

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, October 20, 2020 at 5:30 pm in the Logan Municipal Council Chambers located at 290 North 100 West, Logan, Utah following social distancing guidelines. The number of in-person attendees was limited based on social distancing of 6 feet which resulted in less than 50 people allowed in the Council Chambers. All guests were asked to sign in and it was required that all those in attendance wear a mask. Overflow space was available with appropriate social distancing and video access. Logan Municipal Council Meetings are televised live as a public service on Channel 17, City of Logan Facebook page: <https://www.facebook.com/cityoflogan> and KSL live at <https://live.ksl.com/>.

Councilmember's present at the beginning of the meeting: Chair Amy Z. Anderson, Vice Chair Tom Jensen, Councilmember Mark A. Anderson, Councilmember Jeannie F. Simmonds, and Councilmember Ernesto López. Administration present: Mayor Holly H. Daines, Assistant City Attorney Craig Carlston, Finance Director Richard Anderson and City Recorder Teresa Harris.

Chair A. Anderson welcomed those present. There were approximately 25 in attendance at the beginning of the meeting.

OPENING CEREMONY:

Logan resident Emerson James gave the opening thought and led the audience in the pledge of allegiance.

Oath of Office. The Oath of Office was administered by Judge Lee Edwards to newly appointed Councilmember Ernesto López who will fill the vacancy left by Jess Bradfield who resigned on September 22, 2020. Councilmember López will serve until January 1, 2022.

Meeting Minutes. Minutes of the Council meeting held on October 6, 2020 were reviewed and approved with no changes.

Meeting Agenda. Chair A. Anderson announced there is one public hearing scheduled for tonight's Council meeting.

ACTION. Motion by Councilmember Simmonds seconded by Vice Chair Jensen to approve the October 6, 2020 minutes as presented and approve tonight's agenda. Motion carried unanimously.

Meeting Schedule. Chair A. Anderson announced that regular Council meetings are held the first and third Tuesdays of the month at 5:30 pm. The next regular Council meeting is Tuesday, November 3, 2020 and will be a public meeting.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:

Chair A. Anderson explained that the Questions and Comments portion of the agenda is suspended at this time. She indicated that comments or questions can be emailed to: teresa.harris@loganutah.org, who will distribute to the Mayor and Councilmembers. She stated that under Other Considerations on tonight's agenda the Council will be taking the time at the end of the meeting the Council will address any comments or questions that come to them during the open comment and question period as well as address any emails that are received. This is being done in order to better connect with the appropriate person to answer those questions and so the Council can react and include all those that might be impacted or affected.

MAYOR/STAFF REPORTS:

Proclamation: Friends of the Logan Library Week – Mayor Daines and Brad Armstrong, President of the Friends of the Logan Library

Brad Armstrong, President of the Friends of the Logan Library addressed the Council and announced that the month of October is *Friends of the Logan Library Month* and that the *Friends of Libraries Week* is held October 18-24, 2020.

Mr. Armstrong said the Friends of the Logan Library has been very busy and is now tasked with fundraising for the new Logan Library and they will be forming a fundraising committee soon. From their recent book sale, they raised approximately \$5,000 and they had 60 hours of volunteer service from various Friends of the Logan Library members who helped with the book sale. He also invited and encouraged the City Council and other City officials to join the Friends of the Logan Library and said that donations go toward the new Library. The cost for an individual membership is \$5 or \$10 for a family.

Chair A. Anderson thanked Mr. Armstrong for his dedicated service as President of the Friends of the Logan Library and to the community.

No further Mayor/Staff Reports were presented.

COUNCIL BUSINESS:

Planning Commission Update – Councilmember Simmonds

Councilmember Simmonds reported that the Planning Commission met on October 8, 2020 and requested a code amendment to allow for longer term stays in an RV park. Currently, the allowed stay is 30 days and the request by the proponent is 120 days. The Planning Commission denied the request, but they are willing to consider a compromise. The Planning Commission's recommendation to the Council is denial of the code amendment. If the Council were to change this code it would be changed for the entire City and not just for one RV park location.

Councilmember Simmonds said another item on the October 22 Planning Commission agenda is a 37-unit apartment building that is proposed to be built where the Wonder Bread building is located on 100 West. There were some issues with setbacks and garbage that the architect needs to work through.

Other Committee Updates – Council

Vice Chair Jensen reported that the Golf Course Advisory Board met. The number of golf rounds are up and although there have not been any tournaments this year, the golf course is doing very well.

Councilmember M. Anderson reported that the Parks & Recreation Advisory Board met and heard that it took about two weeks to clean up the Logan Cemetery after the windstorm and there were a lot of trees that came down. He also attended the Downtown Alliance meeting and despite COVID, they are doing well financially. They are hoping to hold fall events although some will be cancelled because of COVID. He was unable to attend the recent Library Board meeting.

Chair A. Anderson said with Councilmember López now joining the Council she will review the board and committee list and see if it's worthwhile making any changes now or waiting until the first of the year when new assignments will be made for all the councilmembers.

Chair A. Anderson reported on the Districting Committee that Councilmember Simmonds is chairing. She said there has been some attention to this committee in the press lately and she reviewed the process of the committee. She stated that the Districting Committee was appointed by the Council and currently, the research that supports the framework that the Council asked the committee to follow has been ongoing by the members of the committee. The writing of the report has been tasked by various committee members and when they have completed their individual reports it will be compiled, edited by the committee and the report will then be presented to the Council for their review and their plan of response will be given during a public meeting. She has had a few people ask her questions about the committee and her response has been that she is following the process that the Council outlined and agreed upon for the Districting Committee. The Council has tasked this group of citizens who have stepped forward and agreed to complete a report. She is being respectful of their time, their efforts and their research and she is looking forward to seeing their report. Until she receives the report, she is not rendering an opinion because she does not have all of the facts and she assumes the other councilmembers feel the same way. If changes were to happen with districting, they would be timely. The committee has checked with both the City Recorder and the County Clerk and Chair A. Anderson assured everyone that the Council is working within a timetable to make sure that any decision that is made by the Council is done in time for the next election which will be in 2021.

Chair A. Anderson said there have been questions from the public regarding Halloween. She has been in communication with Mayor Daines and typically Logan City does not prescribe any official Halloween guidelines but because people do have questions, the City checked with the Bear River Health Department who referred us to Intermountain Healthcare who has guidelines regarding Halloween. Chair A. Anderson reviewed those guidelines and stated that Halloween guidelines do not replace any of the COVID-19 transmission index requirements that currently apply to us and unless something changes we are still in a high transmission area and are under a mask requirement and other restrictions. She referenced coronavirus.utah.gov/halloweenrecommendations for more information for those who have further questions.

Education Campaign Update – Chair A. Anderson

Chair A. Anderson stated that she asked all of the councilmembers to review the new Coronavirus Transmission Index Guidelines. Radio ads for the Education Campaign will be running through until the end of this month and she asked the Council where they want to go from here with the campaign.

Vice Chair Jensen said from what he has read the virus surge is from kids going back to school, the University and more people are gathering as families. He struggles doing a mask mandate and having police officers enforce the mandate.

Councilmember M. Anderson said before last Thursday he felt that people were becoming very relaxed at his business and the businesses that he frequents. He felt that people were not as stringent in wearing their mask and following the guidelines. Since the Governor has instituted the new requirements, he has seen more people wearing a mask. He said that COVID has hit his family very hard and he is very concerned about the way its transmitted through families and how it shut his family down for a week. He feels that people need reminders and those should continue until we have some sort of solution such as a vaccine. He supports the continuation of the education campaign and possibly enacting a mandate.

Councilmember Simmonds feels the Council should continue with what they have already done until the end of October. If the case counts have not declined at that time, she would like to revisit a mandate because she believes people need to be constantly reminded that it's not just for us that we wear a mask, it's for the people around us. She wants Logan to be a community that cares about one another. She does not know if a mandate will make that happen, but she would like to revisit this issue at the November 3, 2020 Council meeting.

Chair A. Anderson said the main way that citizens are finding out about the transition index is on the Logan City Facebook page and it really falls to individuals to become educated on the issue and read about the topic on their own. There have also been articles in the Herald Journal, the Bear River Health Department and on social media.

Chair A. Anderson said her husband is a physician at Logan Regional and yesterday they had 15 cases of coronavirus at the hospital which is a big increase for our area.

Assistant City Attorney Craig Carlston addressed the Council and said the Council can enact an ordinance that expires on its own terms. The Council approved a resolution requiring masks that expired on October 15 and Mayor Daines under her Emergency powers, initiated the mask mandate. He encouraged the Council to look at the Health Department's Order that was issued on October 14, 2020 and suggested they review the restrictions that are listed in the Order and see if they are sufficient and if not then do additional things to supplement. The current Order will expire on October 29 and he will provide a copy of the Order to the City Council.

Councilmember López suggested using the UDOT messaging signs to remind residents to wear a mask.

Finance Director Richard Anderson said the CARES funding ends November 30 and four days later he has to send everything back to the State that is not expended. In order to do that he will need to cut off the spending by November 13 and everything must be paid and ordered by that date. He needs to know very quickly if the Council wants to continue with the radio ad campaign.

Councilmember Simmonds asked if the education campaign has been effective.

Chair A. Anderson said she has had a lot of people mention they heard the radio ads, and we might need to change the messaging to include that we are a high transition area.

Councilmember Simmonds said she really liked the video that Utah State recently posted, and she does not want to spend money on something that is not effective.

Chair A. Anderson asked the Council to email her with their ideas to enhance the education campaign component and she will talk more with Finance Director Richard Anderson on funding for advertising. She will also work with Councilmember López and will make sure the education message is going out in Spanish.

Councilmember López suggested that standard signage be designed that every business can use with information stating what transmission level we are in, that masks are required and the signage could be something that all businesses can use and would look the same.

Chair A. Anderson said the Cache Chamber of Commerce is promoting the *Stay Safe to Stay Open* Campaign and signage is included but she will check and see what it entails and if we can do something different or enhance what they are already doing.

Vice Chair Jensen said there is a segment of the population that does not believe it and does not care so our message has to somehow encourage people to wear a mask and to do better.

Fraud Risk Assessment – Richard Anderson, Finance Director

Finance Director Richard Anderson addressed the Council and said the State Auditor’s Office issued a Fraud Risk Assessment requiring Cities to go through an assessment of their susceptibility to fraud and then asked that each City hold a discussion during a Council meeting. Typically, the discussion will be held in June of each year but since this is the first year, we are trying to meet the requirement and that is why its being discussed at this meeting. There are nine different criteria that they use to assess whether a City is susceptible to fraud and for the most part the City was already documenting policies and procedures and we already have internal controls in place. He provided a copy of this year’s fiscal year assessment to the Council and the City responded to all nine with a yes with the exception of two which are the following: Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior. Mr. Anderson responded this is too cumbersome to complete and most likely the City will not do in the future. The other that we responded not to is: Does the entity have a formal internal audit function? Mr. Anderson responded we have gone out to bid and selected Jones Simpkins to complete an audit which they will complete soon. We received a total of 355 points on the Fraud Assessment which, is considered a low fraud risk and he feels the City of Logan has done a great job. We have far more internal controls that are geared toward us specifically and we need to continue to have an ongoing dialogue regarding fraud. He knows that fraud exists and will continue to safeguard against it. The City of Logan does not tolerate fraud in any form whether it be financial, payroll or misappropriation of assets or anything else.

No further Council Business items were presented.

ACTION ITEM: Chair A. Anderson explained that those wishing to speak during the public hearing portion of the meeting must sign in and queue up with social distancing maintained. Chair A. Anderson explained that masks can be removed when speaking at the microphone.

PUBLIC HEARING - Budget Adjustment 2020-2021 appropriating: \$40,000 a grant the Parks & Recreation Afterschool Program was awarded for this fiscal year; \$250,000 for the Afterschool Match Partnership Grant from the State of Utah; \$32,219 a grant the Fire Department received from the State of Utah for part time firefighter wages; \$6,158 a grant the Fire Department received from the State of Utah to purchase EMS equipment – Resolution 20-45

At the October 6, 2020 Council meeting, Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustments.

Chair A. Anderson opened the meeting to a public hearing.

Logan resident Gail Yost addressed the Council and asked which schools are included in the Afterschool Program.

Logan Parks and Recreation Director Russ Akina responded that all six Elementary Schools in the Logan City School District are recipients of the grant (Hillcrest, Woodruff, Adams, Wilson, Ellis, and Bridger).

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

ACTION. Motion by Vice Chair Jensen seconded by Councilmember M. Anderson to approve Resolution 20-45 as presented. Motion carried unanimously.

WORKSHOP ITEMS:

WOODMORE POINTE REZONE – Consideration of a proposed rezone of 2.99 acres located at approximately 1800 South 1100 West from NR-6 to MR-9 on the southwest side of Logan (Woodruff Neighborhood) – Ordinance 20-29 – Tanya Rice, Planner

Planner Tanya Rice addressed the Council regarding the propose rezone.

RECOMMENDATION

The Planning Commission rezone recommendation will be sent to the Municipal Council for 2.99 acres of property located at approximately 1800 South 1100 West; TIN #03-005-0063. Contingent on the outcome of the rezone, Staff recommends that the Planning Commission conditionally approve a Subdivision and Design Review Permit for Project #20-050.

Land use adjoining the subject property

North: MR-9 Multi-Family Residential

South: MR-9 Multi-Family Residential

East: NR-6 Single Family Residential

West: MR-9 Multi-Family Residential

PROJECT INTRODUCTION

The proponent is requesting to rezone approximately 2.99 acres of property from NR-6 to MR-9 on the southwest side of Logan. It is directly south of the Woodmore Pointe townhome project approved for 150 townhomes on approximately 16.69 acres in October of 2018. This 2.99 parcel is currently vacant with riparian areas associated with Spring Creek and Spring Creek Reservoir covering the southern portion of the property. The northern portion (about half) with flat terrain is suitable for development.

In addition to the rezone, the proponent is requesting the approval to develop the northern portion of the property as a contiguous extension of the Woodmore Pointe townhome project. The request is to subdivide and add 10 townhomes aligned along the extension of

the south end of 1280 West. The proponent intends to leave the remainder of the parcel natural with its riparian areas and open space. This 2.99-acre site also presents a unique opportunity for a Logan City trails network extension along Spring Creek and around the Reservoir, to existing adjacent neighborhood trails and from the current Trapper Park Trail.

REZONE AND LAND USE

The 2.99-acre parcel is surrounded by a mixture of Mixed Residential Transitional (MR-9), Mixed Residential Low (MR-12), and Neighborhood Residential (NR-6). The surrounding areas just beyond the subject property includes Commercial (COM) and Industrial Park (IP) zones. The applicant is requesting a rezone from NR-6 to MR-9. The MR-9 zone permits higher density to provide additional townhomes to their existing project currently under construction.

The Future Land Use Plan (FLUP) designates the 2.99-acre parcel as MR (see below). The General Plan describes the FLUP designation of MR to provide a range of housing options for all stages of life and levels of income.

ZONING

The MR-9 zone is described in the Land Development Code (LDC) as providing transitional areas between higher intensity commercial and lower intensity residential. A variety of housing types and designs are encouraged to promote neighborhood stability and a sense of community. This zone allows townhome structure types and densities are limited to 9 units per acre. The allowable density for the 2.99-acre parcel is up to 27 units. The applicant is requesting 10 units for this parcel.

SUBDIVISION PERMIT

The Land Development Code (LDC) 17.40 requires subdivision permits to be in accordance with zoning district standards to ensure orderly development patterns, block connectivity and to preserve traditional neighborhood character. In the MR-9 zone, building lots are required to be a minimum area of 4,000 SF for single-family detached homes. When subdividing townhomes, the LDC does not require a minimum lot size, only compliance to maximum density. With a subdivision request and the addition of new interior property lines, building setbacks will be reviewed on an individual building lot basis. The applicant is requesting 10 building lots with a remainder of the property containing open space for community amenities and landscaping. The net density of the project is proposed at 3.33 homes per acre of land.

DESIGN REVIEW PERMIT

The LDC 17.43 requires Design Review Permit approvals for new multi-family developments to ensure high-quality design and layout. This proposal includes 10 townhomes configured in a 4-unit and a 6-unit townhome building. The MR-9 zone permits townhome structure types as per LDC 17.08.030.

STREET GRID CONNECTIVITY, BUILDING ORIENTATION & SITE LAYOUT

The LDC 17.30.170 requires that subdivisions with greater than 20 lots have at least three (3) street connections or stubs for future connections. This proposal is a subsequent phase of the overall Woodmore Pointe development and ties into the previously established and approved street connectivity. The development includes three (3) street connections as required, two made with the extension of 1900 South/1850 South street to 1100 West street east/west through the property. The third street connection is made with the extension of 1280 West street north/south from 1800 South through 1900 South. The proposal meets street connectivity requirements in the LDC.

The LDC 17.09.030 states that buildings shall be placed near the street and oriented with front facades and primary pedestrian entrances facing the adjacent street or common courtyards unless unique site conditions prohibit it. This requirement enhances the traditional neighborhood character by placing quality architecture features, such as porches and stoops, along the street. This pattern produces better walkability and pedestrian accessibility. Similar to units approved in previous phases of Woodmore Pointe, the proposed additional 10 units are shown with both the front porch and garage on the front façade facing the adjacent street. Parking is proposed within the garage and/or driveway. As conditioned with better building orientation to the street and minimum street connectivity, the project meets the requirements in the LDC.

Building Design

The LDC 17.09.030 states that front facing garage(s) (measured from door edge to edge), shall not exceed 50% of the total building façade width. MR-9 zones are required to have minimum street-facing façade design variations from adjacent and opposite buildings to enhance neighborhood character and create visual interest (restrict “cookie-cutter” buildings). The LDC identifies eight (8) different categories and requires that at least four (4) out of the eight (8) be noticeably different. The eight (8) categories listed are building color, materials, roofline, height (number of floors), fenestration, architectural style, articulation and porch design. The LDC 17.9.40 limits building length in the MR-9 zone to 150’ when adjacent to NR zones and 200’ when not adjacent to NR zones. LDC 17.09.040 states that buildings longer than 100’ shall have at least one significant wall break measuring at least 8’ deep and 20’ feet wide and running the full height of the building to break up the overall mass of structures.

The 10 proposed townhomes (two new buildings) are oriented with front facades and primary pedestrian entrances facing the adjacent private street. Of the 10 units, 4 townhomes have 16’ wide garage door on a 25’ wide townhome (this equals 64% of the façade width). The remaining 6 townhomes meet the 50% front-facing garage requirement. The façade designs show the exact same unit type adjacent to one another in both of the new buildings, but overall building design compositions vary. One of the new buildings is a 4-unit and the other is a 6-unit. The buildings are adjacent to the NR zoning to the west and are less than 150’ building length. The proposal shows the 150’ building

with wall breaks at least 8' deep by 20' wide. As conditioned building design façade variation minimums and garage width maximums, the project complies with the LDC.

SETBACKS

The Land Development Code (LDC) requirements for setbacks in the MR-9 zone are as follows (as measured from property lines):

Front: 15'

Side: 8'

Common Wall 0'

Rear: 10'

Canal Bank: 15"

The following setbacks are proposed for the building(s) (as measured from the exterior property lines of the project site):

Front: 20'-25'

Side: 8'

Common Wall 0'

Rear: 30'

Canal Bank: NA (piped)

As conditioned, the project meets minimum setback requirements of the LDC.

LOT COVERAGE

The LDC 17.07.070 limits lot coverage at a maximum of 70% (building(s) footprint) in the MR-9 zone. The proposed project site is 2.99 (130,244 SF) in size with total proposed building footprints at approximately 14,120 SF. The proposed lot coverage equals 11%, complying with the requirements in the LDC.

PEDESTRIAN CIRCULATION

The LDC 17.30.160 requires pedestrian circulation throughout the project. Pedestrian circulation should take a visually predominate role with safe, convenient, and well-connected sidewalk networks. The site layout generally shows good pedestrian sidewalk connectivity between streets, buildings, and amenity areas. The townhomes, with proposed front facing garages, show driveways doubling as sidewalks which could present conflicts when parked vehicles obstruct the path and reduce the visual predominance of pedestrian sidewalks leading to front porches. As conditioned with sidewalk connections along the new home fronting on 1280 West, the proposed project meets the requirements in the LDC.

PARKING STALL REQUIREMENTS

The LDC 17.31.040 requires two (2) parking stalls per dwelling unit. The driveways, if more than 20' in length from the street or alley edge, can be considered for additional parking. The proposal includes six (6) units with 2-car garages, and four (4) single-garage units with adequate driveway space for additional parking. This totals two (2) parking

stalls and per unit totaling 20 stalls for the 10 units. As conditioned with a minimum of 20 parking stalls and driveway setback length, the project meets the parking requirements in the LDC.

OPEN SPACE

The LDC 17.07.070 requires 20% open space and an additional 10% useable outdoor space of the project site. The LDC 17.28 generally describes open space as native vegetation or landscaped areas, while useable outdoor space is typically decks, patios and other similar amenities. The 2.99-acre (130,244 SF) site would require 26,048 SF of landscaping and 13,024 SF of usable outdoor space for a total of 39,072 SF of open area. The proposal only shows conceptual landscaping and open space areas. As conditioned with minimum open space requirements, the project complies with the LDC.

LANDSCAPING

The LDC 17.32 requires minimum landscaping for overall visual aesthetics, ecological reasons, visual screening, shading purposes, and enhancement of the outdoor experience. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers, and ornamental grasses per acre of land in the MR-9 zone. For 2.99 acre, 60 trees and 150 shrubs, flowers and ornamental plants would be required as per the LDC. The proposed project shows only conceptual landscaping with approximate numbers. As conditioned with a detailed landscaping plan meeting minimum plant numbers, the project complies with the LDC.

LIGHTING

The LDC 17.30.090 requires adequate lighting that adds aesthetic quality and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits freestanding pole height to 32 feet and luminaire fixtures on buildings and canopies to be concealed source, down-cast and shielded from neighboring properties. Light measurements are required to range between 0.5 – 4.0-foot candles, so areas are sufficiently safe, but not excessively bright. As submitted, no exterior lighting has been shown. As conditioned, the project meets the requirements of the LDC.

STAFF SUMMARY

The FLUP indicates this area as MR and could be considered transitional, with commercial and industrial employment centers located east of the site. The single-family developments located to the south and west provide a variety of housing options and overall composition of housing supply for the neighborhood. With the recently approved 150 townhome projects adjacent, this 2.99-acre area becomes isolated and difficult to independently develop. If this area is combined with the adjacent townhome project, trail network development becomes easier to coordinate and develop with only one project design and one owner.

As conditioned, Staff finds the proposed 10-unit building design and orientation, site layout and street connectivity acceptable and compliant along 1280 West.

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 9/26/20, posted on the City's website and the Utah Public Meeting website on 9/30/20 and mailed out to adjacent property owners within 300' on 9/18/20.

RECOMMENDED CONDITIONS OF APPROVAL

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.

1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
2. 10 building lots and remainder open space is approved with this subdivision. The areas labeled as remainder and/or open space shall be listed as non-buildable and only contain landscaping or accessory subdivision amenities.
3. The final plat for the subdivision shall be recorded within one year unless an extension of time is granted as per LDC. The subdivision may be phased as per LDC regulations.
4. Building setbacks shall be reviewed and approved on an individual building basis and comply with the MR-9 requirements of 15' front yard, 8' side yard, 0' common wall side and 10' rear yard.
5. Townhome buildings within the MR-9 shall have a maximum occupancy of one family or no more than three (3) unrelated people within each dwelling unit.
6. Buildings adjacent to NR zones shall be limited to 150' in length and all buildings shall not exceed 200' in length.
7. Buildings placed adjacent to streets shall be oriented with primary entrances and front facades oriented towards the street.
8. Forward-facing garage door widths along street frontages shall not exceed 50% of the overall building width except for up to three buildings, not adjacent to one another, may have garage door width ratios of 64%.
9. For every 100' of two-story building length along a public street, there shall be one (1) significant wall break that is at least 8' in depth and 20' in width and continue the entire height of the building.
10. No two adjacent buildings shall have the same street facing façade design and must vary at least four (4) out of the eight (8) design categories listed in the LDC 17.09.040.

11. All buildings placed adjacent to streets shall have convenient and delineated sidewalk connecting the building to the street. Pedestrian circulation shall be provided throughout open space and amenity areas of the project.
12. Alleyways/private streets do not require sidewalks; however, sidewalks should be considered along 1280 West for adequate pedestrian circulation.
13. A minimum of 2 parking stalls per unit shall be provided. If intended for parking, driveways shall be a minimum of 20' in length.
14. A performance landscaping plan, prepared in accordance with §17.32 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
 - a) Street trees along all adjacent streets provided every thirty (30) feet on center unless otherwise noted by the City Forrester.
 - b) Open Space and Useable Outdoor areas shall total a minimum of 39,072 SF.
 - c) A total number 60 trees and 150 shrubs, perennials and grasses shall be provided. 25% of the trees shall be evergreen.
15. All dumpsters shall be placed outside of front setbacks and visually screened or buffered from public streets by using fencing, walls, and landscaping. Dumpsters should be placed adjacent to alleyways where possible in accordance with Environmental Department requirements.
16. Storm-water retention/detention surface ponds or basins shall be positioned outside of the front setback and screen with dense vegetation from street views.
17. All streets adjacent to or within the development shall be improved to current city standards and specifications.
18. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
19. Exterior lighting, including gas canopy lighting, shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
20. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
21. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
22. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:

- a. Environmental—contact 716-9760
 - Residents will be provided carts.
 - The south-east dead-end street will need to have the residents bring their cans out to a main road as there is no turn around for the trucks.
- b. Water—contact 716-9622
- c. Engineering – contact 716-9160
 - All previous Public Works permit requirements for Woodmoore Pointe subdivision/development shall apply to this modification to Woodmoore Pointe
- d. Fire – contact 716-9515

RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW PERMIT

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

1. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the conditioned building design, site layout, materials, landscaping, building orientation, heights, and setbacks.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The proposed project provides adequate open space and useable outdoor space in conformance with Title 17.
4. The proposed project provides off-street parking in compliance with the LDC.
5. The project meets the goals and objectives of the MR-9 designation within the Logan General Plan by providing high quality projects designed in way for easy circulation of both pedestrian and vehicles.
6. The proposed project complies with maximum height, density and building design standards and is in conformance with Title 17.
7. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
8. The surrounding streets provide access, utilities and are adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

On October 8, 2020, the Planning Commission recommended that the Municipal Council approve the Woodmore Pointe rezone from NR-6 to MR-9 (4-2).

Councilmember Simmonds commented that the Council looked at this rezone before and the proponent has never been able to develop the 2/3 bottom area of the property because of the steepness of the slope. What the proponent did say was because he would add 3

acres, he could reorganize his initial development and include all of the units. The Council at the time felt that was not an appropriate thing to do so the rezone was denied. The Planning Commission approved the 10 units, pending the rezone so the proponent would have to go back to the Planning Commission if they decided they want to do something different.

Ms. Rice said the only access to the 10 proposed units would be coming off 1800 South.

The proposed ordinance will be an action item and public hearing at the November 3, 2020 Council meeting.

Budget Adjustment 2020-2021 appropriating: \$1,920 a grant the Library received from the State of Utah to be used to purchase Wi-Fi hotspots and data for the Library; \$6,086 a reimbursement the Police Department received for enforcement of events requested by businesses; \$6,020 funds received from the K-9 Seminar held by the Police Department; \$1,800 a grant the Police Department was awarded from the State of Utah to purchase equipment; \$6,642 a grant the Police Department was awarded from the State of Utah to purchase and install a vehicle gate for the police parking lot – Resolution 20-46 – 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 November 3, 2020 Council meeting.

OTHER CONSIDERATIONS:

There were no further items to be considered by the Council.

ADJOURNED. There being no further business to come before the Council, the Logan Municipal Council meeting adjourned at 6:50 pm.

Teresa Harris, City Recorder