

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, April 5, 2016 at 5:30 p.m. in the Logan City Municipal Council Chamber, 290 North 100 West, Logan, Utah. Vice Chairman Holly Daines conducting.

Councilmembers present at the beginning of the meeting: Vice Chairman Holly Daines, Councilmember Tom Jensen, Councilmember Jeannie F. Simmonds and Councilmember S. Eugene Needham. Administration present: Mayor H. Craig Petersen, Finance Director Richard Anderson, City Attorney Kymber Housley and City Recorder Teresa Harris. Excused: Chairman Herm Olsen.

Vice Chairman Daines welcomed those present. There were approximately 62 citizens in the audience at the beginning of the meeting.

OPENING CEREMONY:

Logan resident Dean Quayle gave the opening thought, prayer and led the audience in the pledge of allegiance.

Meeting Minutes. Minutes of the Council meeting from March 15, 2016 were reviewed and approved.

ACTION. Motion by Councilmember Simmonds seconded by Councilmember Jensen to **approve the March 15, 2016 minutes and approve tonight's agenda.** Motion carried unanimously.

Meeting Agenda. Vice Chairman Daines announced there would be four public hearings at tonight's Council meeting.

Meeting Schedule. Vice Chairman Daines 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, April 19, 2016.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:

Pastor Ron Flessner addressed the Council regarding the National Day of Prayer. It will be held from 7:00 – 9:00 a.m. on May 5, 2016 at the Logan Steakhouse. Tickets can be purchased from Pastor Flessner 435-760-5412. More information can be found at NationalDayofPrayerUtah@comcast.net.

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

MAYOR/STAFF REPORTS:

Updates on Projects/Issues – Mayor Petersen

Mayor Petersen addressed the Council regarding the following updates.

1. The month of April has been designated as Fair Housing Month in Logan.
2. The new City website has been launched. There are still a few things that need to be resolved but overall Mayor Petersen stated he is very pleased with the website.
3. Mayor Petersen read the following press release:

Logan City Proposes to Purchase Emporium Properties as the Site for a New Library/Community Center

Logan City has entered into a purchase agreement to buy certain Main Street properties located between 100 North and Center Street, specifically the Plaza 45 and Emporium buildings and the building where Poco Loco is located. The terms of the agreement provide that the transaction must be completed by May 8, 2016.

The City's intent is to demolish the existing Emporium Building and use the site to build a new library/community center. The Plaza 45 and Poco Loco buildings would not be part of the construction project. The small building between Plaza 45 and the Emporium is owned by another party and is not part of the proposed purchase.

There are three key reasons for building a new library/community center on the Emporium location:

1. The City intends to develop the City-owned property on Main Street between 200 North and 300 North where the library is currently located. This is prime space that should be used for commercial activities to enliven the downtown and strengthen the tax base. Currently, the City is considering proposals from several private parties. Those proposals would immediately develop the Southeast corner of the block and then proceed with development of the middle block and the Northeast corner once the library has been moved and the existing building demolished.
2. The existing library building is not adequate to meet the future needs of library patrons. The structure has been remodeled multiple times and the configuration does not efficiently utilize the space. In addition, operation and maintenance costs are high and increasing because the building is old and deteriorating.
3. The Emporium location is a key component for a thriving downtown. But the existing building (constructed in 1975) with its many small rooms on the main floor and basement has never allowed the facility to be commercially viable. Since the Coppermill Restaurant closed in December, 2014, foot traffic through the building has been almost non-existent. A new library/community center would attract a steady stream of people to that core downtown area. It would also generate momentum for new business activity by creating a "fresh look and feel", while preserving the iconic character of Logan's downtown.

In planning for a new library, it is crucial that the facility reflect the needs of 21st century patrons. The proposed library would continue to provide ample print-based materials, but there would be increased emphasis on electronic media. It is important that the new facility also function as a community center by providing public meeting rooms and, perhaps, a small performance/lecture space. It might also include areas for art displays and/or a museum.

Another possibility would be to convert a small portion of the parking area west of the Emporium into a small green space area with an amphitheatre and a water feature. This would allow outdoor events to be held on the block. The exact details of what a new library/community center should include will be determined as planning continues. Exploratory meetings have already been held with several architectural firms that specialize in library design.

Funds for property acquisition have been specified. The City has also identified from existing resources a substantial portion of needed funding for the new facility, but it will be necessary to obtain private donations before construction begins. The next steps will be to consider design options and establish planning and fund-raising committees.

Logan City needs a vibrant downtown. Along with Old Main, and the LDS Temple, the downtown area visually defines the City. Together with development of the City Block, the new library/community center will have a transformative effect on downtown Logan.

Consideration of a proposed resolution to initiate the Creation of the Cache Water District – Resolution 16-15 – Craig Buttars, Cache County Executive

Cache County Water Manager Bob Fotheringham addressed the Council regarding the proposed resolution. The service proposed to be provided by the Cache Water District is the operation of a system, or one or more components of a system, for the collection, storage, retention, control, conservation, treatment, supplying, distribution, or reclamation of water, including storm, flood, irrigation, and culinary water.

The creation of the Cache Water District in Cache County will allow for the full implementation of the Cache County Water Master Plan prepared by J-U-B Engineering, dated August 2013 and will allow the District to plan and manage a system that protects and conserves the County's long-term agricultural, environmental, and municipal water interests with an emphasis on securing its Bear River allocation entitlements.

The group has met five times this year and has reached consensus on a number of important decisions, including:

- The board of directors must be compromised of ten elected members and one appointed agriculture member.
- The board of directors shall equitably represent specific geographic areas of the County.
- The proposed district should be created democratically with each city signing a resolution to allow the people to vote on it in November, 2016

Logan City Attorney Kymber Housley clarified that once it goes on the ballot it's based on a majority vote of the overall district and not individual cities. A written protest would be made to the City Recorder.

Cache County Executive Craig Buttars addressed the Council. He stated that working on a farm; he realizes the importance of water. He believes that the decision to create a Water Conservancy District can be as important to those who come after us as the early

water systems that were put in place by the pioneers. He feels the Council realizes the importance of this issue and it is the number one priority of the County Council and it is his number one priority as the Executive of Cache County, to get this on the ballot. We are only one of three counties in the State that does not have a Water Conservancy District.

He continued and said there have been many challenges that Mr. Fotheringham has faced when he goes before the State Legislature to secure funding and opportunities to plan for the future. The State has required us to manage water and we need to have a Water Conservancy District in place and stated this is a non-partisan issue. People from across the board have been included in this process both in the Water Master Plan and the studies that have led up to this decision. Everyone drinks water and benefits from being able to recreate, grow crops, gardens and is imperative that we act on this issue at this time. He asked the Council for their support of the resolution to initiate the creation of a Water Conservancy District and allow the citizens to have a vote on this issue.

Mayor Petersen added there are some components of the resolution, such as the “Whereas clauses that are at the discretion of the Council. There will be some cities that will have different “Whereas” clauses and the Council can modify those as needed.

Vice Chairman Daines stated there are some exclusions. The Water Conservancy District will have specific bylaws to guide the district.

Mr. Housley clarified currently, they are recommended bylaws but the way they are written now is the District cannot build a building unless the municipalities that are a member of the District approve. It’s not a complete prohibition but there are some safeguards in place. The bylaws technically cannot be passed until the District is created. It’s based on the majority vote of the entire District area.

The proposed resolution will be an action item and public hearing at the April 19, 2016 Council meeting.

COUNCIL BUSINESS:

Consideration of a proposed resolution to give written consent that the State Alcoholic Beverage Control Commission grant a variance to the Community Location Proximity Requirements for Even Stevens Restaurant, LLC, located at 131 North Main Street – Resolution 16-18 – Michael McHenry, Chief Operation Officer and Aislinn Grenny, Controller

Michael McHenry, Chief Operation Officer of Even Stevens addressed the Council regarding the proposed variance. Even Stevens Restaurant located at 131 North Main Street is requesting a Limited-Service Restaurant Liquor license for purposes of alcohol sales and is located beyond 200 feet straight line measurement but less than 600 feet of the Logan Tabernacle property boundary, a community location.

The policy established by Utah Code Section 32B-1-202 that places proximity restrictions on retail licensees for purposes of alcohol sales in relation to the Logan

Tabernacle, should not apply because the negative impacts the state statute are meant to prevent are not present in this case.

Even Stevens has requested that the City of Logan give written consent that the State Alcoholic Beverage Control Commission grant a variance to the community location proximity requirements.

Vice Chairman Daines said it was her understanding that the LDS Church has not made any comment regarding this variance so that is assumed as a neutral statement and now Even Stevens is coming to the Council to request consent.

Mr. McHenry responded they have attempted to contact the LDS Church over the last several weeks and have received no response either to approve or not approve. If the LDS Church does not respond and in the case that the proximity requirements are within reason, the Alcoholic Beverage Control Commission will accept the non response as a neutral position. With this being the case, Even Stevens is required to request local consent from the City Council and then it will go to the Alcoholic Beverage Control Commission. He stated they are not a bar and their primary focus is sandwiches and for every sandwich that is purchased they will donate a sandwich to the local community and there is a dollar amount which is transferred into an account where a sandwich can be purchased. They are committed to bringing social awareness to the community. Alcohol is a small component and not a big sales item in their restaurant. They like the location on Main Street and feel it's a good fit for Even Stevens.

Mr. McHenry clarified that Even Stevens is requesting a Limited Use License which will require that a sandwich must be purchased if alcohol is also purchased.

The proposed resolution will be an action item and public hearing at the April 19, 2016 Council meeting.

Consideration of a resolution of Commendation for the Logan City Planning Commission – Resolution 16-11 – Vice Chairman Holly Daines

Chairman Daines read the following resolution which after the Mayor and Council have signed will be presented to the Logan City Planning Commission.

***WHEREAS:** The Logan Municipal Council wishes to thank and recognize the members of the Logan City Planning Commission for their dedicated service to the community.*

***AND WHEREAS:** The Council recognizes that members of the Commission spend a great deal of time and effort in preparation and are required to make difficult decisions, attend long meetings, and often deal with people who are unhappy with the Land Development Code.*

***AND WHEREAS:** Your efforts are vital to ensure Logan plans and develops according to the General Plan, the specific plans and the Code.*

***THEREFORE, BE IT RESOLVED** by the Municipal Council that we express our great appreciation to all members of the Planning Commission for your willingness as citizens to be involved in your community in this important position.*

Chairman Daines added that the Council will provide dinner to the Planning Commission at their next meeting held on April 14, 2016.

ACTION. Motion by Councilmember Jensen seconded by Councilmember Simmonds to **approve Resolution 16-11** as presented. Motion carried unanimously.

Council Budget Workshop Scheduled – May 3, May 10, and May 17, 2016 beginning at 5:30 p.m. in the Logan Municipal Council Chambers

ACTION ITEMS:

PUBLIC HEARING – Consideration of a proposed resolution to approve the Hillcrest Neighborhood Plan – Resolution 16-12

At the March 15, 2016 Council meeting, Planner Aaron Smith addressed the Council regarding the request to adopt the Hillcrest Neighborhood Plan (HNP), a plan meant to guide future growth, development, infrastructure and public investment decisions. The HNP addresses how change and development will affect the neighborhood and devise strategies to mitigate negative impacts, protect neighborhood character, and develop community assets.

This project was initiated in late 2014 with the formulation of a Steering Committee comprised of community members, City staff, Neighborhood Council representation, and Planning Commission and Municipal Council members. This diverse group met on several occasions to provide input and help shape the planning effort. The vision is to develop a goal driven document that outlines the unique character, opportunities, and obstacles facing the Hillcrest Neighborhood in the immediate future based on resident input and the collection of secondary sources, such as demographic and land use data, and use the information to formulate planning recommendations. The overall goals include ensuring and promoting a sense of community by identifying and implementing changes that will enhance and stabilize the neighborhood, including engaging as many residents of Hillcrest as possible through a thorough and transparent planning process; identifying issues relating to housing, land use, parks and open space, transportation, and the overall character of the neighborhood; developing value statements that reflect the desires of the Hillcrest residents; and establishing short and long term planning recommendations and implementation strategies that reflect the values statements of the neighborhood.

The core Hillcrest neighborhood values as delineated by residents and as stated in the HNP are:

- The single family character of the neighborhood.
- A family friendly neighborhood.
- A strong sense of community and neighborhood volunteerism.

- Development that is neighborly in scale and does not conflict with the single family character.
- Roads and public right of ways that are calm and pedestrian friendly.
- A strong connection to open space and recreational opportunities.
- A high aesthetic value in the neighborhood.
- USU as a core component of the neighborhood identity.

The Plan is divided into three sections: Section A identifies the existing conditions; Section B identifies the public processes and public input received; and Section C identifies the specific recommendations made as part of this Plan. The Hillcrest neighborhood has approximately 4,000 residents on approximately 812 acres. Demographically, residents tend to be older, racially homogeneous, wealthier, employed, better educated, more likely to be a homeowner and less likely to have children still at home. Hillcrest is one of the younger neighborhoods in Logan. Most of the homes were built post WWII and typify the midcentury modern architectural style. The oldest Hillcrest neighborhoods are found adjacent to USU while the newest areas are found in the Deer Pen section. Hillcrest has the highest rate of owner occupancy in the City with approximately 90% of its housing stock owner occupied as compared to the rest of Logan City which has an owner occupancy rate of 42%. The neighborhood has very few commercial areas, and outside of the student housing complexes associated with USU, has no multifamily housing.

Public Input:

A steering committee met throughout the planning process to discuss the direction of the plan and provide feedback on plan development. Over 100 residents attended and provided input at an open house held in January 2016. Stations were setup with information and questionnaires on topics of the neighborhood, land use, housing, transportation and recreation.

Other feedback included:

- The high quality of the neighborhood and residents
- Concerns regarding the condition of housing in the neighborhood.
- Expected housing issues to remain important in the future.
- Desire to attract new families to the neighborhood.
- Importance of the single family character.
- Receptive to limited commercial in both location and scale.
- Deer Pen discussion – variety of responses, majority emphasized open space and recreation.
- Emphasis on the single family character of the housing.
- Major concerns about the increase in rentals.
- Residents support both improved enforcement and maintenance standards in the neighborhood.
- Speeding was identified as the #1 transportation issue, followed by pedestrian/bike infrastructure needs.
- 1200 East, the minor arterial north/south through the neighborhood is used minimally.
- Pedestrian Issues: 1400/1500 North, 700 North, around the elementary school, down to First Dam.

- Intersection Issues: 1000 North/1200 East, 1000 North/1600 East, 1500 North/1600 East.
- Important recreational areas were identified as Lundstrom Park, Bonneville Shoreline Trail, Hillcrest Elementary, Canal corridors and the street and sidewalks.
- Potential Improvements: Connections to the Bonneville Shoreline Trail and improved bike and pedestrian infrastructure.

Recommendations:

- Small, neighborly scale commercial and mixed use development is acceptable along the 1200 East corridor.
- On the Future Land Use Map, the area designated as Campus Residential removed.
- 1200 East – Areas discussed for potential commercial/mixed use (1400 North/1200 East intersection and 900 North 1200 East block).
- Future Land Use Plan Update (Page 95).
- On the zoning map, the areas East of 1600 East that have larger lot sizes should be rezoned to NR-4. If built out as platted, the proposed NR-4 areas would have a density of 3 units per acre.
- Downzone (Page 98).
- The Deer Pen property is important to the residents of Hillcrest, and the desire of the residents is to have the property remain as open space and a future cemetery site. A continued discussion should occur with residents and stakeholders prior to any action regarding change to land use in the Deer Pen area. (Page 99)
- In 2001 Logan City purchased the Deer Pen property as a future cemetery site.
- In 2005 the purchase was funded by selling a portion of the land for residential development. The remaining land East and West of the development was set aside as open space, and in the West area, to eventually become a cemetery.
- In 2016 Logan City estimates that based on future cemetery needs, new cemetery space will not be needed for 40 years.
- The Logan City administration has determined that it is in the best interest of the City to see a portion of the remaining property developed into housing to help pay for perpetual care of the existing cemetery.
- The Hillcrest residents were solicited for feedback on the future of the Deer Pen property throughout the planning process.
- Based on initial feedback favoring open space and recreation, 3 visualizations were developed with varying degrees of development and presented to residents.
- Residents endorsed Visualization 1, which is characterized by no residential development and the protection of open space.
- This sentiment was reinforced through public comments presented during Planning Commission.

Housing:

- Continue to use the One Home programs to incentivize the purchasing of rentals and conversion back to owner occupied.
- Code enforcement should be proactive in the neighborhood and penalties should have consequences sufficient to prevent infractions from occurring.

Public Infrastructure and Facilities:

- The 1200 East corridor should be improved to serve as a more accessible north/south option for the neighborhood.
- 1600 East/1500 East should maintain a neighborhood quality and traffic calming measures should be implemented.
- The 1000 North/Ellendale streetscape should be designed as a “complete street” in order to calm traffic.
- Incorporate the recommendations of the bike/pedestrian plan into the neighborhood.
- Develop sidewalk and ADA corner priority list with sources of potential funding.
- Assess street trees, and encourage the development of a Logan City Tree Plan in order to preserve and enhance the tree canopy in the neighborhood.
- Lighting along streets should be pedestrian in scale and managed to reduce light pollution.
- Enhance connections between Aspen Drive/Deer Pen areas to the Bonneville Shoreline Trail.
- Attempt to connect the canal corridor and the Bonneville Shoreline Trail.
- Improve wayfinding and signage associated with the trail system.
- Improve the bike/pedestrian connection to First Dam.
- Support the Neighborhood Council as an avenue for residents to easily voice neighborhood concerns.
- Support Neighborhood events that encourage volunteerism, such as neighborhood cleanups.
- Create public spaces and events that bring the community together.
- Develop a branding scheme for the neighborhood that incorporates the history and character of the neighborhood.

PUBLIC HEARING – Consideration of a proposed ordinance to amend the Future Land Use Plan Map (FLUP) for those areas identified in the Hillcrest Neighborhood Plan as suitable for map amendment – Ordinance 16-08

At the March 15, 2016 Council meeting, Aaron Smith outlined the specific areas to be addressed. Area 1 is the gravel pit area along 1400 North and 1200 East which is currently designated in the FLUP as Campus Residential (CR). The consensus was to change the designation from CR to a combination of Detached Residential (DR) and Multifamily Residential (MR). The Zoning was changed within the last two years from Campus Residential (CR) to NR-6 and MR-20 (on southern parcels). This FLUP modification will bring the two documents into consistency. Area 2 is the LDS church site north of 1100 North that was previously owned by USU, and now the LDS Church. This parcel needs to be changed from Public (PUB) to Detached Residential (DR) to reflect the change in ownership and new church building. Area 3 includes the two sites along 1200 East. The first is the “golden toaster” site that is now owned by USU and should be changed to Public. The second is the Evergreen/1200 East block comprised of 14 individual lots and is proposed for a change from Detached Residential (DR) to Mixed Use (MU) to facilitate new development on this block. Area 4 is the Deer Pen property owned by Logan City. The proposal is to change the designation from Recreation (REC)

to Detached Residential (DR). The site was originally acquired for a future cemetery; however, the existing cemetery has several decades of available capacity and the City's Administration believes this land is more important for future residential growth. The proposed FLUP amendment retains large areas of open space along the canal and the drainages.

PUBLIC HEARING – Consideration of a proposed rezone of areas identified in the Hillcrest Neighborhood Plan as suitable for rezone – Ordinance 16-10

At the March 15, 2016 Council meeting, Aaron Smith outlined three specific areas identified for rezone. Area 1, the residential area east of 1600 East, is proposed to be rezoned from NR-6 to NR-4 as the lot sizes and density within this area are more indicative of four units/acre in the NR-4 rather than six units/acre in the NR-6.

This action involves approximately 225 lots. Area 2 involves rezoning the subdivisions within the Deer Crest area from NR-6 to NR-4 and the City owned properties in Deer Pen from Public to NR-4. The subdivided areas contain approximately 93 residential lots. The City owned properties will be subdivided in the future with an approximate residential lot count of 40 residential units over the 33 acres. Area 3 involves rezoning the “golden toaster” site from NR-6 to Public to reflect the change to USU ownership, and rezoning the Evergreen/1200 East block containing 14 individual lots from NR-6 to Mixed Use (MU).

Vice Chairman Daines stated that most of the comments the Council received on the Hillcrest Neighborhood Plan are relative to the Deer Pen property. Although, there are a number of other items throughout the Plan that the Council feels may need some amendments. As part of the Plan, the Council has requested input from the residents and will listen to what the residents have to say and make a plan reflective of what the neighborhood wants. The Logan City Planning Commission recommended that the space remain open and no changes be made. She also asked that the residents understand the constraints that the Council is dealing with and the Planning Commission does not consider, one of which is the overall City budget. One of those is the Cemetery and was explained at the last Council meeting, that a portion of the Cemetery Perpetual Fund was used to purchase the Deer Pen Property in 2001. There was also a loan from the Environmental Department and this was the portion that was sold in 2005 and paid back to the Environmental Fund. None of the money was paid back to the Cemetery Perpetual Fund because the intent was this property was to be used for a future Cemetery. City needs have changed and now we are having this discussion regarding the Deer Pen Property. The school district has asked the Council to provide more housing in Logan City because there are not a lot of areas that are developable. Hillcrest Elementary actually busses children to the school because they don't have enough children living in the neighborhood. There are also other significant needs in other portions of the City and the Council needs to balance the other neighborhoods.

She said the difficulty of balancing the neighbor's desires to have the entire area left as open space needs to be balanced with other City needs. She and Councilmember Tom Jensen met with several of the Hillcrest residents and they talked about possible compromises. Any development in the Deer Pen area should be taken back to the

neighborhood. The intent tonight is to get input and comments from those who wish to speak and then continue these items for a time period of four weeks (May 3, 2016 Council meeting) to allow time to meet as neighbors and further discuss possible options. The Council wants to listen although they might not always be able to do everything that the neighborhood requests.

Vice Chairman Daines said a compromise would be to amend the Hillcrest Plan to eliminate the highest density option proposed for the Deer Pen, and which shows development of 8 acres but would include some kind of deed restriction or conservation easement to keep the remaining 25 acres open. She learned this afternoon that is not within the Council's specific decision to create a deed restriction or conservation easement, which is a Mayoral decision. She still feels it's potentially a good option because the Council could leave it the way it is but that does not prevent the Neighborhood from having this same issue in the future.

Councilmember Jensen suggested that the three proposed items, Hillcrest Neighborhood Plan, Future Land Use Plan (FLUP) and rezone of the Hillcrest Neighborhood Plan be considered and acted upon concurrently.

Councilmember Simmonds asked Mayor Petersen about his thoughts regarding a conservation easement.

Mayor Petersen said regarding a conservation easement, it was brought to him yesterday and he hasn't had time to think about it. As he talked to staff, he feels this is a bad precedent and this could be expected on other land decisions. He said there are concerns because we would have to turn the property over to another group and we would lose some control of the property. His initial reaction is that he is not favorable of a conservation easement.

Vice Chairman Daines referred to Page 90 of the Hillcrest Plan. She said there isn't disagreement on the body of the Hillcrest Plan in terms of data and demographics. She proposed the following amendments:

Page 90 - *Small, neighborly scale commercial and mixed use development is **not** acceptable along the 1200 East Corridor **at the current time**.* She said at the present time we are keeping it the way it is and that may change in the future but the comments to the Council from the neighbors is they would prefer to keep 1200 East zoned the way it is at the current time. She reminded everyone that the Plan is just the recommendation and the votes on the Future Land Use Plan (FLUP) and the zoning is a specific, separate vote.

She also read from Page 90 of the Plan which states, *A continued discussion should occur with residents and stakeholders prior to any action regarding change to land use in the Deer Pen area.* The Council is trying to honor that recommendation in the Plan by continuing a decision being made tonight.

Page 94 – Map 10.1 Land Use Recommendations. There are three circles. The first would stay the same and states, *The intersection at 1200 East and 1400 North is partially zoned commercial and is a gateway to the Hillcrest neighborhood. As areas along the gravel pit*

and 1200 East develop, these areas could be used for neighborhood commercial and mixed use.

The second circle would be amended and states, *The undeveloped portions of the East side of 1200 East have been designated for higher densities on the current Zoning Map (MR-20). This area is a transition areas from the single family land use to the East and the student housing to the West and South. **This higher density could support neighborhood scale commercial and mixed use development along the corridor (This sentence will be deleted).***

The third circle will be completely deleted because it talks about changing single family zoning and possibly doing mixed use development on 1200 East.

Page 94 – It states, *Following the recommendation of the Planning Commission, this plan suggests no specific land use changes incorporating mixed use in either the FLUP or Zoning. Areas that were explored and received some positive feedback from residents as potential areas for small, neighborly scale mixed use are: 1400 North/1200 East Intersection and 900 North/1200 East block.* Council member Daines said in reference to this paragraph, there will be proposed changes to the FLUP map so we need to make it consistent in what is done.

Mr. DeSimone suggested that this entire paragraph be deleted.

Page 95 – The zoning is different than the FLUP on the Commercial piece on the corner of 1400 North 1200 East so we are eliminating the Commercial on the South East corner to make it consistent with the zoning. Vice Chairman Daines suggested removing Campus Residential and replace with Detached Residential with the exception of one small piece. The other change that will be made on Page 95 is to eliminate the Mixed Use on 1200 East and eliminate the last paragraph on Page 95 which talks about Mixed Use Visualization.

Page 96 & 97 – The two visualizations will be removed because we are taking out the discussion of Mixed Use in the area of 1200 East.

Page 100 & 101 – This refers to the different visualizations. Option 1 is all open space, Option 2 is a lower density and Option 3 is a higher density. In hearing from the Hillcrest Neighborhood, the Council proposed to eliminate Option 3 which is the higher density.

Mr. DeSimone stated that Option 1 and 3 will be taken out and a new visualization will be referenced if that's what the Council decides to do. Option 1 and 3 will be included in the Appendix with an explanation. In the end there will only be one map.

Mr. DeSimone continued and stated the Hillcrest Neighborhood favors Option 2 which is a total area of 33 acres, Proposed Development 8 acres and 24 building lots. Critical areas 17 acres, General Open Space 8 acres and Eastern Open Space 46 acres.

Vice Chairman Daines said when she and Councilmember Jensen met with the neighborhood they were hoping that a deed restriction or conservation easement could be placed and she personally would be supportive of doing those two things.

Councilmember Simmonds said she appreciates Vice Chairman Daines and Councilmember Jensen meeting with the neighborhood and she too is in favor of some sort of deed restriction that would preclude future development should Option 2 be selected. She is also in favor of giving the neighborhood the opportunity more time to think about the proposal.

Councilmember Needham said he has seen the area and he used to live in the area on Sunset Drive and he always thought the area would fill in someday. He likes seeing roads, grass, sidewalks and homes and this is what he expects to see in the City. He would like to see this land used so it's more attractive and look more compatible with the prospective homes that could be built in this area. He would prefer seeing the 42 homes go in but this is a community where we need to agree together and he will agree with whatever the consensus might be.

Vice Chairman Daines opened the meeting to a public hearing on all three proposed items regarding the Hillcrest Neighborhood.

Ron Flessner - 1709 East 1460 North. He recommended putting a hold on the proposed 24 acres because it's premature. The City needs funds but there are a lot of undeveloped lots in this area and it would be more appropriate once the developed lots are filled and then the City generates revenue from them. At this point to think that we might need this is very premature and he thinks it's a good idea but should be tabled until another time.

Debbie Brough - 1362 North 1720. She referred to the Envision Cache Valley Plan there is a focus on compact, denser growth in specific areas of Logan primarily around the Town Centers. The purpose of this was to protect Logan's natural resources and the Valley's open spaces. The General Plan does this as well and states that Hillcrest is not an area where infill is appropriate. She feels that it's important to pay attention to this and other Plans that have been created that guide our valley and indicate the importance of open spaces. She would like the Council to be included in further discussions with the Neighborhood. She said there are six things that she hope will come before a decision is made.

1. The Deer Pen area is valuable as open space not only to the residents but also through the Envision Plan, General Plan, Hillcrest Neighborhood Plan and the Parks & Recreation Plan. It has been documented how important open space is for Logan.
2. That a specific amount of money would be determined that is needed for the Cemetery fund. Also a thorough study as to what sources of renewable funding could be accessed to meet those needs.
3. Appraisal of the property.
4. Transportation concerns addressed such as access, traffic slowing and development standards.
5. Long term guaranteed protection for whatever open space does remain.
6. Detailed plans of the open space that remains and how to keep it a beautiful space.

Larry Brown, PO Box 4693. He feels the Logan Cemetery is the best asset in the City. He feels it is extremely well kept and is the most vibrant cemetery he has ever seen. He feels it would be a travesty to put a through street in the Cemetery, even in the corner for the purpose of realigning 1000 Street or to build a round-a-bout. He showed the Council a map of this area and suggested traffic controls and he also suggested a safer crossing for school children. He said 1000 East is a complete street and there are a lot of mature trees from 1200 to 1400 North. The 1000 East Street has several bus routes, pedestrians, vehicles and large trucks and it all flows well. He asked the Council to take 1000 East out of the planning and the realignment and use the money for the things that need to be done.

Tony Nielson, 1393 Boxwood. He thanked the Council for their consideration regarding the gravel pit area and turning this back to single family. Regarding 1200 East where the 14 homes are located, he appreciates the Council leaving this as desired and feels there is the potential for these homes to be remodeled. Also regarding the Deer Pen property, he feels there was an important statement made regarding the appraisal of the eight acres. If they were estimated at \$50,000 per acre that would be \$400,000 and that is a lot of money but when the budget is \$130 million he doesn't know if \$400,000 is that much. Lundstrom Park is the largest park in Logan and it could connect to the Deer Pen area in the future. One thing about the open space area is that once it's gone, it's gone forever.

Greg Podgorski, 1802 East 1700 North. He appreciates the effort to work with the neighborhood and he feels a compromise is possible. Some limited development could work but what he is concerned about is the conservation of the land that is not developed. He was very happy to hear about the proposal of setting aside the undeveloped land whether that's in perpetuity. He said regarding the Hillcrest School issue, with the current housing that is going in the Deer Pen, he feels these are not friendly to young families because the homes are very large and are on expensive lots. If the proposed new development goes into the Deer Pen area, he does not feel there will be young families who will buy and live in these homes and attend the Hillcrest School. He asked about the proposed mechanism of how discussions with the Hillcrest Neighborhood group will go and how input will be made to the Council.

Vice Chairman Daines responded that the Council will direct Staff to reconvene the Hillcrest Plan Steering Committee with herself and Councilmember Jensen attending as well. They would then expect the Committee to go out to the neighbors, talk to them and bring input back to the Council.

Jordan Brough, 1362 North 1720 East. He said the question should be asked, why do we need to do this right now and can it be done in the future. He would like it to remain as open space and he would like the Council to consider what would be the consequences of waiting. He referenced the General Plan, Parks & Recreation Plan and Land Development Plan which talks about the importance of open space within the City of Logan. He also does not feel that if more homes were built in the Deer Pen area that elementary age children would be added to the school system.

W. Fred Rigby, 1682 East 1500 North. He would like the area to remain open space although; he doesn't feel that will happen. He appreciates that a compromise is being considered and he would like to conserve any open space that isn't developed.

Francis Staub, 1776 East 1400 North. She lives on the canal and she understands that it should have some sort of enhancement. Her concern is when the canal was done the residents were promised curb, planted grass and it never happened. She said there are a lot of people that go along the canal but dogs aren't leashed and go on people's property and she feels there should be laws enforced. She feels there should be a dedicated trail and people know where they can and cannot go and she hasn't seen that from the City. She feels more homes in the area will only add to the problem.

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

Finance Director Richard Anderson reminded the Council that the Deer Pen property is owned by the Cemetery Perpetual Care Fund. The original plan back in 2001 was to sell the property and to have land free and clear that wasn't encumbering the Cemetery Perpetual Care Fund and it would be a future Cemetery, but that did not happen in 2005. Regardless of what happens to this property, if used for any other purpose than a Cemetery the money has to go back to Cemetery Perpetual Care Fund and in his mind it cannot be used for open space, a park or anything else. We have to treat the Cemetery Perpetual Care Fund fairly and either pay it back or use the property as a future cemetery.

Mayor Petersen said there was also a comment made of determining how much we need for the Perpetual Care Fund. If we were to sell this property for \$1 million the Perpetual Care Fund would still be under funded.

Mr. Anderson responded \$1 million would be about 10% toward the number we need. So, this is not a huge funding source for the Perpetual Care Fund but it's a large amount as a single source. In 2001, \$600,000 was used to purchase the property which used every bit but \$18,000 of what was in that fund. We need approximately \$10 million in 30 years to maintain our current cemetery. There are some things we can do to reduce the amount we need in that fund and the maintenance that we have on our existing cemetery but, \$10 million is the current amount. As far as the property that can be sold the amount would be \$1 million that it could be sold, for right now which are the 24 lots, 8 acres of property. The difference between the \$1 million in 2005 and the \$1 million it can be sold for now is the difference between undeveloped property and developed property.

Councilmember Needham said he is for housing and he is also for park area. He feels the Council can be flexible. He said there are several lots in the Deer Pen area that are not being actively sold because they are owned by an out of state entity. There was also a down turn in the economy but recently sales have been picking up and he feels things will develop. He feels old neighborhoods can turn over with new families.

Councilmember Jensen said he deeply appreciates the fresh ideas that each speaker made during the public comment period and hopes we can arrive at a solution for everyone.

Mr. DeSimone stated the next steps are to define what density is appropriate in the Deer Pen property, define any certain future guarantees in our open space whether that's

specific zoning, future land use plan or whatever that might be. It has been stated by Mayor Petersen that a deed restriction or conservation easement isn't the best way from the perspective of the City. The steering committee will meet in the next two weeks to talk about these items.

ACTION. Motion by Councilmember Simmonds seconded by Councilmember Needham to continue Resolution 16-12 until the May 3, 2016 Council meeting as a public hearing as presented. Motion carried unanimously.

PUBLIC HEARING - Consideration of a proposed zone change. Roofers Supply McHogh/Forgotten Trails Land & Livestock-Raymond & Shelly Olsen TRS, authorized agent/owner(s) request a zone change from Commercial (COM) to Commercial Services (CS), to remove the existing structure and build a new 10,000 SF contractor supply store with outdoor storage at 270 North 1000 West in the Commercial (COM) zone: TIN 05-094-0009; 05-062-0019 – Ordinance 16-11

At the March 15, 2016 Council meeting, Planner Amber Reeder addressed the Council regarding the proposed zone change. The request is for a Design Review and Conditional Use Permit for a new 10,000 sq ft building for Roofers Supply, a contractor supply store with outside storage, subject to a request to rezone the properties from Commercial (COM) to Commercial Services (CS).

On February 25, 2016, the Planning Commission voted on a recommendation for approval to the Municipal Council for a rezone of two parcels at 270 North 1000 West from Commercial (COM) to Commercial Services (CS). The project also included review of a Design Review and Conditional Use Permit for a contractor supply store with outdoor storage. The Permit was approved by the Planning Commission subject to approval of a rezone as the use is not permitted in the Commercial (COM) zone.

Vice Chairman Daines opened the meeting to a public hearing.

There were no comments and Vice Chairman Daines closed the public hearing.

ACTION. Motion by Councilmember Simmonds seconded by Councilmember Jensen to adopt Ordinance 16-11 as presented. Motion carried unanimously.

WORKSHOP ITEMS:

Budget adjustment FY 2015-2016 appropriating: \$2,000,000 from the Library Reserves and General Capital Reserves (general property sales) for the purchase of property for a new Library building – Resolution 16-16 – Richard Anderson, Finance Director

Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustment. He stated the \$1 million from the Library will reduce their reserves to approximately \$420,000 which is very close to what we have established as their reserve requirement. We will use approximately \$275,000 of restricted monies that are within the

Library Trust and that money is set aside for a future Library and is an appropriate use. The other \$1 million comes from the sale of various properties that Mayor Petersen has been involved in over the last two years which is \$875,000 plus other funding from Capital in order to reach the \$2 million amount needed.

The proposed resolution will be an action item and public hearing at the April 19, 2016 Council meeting.

Budget Adjustment FY 2015-2016 appropriating: \$13,200 funds the Library received from the State of Utah. The Community Library Enhancement (CLEF) grant will be used for technology that directly affects the public, collection development and community outreach; \$12,976 from Cache County for reimbursement of snow removal services at the airport; \$900,000 to account for bond issuance costs for the \$70 million Sewer Treatment Bonds – Resolution 16-17 – Richard Anderson

Mr. Anderson addressed the Council regarding the proposed budget adjustments.

The proposed resolution will be an action item and public hearing at the April 19, 2016 Council meeting.

Consideration of a proposed ordinance vacating a Utility Easement between parcels 05-117-0001, 05-117-0002, 05-117-0003, 05-117-0004, 05-117-0011, 05-117-0012 and 05-117-0013 in the Midtown Meadows Subdivision – Ordinance 16-12 – Mark Nielsen, Public Works Director

Public Works Director Mark Nielsen addressed the Council regarding the proposed utility easement. The City of Logan is requesting to vacate a portion of a public right of way and to vacate and reestablish public utility easements located on 400 East Street between 1000 North Street and approximately 1085 North 400 East. These are internal parcel line changes in the Midtown Meadows Subdivision (Craig Champlin) that are very minimal but necessitates the vacation of a utility easement.

The proposed ordinance will be an action item and public hearing at the April 19, 2016 Council meeting.

OTHER CONSIDERATIONS:

There were no further considerations from the Council.

ADJOURNED. There being no further business to come before the Council, the meeting of the Logan Municipal Council adjourned at 7:25 p.m.

Teresa Harris, City Recorder