

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, August 20, 2019 at 5:30 p.m. in the Logan City Municipal Council Chamber, 290 North 100 West, Logan, Utah. Chair Jeannie F. Simmonds conducting.

Councilmember's present at the beginning of the meeting: Chair Jeannie F. Simmonds, Vice Chair Amy Z. Anderson, Councilmember Tom Jensen and Councilmember Herm Olsen. Administration present: Mayor Holly H. Daines, Finance Director Richard Anderson, City Attorney Kymber Housley and City Recorder Teresa Harris. Excused: Councilmember Jess W. Bradfield

Chair Simmonds welcomed those present. There were approximately 72 in attendance at the beginning of the meeting.

OPENING CEREMONY:

Outgoing Logan City Poet Laureate Star Coulbrooke read the final collaborative community poem of her term titled *Love Poem to Logan City*.

LOVE POEM TO LOGAN CITY

A collaborative, commemorative community poem compiled from lines and words written by participants of the poetry walkabouts of 2018-19, presented at Star's final reading for the Logan City Council on August 20, 2019.

I

*Cradled in the valley a delicate sea
of color and movement,
mountains against it, eagles above,
sun pouring golden yolk, plying
its honeyed peach, lily pink simmer,*

*no wonder we love
descending from canyons, returning
to sun-lit yards with lilac trees
and dragonflies,
burble of water, burble of voices
familiar in topic and timbre,*

*no wonder we love
recounting old memories of rosebushes,
carrots, a treehouse, wild roses
baby pink and wanton
spilling over concrete walls,
the wind as it drags its silver hair
of rain across the sky,*

*the subterranean reach of aspen root,
pale boles holding fast the fading light
as smoke drapes the mountains,
wreathes gauzy white arms around spires
and peaks, marries the sky of murky steel blue
to orange-gold sunset, flames
licking the sagebrush slopes,*

*these rust and coral bones under earth's skin,
the glittering sand of our lives,
this one small moment in time.*

II

*Nestled in the center
of a burgeoning oasis
fed by its namesake river,
Logan settles deep in the belly
of summer, air gone humid
and thick with ripened berries,
butterflies in our bellies.*

*Our hands moving over its surface
for decades, this place
formed by time is transformed
to a heaven of houses and gardens,
sunlight reflected through the crabapple tree,
Lily of the Valley wafting
its secret perfume, tiny blooms
shining like pearls in the shade.*

*With our hands we have harnessed the river,
petted and parted it, spread its long locks
over Juniper knolls, turning the sagebrush
to garden's random wander,
sweet pink clover like stars in the grass
sparkling in high desert sun.*

*In a million years, if the river
is still running in low calm
or brutal bashing, it will still be speaking
depths untouched by any of us,
the tumult and long mean
lashings of run-off leaving blood-brown
canes of roses beat by liquid life,
absorbed by earth.*

*Still, we have loved it. Heavy
with the invincibility of childhood
we have chiseled and sanded this place
with patience, shaped it into something new,
we who've learned to listen
for the thrum of centuries, the high thin
keening of our vanishing.*

*Right here in this moment in all our comforts,
we do not sink. We lean into it
in abiding love, our infinite hearts linked.*

III

*Logan your story is set in stone,
geologic in scope, filled with curious things,
granite chips culled from abandoned
quarries buffed into smooth glossy shine,
sandstone cliffs embracing in the sunset,
humans hungering for gold.*

*We are chinking in the slats of your house
blown open by the crush of time,
our stories passed on in the color of hair,
noses, long fingers, our selves passed down
with words pulled from the family graveyard
and a feeling too big to contain,
stories to make us immortal.*

*We stand in our too short time, each
generation holding the next one steady,
holding energy, the power to heal.
Like crystals frozen deep in time,
we arise fresh and new from the mantle,
resplendent with the light of day.*

*Logan your atmosphere tingles electric,
dawn light and leaves atremble,
catharsis etching your soul. Against all odds,
hope spreads like truth reflected
in a pond, like two crows making love
in an overhead pine bough, like a bridge
made of rope and slats.*

*From canyon to canyon we cross
the high suspension, surprised
that our hearts are so loud.*

Contributors:

Alyssa Witbeck Alexander

Brittney Allen

Amy Anderson

Shaun Anderson

Nelda Ault-Dyslin

Shanan Ballam

David Bates

Kendall Becker

Asher Jade Blakely

Sam Capasso

Holly Conger

Jack Daley

Brock Dethier

Terysa Dyer

Carol Foht

Jack Green

Luke Lemmon

Andrew Lonero

Pam Loosle

Elizabeth Lord

Valerie Downes Lusco

Amanda Luzzader

Iris Nielsen

Stephanie Pointer

Nichelle Pomeroy

Kayo Robertson

Paul Rogers

Hilary Shughart

Anne Stark

Adrian Thomson

Aaron Timm

Isaac Timm

Chadd VanZanten

Star Coulbrooke announced that Shanan Ballam is the new Logan City Poet Laureate for the next five years.

Chair Simmonds thanked Star Coulbrooke for all that she has given to Logan through her poetry.

Chair Simmonds led the audience in the pledge of allegiance.

Meeting Minutes. Minutes of the Council meeting from August 6, 2019 were reviewed and approved with no changes.

ACTION. Motion by Councilmember Olsen seconded by Vice Chair Anderson to approve the August 6, 2019 minutes as presented and approve tonight's agenda.
Motion carried unanimously.

Meeting Agenda. Chair Simmonds announced there are three public hearings scheduled for tonight's Council meeting.

Meeting Schedule. Chair Simmonds 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, September 3, 2019.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:

Logan resident Gail Yost addressed the Council and announced that the Wilson Neighborhood is holding a candidate forum on Thursday, August 29, 2019 beginning at 7:00 pm in the City Hall Council Chambers. The Wilson Neighborhood and others are welcome to attend.

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

MAYOR/STAFF REPORTS:

Update: Logan/Nibley Boundary Adjustment – Mayor Daines

Mayor Daines gave an update on the Logan/Nibley Boundary Adjustment. A meeting is scheduled with Nibley City Mayor Shaun Dustin and a Nibley City Councilmember on Tuesday, August 27, 2019 at 1:00 pm in Logan. Chair Simmonds and Vice Chair Anderson will also attend this meeting.

Board Appointments (Planning Commission) – Mayor Daines

Mayor Daines asked for ratification to reappoint Tony Nielsen and Dave Newman to continue serving on the Logan City Planning Commission which, is a four-year term.

ACTION. Motion by Councilmember Olsen seconded by Vice Chair Anderson to approve ratification of Tony Nielsen and Dave Newman as presented. Motion carried unanimously.

Mayor Daines asked to be excused from the September 3, 2019 Council meeting.

There were no further reports from Mayor Daines.

COUNCIL BUSINESS:

Board Appointment RECAB (Renewable Energy Conservation Advisory Board) – Chair Simmonds

Chair Simmonds asked for ratification to appoint Sarah C. Klain, PhD to serve on RECAP which, is a two-year term.

ACTION. Motion by Councilmember Olsen seconded by Councilmember Jensen to approve ratification of Sarah C. Klain, PhD as presented. Motion carried unanimously.

Planning Commission Update – Chair Simmonds

Chair Simmonds reported that the Planning Commission met and discussed several different subdivisions that the Council will hear more about in the coming weeks. The old movie theatre just East of the Cache Valley Mall is being remodeled and will be a future restaurant.

Board/Committee Reports from Council – Chair Simmonds, Vice Chair Anderson and Councilmember Jensen

Chair Simmonds also reported she serves on the Airport Authority Board and they did not meet this month. She serves on the Audit Committee and they meet quarterly and she was not able to attend the last Economic Development Committee meeting. She also serves on the Public Art Masterplan Committee and they met last week to get an idea of the scoping document and determine how information will be gathered from the public on how they perceive to be appropriate public art in Logan. She also serves on the Cache Valley Transit Board and they did not have a meeting this past month.

Vice Chair Anderson reported that she serves on the Audit Committee, the Economic Development Committee and at their last meeting they discussed the façade grants. She serves on the Cache County Emergency Medical Services Board and they did not have a meeting this past month. The Library Board met and there are two events coming up , more information can be found on the Library’s calendar page located on their website which, is in the process of an update. The Library is holding a book sale on September 13, 14 and 16. There will also be a Hispanic Heritage event held on September 14 from 4:00 to 8:00 pm.

Councilmember Jensen reported that he serves on RECAP and is impressed with the depth of knowledge and experience of those serving on this board. He serves on the Water/Wastewater Committee and recently toured the City facilities which he found very interesting. He serves on the Cache Valley Center for the Arts Committee and reported that the major projects have been completed. Soon to be completed will be the façade of the Eccles Theatre which will be a red brick color and bids for the façade will go out soon. There is also a new facilities and marketing director at the theatre. He also serves on the Golf Advisory Board and they have a meeting scheduled this week.

No further items were presented.

ACTION ITEMS:

PUBLIC HEARING - Consideration of a proposed resolution authorizing the Red Mesa Tapaha Solar Project Transaction Schedule under the Power Sully Agreement with Utah Associated Municipal Power Systems (UAMPS); and related matters – Resolution 19-47

At the August 6, 2019 Council meeting, Logan Light & Power Resource Manager Yuqi Zhao addressed the Council regarding the proposed resolution. She explained that the Red Mesa Solar Resource will be a 66 MW solar photovoltaic generation facility to be located on the Navajo Nation reservation in southeaster Utah. The facility is scheduled to become operational in June 2022.

UAMPS is entering into a power purchase agreement with the Navajo Tribal Utility Authority Generation, Utah, LLC, a subsidiary of Navajo Tribal Authority on behalf of UAMPS members electing to participate in this project. UAMPS is utilizing the Master Firm Supply Agreement with a specific transaction schedule for the Red Mesa Tapaha Solar Resource as the agreement with its members participating in this project.

The Agreement between the Navajo Tribal Utility Authority Generation and UAMPS provides for the delivery of solar energy for twenty-five years once the project comes online (June 2022).

The Navajo Tribal Utility Authority has developed and brought online two utility scale solar projects within the last three years on the Navajo Nation and is in the process of developing additional solar resources on and off the Navajo Nation reservation. It will use a significant amount of its proceeds from the proposed project so support electrification on the Navajo Nation, such as with its Light Up Navajo! Initiative.

The Navajo Tribal Utility Authority will provide development security to protect UAMPS from delays in the project coming online or the failure of the project to ultimately become operational.

The pricing starts at \$23.15/MWH and escalates 2% per year. This pricing includes renewable energy credits. It is proposed that Logan purchase 5 MW for a 25-year delivery term.

Renewable Energy Conservation Advisory Committee (RECAB) Coordinator Emily Malik read a statement from the RECAB Board Members. “The Renewable Energy & Conservation Advisory Board has reviewed the information regarding the Red Mesa Tapaha Solar Project. RECAB expresses strong approval for this project as it supports minority community development, it is a local investment in renewable energy technology, and, most importantly, it moves us closer to the renewable energy goal adopted by the City Council of 50% by 2030. Our only additional recommendation is that Logan City Light & Power purchase more than 5MW, if available, as this project provides Logan City with affordable and reliable clean, renewable energy”.

Chair Simmonds opened the meeting to a public hearing.

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

Mayor Daines said she received an email asking why Logan is not approving 10MW and she explained that 10MW is not available.

ACTION. Motion by Councilmember Olsen seconded by Councilmember Jensen to approve Resolution 19-47 as presented. Motion carried unanimously.

PUBLIC HEARING - Consideration of a proposed ordinance to vacate certain Public Utility Easements located between Rose Hill Phase 4 Subdivision Lots 62 and 63, located at 1413 and 1403 West 1900 South, Logan, Utah – Ordinance 19-15

At the August 6, 2019 Council meeting, Public Works Director Paul Lindhardt addressed the Council regarding the proposed ordinance. He said the City received a petition to vacate a portion of public utility easement between Parcel Tax ID 03-171-0062 and 03-171-0063 in Logan, Utah. The proposed utility easement is located in the Rose Hill Phase 4 Subdivision, 1403 and 1413 West 1900 South. The reason for the vacation is the property owner would like to complete a boundary adjustment.

Chair Simmonds opened the meeting to a public hearing.

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

ACTION. Motion by Councilmember Jensen seconded by Vice Chair Anderson to adopt Ordinance 19-15 as presented. Motion carried unanimously.

PUBLIC HEARING - Budget Adjustment FY 2019-2020 appropriating: \$5,000 a grant the Library was awarded from the State of Utah. The LSTA Technology Enhancement grants will be used to purchase a disc cleaning matching for the Library; \$110,000 donations toward the construction of the Center Street Arch as part of the Center Street Construction Project; \$385,000 for the sale of right of way land toward the purchase of future right of way and construction on 400 North; \$15,000 a grant the Police Department was awarded from the Internet Crimes Against Children Task Force of Utah. These funds will be used to investigate, protect and educate the community on child exploitation – Resolution 19-48

At the August 6, 2019 Council meeting, Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustments.

Chair Simmonds opened the meeting to a public hearing.

Logan resident Gail Yost addressed the Council and stated that she served on the Child Abuse Prevention Committee for 10 years and she asked how does the Internet Crimes Against Children Task Force work?

Logan Assistant Police Chief Jeff Simmonds responded there is software equipment at the police department that is linked into the State to investigate IP addresses of computers that are accessing material harmful to minors. Detectives receive tips from the State and

follow-up on those tips. The Logan Police Department has only been using this software for the past three years.

There were no further comments and Chair Simmonds closed the public hearing.

ACTION. Motion by Councilmember Olsen seconded by Vice Chair Anderson to approve Resolution 19-48 as presented. Motion carried unanimously.

Consideration of a proposed resolution creating Voter Participation Areas – Resolution 19-31 – Kymber Housley, City Attorney

At the August 6, 2019 Council meeting, City Attorney Kymber Housley addressed the Council regarding the proposed resolution. He explained that House Bill 119, passed by the Utah State Legislature and signed into law by the Governor in 2019, which requires the City of Logan to create eight Voter Participation Areas by January 2020 and will need to update in January 2021 and from there it will be updated every 10 years. The reason to designate these areas is that if we have a local initiative or referendum that we have citywide support. He explained that an initiative creates new laws and referendum refers existing laws. Mr. Housley presented the following eight Voter Participation Areas made up of the Cache County voting precincts within the City of Logan and illustrated on a map which he displayed the area descriptions are as follows:

VPA 1: Precinct # 27, 27:CSD, 27:17C, 32, 2, 3 = 2431 registered voters

VPA 2: Precinct # 33, 33:CSD, 33:5, 5, 4 = 2285 registered voters

VPA 3: Precinct # 25, 30, 31 = 2149 registered voters

VPA 4: Precinct # 6, 17, 16, 26 = 2412 registered voters

VPA 5: Precinct # 28, 19, 20, 21, 18 = 2490 registered voters

VPA 6: Precinct # 13, 12, 23, 11 = 2201 registered voters

VPA 7: Precinct # 1:CSD, 1, 7, 8, 9, 10, 15 = 2571 registered voters

VPA 8: Precinct # 14, 22, 24, 29, 29:CSD = 2604 registered voters

ACTION. Motion by Councilmember Jensen seconded by Councilmember Olsen approve Resolution 19-31 as presented. Motion carried unanimously.

WORKSHOP ITEMS:

ZONE CHANGE – Consideration of a proposed zone change. Harris Commercial Service Development. Matthew F. Harris/Eliason Packing Company, authorized agent/owner, requests a rezone of 15.64 acres from Commercial (COM) to Commercial Services (CS) to allow for more flexibility in development the land located at 200 South 1000 West; TIN 05-064-0028 – Ordinance 19-16 – Aaron Smith, Planner

Planner Aaron Smith addressed the Council regarding the proposed zone change.

REQUEST

The proponent is requesting to rezone one (1) parcel that is approximately 15.64 acres from COM to CS. The proponent has proposed the rezone to allow for more flexibility in

developing the land. The land is flat and undeveloped with wetlands located on a portion of the western half of the property. Both the 200 S and 1000 W frontages are unimproved, with soft shoulders and no sidewalk or curb. The area around the property has a variety of uses, including an electric supply company, a plumbing contractor, storage units, and single-family homes across 200 S.

GENERAL PLAN

The Logan City Future Land Use Plan (FLUP) found inside the Logan City General Plan designates the site as Mixed-Use Center (MUC). The MUC land use designation is described as having high concentrations of commercial and residential uses mixed together into compact urban and walkable development patterns. When creating compact development footprints, the City of Logan can concentrate growth inwards and upwards and relieve suburban style development pressures on surrounding rural areas. While the proposed CS zoning is not mixed use by nature, it is similar to, and compatible with, the surrounding land uses.

ZONING

COM - Current Zone

The COM zone is intended for retail, service, and hospitality businesses that serve city-wide or regional populations. Residential development is allowed in the zone; however, free standing residential buildings are not permitted.

CS – Proposed Zone

The CS zone fills a need between industrial and commercial land uses. CS areas provide alternative locations for light manufacturing, warehousing, wholesaling, or other uses that support construction and manufacturing trades that are typically service oriented. The CS zone does not allow for residential uses.

Generally, the CS zone is less restrictive than the COM zone in regard to permitted uses, especially industrial uses. Of note is that commercial storage units, vehicle storage, automobile repair, heavy truck sales, kennels, and most industrial uses are allowed in the CS zone.

In addition to uses, some development standards would change as well. The maximum building height for the CS is 38', while COM is 40' or up to 55' with additional setbacks. Minimum building setback are similar between to the two zones. Building fenestration and open space are the same between the two zones. The CS zone does not allow for front yard parking. Both the COM and CS zones are subject to height transitions when adjacent to single family homes. The height transition would limit building height to 35' at the front setback and allow an additional 1' in height for every 2' of additional setback. With a maximum building height of 38' in the CS, the height transition will have little effect on the property if rezoned. In addition to height transitions, commercial and industrial development across the street from a residential zone must meet increased setbacks standards that match the adjacent residential setbacks.

SUMMARY

This 15-acre site is surrounded by a variety of uses, many of which fit into the description of the CS zone. While the FLUP identifies the site, and the entire surrounding block, as

MUC, it is uncertain if this site could ever be a viable mixed-use project as the site fronts a highway and there are commercial services to the east and west. Regarding single family homes to the south, there is precedent in this area of zoning CS adjacent to single family homes at the Westfield development a block west of this location. Overall, this rezone would continue the adjacent land uses to the east and west of the project site, and neighborhood impacts from CS uses will be mitigated through the Design Review and Conditional Use Permit process.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments.

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comments have been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 7/27/2019, posted on the City's website and the Utah Public Meeting website on 7/26/2019, and noticed in a quarter page ad on 7/20/2019, and a Public Notice mailed to property owners within 300' we sent on 7/19/2019.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decision on the following findings supported in the administrative record for this project:

1. The CS zone uses, and development standards are similar in nature to the COM zone
2. Neighborhood compatibility will be reviewed on a project basis through the Design Review and Conditional Use Permit processes.
3. The location is compatible with the purpose of the CS zone.
4. The subject property is in an area and surrounded by streets and infrastructure that can handle and appropriately serve Commercial Service developments.
5. The proposed CS zone is in an area with established CS uses.

Staff recommended approval to the Planning Commission and on August 8, 2019, the Planning Commission recommended that the Municipal Council approve the Harris Commercial Services Rezone.

Councilmember Olsen asked what uses would be allowed if the rezone is approved that are not currently allowed.

Mr. Smith responded the proposed uses allowed include storage units, vehicle storage, automobile repair, heavy truck sales, kennels and light manufacturing.

Councilmember Olsen said the reason he asked is because when the Council approves a residential rezone next to an existing use area, residents who build nearby know what they are building next to. There is already residential housing in this area and those residents are faced with potential businesses such as auto repair business and heavy truck sales, etc. These residents won't have the choice and these businesses could have a profound effect on the residents.

Mr. Smith said residents within 300 feet of the proposed rezone were notified and there were no comments from any of the residents.

Councilmember Olsen said he is still concerned about the impact on the residents.

Mr. Smith added that most of the uses he mentioned are conditionally permitted so mitigating some of the impacts will be dealt with through the conditional use permit process.

City Attorney Kymber Housley clarified that conditional use means permitted use with conditions.

Chair Simmonds said we often reference the FLUP and she asked what our responsibility to the FLUP would be.

Mr. Smith responded there is a lot of open space to infill and in this rezone the surrounding uses are considered.

Councilmember Jensen said the area is currently zoned Commercial and asked what the uses are now that would be offensive to the neighborhood.

Mr. Smith responded a retail big box store over 10,000 SF, pet services, contractor supply stores and light manufacturing. There is no proposed project at this time.

The proposed ordinance will be an action item and public hearing at the September 3, 2019 Council meeting.

CODE AMENDMENT – Consideration of a proposed amendment to the Land Development Code Chapter 17.10.100 Mixed Use (MU) Development Standards – Ordinance 19-17 – Mike DeSimone, Community Development Director

Community Development Director Mike DeSimone addressed the Council regarding the proposed code amendment. He stated that on August 8, 2019, the Planning Commission recommended the Municipal Council approve an amendment to the Land Development Code Chapter 17.10.100 Mixed Use (MU) Development Standards with the following proposed changes:

- Added clarifying language to the Intent Section of Mixed-Use
- Added minimum commercial building areas requirements for Mixed Use projects scaled to overall project size
- Included an enhanced open space option in lieu of minimum commercial building area that is linked to Chapter 17.28 (Open Space) requirements
- Added a minimum residential requirement for Mixed-Use projects at 5 units/acre
- Added Planning Commission flexibility in reviewing and applying minimum resident and/or commercial requirements in the Mixed-Use zone

- Updated minimum parking requirements scaled to unit size (studio/1 bedroom – 1.5 parking stalls & 2 bedroom or larger – 2 parking stalls) to be consistent with Town Center and Commercial Zones

Mr. DeSimone said the intent of the Mixed-Use Zoning District (MU) is to encourage a concentration of different uses within and overall project. Mixed-Use developments have both a residential and a commercial component and be scaled to ensure consistency with the surrounding neighborhoods. Both commercial and residential development are required elements of a Mixed-Use project.

The benefits of Mixed-Use Zone are the following:

- Reduce traffic and air pollution
- Lower infrastructure costs
- Diverse tax base
- Health Benefits – Walkability/Livability
- Development Flexibility

Horizontal Mixed-Use is a mixture of uses spread out over a project site such as Riverwoods (residential, commercial, office and hotel).

Vertical Mixed-Use is a mixture of uses arranged vertically within a building such as Morty's or Blue Square (restaurant and residential).

Hybrid is a mixture of uses both arranged within a building and spread out over a project site such as Park Avenue (residential, commercial live/work type of units, commercial pad sites).

Option 1

- Minimum 10% of total building square footage dedicated to commercial.
- 9 buildings x 33,000 residential sf = 297,000 total residential sf x 10% (commercial ratio) = 29,700 sf (minimum) of commercial area

Option 2

- Minimum of 10% of the total residential building footprint dedicated to commercial uses
- 9 buildings x 11,000 residential footprint sf = 99,000 sf X 10% (commercial ratio) = 9,900 sf (minimum) of commercial area

Option 3

- Minimum of 5% of the total building footprint dedicated to commercial uses
- 9 buildings x 11,000 residential footprint sf = 99,000 sf x 5% (commercial ratio) = 4,950 sf (minimum) of commercial area

Option 4

- At least 10% of the land areas devoted to commercial uses
- 11.9 total acres = 1.19 acres of commercial (10%) and 10.71 acres of residential (90%)

Option 5

- A Mixed-Use project on a site greater than 10 acres shall have at least 5,000 square feet of commercial building space whereas a Mixed-Use project on less than 10 acres shall have at least 3,000 square feet of commercial building space
- 11.9 acres = 5,000 sf of commercial

Option 6

- Minimum 20% of the total building footprint dedicated to commercial uses
- 9 buildings x 11,000 residential footprint sf = 99,000 sf x 20% (commercial ratio) = 19,800 sf (minimum) of commercial area

Option 7 (Open Space Option)

- In lieu of a minimum amount of commercial, a mixed-use project may increase the amount of open space by at least 10% (20% open space/10% useable outdoor space)
- 11.9 total acres = 2.38 acres of open space (20%), 1.19 acres of useable outdoor space (10%), and 8.33 acres of residential (70%)

Mr. DeSimone stated that the Planning Commission concluded the following:

- Location and market are key to successful Mixed-Use projects
- Prescribe minimums for Mixed-Use to help shape the mixture of uses on a site
- Don't over prescribe non-workable minimums as nothing would get built
- Include design and decision-making flexibility
- Mixed-Use is not appropriate everywhere

Chair Simmonds said that in the past there has been difficulty in the City with the language of, "Mixed-Use developments shall have both a residential and a commercial component and shall be scaled to ensure consistency with the surrounding neighborhoods". Residents will and have said that the use is not consistent with the neighborhood and we have trouble establishing findings that can support that statement.

Mr. Housley responded if that is all you had then it would be a problem but if you pass transition zones, it will address scale and not of just Mixed-Use but any commercial. The Council must pass something to achieve those goals and this is just an intent statement and is not enforceable language. The ordinances that come afterward make it enforceable.

Mr. DeSimone added the way the language is written in the proposal is scaled based on the project to be developed but not necessarily the surrounding neighborhood.

Councilmember Jensen commented that he likes the flexibility because markets change and commercial demand changes. The intent is to try and create the mix which creates a livelier, more interesting site. But, to create a prescription for all people to fit into will stop development.

Mr. DeSimone said there were some public comments during the Planning Commission meeting and one of those was how do we create a zone that is walkable, livable and

neighborhood friendly which, we want to see happen. This is something to consider when looking at Mixed-Use and how far do you go making it one way and not another.

The proposed ordinance will be an action item and public hearing at the September 3, 2019 Council meeting.

Budget Adjustment FY 2019-2020 appropriating: \$22,890 to reconcile CDBG actual funding to the estimated budget for Fiscal Year 2020; \$38,190 a grant the Environmental Department received from the State of Utah. The Solid Waste Management Grant funds will be used to educate and train the public on household hazardous waste and disposal of tires; \$156,880 a grant the Parks & Recreation Afterschool Program was awarded for this fiscal year. The funds will be used to support After School Programs in the Logan City School District; \$85,000 State Task Force Grant the Police Department received. The funds will be used to reduce, prevent, and investigate drug use – Resolution 19-49 – Richard Anderson, Finance Director

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

The proposed resolution will be an action item and public hearing at the September 3, 2019 Council meeting.

Unspent Appropriations FY 2019 – Carry Forwards:

ADMINISTRATION - \$27,276 for Election Supplies
COMMUNITY DEVELOPMENT - \$50,000 for Center Street Project
POLICE DEPARTMENT - \$5,275 for Fencing
FIRE DEPARTMENT - \$190,742 for Emergency Generator at Station 71 and Bay Addition at Station 72
PUBLIC WORKS - \$1,507 for Streets Capital Projects; \$1,750,385 for Streets Capital Projects; \$171,716 for Streets Capital Projects; \$41,793 for Service Center Roof; \$108,144 for Service Center Roof; \$23,069 for Service Center Roof
WATER & SEWER - \$10,500 for Impact Fee Study; \$1,757,269 for Water Capital Projects; \$575,000 for Sewer Collection Capital Projects
SEWER TREATMENT – \$4,060 for Wastewater Treatment Impact Fee Study; \$6,672 for Pacificorp FERC Renewal Application Review; \$115,537,418 for Logan Regional Wastewater Treatment Facility
ELECTRIC - \$1,400,000 for Sub 4 Switch Gear and Transformer; \$350,000 for Sub 2 to Sub 3 Transmission Line; \$9,263,161 for 3rd Dam; \$191,915 for Center Street
ENVIRONMENTAL - \$10,898 for North Valley Landfill Project Management; \$15,592 for Landfill Permit Renewal and Closure Study; \$550,000 for North Valley Landfill Project Bid; \$102,910 for Rolling Stock ordered but not yet received
INFORMATION TECHNOLOGY - \$432,261 for Software Implementation

Carry Forward of Capital Projects:

PUBLIC WORKS STREET PROJECTS - \$170,000
POLICE - \$222,944

Unspent Appropriations FY 2019 - Restricted:

POLICE - \$55,466 Alcohol Enforcement

PUBLIC WORKS - \$100,000 Signal Warrant Study; \$340,269 Chip Seal; \$468,946 for pending Right of Way Acquisition; \$247,870 for Grant Matches and Right of Way Purchases

Carry Forward of Reimbursement Grants:

FEDERAL GRANTS - \$599,172 CDBG; \$180,000 Land & Water Conservation 1700 South Park Grant; \$8,882 Bullet Proof Vests

STATE GRANTS - \$95,749 Logan Canyon Pathway-UDOT; \$101,215 Utah Outdoor Recreation Grant-Bridger Bike Park

MISC GRANTS - \$6,339,981 County Road Tax; \$69,031 ULCT Active and Healthy Communities

RAPZ GRANTS - \$478,157 - **Resolution 19-50** – **Richard Anderson**

Finance Director Richard Anderson addressed the Council regarding the proposed carry forwards.

The proposed resolution will be an action item and public hearing at the September 3, 2019 Council meeting.

There were no further workshop items presented.

OTHER CONSIDERATIONS:

Councilmember Anderson asked if there are CDBG funds appropriated for a new playground next to the old South Campus by Logan High School.

Mr. DeSimone responded yes, construction on the playground is scheduled for October.

There were no further items discussed by the City Council.

ADJOURNED. There being no further business to come before the Council, the meeting of the Logan Municipal Council adjourned at 6:40 p.m.

Teresa Harris, City Recorder