

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, June 6, 2017 at 5:30 p.m. in the Logan City Municipal Council Chamber, 290 North 100 West, Logan, Utah. Chairman Holly H. Daines conducting.

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

Chairman Daines welcomed those present. There were approximately 46 citizens in the audience at the beginning of the meeting.

### **OPENING CEREMONY:**

Mike DeSimone, Community Development Director led the audience in the pledge of allegiance.

**Meeting Minutes.** Minutes of the Council meeting from May 16, 2017 were reviewed and approved with no changes.

**ACTION.** Motion by Councilmember Simmonds seconded by Councilmember Olsen to **approve the May 16, 2017 minutes and approve tonight's agenda.** Motion carried unanimously.

**Meeting Agenda.** Chairman Daines announced there are seven public hearings scheduled for tonight's Council meeting.

Chairman Daines announced that the public hearing in regards to the Garden Park Apartments will be continued to the July 18, 2017 Council meeting.

**Meeting Schedule.** Chairman Daines announced that regular Council meetings are held the first and third Tuesdays of the month at 5:30 p.m. The next regular Council meeting is Tuesday, June 20, 2017.

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

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

### **MAYOR/STAFF REPORTS:**

#### **Updates on Projects/Issues – Mayor Petersen**

Mayor Petersen reported the following:

1. Construction – 300 South from 100 West to 300 West will be closed periodically until the end of August for street and sidewalk improvements. The Cliffside area may experience brief electrical outages until June 16 for repair of aging underground wiring.
2. The job announcement for a new Library Director closed on June 2. There were 19 applications received.
3. Interviews of four firms for the Library/Community Center architectural services will be conducted on Thursday, June 15.
4. The search for a new Fire Chief was not successful. Craig Humphreys will continue to serve as the Interim Chief while the process is reconsidered.
5. Logan City has experienced only minor flooding. The Logan River peaked at about 1500 CFS, far below the potential peak level of 2500 CFS. Changes made as a result of the 2011 flooding and preparation this Spring prevented more extensive flooding. Generally moderate temperatures during the last month were also a contributing factor.
6. An employee appreciation lunch will be held on Monday, June 12 beginning at 11:30 a.m. at the Logan River Golf Course Clubhouse. Council members are invited to attend.
7. The filing deadline for Mayor and City Council ends on Wednesday, June 7 at 5:00 p.m. Currently, there are four candidates for Mayor and seven for Council. There will be a Primary Election on August 15.
8. A note of appreciation was received from Hyrum Mayor Stephanie Miller. It is indicative of the many occasions when Logan assists other cities.

### **Board Appointment (Planning Commission) - Mayor Petersen**

Mayor Petersen asked for ratification of Regina Dickinson (new appointment) to serve on the Planning Commission which, is a four year term.

**ACTION.** Motion by Vice Chairman Jensen seconded by Councilmember Olsen to **approve ratification of Regina Dickinson** as presented. Motion carried unanimously.

### **COUNCIL BUSINESS:**

### **Logan City Energy & Conservation Road Map – Matt Perry, Member of RECAB**

Matt Perry addressed the Council and presented the Logan City Energy & Conservation Road Map.

## **Preface**

Sustainability is based on a simple principle: Everything that we need for our survival and well-being depends, either directly or indirectly, on our natural environment. Sustainability creates and maintains the conditions under which humans and nature can exist in productive harmony, that permit fulfilling the social, economic and other requirements of present and future generations. Sustainability is important to making sure that we have and will continue to have, the water, materials, and resources to protect human health and our environment (Adapted from EPA web site).

The Renewable Energy and Conservation Advisory Board (RECAB) was created in 2007 in response to Logan City's decision to not invest in a coal powered Power Plant. The Logan City Municipal Council tasked RECAB to advise them about sustainable energy options for Logan's future needs while keeping in mind these guiding principles:

- 1) Energy resources should make balanced use of alternative and renewable resources as well as fossil fuels in a market-driven, cost-effective and environmentally responsible way.
- 2) Energy options should protect and/or improve air quality in Cache County.

## **2030 Goal**

RECAB recommends that by the year 2030, 50% or more of the Logan City Light & Power Department's portfolio be supplied by renewable energy resources such as hydroelectric, solar photovoltaics, wind generators, and geothermal power generators. Presently, Logan City's portfolio contains approximately 25% renewable energy (based on a 5 year average). RECAB recommends that Logan City Municipal Council pass a resolution establishing a 50% (or greater) renewable energy goal.

## **Discussion**

It is the view of the RECAB that moving toward a renewable portfolio is prudent in planning for current and future electric generation needs and has the potential to create price stability for Logan City Light and Power for the next several decades. Future costs for fossil fuels are plagued with uncertainty due to anticipated Federal carbon taxes and/or cap and trade programs, market instability, and supply fears. Renewable energy is clean, cost stable, and does not rely on dwindling natural resources to provide us with electricity.

Recent research and modeling indicates that growth in renewable energy production appears inevitable. In the United States, renewable energy accounted for 14% of US net generation in 2015 (NREL, 2016). Modeling performed by the National Renewable Energy Laboratory projects that by the year 2050, renewables will account for 33%-55% of net generation. Most recent projections predict a growth in utility scale renewable generation of 11.8% by 2018 alone (EIA, 2017) with the majority of growth occurring in solar photovoltaic's and wind energy. Growth in the renewable energy sector is occurring despite plunging costs of traditional fossil fuel generation and low pricing on natural gas

(The Climate Group, 2017).

Much of this growth is being fueled by the significantly reduced costs to wind and solar production and improvements in technology to increase performance. Tax credits have also created situations where renewable energy is now cost competitive with non-renewable energy (NREL, 2016).

Fortune 500 companies and cities across the US are jumping on the renewable bandwagon by setting 100% renewable energy goals and meeting them at rapid pace. For example, RE100, a “collaborative, global initiative of influential businesses committed to 100% renewable electricity,” boasts that 87 of the world's leading businesses have joined the commitment to secure 100% renewable energy, with 37 of those businesses joining in 2016 alone (The Climate Group, 2017). Companies such as Google, Apple, Facebook, and several others are making commitments to 100% renewable energy with some of them on track to meet these goals in 2017 (Moodie, 2016). Not only is it affecting where these businesses locate, but it also affects where they buy their power (CERES, 2014). Most businesses with renewable energy goals would prefer to purchase renewable energy from the utilities and, often, this is a huge driver for where companies locate.

Further evidence indicates that the use of renewable energy as a primary source of power is not only economically viable but also in very high demand by the populace. As of March 2017, over 30 cities in the United States have committed to 100% renewable energy targets on time frames as short as 15 years. Cities very similar in size, wealth distribution, and demographic as Logan are not only pursuing but succeeding in achieving these goals. Salt Lake City and Moab are two examples of cities in Utah that are leading the way with commitments to 100% renewables. Georgetown, TX, a staunchly conservative and Republican city was recently highlighted by NPR because of their quick conversion to 100% renewable power and the huge economic benefits the city has enjoyed as a result. Long term (>20 year) renewable energy power purchase agreements, modern energy management system implementation, intelligent and innovative use of local resources, community engagement, broadening of conservation plans and initiatives, in combination with legislation that promotes renewable energy and conservation have been the keys to successful implementation.

Distributed generation (rooftop solar) also plays a role in the growth of renewable energy, but future growth will depend on how utilities accommodate distributed generation and set the rate structure (NREL 2016).

Not only is this the direction that big business is moving, renewable energy has some distinct benefits for the citizens of Logan City and Logan City corporation as well. Salt Lake City has evaluated all municipally owned buildings to reduce electric and natural gas consumption as well as hired outside agencies to retro commission public buildings. The result has been significant financial savings (less than 5 years). In one case study alone, retro commissioning a facility saved nearly \$500,000 annually in utility costs alone! Discussion above pointed to the price stabilization for electric power that comes with renewable energy, locking in relatively low rates for the coming 20-30 years. Conservation of energy resources and curbing carbon emissions enhances options for

future generations. Further there is an element of community pride with progressive leadership and action plans geared toward saving money and protecting the environment, as seen with Salt Lake City and Moab's commitment to go 100% renewable.

### **Strategies to Meet the 2030 Goal**

- 1) To meet current and future electrical power base load demand increases, renewable energy will be given priority and considered before energy from non renewable resources that do not serve as a spinning reserve.
- 2) The City of Logan will lead by example.
  - a. All new municipally owned buildings will:
    - i. Be minimum LEED silver certified (or equivalent) based on Life Cycle Cost analyses;
    - ii. Be powered, in part, by on-site renewable energy;
    - iii. Not add to the non-renewable-based energy load of Logan City Light and Power. DLP
  - b. All existing municipally owned buildings will be:
    - i. Audited for efficiency and conservation;
    - ii. Evaluated for potential of retrofitting for on-site renewable power generation;
    - iii. Retrofitted, where feasible, for conservation and efficiency.
- 3) The City of Logan will:
  - a. Evaluate the existing rate structure for Industrial Facilities, Commercial Buildings, and Single & Multi-Family Residences to determine if we can better incentivize conservation through the rate structure;
  - b. Continue and, when applicable, expand existing residential and commercial programs to incentivize energy conservation;
  - c. Training and tools to manage a renewable portfolio.
  - d. Establish a revolving energy fund to help pay for improvements. (short payback period).

### **Appendix: Strategies for Diversifying the Logan City Power Portfolio**

1. Landfill Gas/Methane
2. Expanding Reach of Community Solar Program
3. Exploring potential at the new Wastewater Treatment Facility
4. Nextracker Storage Pilot Project for PV
5. Buying renewable energy and spinning reserves
6. Solar
7. Wind
8. Geothermal
9. Waste Heat
10. Hydro electric
11. Green Riders or tariffs for large corporations seeking renewable energy.

12. Graphs comparing the levelized costs of the different types of renewable energy.
13. Internal Logan City building energy conservation
14. Best practices for new construction of Logan City Municipal Buildings
15. Suggest an implementation plan

Chairman Daines thanked Mr. Perry for his presentation. She suggested that the Logan City Energy & Conservation Road Map be placed on the August Council agenda and continue the discussion regarding this very important issue.

Councilmember Olsen commended members of RECAB for their work and he feels we ultimately need to wean ourselves from carbon based fuels. He said if Logan continues its partnership with the small modular reactor, we can redefine the notion of carbon free energy.

Mr. Perry said there have been several discussions about nuclear power and the fact is there is no place in the country to store nuclear waste. Also discussed was cost instability, water issues and there is no guarantee on price structure with nuclear power. RECAB came to the conclusion that because of the cost stability of renewables and the fact that implementation is low; the risk of renewables is almost non-existent.

#### **Discussion of Council Liaison to the Planning Commission – Chairman Daines**

Chairman Daines reported that the Logan Municipal Council held a joint meeting with the Logan City Planning Commission and they had a very good discussion about the future and where things should go. From that meeting it was decided that a liaison from the Council would attend all future Planning Commission meetings. She announced that Councilmember Simmonds will be the liaison and will attend the meetings. The Council liaison will be an ex-officio member. They will observe, make comment but will not vote.

Chairman Daines also announced that two working committees would be established. One committee will review the General Plan and she proposed that Vice Chairman Tom Jensen and Councilmember Herm Olsen serve on this committee with Vice Chairman Jensen serving as Chair. Russ Price, Chair of the Planning Commission will also serve on this committee. The second committee will review the Land Development Code and she proposed that she and Councilmember Jeannie Simmonds serve on this committee and Russ Price will serve as Chair.

Councilmember Needham responded that he would like to think more about his involvement of serving on either committee.

Chairman Daines asked that on future Council agenda's that Planning Commission Update be placed under Council Business. Her hope is that these two committees can review most of the General Plan and Land Development Code by December 2017.

## **July Council Meeting Schedule – Chairman Daines**

Chairman Daines announced that the Tuesday, July 4 Council meeting has been cancelled. She said there is the possibility that a second meeting in July will need to be scheduled. A discussion regarding a second July meeting will be discussed again at the June 20 Council meeting.

No further Council business items discussed at this time.

### **ACTION ITEMS:**

***(Continued from May 16, 2017) - PUBLIC HEARING - Garden Park Apartments Rezone – Consideration of a proposed rezone. Trent Cragun, authorized agent/owner requests a rezone from Recreation (REC) and Traditional Neighborhood Residential (NR-6) to Town Center (TC) for construction of a 129,330 SF 4-story, 123-unit apartment building on 2.7 acres from 115-169 South 100 East – Ordinance 17-05***

Community Development Director Mike DeSimone addressed the Council and said staff is requesting that the Council continue the hearing and decision on Ordinance 17-05, to the July 18, 2017 Council meeting.

In a memo written by Senior Planner Amber Pollan she stated that staff is requesting that the Municipal Council continue the hearing and decision on Ordinance 17-05, Garden Park Apartments Rezone, to the July 18, 2017 meeting. If the Council decides to add a Municipal Council meeting earlier in July, she requested adding this item to that meeting agenda. The Council continued this rezone request to June 6 to allow for a Design Review Permit resubmitted on the Garden Park Apartment project. The applicant requested a continuation of the Planning Commission from their May 25 meeting to June 22. A site plan resubmitted is expected so the project can be reviewed at the June 22 Planning Commission meeting.

At the beginning of the meeting, the following action was taken to continue Ordinance 17-05.

**ACTION.** Motion by Councilmember Simmonds seconded by Councilmember Needham to **continue Ordinance 17-05 to the July 18, 2017 Council meeting** as presented. Motion carried unanimously.

### **PUBLIC HEARING - Residential Parking Program**

Community Development Director Mike DeSimone addressed the Council regarding the proposed Parking Rules Change to be effective August 1, 2017.

Area Affected:

- East of Utah State University from 700 to 1000 North and 1200 to 1600 East
- West of Utah State University from 400 to 1000 North and 500 to 600 East
- West of Utah State University from 1000 to 1200 North and 500 to 780 East

#### Restrictions

- Permitted parking only from Midnight to 3 pm daily
- August 1 through May 31

#### Two types of permits to be issued

- Neighborhood residential parking permit
- Overnight winter parking will follow the same rules as previously enacted

#### Areas to be considered not included in the original discussion

- 600 to 750 East and 400 to 1000 North

#### Other issues to be resolved

- Red striping of curbs near sight lines and near fire hydrants
- Enhanced ticketing and/or enforcement
- Signs (total cost for affected area \$12,000)

Chairman Daines opened the meeting to a public hearing.

Scott Theurer addressed the Council regarding the Residential Parking Program. He and his wife own property (fourplex and triplex) at the intersection of 700 North 600 East. Because of the limited onsite parking and by intention, two of the seven apartments they rent are to a couple who only have one vehicle. For a number of years, residential parking restrictions have been in place in the area East of 600 East but, no signs have been posted. Beginning in c2012, there were repeated requests for parking restriction signs to be installed. Only in the past year have restriction signs been installed and the restrictions have been enforced. Doing this made the street much safer and easier for people visiting the area. He requested that all restrictions in this area remain in place and that parking enforcement continue.

Adam's Neighborhood resident Bill Kramer addressed the Council. He proposed that the parking restrictions be changed to have permit parking required 24/7 with no exceptions from midnight to 3:00 p.m. The apartment complex on 600 East 1000 North that is currently under construction was approved for housing up to 648 students with 347 parking stalls, leaving 301 students without parking. If 85% of those students have cars that would leave 255 students potentially parking on the neighborhood streets. He feels this will overwhelm the neighborhood with students trying to find a parking place for the night within walking distance of their apartment. He suggested that visitor permits be issued to those who need them and should be tied to the homeowners or renters vehicle license plate number. He suggested color coding both permanent and visitor permits to be tied to specific neighborhood streets. He proposed that Logan City consider implementing amended restrictions on a trial basis to last through at least one full USU student year after the apartment complex on 600 East 1000 North is completed. Another public meeting should be held following this one year time period and determine whether further changes need to be made. He requested assurance from the City that adequate personnel as requested by Police Chief Gary Jensen for parking enforcement will be approved.

Councilmember Simmonds clarified that the proposal is for parking restrictions all day except from 3:00 p.m. to midnight. The only open parking time period is in the late afternoon and evening. The intention is for restricted parking all night, every night.

Jay Black, former USU Professor and member of the Cache Valley Unitarian Universalists addressed the Council. He said the Unitarian Church is located at 596 East 900 North and is zoned for assembly in an otherwise residential area. The assembly zoning was approved after they paid for the building and had volunteers who helped to comply with the requirements set by the City. They have 20 events scheduled on their church calendar and they don't have enough onsite parking because at the time it was not legally required. Several years ago, Aspen Grove owner Alan Moser, legally granted the Unitarian Church additional parking spaces on his property. When Mr. Moser sold his property the new owner which is now the Factory, demanded that the church relinquish their allocated parking spaces. Logan City would not guarantee anything at the time in regards to parking but did not revoke the assembly zoning designation and they would not be cited for parking on the street although, there is no parking on the street. He asked the Council for a solution to their parking problem.

Chairman Daines said currently, if there are shared parking agreements they have to be contractual and they go with the property.

Logan resident Robyn Craig addressed the Council. She lives at 505 East 1200 North. Her property isn't necessarily within the area being discussed but she has a unique parking problem as a homeowner. Because of how the proposed parking is being presented, vehicles will park on her side of the street because the other side will be permit parking. She also asked who will provide enforcement for the area.

Chairman Daines responded that funding has been added to the proposed budget for the police department to hire and provide additional parking enforcement.

Mr. DeSimone responded these same parking restrictions will apply in certain areas of the Hillcrest Neighborhood.

Logan resident Steve Sharp addressed the Council; he lives at 1456 Maple Drive. His concern is the exemption of the summer months from this proposal. In particular, the area across the street from Fredrico's which, is very busy. He would like to have the parking restrictions in place year round.

Mr. DeSimone responded that 700 North on the South side does not have any parking restrictions and the reason this was not included is because employees from Beaver Mountain park in this area and carpool up to the Beaver Mountain Ski Resort.

Logan resident Amy Phillips addressed the Council, she lives at 1170 North 680 East and is concerned about children attending Hillcrest Elementary and asked if the pick-up times will change at the school. She also asked about the area where the Joy School is located and is near the new student housing project on 1000 North. She asked if the restrictions will affect this as well. She proposed that information be posted on the City website

regarding parking and what USU students can expect when attending school and where parking is allowed. She feels a resource for students would be very helpful.

Logan resident Ted Nyman addressed the Council. He emailed letters to the Council regarding the parking issue. After talking with several residents in the Adam's Neighborhood, they seem to all be in favor of the proposed restricted/permit parking areas but most feel like it should be 24/7 August through May and signage be made stating this information. Guest parking permits should be given only to property owners and only for the number of parking spaces in front of their property. The neighborhood recommended there be "No Parking Anytime" on both sides of the street on 600 East between 1000 North and 1100 North. Also, the City needs to eliminate the street parking stalls painted around the Factory that are in violation of the City's own parking ordinances. He thanked the Council for their efforts to protect the residential neighborhoods.

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

Councilmember Simmonds asked Mr. DeSimone to explain why restrictions are not being proposed in the area East of 600 East.

Mr. DeSimone said the area East of 600 East is overflow parking and there are so many students coming and going it would be easier for residents who live there to park wherever they want and not be restricted. There are also fewer full time, permanently occupied single family residents who live in this area.

Councilmember Olsen said there have been some very good recommendations brought forward from the residents that the Council should consider.

Chairman Daines recommended leaving the current signage in place, have a 20 minute drop-off and pick-up near the Joy School and think of how permitting can be done in the area of the Unitarian Church.

Councilmember Simmonds does not feel we should have different restrictions for different areas and it will be easier for students and residents to understand if it's all the same.

City Attorney Kymber Housley said in the current Residential Parking Program which, is part of the City Code Section 10.52.215 there are administrative requirements of the Parking Permit Program and the plan is to make this part of the code. Our current program contemplates different requirements for different neighborhoods and it depends on the needs of the neighborhood.

Police Chief Gary Jensen said he will be happy to have parking rules in place, the enforcement officers will know these rules and handle situations as they come up. There are a number of different parking restrictions throughout Logan and officers are aware and deal with them appropriately. Whatever the Council decides to do, the police will enforce and in the future we can readdress the issue and see what is working and what is not working. Chief Jensen said he was disappointed with the comment made by USU

Representative Steve Jensen at the last Council meeting and he feels that USU needs to be part of the solution and help the City come to a functional agreement when it comes to parking.

Councilmember Olsen agreed that the City and USU should have a partnership when it comes to parking.

Vice Chairman Jensen asked is there available parking at USU where they can charge a fee for students and staff to park.

Chief Jensen said he doesn't know for sure but feels there is a lot of available parking on the USU campus.

Chairman Daines proposed leaving the Hillcrest area parking above 1200 East as it currently is now. She proposed making 600 East from 1000 North to 1100 North a no parking area on both sides of the street with the exception of a drop-off and pick-up time period for the Joy School. The area that needs more discussion is 600 East in terms of signage on one side of the street and the concerns brought forward from the Unitarian Church.

Mr. DeSimone referred to an email he sent the Council from Vic Phillips who lives at 749 North 500 East. Mr. Phillips said he hasn't noticed any vagrant parking issues on his block and suggested not creating an issue where one does not currently exist. He agreed that it is better to make the amendments where the problems do exist and then re-address it again down the road if things change. He would like the map changed to reflect this and not include his street.

Chairman Daines proposed not making any changes in the area of 500 East between 700 and 800 North.

Vice Chairman Jensen said he is concerned that restrictions will be made to the East of this location that will push vehicles to 500 East which, will create a problem.

Mr. Housley suggested that the parking committee meet again with the neighborhood and come up with a formal proposal on the changes to be made.

The Council agreed and will meet with the parking committee and come back to the Council with another proposal.

Councilmember Needham said he hasn't heard any mention of talking with the developers of these housing projects and getting their ideas for parking solutions.

Chairman Daines responded that developers know there is a parking problem and are trying to address it but is something the private businesses will need to do on their own.

Councilmember Needham also said it was his understanding that the Planning Department go back on properties that are not performing as they should and make them provide parking where needed.

Mr. Housley said we can go back on violations but the issue before the Council is the housing projects were approved under the code. They are not violating the code and although the parking is insufficient it's what the code allows and the City can't go back and require additional parking. There are other things we can do from a planning standpoint. The idea behind the 50% ratio that was approved is the students who live there could walk to campus so they wouldn't need a car. Maybe it needs to be zoned so grocery and other stores are allowed so they can live there without a vehicle.

**PUBLIC HEARING – Consideration of a proposed resolution adopting new Sewer Rates – Resolution 17-21**

Chairman Daines said the proposed Wastewater Treatment Plant is the largest capital investment in the history of Logan City.

Mayor Petersen said one minor modification in the agreement is that River Heights City has agreed to be part of this so their rates shown on Table 4 are lower but what will occur is their treatment rate will be the same as the other communities.

Logan City is designing a new Wastewater Treatment Plant that is anticipated to be constructed and put into operation over the next five years. A new Wastewater Treatment and Sewer Collection Cost of Service Study has been completed recommending future rates to meet the financial obligations of the new treatment plant. The Wastewater Rate Setting Committee has approved the proposed rates increased for the contributing cities.

**CITY OF LOGAN  
SEWER CLASSIFICATIONS AND RATES**

**RESIDENTIAL:** All single family, duplex, and multi-family living units that are individually or jointly water metered.

**COMMERCIAL and INDUSTRIAL:** All non-residential water users including each business, professional office or other office and all other non-residential water users.

**UTAH STATE UNIVERSITY:** All Utah State University (USU) facilities connected to the Logan City sewage collection and treatment system.

**CONTRACTUAL CITIES:** Cities connected to the Logan City Sewage Treatment System for treatment of their domestic sewage.

**RATE SCHEDULES**

<b>Table 1 Residential Rate Schedule (\$/Living Unit/Month)</b>						
	<b>Present Rate</b>	<b>July 1, 2017</b>	<b>July 1, 2018</b>	<b>July 1, 2019</b>	<b>July 1, 2020</b>	<b>July 1, 2021</b>
<i>Treatment</i>	\$14.44	\$15.88	\$17.47	\$19.22	\$21.14	\$23.25
<i>Collection</i>	<u>\$12.87</u>	<u>\$12.87</u>	<u>\$13.26</u>	<u>\$13.26</u>	<u>\$13.26</u>	<u>\$13.26</u>
<i>Total/Month</i>	\$27.31	\$28.75	\$30.73	\$32.48	\$34.40	\$36.51

<b>Table 2 Commercial Rate Schedule</b>						
	<b>Present Rate</b>	<b>July 1, 2017</b>	<b>July 1, 2018</b>	<b>July 1, 2019</b>	<b>July 1, 2020</b>	<b>July 1, 2021</b>
<i>Fixed Charge (\$/Month/L.U.)</i>						
<i>Treatment</i>	\$14.18	\$15.60	\$17.16	\$18.88	\$20.77	\$22.85
<i>Collection</i>	<u>\$13.24</u>	<u>\$13.24</u>	<u>\$13.64</u>	<u>\$13.64</u>	<u>\$13.64</u>	<u>\$13.64</u>
<i>Total/Month</i>	\$27.42	\$28.84	\$30.80	\$32.52	\$34.41	\$36.49
<i>Volume Charge (\$/1,000 gal.)<sup>[1]</sup></i>						
<i>Treatment</i>	\$1.55	\$1.71	\$1.88	\$2.07	\$2.28	\$2.51
<i>Collection</i>	<u>\$1.23</u>	<u>\$1.23</u>	<u>\$1.27</u>	<u>\$1.27</u>	<u>\$1.27</u>	<u>\$1.27</u>
<i>Total</i>	\$2.78	\$2.94	\$3.15	\$3.34	\$3.55	\$3.78

*[1] Volume is billed as 75% of the culinary water usage, as measured by the water meter.*

<b>Table 3 Utah State University Rate Schedule</b>						
	<b>Present Rate</b>	<b>July 1, 2017</b>	<b>July 1, 2018</b>	<b>July 1, 2019</b>	<b>July 1, 2020</b>	<b>July 1, 2021</b>
<i>Volume Charge (\$/1,000 gal.)<sup>[1]</sup></i>						
<i>Treatment</i>	\$1.02	\$1.12	\$1.23	\$1.36	\$1.49	\$1.64
<i>Collection</i>	<u>\$0.40</u>	<u>\$0.67</u>	<u>\$0.69</u>	<u>\$0.69</u>	<u>\$0.69</u>	<u>\$0.69</u>
<i>Total</i>	\$1.42	\$1.79	\$1.92	\$2.04	\$2.18	\$2.33

*[1] Volume is billed as 100% of the culinary water usage, as measured by the water meter.*

<b>Table 4 Contractual Cities Treatment and Shared Facility Rate Schedule (\$/1,000 Gallons)<sup>[1]</sup></b>						
	<b>Present Rate</b>	<b>July 1, 2017</b>	<b>July 1, 2018</b>	<b>July 1, 2019</b>	<b>July 1, 2020</b>	<b>July 1, 2021</b>
<i>City of Logan <sup>[2]</sup></i>						
<i>Treatment</i>	\$1.85	\$2.05	\$2.26	\$2.48	\$2.73	\$3.00

<i>Shared Facilities</i>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
<i>Total</i>	\$1.85	\$2.05	\$2.26	\$2.48	\$2.73	\$3.00
<i>Smithfield</i>						
<i>Treatment</i>	\$1.85	\$2.05	\$2.26	\$2.48	\$2.73	\$3.00
<i>Shared Facilities</i>	<u>\$0.39</u>	<u>\$0.36</u>	<u>\$0.36</u>	<u>\$0.36</u>	<u>\$0.36</u>	<u>\$0.36</u>
<i>Total</i>	\$2.24	\$2.41	\$2.62	\$2.84	\$3.09	\$3.36
<i>Hyde Park</i>						
<i>Treatment</i>	\$1.85	\$2.05	\$2.26	\$2.48	\$2.73	\$3.00
<i>Shared Facilities</i>	<u>\$0.42</u>	<u>\$0.36</u>	<u>\$0.36</u>	<u>\$0.36</u>	<u>\$0.36</u>	<u>\$0.36</u>
<i>Total</i>	\$2.27	\$2.41	\$2.62	\$2.84	\$3.09	\$3.36
<i>North Logan</i>						
<i>Treatment</i>	\$1.85	\$2.05	\$2.26	\$2.48	\$2.73	\$3.00
<i>Shared Facilities</i>	<u>\$0.12</u>	<u>\$0.30</u>	<u>\$0.30</u>	<u>\$0.30</u>	<u>\$0.30</u>	<u>\$0.30</u>
<i>Total</i>	\$1.97	\$2.35	\$2.56	\$2.78	\$3.03	\$3.30
<i>Providence</i>						
<i>Treatment</i>	\$1.85	\$2.05	\$2.26	\$2.48	\$2.73	\$3.00
<i>Shared Facilities</i>	<u>\$0.39</u>	<u>\$0.37</u>	<u>\$0.37</u>	<u>\$0.37</u>	<u>\$0.37</u>	<u>\$0.37</u>
<i>Total</i>	\$2.24	\$2.42	\$2.63	\$2.85	\$3.10	\$3.37
<i>River Heights</i>						
<i>Treatment</i>	\$0.92	\$1.01	\$1.11	\$1.22	\$1.34	\$1.48
<i>Shared Facilities</i>	<u>\$0.41</u>	<u>\$0.41</u>	<u>\$0.41</u>	<u>\$0.41</u>	<u>\$0.41</u>	<u>\$0.41</u>
<i>Total</i>	\$1.33	\$1.42	\$1.52	\$1.63	\$1.75	\$1.89
<i>Nibley</i>						
<i>Treatment</i>	\$1.85	\$2.05	\$2.26	\$2.48	\$2.73	\$3.00
<i>Shared Facilities</i>	<u>\$0.11</u>	<u>\$0.13</u>	<u>\$0.13</u>	<u>\$0.13</u>	<u>\$0.13</u>	<u>\$0.13</u>
<i>Total</i>	\$1.96	\$2.18	\$2.39	\$2.61	\$2.86	\$3.13

*[1] Volumes billed shall be based on actual metered wastewater volumes.*

*[2] This rate is based on average residential wastewater flows per living unit of 7,361 gallons per month.*

#### NOTES

1. Water measurements shall be used to determine consumption to compute sewer consumption rates unless a sewage meter is installed. Sewage shall be billed as 75 percent of the culinary water usage, as measured by the water meter, with the exception of Utah State University who is billed 100% of the culinary water usage in lieu of charging base rates.
2. If a facility has a sewage meter, sewage will be billed based on the amount of sewage recorded by the sewage meter, but no less than the applicable Commercial Fixed Monthly Charge.

3. Commercial irrigation-only water meters shall not be billed sewer consumption charges.
4. Upon application to and approval by the Public Works Director, and with adequate justification, commercial users who use a substantial amount of culinary water for irrigation purposes and who do not have a separate irrigation-only water meter may be granted the irrigation rate adjustment. The irrigation rate adjustment will be based on winter usage (November through April) and will be computed each year. Users applying for this rate adjustment must have at least one acre of irrigated grounds to qualify for this rate adjustment.
5. Utah State University sewage bill shall be computed from water consumption recorded from all USU water sources.
6. If any person or entity desires to connect to a sewer main installed in an existing street, which costs of installation has been paid in full or in part by the City, then such person or entity shall pay their share of the then current estimated cost of the installation of main line according to the amount of frontage owned or controlled directly or indirectly by the person or party requesting the hookup. The Public Works Director or his representative shall estimate and determine the then current cost to be paid, based on current bids of similar projects, in addition to the standard connection fee.

**SEWER SERVICE CONNECTION FEE SCHEDULE**

<i>Lateral Diameter</i>	<i>Connection Fee</i>
<b>4 inches</b>	\$500.00
<b>6 inches</b>	\$750.00
<b>8 inches</b>	\$1,250.00
<b>10 inches</b>	\$1,750.00
<b>12 inches</b>	\$2,250.00

Chairman Daines opened the meeting to a public hearing.

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

Vice Chairman Jensen stated that he serves on the Water & Sewer Board and he listened to the deliberations. The rate committee has met on this study and other communities are part of it. He feels the way it has been done won't be a huge surprise and will be a gradual increase over the years. By federal mandate this has to be done and the cost has been mitigated by changing the plan along the way.

Chairman Daines said the rate increase is actually smaller than originally projected so that is good news for those cities involved.

**ACTION.** Motion by Vice Chairman Jensen seconded by Councilmember Simmonds to **approve Resolution 17-21** as presented. Motion carried unanimously.

**PUBLIC HEARING - Budget Adjustment FY 2016-2017 appropriating: \$11,100 funds from the State of Utah CLEF Grant. This grant will be used to build collection development and technology in the Logan Library – Resolution 17-24**

At the May 16, 2017 Council meeting, Finance Director Richard Anderson addressed the Council and explained the proposed budget adjustment.

Chairman Daines opened the meeting to a public hearing.

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

**ACTION.** Motion by Councilmember Simmonds seconded by Vice Chairman Jensen to **approve Resolution 17-24** as presented. Motion carried unanimously.

**PUBLIC HEARING - CODE AMENDMENT – Consideration of a proposed ordinance amending Chapters 5.02 and 5.16 of the Logan Municipal Code regarding Business Licenses and Home Occupations – Ordinance 17-06**

At the May 16, 2017 Council Meeting, Community Development Mike DeSimone addressed the Council regarding the proposed amendments. He said the State Legislature adopted new rules regarding how local municipalities may regulate home occupations (S.B. 81). He proposed criteria in 5.02.030 to determine whether a proposed home occupation type of activity will warrant licensing or not. The proposed language is the following:

Chapter 5.02  
BUSINESS LICENSE GENERAL PROVISIONS

5.02.030: EXEMPTIONS:

A business license shall not be required for a business that is operated only occasionally and by an individual who is under 18 years of age. The Administrator will evaluate the size, frequency, duration, visibility, and seasonality of the proposed business to determine whether the proposed business is considered occasional.

**SECTION 2:**

Chapter 5.16  
HOME OCCUPATIONS

5.16.040: LICENSE FEES:

A license fee will not be charged for a home occupation unless the combined offsite impact of the home based business and the primary residential use materially exceeds the offsite impact of the primary residential use alone. License fees for licenses issued pursuant to this chapter shall be the same as set forth in section 5.02.190 of this title. (Prior Code 7-4-4)

Chairman Daines opened the meeting to a public hearing.

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

**ACTION.** Motion by Vice Chairman Jensen seconded by Councilmember Olsen to **adopt Ordinance 17-06** as presented. Motion carried unanimously.

**PUBLIC HEARING - Consideration of a proposed Amendment #1 to the Community Development Block Grant (CDBG) Program Year 2016 Annual Action Plan for the City of Logan – Resolution 17-18**

At the May 16, 2017 Council meeting, CDBG Coordinator Aaron Smith addressed the Council regarding the proposed Amendment. He explained that the CDBG Consolidated Plan for the City of Logan dictates that substantial changes to activities within an Annual Action Plan, including changes in the purpose, scope, location or beneficiaries of an activity, or changes which exceed 50% or \$25,000, whichever is less, of the CDBG funding amount allocated to the subrecipient in the approved Plan necessitate a Council amendment.

He further explained that high construction costs have stretched CDBG too thin in regards to the following two projects:

300 South Sidewalk – Original Estimate \$350,000 – Construction Bid \$575,000

400 North Medians – Original Estimate \$360,000 – Construction Bid \$650,000

Amendment Overview - Delay the 400 North Medians due to high cost (eligible for future CDBG funding). Reallocate funding to the 300 South Sidewalk project. Unallocated CDBG funds are \$165,965.

The PY2016 Amendment – Cancel the 400 North Median Project - \$320,130 and Cancel the 200 West 1600 North Sidewalk project (completed without CDBG funding) - \$73,000.

The remaining \$165,965 remains unallocated and is proposed to allocate these funds to projects in the next Annual Action Plan (July 2017).

Chairman Daines opened the meeting to a public hearing.

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

**ACTION.** Motion by Councilmember Simmonds seconded by Vice Chairman Jensen to **approve Resolution 17-18** as presented. Motion carried unanimously.

**PUBLIC HEARING - Consideration of a proposed Amendment #1 to the Community Development Block Grant (CDBG) Program Year 2015 Annual Action Plan for the City of Logan – Resolution 17-19**

At the May 16, 2017 Council meeting, CDBG Coordinator Aaron Smith addressed the Council regarding the proposed Amendment.

The PY2015 Amendment – Increase CDBG funding for the 300 South Sidewalk project to \$494,474. Shovel ready project allows us to spend funds in a timely manner. Also, cancel the Boulevard Sidewalk Project (completed without CDBG funds) - \$40,000.

Chairman Daines opened the meeting to a public hearing.

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

**ACTION.** Motion by Councilmember Olsen seconded by Councilmember Simmonds to **approve Resolution 17-19** as presented. Motion carried unanimously.

**PUBLIC HEARING – Consideration of a proposed readoption of an ordinance adjusting the boundary between the City of Logan and the City of River Heights – Ordinance 17-07**

Logan City Attorney Kymber Housley addressed the Council and explained the proposed readoption of the boundary between the City of Logan and the City of River Heights. The reason for the readoption is there were technical changes in the survey between Logan and River Heights and by the time it was corrected it was outside the 30 day requirement of sending it to the Lt. Governor’s Office and that is the reason for the readoption tonight. River Heights will also go through the process of readopting the ordinance.

Chairman Daines opened the meeting to a public hearing.

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

**ACTION.** Motion by Vice Chairman Jensen seconded by Councilmember Simmonds to **adopt Ordinance 17-07** as presented. Motion carried unanimously

**WORKSHOP ITEMS:**

**Budget Adjustment FY 2016-2017 appropriating: \$30 donated funds from the Griffin’s to the Bridger Park Pickleball Complex – Resolution 17-26 – Richard Anderson, Finance Director**

Finance Director Richard Anderson addressed the Council and explained the proposed budget adjustment.

The proposed resolution will be an action item and public hearing at the June 20, 2017 Council meeting.

**Consideration of a proposed ordinance vacating a Public Right of Way on Parcel 06-097-0028 at 1020 East 100 North, Logan, Utah – Ordinance 17-12 – Mark Nielsen, Public Works Director**

Public Works Director Mark Nielsen addressed the Council regarding the proposed vacation. The City received a petition to vacate a portion of public right of way located at 1020 East 100 North. The existing public right of way being vacated is to provide a right of way width that is in line with current curb and gutter and provides City standard for park strip and sidewalk.

The proposed ordinance will be an action item and public hearing at the June 20, 2017 Council meeting.

**Consideration of a proposed ordinance vacating a portion of Public Utility and Walkway Easements on Parcel 07-052-0011 located at 1595 Sumac Drive, Logan, Utah – Ordinance 17-13 – Mark Nielsen**

Mr. Nielsen explained the proposed vacation and said the City received a petition to vacate a portion of public utility easements and right of walkway easements at 1595 Sumac Drive. The existing public utility easements being vacated are in locations which do not match existing utility locations and existing walkway easements are being re-established on the parcel with new walkway easements. This is the property that will allow the trail to go through by the USU Water Lab.

Councilmember Simmonds asked how we make sure this area is maintained as a public trail because it is heavily used.

Mr. Nielsen said the current trail is not graveled and homeowners are protective of people walking through their property.

Mr. Housley said a public easement cannot be adversely possessed or vacated without public action. Once it becomes an easement, it's forever an easement.

Councilmember Simmonds said it's her understanding that this is a very coveted trail going down to First Dam and is used by bikers and walkers. She wanted the City to buy the property but she wants to make sure that we have the access maintained and perhaps create signage for the trail so people know it's there.

Mr. Housley said Light & Power uses this as an access road and from a legal standpoint; we are not in danger of losing the easement because it's already been established as a public right of way for continuous use.

The proposed ordinance will be an action item and public hearing at the June 20, 2017 Council meeting.

**Consideration of a proposed ordinance vacating a portion of Public Right of Way on Parcel 02-058-0056 located at approximately 500 South 500 West, Logan, Utah – Ordinance 17-14 – Mark Nielsen**

Mr. Nielsen explained the proposed vacation of a portion of public right of way located at approximately 500 South 500 West. The existing public right of way being vacated

supported a sewer dump station which is being removed to support future access to the County parcel where a new fairground building will be built. The RV Dump will be removed and those who use the RV Dump are those participating in the County Fair. He's had discussions with the County about the RV Dump and they are not interested in relocating it somewhere else because there are commercial entities that can take care of it.

Vice Chairman Jensen said he is concerned about closing the RV Dump.

Mr. Housley said there will be complaints about the RV Dump being removed and those complaints should be directed to the County.

The proposed ordinance will be an action item and public hearing at the June 20, 2017 Council meeting.

**CODE AMENDMENT – Consideration of a proposed code amendment to the Land Development Code Chapters 17.57 Appeals and 17.27 Historic District Overlay Zone to establish a Historic Preservation Appeal Board – Ordinance 17-08 – Mike DeSimone, Community Development Director**

Community Development Director Mike DeSimone addressed the Council regarding the proposed code amendment. Changes made to State law during the 2017 legislative session now require local governments to adopt an appeals process specifically for appeals within a Historic District. The proposed modifications to 17.27 create a Historic Preservation Appeals Board, which in this case is the Municipal Council, as well as the procedures for the appeals process. These subsections generally mirror the existing language and procedures established for the broader Land Use Appeal board in 17.57. The proposed modification to 17.57.060 is new language taken from State law that was included to ensure clarity in the standard of review for appeals.

Staff recommended that the Planning Commission recommend approval to the Municipal Council.

On May 25, 2017 the Planning Commission recommended that the Municipal Council approve the proposed amendments to the Land Development Code.

The proposed ordinance will be an action item and public hearing at the June 20, 2017 Council meeting.

**CODE AMENDMENT – Consideration of a proposed code amendment to the Logan Municipal Code Section 5.20 regarding Mobile Food Vendors – Ordinance 17-09 – Mike DeSimone**

Mr. DeSimone explained the proposed code amendment to the Logan Municipal Code Chapters 5.20 dealing with mobile food vendors. The State Legislature adopted new rules regarding how local municipalities may regulate and license mobile food vendors (food trucks) through Senate Bill 250.

The proposed ordinance will be an action item and public hearing at the June 20, 2017 Council meeting.

**CODE AMENDMENT – Consideration of a proposed code amendment to the Logan Municipal Code Section 5.18 regarding Itinerant or Transient Merchants – Ordinance 17-10 – Mike DeSimone**

Mr. DeSimone explained the proposed code amendment to the Logan Municipal Code Chapters 5.18 dealing with Itinerant or Transient Merchants. These rule changes clarify the licensing of multi-vendor events, eliminates the requirement for background checks, aids the City in sales tax collection, and helps simplify the licensing requirements for itinerant or transient merchants.

The proposed ordinance will be an action item and public hearing at the June 20, 2017 Council meeting.

**CODE AMENDMENT – Consideration of a proposed code amendment to the Logan Municipal Code Section 12.24.040 Logan City Skate Park, Tobacco and Smoke Free Zone – Ordinance 17-11 – Russ Akina, Parks & Recreation Director**

Parks & Recreation Director Russ Akina addressed the Council regarding the proposed code amendment. He explained the following:

**History**

In 2001, the City of Logan constructed a 17,000 square foot concrete skate park facility for use by the general public. The skate park was designed specifically for skateboards, roller skates, and in-line skate use only. An ordinance was created for the facility to regulate use and protect the integrity and functionality of the skate park, protect the City from risk exposure, and provide safety protocols as recommended by liability professionals and the skate park industry. The current ordinance (12.24.040) prohibits the use bicycles, scooters, similar devices, and motorized vehicles in the skate park.

**Public Inquiry**

The Parks and Recreation Department has received inquiries from the general public requesting that scooters be permitted at the Logan Skate Park. After additional research and consultation with the skate park architect firm hired by the City in 2000 to design the facility, City staff learned that the use of human-powered kick scooters similar in size to that of a skateboard is now an acceptable use by the skate park industry and supported by the architect firm hired at the time by the City (see attachment titled as Exhibit A). While staff's research discovered that there are many variations of human powered kick scooters, it is the Department's recommendation that kick scooters be restricted to those with a wheel diameter no greater than twelve (12) inches.

**Proposed**

The Parks and Recreation Department is seeking approval to amend City Ordinance 12.24.040 Subset A, B, and C to include the permitted use of human-powered kick scooters with wheels no wider than twelve (12) inches in diameter in the Logan Skate Park facility.

Councilmember Simmonds commented that she is very happy to see this come before the Council.

The proposed ordinance will be an action item and public hearing at the June 20, 2017 Council meeting.

**Consideration of a proposed resolution approving Elected Official's Wages FY 2017-2018 – Resolution 17-22 – Richard Anderson, Finance Director**

Finance Director Richard Anderson addressed the Council and proposed the Elected Official's Wages for FY 2017-2018. He proposed that the Mayor's be adjusted to a base salary of \$88,866 plus \$6,000 car allowance for a total compensation of \$94,866. Mayor Petersen is not seeking re-election so he feels this is a good opportunity for the proposed 3% increase to the Mayor's salary. He also proposed that no adjustments be made to the wages of the elected City Council Members. Their annual salary will remain at \$14,291 plus a \$300 car allowance. Human Resource Director Greg Cox provided the Council with a wage study but it's impossible to get an "apples for apples" comparison and what the Council was provided is the best that can be done. What the wage study shows is the Mayor's salary is somewhere between 25-35% under market and the Council salary is somewhere between 10-12% under. He said this is not terribly unusual for elected officials. He feels we should try the best we can to pay these positions something that helps to attract interest not only for those who are not seeking office for compensation but for those who want to serve but don't have the ability without the compensation.

Chairman Daines stated that she will abstain from the discussion regarding this issue due to the fact that she is a candidate for Mayor at the current time.

Vice Chairman Jensen said every other year there is someone running to serve on the Council. There are times when some candidates have to be somewhat independently wealthy in order to serve because of the time it takes.

Councilmember Simmonds said it's difficult for the Council to vote for their own raise. She suggested that the Council be given an increase only at the times when the Mayor is also given an increase.

Mr. Anderson said if we had a practice in place to address these increases it would make things easier and no increases have been given in a long time.

Councilmember Olsen asked if the City has a Wage Board and can they be utilized to review wages.

Mr. Anderson responded that we have a Human Resource Director who completes a wage and compensation survey.

Councilmember Olsen said it might be wise to have an evaluation done with recommendations for increases. If we have something in place then it become less of a discretionary item that the Council is voting on to benefit themselves. He said there has

never been a time when it's comfortable for the Council to talk about their wage increases.

Mr. Housley said the City has a Citizens Compensation Advisory Committee but they have not been active for over 10 years.

Councilmember Olsen suggested that the Council charge the Citizens Compensation Advisory Committee to begin meeting again and to bring back recommendations to the Council regarding Mayor and Council wages. It would be too late for this year's budget but could be done next year.

Vice Chairman Jensen said the discussion regarding an increase to the wages should be removed from the Council because it's self serving.

Mr. Anderson said the Council currently receives a vehicle allowance of \$300 per year in addition to their salary of \$14,291.

Councilmember Simmonds said she provides all of her own supplies for Council meeting and she is responsible for organizing the information that she receives in a way that she can use it again. She spends approximately 10-20 hours per week in meetings or in preparation for meetings.

Mr. Anderson stated there are basically four options for the Council to consider in regards to a wage increase. He also proposed that a year from now come back with a recommendation from the Citizens Compensation Advisory Committee that will specifically address elected official salaries and a process for the starting point of a discussion.

The proposed resolution will be an action item and public hearing at the June 20, 2017 Council meeting

**Consideration of a proposed resolution approving Member Contributions to the Utah Retirement Systems Contributory Retirement Plan FY 2017-2018 – Resolution 17-23 – Richard Anderson**

Mr. Anderson addressed the Council regarding the proposed resolution. The City formally agrees to fund "pick-up" 100% of the required member contribution for all eligible employees required to contribute to the Utah Retirement Systems Contributory Retirement Plan for the 2017-2018 Fiscal Year (effective July 1, 2017) according to the applicable Utah Retirement Systems Retirement Contribution Rates.

The proposed resolution will be an action item and public hearing at the June 20, 2017 Council meeting

**OTHER CONSIDERATIONS:**

Vice Chairman Jensen thanked Public Works Director Mark Nielsen and Street Manager Jed Al-Imari for their work in preparing for potential flooding. He said the Sumac and Thrushwood neighborhood appreciates their efforts.

No further considerations were discussed.

## **ADJOURN TO MEETING OF THE LOGAN REDEVELOPMENT AGENCY**

Chairman Daines welcomed those present. There were approximately 18 citizens in the audience at the beginning of the RDA meeting.

### **Consideration of a proposed resolution approving Agency Assistance to JC Jones Land Holdings, LLC for its Community Reinvestment Project in the Quayle Meadows Community Reinvestment Project Area – Resolution 17-25 RDA – Kirk Jensen, Economic Development Director**

Economic Development Director Kirk Jensen addressed the Council regarding the proposed resolution. JC Jones Land Holdings, LLC (“Developer”) has proposed the development of a 203 lot, highly-amenitized, single-family subdivision located at 1800 North, between 200 and 600 West in the Quayle Meadows Community Reinvestment Project Area (Quayle Meadows CRPA). This project contributes significantly to the achievement of the City’s economic goals, including the revitalization and enhancement of the Northwest area of Logan, with the project serving as a catalyst to attract further development, as well as helping to diversify housing options in the area by adding quality single-family housing as part of a subdivision that will include a trail system with public access, a community park and attractive landscaping. The development of larger, single-family lots will add to the diversification of housing choices within the broader Bridger Neighborhood, thereby providing a level of stability to the local Bridger Elementary School, as well as other civic and/or social organizations in the area and the proposed investment will assist in the development of this project. The Economic Development Committee has reviewed the proposed investment and recommends its approval.

Mr. Jensen further explained that JC Jones Land Holdings, LLC will receive \$9,500 per constructed building lot for each of the 22 lots comprising Phase I, lots of the Quayle Meadows subdivision with a maximum reimbursement equaling \$209,000 during the period commencing as of May 1, 2017 and continuing through December 31, 2018, conditioned upon the following:

1. The Developer will construct all 22 lots comprising Phase I, with construction plans to be approved by the City of Logan Planning Commission.
2. The Developer will construct trail segments as part of Phase I, allowing for connection to that portion of the 400 West sidewalk that is part of the Logan City Trails network.
3. The Developer will construct landscaping enhancements along 1800 North as approved by the City of Logan Planning Commission and/or the City Community Development Department, as appropriate.
4. The Developer will establish CC&Rs, to be approved by the Community Development Department, that promote high quality construction with minimum square-foot thresholds of the individual homes to be built on the lots.

Councilmember Olsen said he would like to see bus service provided to this area in the future.

Mr. DeSimone said the CVTD is aware of this new housing project and will consider bus service to the area.

Councilmember Simmonds asked how was the \$9,500 per constructed building lot amount figured.

Mr. Housley responded that during early discussions regarding this project area the idea was they could do smaller lots and the zoning at that time was NR-6 with 6,000 square foot lots. The developer came back and showed that the larger lots and the amenities that the City was requesting would cost them about \$1.9 million and they felt like they were losing money by going with larger lots and larger homes. The amount of \$1.9 was divided by the total amount of lots which is approximately 203 and that is how the \$9,500 amount was determined. The condition of this amount is they are going to sell the lots cheaper and will require larger homes. There will be minimum square footage requirements and quality materials must be used and vinyl siding, etc will not be allowed. The idea is to build a higher quality home and bring in families that will support this new area.

Mayor Petersen said this is the commitment for Phase One and there is no guarantee for subsidies of this amount for future phases.

Mr. Housley said the hope is this will create enough interest and demand that they won't need the subsidy for future phases. The City is only committed to the first 22 homes and the incentive will go towards road improvements/public infrastructure for the new area.

Vice Chairman Jensen said one of the City's concepts with planning is to have a street grid go through a subdivision so there is continuity. He asked if that was considered when designing this project.

Kirk Jensen responded there is no property available North of this project. There is a conservation easement in place so there can never be a road going North through the project area.

Mr. DeSimone responded there is no linkage to the North or South of this project. A student group provided alternative designs for this project and came up with the proposed plan which is different and unique from other housing projects. But, we have not gone away from the grid concept in other areas of the City.

Mr. Housley added that normally these projects are funded through the taxing increment that is generated and the City believes that when these homes are built they will generate the taxing increment but initially it will be coming out of the housing fund created by the Agency from all the project areas. The money will be paid upfront so it's anticipated that the taxing entities are going to benefit from property taxes that will be paid on these homes. The target price for the lots are \$60,000 - \$70,000 and most are 1/3 acre lots.

The proposed resolution will be an action item and public hearing at the June 20, 2017 Council meeting

**ADJOURNED.** There being no further business to come before the Council, the meeting of the Logan Municipal Council adjourned at 8:00 p.m.

Teresa Harris, City Recorder