown as well as our neighborhoods. To say that we will get tall, vertical, mixed used projects in the downtown there just isn’t the market for it in this economy. He doesn’t feel that having a one story building is inconsistent with the vision of the Downtown Plan in trying to drive economic diversity and vitality. What he sees is we need the synergy in order to keep the downtown vital and important. We want activities surrounding the downtown to bring people in. If we only allow three story buildings then he doesn’t feel that anything will happen in the downtown.

Councilmember Daines said she is not opposed to more flexibility if there is a structured review process so we can make sure we are getting something that works and is appropriate for the downtown.

Councilmember Ward said we need to differentiate between the historic downtown and the other downtown from 500 North to 300 South because there is a differential. From 200 North to 500 North there is nothing “historic” in this area. There is land that could be developed in a way that would be very beneficial to the historic district because it would bring people in contact with the downtown. He feels we need to provide the latitude to allow property to be developed in a profitable way for the developer and a new business. We should not eliminate design standards but he feels the minimum building height requirement should be eliminated because there isn’t enough land for the parking requirements needed for that many square feet in the downtown. He also agrees with the other proposed amendments to increase the maximum building height on side streets from 40’ to 42’, eliminate the requirement to have one entrance per 40’ of frontage and add clarification language regarding building placement and orientation. Anything we can do to make it easier for a business to build and locate in proximity to downtown and historical downtown is something we should be aggressively doing.

Mr. DeSimone said we have talked about context based guidelines in the Land Development Code and unless it’s a very defined standard it’s hard to implement. Regarding the Historic Guidelines they are more literally interpreted and applied. He feels there is adequate language in the Code to say let’s look at the context of what is relative to a building.

City Attorney Kymber Housley said the reality is this is market driven. He feels what’s good for a business is generally good for the City. As far as regulations are involved, we do have and need specific standards. The Historic Preservation Committee is different and if someone is going to preserve a building then we have more control on what that
building is going to look like. This would not apply if the person chooses to tear down the building. The regulation Mr. DeSimone is referring to is not for existing buildings, it’s for new construction that is coming in that will be impacted by these regulations.

Chairman Simmonds asked if the Council adopts the proposed code amendments and we create the inward synergy toward the Historic District how do we preserve the District if someone comes in and tears a building down and we have no way to regulate what is built in its place.

Mr. DeSimone responded there is still the Historic Guidelines that require a Certificate of Appropriateness for all new construction. It doesn’t preclude someone from tearing an old building down and would still have to go through the process and show that the building being torn down is beyond its livable, economic vitality. This was recently done with the Everton building located just West of the Cache Valley Bank.

Chairman Simmonds asked if there is a building downtown, located in the Historic District and someone came in and tears the building down, how do we ensure that the new building reflects the context of the Historic District.

Mr. DeSimone referred Chairman Simmonds to Chapter 17.19 of the Land Development Code regarding the Historic District and the standards listed regarding New Construction which states, “New development should be developed to be compatible with surrounding historic structures and the character of the district as a whole. It is not necessary to excessively copy historic details to make a new building compatible with surrounding structures. New construction should not attempt to imitate existing historic structures. A new structure should instead share general features with surrounding historic structures.” The code amendment is for a slight verbiage change to allow for a diversity of building types and heights. He feels we should give our design standards some credence that will ensure that we get quality design and construction. If the Council does not like those standards then we have bigger problems with our code that we should address. He feels we have adequate protection in place to get a good product.

Mr. Housley said it’s important to recognize the practicalities of the approval process. When business owners and developers come in and the recommendations are reasonable they are going to be allowed. The only time they will be challenged is when we are asking them to do something that is going to cost them more money and it might hurt their project. It’s not as if they come and there’s only one thing they are going to do, there’s a lot of changes during the life of a proposed project and generally they are going to comply with reasonable recommendations. It comes down to the issue of is the Council happy with the current design standards and if there are things that need to be changed that is how we are going to ensure getting what we want. He wouldn’t be so concerned that we have to micromanage the project with specific details.

Chairman Simmonds stated that personally, she sometimes forgets how much change there is from the day someone comes in with a project to the day it’s given to the Planning Commission. She also feels it’s valuable to keep this in mind and think about what we want.
Mr. DeSimone said the challenge with standards is when they are put in place you don’t see the results for five to ten years as things develop. He looked at other communities and how they deal with these issues and most have a minimum height requirement. Most communities, who have a historic downtown, have similar standards. The Historic Guidelines are rooted in Federal standards so they are tried, tested and most have the same language so there is precedence that shows the language is sufficient in how we deal with our Historic District.

The proposed ordinance will be an action item and public hearing at the May 19, 2015 Council meeting.

**OTHER CONSIDERATIONS**

No other considerations were brought forward to the Council.

**ADJOURN to meeting of the Logan Redevelopment Agency.**

Chairman Jeannie F. Simmonds welcomed everyone to the Logan Redevelopment Agency meeting.

**ACTION ITEM**

**PUBLIC HEARING - Consideration of a proposed resolution approving Agency Assistance for the Façade Improvement Program in the Downtown Redevelopment Area (RDA) – Resolution 15-17**

At the April 21, 2015 Council meeting, Economic Development Director Kirk Jensen addressed the Council regarding the proposed resolution. He stated the City of Logan has adopted policies for assistance in projects and improvements in Redevelopment and Economic Development Project Areas and has also adopted principles within its General Plan to preserve Logan’s distinctive character and to preserve and improve its Historic Downtown. The City has adopted the Downtown Logan Specific Plan which encourages the creation of a commercial façade improvement program as part of its accompanying Implementation Plan and encourages, through the use of incentives to be determined by the City’s Economic Development Committee, exterior improvements to buildings and building facades in the downtown area bounded by 500 North, 300 South, 100 East and 100 West, which area includes properties fronting both sides of these roads. The Logan Redevelopment Agency has appropriated funds for this program in the past, resulting in realized building enhancements in Downtown Logan and encourages further economic development in Downtown Logan. The proposed appropriation amount is $50,000 to assist eligible building and storefront rehabilitation projects lying within the Downtown RDA boundaries.

Chairman Simmonds opened the meeting to a public hearing.

There were no comments and Chairman Simmonds closed the public hearing.
**ACTION.** Motion by Councilmember Ward seconded by Councilmember Daines to approve Resolution 15-17 RDA as presented. Motion carried unanimously

**WORKSHOP ITEMS**

Consideration of a proposed resolution approving Agency Assistance for Utah State University Bullpen Business Accelerator Program – Resolution 15-20 RDA – Kirk Jensen, Economic Development Director

Mike Young, Director of the Logan Small Business Development Center with the Extension office at Utah State University addressed the Council.

The Utah State University Bullpen Business Accelerator Program, operated by USU as part of the Utah Small Business Development Center (SBDC) Network, is a provider of management consulting and professional development training services and now seeks to expand its service offerings for new and existing businesses and entrepreneurs. In 2014 63% of the businesses served in the Cache County region were located within Logan City. The Economic Development Committee has reviewed the requested assistance and recommends its approval to the Redevelopment Agency for the amount of $15,000 annually for a three year period conditioned upon the following:

1. USU SBDC assembling total local match commitments of $100,000 per year for a three year period, half of which must be in cash.
2. USU SBDC successfully securing a US Economic Development Administration (EDA) grant commitment of $100,000 per year for a three year period.
3. USU SBDC providing satisfactory annual reporting to the Agency.

**Logan Small Business Development Center (SBDC)**

- **Current Services**
  - Management Consulting (SBDC Services-Currently Offered)
    - Business & Strategic Planning (Currently Offered)
    - Financial Analysis (Currently Offered)
    - Assistance Securing Financing (Currently Offered)
  - Professional Development Courses (SBDC Services Currently Offered)
    - Monthly Workshops (Currently Offered)
    - Additional Training Courses as Deemed Relevant (Currently Offered)

**SBDC Program Impact 2014**

- 174 Clients Served – 104 (63%) Based in Logan
- $12.7 Million in Additional Capital
- 63 New Jobs, 29 Jobs Saved
- Over 2,000 Hours of Director Consulting

**USU Bullpen Business Accelerator**

- Anticipated Services
  - Business Development & Marketing
    - Market Research (Currently Offered – Ongoing Funding Needed)
    - Advertising Assistance (To Be Offered)
    - Sales System Design (To Be Offered)
- Design Services
  - Basic Video Production (To Be Offered)
  - Basic Graphic Design (Currently Offered – Ongoing Funding Needed)
  - Basic Web Development (Currently Offered – Ongoing Funding Needed)
- Operational Assistance
  - Supply Chain Development (To Be Offered)
  - Basic Business Applications Programming (To Be Offered)
  - Lean Management Techniques (To Be Offered)

**Program Funding Needs**
- Minimum Requirements $200,000/year
- Economic Development Administration (EDA) $100,000/year
- Community $30,000/year
- USU $70,000/year

Councilmember Needham asked if Mr. Young can provide a list of specific people that the SBDC has helped.

Mr. Young responded he provided four letters of reference from clients they have helped in the past and he provided a copy of those letters to Mayor Petersen and Kirk Jensen which Councilmember Needham can review. He said the SBDC has strict confidentiality agreements in place so they have to be careful what they disclose and the client has to agree to their information being released.

The proposed resolution will be an action item and public hearing at the May 19, 2015 council meeting.

**Budget Adjustment FY 2014-2015 appropriating: $15,000 for Agency Assistance for the Utah State University Bullpen Business Accelerator Program – Resolution 15-21**

RDA – Kirk Jensen, Economic Development Director

Economic Development Director Kirk Jensen addressed the Council regarding the proposed budget adjustment for the Bullpen Business Accelerator Program which was discussed in detail by Mr. Young.

Mr. Jensen stated the RDA statute provides specific authorization to fund a business resource center. The funds being proposed would come from RDA administration funds so any expenses incurred would be spread out evenly to the various RDA project areas that we have in Logan City. SBDC is requesting operational funding in the amount of $15,000 per year for a three year period.

The proposed resolution will be an action item and public hearing at the May 19, 2015 council meeting.

**ADJOURNED.** There being no further business to come before the council, the meeting of the Logan Municipal Council adjourned at 7:55 p.m.

Teresa Harris, City Recorder