Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, February 15, 2011 at 5:30 p.m. in the Logan City Hall Conference Room, 290 North 100 West, Logan, Utah. Chairman Herm Olsen conducting.


OPENING CEREMONY.

Assistant Police Chief Jeff Curtis gave the opening prayer and led the audience in the pledge of allegiance.

Chairman Olsen welcomed those present. There were approximately 24 citizens in the audience at the beginning of the meeting. He also welcomed Logan Scout Troop 87 and Troop 70 to the meeting.

Meeting Minutes. Minutes of the Council meeting from February 1, 2011 were reviewed and approved with minor corrections.

Meeting Agenda. The meeting agenda was approved. Chairman Olsen announced at tonight’s meeting there would be two public hearings.

Meeting Schedule. Chairman Olsen announced that regular council meetings would be held the first and third Tuesdays of the month at 5:30 p.m. The next regular council meeting is Tuesday, March 1, 2011.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL.

No comments or questions for the Mayor or Council.

MAYOR/ STAFF REPORTS.

Board Appointment.

Public Works Director Mark Nielsen asked the Council for ratification of Fred Hunsaker to serve on the Cache Valley Transit District Advisory Board which is a three year term.

ACTION. Motion by Councilmember Monson seconded by Councilmember Daines to approve ratification of Fred Hunsaker as presented. Motion carried unanimously.

COUNCIL BUSINESS.

Chairman Olsen announced there will be a Joint Logan Municipal and Cache County Council meeting on Tuesday, March 29, 2011 at 5:30 p.m. in the Cache County Council
Chamber. He also announced a tentative Joint Logan Municipal Council and Logan City School District meeting on Tuesday, May 31, 2011.

ACTION ITEMS.


Chairman Olsen opened the meeting to a public hearing.

There was no public comment and the hearing was closed.

ACTION. Motion by Councilmember Quayle seconded by Councilmember Monson to approve Res. 11-17 as presented. Motion carried unanimously.

PUBLIC HEARING - Consideration of a resolution approving rate adjustments for the Logan River Golf Course and Willow Park Zoo – Resolution 11-15.

Chairman Olsen opened the meeting to a public hearing.

There was no public comment and the hearing was closed.

Councilmember Quayle asked about the free golf pass for city employees.

Parks and Recreation Director Russ Akina responded that employees do receive a golf pass if they meet the requirements of the health management program. The pass is for a 9 hole round of gold and there are approximately 43 employees that receive this pass each year and the prime golf times are for paying customers.

ACTION. Motion by Councilmember Swenson seconded by Councilmember Quayle to approve Res. 11-15 as presented. Motion carried unanimously.

WORKSHOP ITEMS.

Budget Adjustment FY 2010-11 appropriating: $897,000 reimbursement from UDOT for the 10th West Project; $50,530 for an Impact Fee Study; $140,000 for property purchase on Canyon Road; $1,958,000 from the Cache County Road Tax for the 200 East Project – Resolution 11-19 – Richard Anderson.

Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustment. The $897,000 is a reimbursement from UDOT that will go to the light department to move power lines along 10th West. The $50,530 is for the Impact Fee Study and the impact fees themselves can pay for the study. The $140,000 is for the final property purchase on Canyon Road and the $1,958,000 is for the 200 East project.

The proposed resolution will come back as a public hearing and action item at the March 1, 2011 Council meeting.
Capital Improvement Projects (Enterprise Funds) – Mark Nielsen

Public Works Director Mark Nielsen reviewed the Capital Improvement Projects for the Enterprise Funds.

Councilmember Swenson asked about additional money going to the golf course. She said it was her understanding that the golf course would be sustainable.

Mr. Akina responded there is no additional money going to the golf course and all projects listed would be funded within the golf course budget.

Councilmember Monson asked about street light replacement on 400 North, he feels they are in disrepair and need to be replaced.

Light and Power Director Jeff White responded that the street lights belong to UDOT and they do need replacing. Logan City will work with UDOT on this project.

Mr. Nielsen said the 10th West project has now started from Highway 89-91 to 200 North and 2500 North from Main Street to 200 North. UDOT has more funding available so they are in the process of a design and evaluation of another project to go from 200 North all the way to complete the entire loop. UDOT confirmed they will be putting in a concrete road, Mr. Nielsen said there are utility issues with water and sewer lines and it will be harder to address these issues with a concrete road going in. The water line that is currently under 10th West from 200 North to 1400 North is in bad condition and there are many leaks in this area. Also, the sewer line is at capacity going from 1400 North to 600 North where the trunk line then goes west to the lagoons. Mr. Nielsen would like to have redundancy to allow for capacity. There are no utilities along 10th West North of 1800 North so as airport development begins we will need to connect the utilities to meet the needs. He has looked at what should be done and we need to replace and install utilities from 200 North to 2500 North and the same with sewer at a cost of 6.6 million dollars. UDOT is doing the first piece now and the second piece will be completed in 2012. Mr. Nielsen suggested doing a short term bond to get the utility repairs completed before the concrete road goes in.

Councilmember Monson said the City is not alone in their concern with the concrete road. He said that Questar also has concerns and he asked if UDOT would consider an asphalt road rather than concrete.

Mr. Nielsen responded that the City does not want a concrete road and typically UDOT ignores utilities. UDOT’s emphasis is the best life cycle cost of the road and they have made the decision that it will be concrete. The life cycle for a concrete road is 40-50 years. He will schedule a meeting and talk with UDOT regarding the concrete road. Repairs are much easier to do under an asphalt road. He said if we do a bond, then in a year from now he suggested raising the rates in sewer and water to pay for the bond. The bond for the Dewitt project will be paid in 2025.
Consideration of a proposed ordinance adopting storm water requirements to comply with new State of Utah permit requirements – Ordinance 11-20 – Mark Nielsen

Mr. Nielsen reviewed the storm water ordinance. The ordinance states that the City of Logan is a permitted Phase II municipality per the Utah Pollutant Discharge Elimination System. The City is required by the State of Utah Department of Environmental Quality and the Division of Water Quality to comply with the General Permit for Discharges from Small Municipal Separate Storm Sewer Systems. The purpose of adding the ordinance to the Logan Municipal Code is to protect the health, safety and welfare of the city and its inhabitants by improving the city’s storm sewer system, managing and controlling storm water runoff, protecting property, preventing polluted waters from entering the city’s water supply and other receiving waters, and establishing a viable and fair method of financing the construction, operation and maintenance of the storm sewer system.

Councilmember Quayle asked about comments regarding canals and where is that referenced in the ordinance.

Mr. Nielsen responded that canals are not under the City’s jurisdiction and we are currently working on agreements with the canal companies to allow us to have a fair relationship in maintaining the canals.

Mr. Housley said the proposed ordinance regulates storm water facilities and if we are using canals for storm water we need to comply as do the canal companies.

Mr. Nielsen said this ordinance is based on State mandates and we have very little flexibility. It has not been circulated to developers, contractors or the canal companies for their input.

Mr. Housley said the MS4 permit requirements from the State have been circulated and this has been a three year process. Information has gone out so the developers and contractors won’t be surprised by these requirements but there will be people that won’t be happy with the requirements. The requirements for large municipalities such as Salt Lake City have been in place since the 1990’s and it has recently been implemented for smaller municipalities such as Logan. The State is putting the burden on us as a City and we will do the tracking and enforcement regarding storm water.

The proposed ordinance will come back as a public hearing and action item at the March 1, 2011 Council meeting.

200 East, Center to 300 South Project and Public Involvement – Mark Nielsen

Mr. Nielsen said that Logan City, in coordination with the Utah Department of Transportation (UDOT) and the Federal Highway Administration, has prepared an Environmental Assessment (EA) to evaluate proposed transportation improvements to 200 East between 300 South and Center Street. The proposed action includes connecting 200 East south of Center Street, constructing a signalized intersection at 200 East and Center Street, improving the 200 East and 300 South intersection by adding turn-lanes,
and widening 200 East from 200 South to 300 South. The proposed action would enhance transportation connectivity for both vehicular and non-motorized transportation, correct geometric deficiencies, and improve operational deficiencies along 200 East. He introduced Mike Worrall from J-U-B Engineering who will present more information on the process and schedule of the public hearings for this project.

Mr. Worrall said the Environmental Assessment has been approved for public review and the sponsoring agency is Logan City. A public hearing on the EA will be held on March 2, 2011 from 4:30-8:00 p.m. at the Logan Community Recreation Center, 195 South 100 West. From 4:30-6:00 p.m. members of the public will have an opportunity to review illustrative materials and meet with the project team. A formal presentation will be given from 6:00-6:30 p.m. and the public comment period of the hearing will take place from 6:30-8:00 p.m. Comments on the EA may be submitted during the public hearing or mailed to Logan 200 East Project Team, c/o J-U-B Engineers, Inc., 2875 S. Decker Lake Dr. Ste. 575, Salt Lake City, UT 84119. More information can also be found at www.logan200east.info.

Consideration of a proposed zone change from Commercial General (CG) to Industrial (IND) zone at 1100 West 200 South (Westfields Phase II) – Ordinance 11-21 – Russ Holley.

Community Development Planner Russ Holley presented the Westfields Phase II Rezone. The proponent is Hal Fronk and he is requesting a zone change from Commercial General (CG) to Industrial (IND). This is 13.6 acres located at 1100 West 200 South. The property has no structures; however, roads and infrastructure have been partially installed. The primary frontage and access point for the property is along 200 South.

Mr. Holley said the Future Land Use Plan contained in the General Plan and the pending revised Land Development Code designates the property as Commercial Service (CS). The pending Land Development Codes describes the CS zone as follows; The Commercial Service designation fills a need that is between industrial and commercial land uses. CS areas provide alternative locations for light manufacturing, or wholesale. Warehouse uses and uses that support construction and manufacturing trades that are typically service oriented. Staff and the Planning Commission recommend denial based on the findings that the proposed rezone would locate Industrial directly adjacent to single family residential uses and the General Plan and the Future Land Use Plan zone this property Commercial Service.

The proposed ordinance will come back as a public hearing and action item at the March 1, 2011 Council meeting.

OTHER CONSIDERATIONS.

There being no further business to come before the Council, meeting adjourned at 6:35 p.m.

ADJOURN.

Teresa Harris, City Recorder