

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, February 18, 2025, in the Logan Municipal Council Chambers located at 290 North 100 West, Logan, Utah 84321 at 5:30 pm. Logan Municipal Council Meetings are televised live as a public service on Channel 17 and the City of Logan YouTube channel at: https://www.youtube.com/channel/UCFLPAOK5eawKS_RDBU0stRQ

Councilmembers present at the beginning of the meeting: Chair Jeannie F. Simmonds, Vice Chair Mike Johnson, Councilmember Amy Z. Anderson and Councilmember Mark A. Anderson. Administration present: Mayor Holly H. Daines, City Attorney Craig Carlston, Finance Director Richard Anderson, and City Recorder Teresa Harris.

Excused: Councilmember Ernesto López.

Chair Simmonds welcomed those present. There were approximately 18 in attendance at the beginning of the meeting.

OPENING CEREMONY:

Mayor Daines offered a prayer and led the audience in the pledge of allegiance.

Meeting Minutes. Minutes of the Council meeting held on February 4, 2024 were reviewed.

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

ACTION. Motion by Councilmember A. Anderson seconded by Vice Chair Johnson to approve tonight's agenda and minutes from February 4, 2024 as presented.

Motion carried by roll call vote.

A. Anderson: Aye

M. Anderson: Aye

Johnson: Aye

López: Absent

Simmonds: Aye

Meeting Schedule. Chair Simmonds announced that regular Council meetings are held on the first and third Tuesdays of the month at 5:30 p.m. The next regular Council meeting is Tuesday, March 4, 2025.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:

Chair Simmonds explained that any person wishing to comment on any item not otherwise on the agenda may address the City Council at this point by stepping to the microphone and giving his or her name and address for the record. Comments should be limited to not more than three (3) minutes unless additional time is authorized by the Council Chair. Citizen groups will be asked to appoint a spokesperson. This is the

time and place for any person who wishes to comment on non-agenda items and items that are germane or relevant to the authority of the City Council. Items brought forward to the attention of the City Council will be turned over to staff to respond to outside of the City Council meeting.

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

MAYOR/STAFF REPORTS:

Update on First Dam Tank Transmission Line Alignment – Mayor Daines (6:00)

Mayor Daines read the following letter regarding the First Dam Tank Transmission Line Alignment.

Update on First Dam Tank Transmission Line Alignment, February 18, 2025

Since we discussed the project last, we've contracted with Whitaker Construction as the general contractor for the transmission line and Canyon Road improvements. Whitaker is a highly regarded heavy construction contractor in our region with many successful projects of this type.

As you know, JUB Engineers evaluated seven possible alignments for the transmission line based on specific metrics. We had a well-attended public information meeting on December 5th where we collected lots of comments from the public and answered many questions. In the weeks since, we've received and considered additional comments both in support of the project and expressing concern about specific aspects of the project, and have considered any reasonable suggestions for viability. We've also been waiting for the final geotechnical report, which is now complete.

We sincerely appreciate the public engagement and involvement. We've used the process described to ensure we make the best possible decision for the overall community. That takes into account both design, cost and constructability. Each alternate alignment or modification considered comes with significant cost and additional disruption to more homes and properties.

The least expensive alternative would impact 90 additional properties and cost an extra \$2.4M just for the pipe and installation. With the added right of way purchases required and additional utility relocations for the longer route, it could easily double that cost.

77 As most citizens are aware, water rates have already increased as we work to
78 upgrade aging water infrastructure. To put it in context, an additional \$4.8M
79 would require at least a 2.5 percent water rate increase for every household in the
80 city over the 20 year life of the bond, all to save seventeen trees that are not in the
81 best of health and are likely nearing the end of their life.

82 With this project we also have a significant opportunity to improve the overall
83 safety, function and beauty of the entire Canyon Road corridor for a wide cross
84 section of users. This corridor is listed in the Transportation Master Plan as a
85 Collector Road with an 80 foot wide right of way. This project would narrow that
86 planned road width which will slow traffic, could implement long-planned bike
87 and pedestrian connectivity, and potentially plant over 200 new trees, investing in
88 the future and long term beauty of this area.

89 As with all large projects, these decisions come with trade-offs and are not always
90 popular or preferred by everyone. As Mayor, my job is to make the decision that
91 is best for the entire community.

92 With this additional information, we've confirmed the recommended alignment for
93 the water transmission line along the north side of Canyon Road is the most
94 economical and beneficial for the entire community. Even though this pipeline
95 alignment requires the removal of the widely discussed Ash trees along Canyon
96 Road, I believe this is the best decision going forward.

97 As we continue the design of the pipeline, it is our intent to work through the
98 Wilson Neighborhood Council on how the roadway will be put back together
99 (which is scheduled for 2026), including potential curb and gutter, sidewalk or
100 trail options, and park strips with trees.

101 You as council members have already appropriated \$20M towards this significant
102 and necessary infrastructure project. Sometime in the coming weeks, as we
103 finalize more design details, we'll be coming to you with a budget to complete the
104 project based on the decision I've outlined tonight. At that time, following our
105 typical budgetary process, we will hold a public hearing on the budget to allow for
106 input from citizens.

107 Thank you to our residents for their engagement and to you, the City Council
108 members, for your substantial investment of time and energy as you've done your
109 own homework and talked with citizens about the project. I am asking tonight for

your head nod as we continue with the selected alignment for the transmission line and design of the roadway improvements so that Public Works can begin preparing the budget request for a future City Council agenda.

Following this meeting, either tonight or tomorrow morning, this update, an addendum to the Alignment Memo and the new Geotechnical Report will all be posted to the project website to join the previously released alignment memo and other project documents.

Chair Simmonds inquired if the Council desired to see the project come forward and a budget be provided.

Councilmember M. Anderson refrained from making a comment at this time as he will be impacted by the project because he lives on Canyon Road. He abstained from making any comment.

Councilmember A. Anderson wished that the Canyon Road trees would not need to be removed but also understood that they need to be removed in order to complete the project. She stated that comments have been made both in favor and against especially the fact that residents do not want to pay an increase in fees.

Vice Chair Johnson shared similar sentiments with Councilmember A. Anderson. He said it is a difficult decision, but ultimately it is just as important to keep costs low for citizens. The road also needed to be improved to better bike and pedestrian connectivity.

Chair Simmonds reiterated the fact this has not been any easy decision, but it is a necessity. The road will remain the same size as it is today rather than being expanded into a collector road. The pipe is critical, especially in the event of a fire to prevent what occurred in Los Angeles. She recommended the proposed project move to the budget stage so the Council may have an understanding of what the incurred costs will be.

Mayor Daines emphasized the fact that every alternative had been considered. However, the dramatic increase in costs for the same benefit to citizens simply did not align. The budget will come forward to the Council and there will be a public hearing where citizens can comment. As the project design commences, the Wilson Neighborhood will also be involved.

Landfill/Transfer Station Closure on Saturday, February 22 – Mayor Daines ([17:20](#))

Mayor Daines announced that on Saturday, February 22 the Environmental Department plans on closing the landfill and transfer station due to the SR-30 road construction and closure. Waterline and sewer relocation at the intersection of 1400 W and SR-30 will close access to the landfill and the culinary water will be shut off starting on Saturday,

February 22 morning through Sunday, February 23. The Environmental Department will send out an announcement of the closure on social media and will post signs at the landfill.

No further Mayor/Staff Reports were presented.

COUNCIL BUSINESS:

Planning Commission Update – Councilmember Simmonds

Chair Simmonds reported that the Planning Commission reviewed the proposed water tank design and location. It was approved with a conditional use permit. USU commented that solar panels could possibly be installed on the roof of the water tank and used to create solar energy.

Board and Committee Reports – Vice Chair Johnson, Councilmember A. Anderson and Councilmember López ([19:10](#))

Vice Chair Johnson reported the Audit Committee met to select a new auditing company. BPAC (Bicycle Pedestrian Advisory Committee) discussed Bike Week and are making plans for their event starting on May 11, 2025.

RESAB (Renewable Energy and Sustainability Advisory Board) met and discussed their bylaws which have not been approved by the City Council since the committee was established in 2009. There will be changes to the bylaws and will be presented to the Council at a future meeting.

The Ellis & Wilson Neighborhoods met; the Wilson Neighborhood discussed their Neighborhood Master Plan. The Woodruff Neighborhood discussed the Willow Lakes Planned Unit Development (PUD). The Adams Neighborhood discussed the addition of a bike lane. The Legislative Policy Committee (LPC) met to discuss ongoing legislation and the possible impact on cities and towns. Lastly, he attended a meeting with the Light & Power Department to discuss local renewable energy options.

Councilmember A. Anderson reported that the Parks & Recreation Board, Public Arts Committee, and Library Board did not meet this month. The Library Board at a prior meeting discussed the ongoing library construction-related issues that continue to linger, and that are still being addressed. All patrons using Hoopla will be limited to two items per month in order for the library to remain on budget. The subscription is pay per use regardless of whether the item is actually used, the library must pay for the item borrowed.

The Adams Neighborhood Council met and discussed the new bike plan for 500 North which will be shared with the neighborhood at their next meeting on April 16, 2025, at 7 p.m. at Adams Elementary. Lastly, she invited the public to attend a Utah Department of Transportation (UDOT) meeting on February 25, from 4:30-6:30 p.m. at Mount Logan

192 Middle School. UDOT is evaluating improvements to enhance mobility on US-89/91
193 (Main Street).

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195 Councilmember López was excused from tonight’s meeting and did not provide a report.

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197 No further Council Business items were presented.

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199 **ACTION ITEMS:**

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201 **PUBLIC HEARING - Consideration of a proposed resolution indicating the Intent**
202 **to Adjust the Municipal Boundary between the City of Logan and Millville City –**
203 **Resolution 25-04 – Mike DeSimone, Community Development Director ([32:41](#))**
204

205 At the February 4, 2025 Council meeting, Community Development Director Mike
206 DeSimone addressed the Council. He stated that Logan City has received a request from
207 Global Properties (Zollinger) to adjust the Municipal Boundary between Logan and
208 Millville City. There are five separate tax parcels, 02-089-0014, 0015, 0025, 0033, and
209 0041 along with a building on building on parcel# 02-089- 0033 that cross the existing
210 recorded municipal boundary. This proposed action will adjust the municipal boundary to
211 match existing parcel boundaries.

212
213 The proposed resolution of intent signifies the City's willingness to formally pursue this
214 municipal boundary adjustment in this specific area and as directed by State Law. The
215 proposed municipal boundary adjustment affects the following properties:

216

Tax ID	Name	Property Address	Acres
02-089-0033	Lance Zollinger	695 E 1700 S Bldg. 6, 28, 30	1.91
02-089-0014			3.10
02-089-0041			4.26
02-089-0024	Richard Zollinger	695 W 1700 S Bldg. 4, 5	4.29
02-089-0015			2.30

217
218 Utah Municipal Code 10-2-419 governs the adjustment of common municipal
219 boundaries. Procedurally, (1) each municipal shall adopt a resolution indicating their
220 intent to adjust the common boundaries; (2) hold a hearing no less than 60 days after the
221 adoption of the resolution; (3) publish a public notice for three weeks in the newspaper
222 and on the Utah Public Notice Website; (4) hold a public hearing; (5) adopt an ordinance;
223 and (6) file with the County and the State. While each jurisdiction will hold their own
224 hearings, we are coordinating with Millville City on hearing dates and fulfilling
225 minimum noticing requirements. The proposed workshop & hearing dates on an adoption
226 Ordinance are April 15, 2025 and May 6, 2025.

227
228 Chair Simmonds opened the meeting to a public hearing.

229
230 There were no comments and Chair Simmonds closed the public hearing.

ACTION. Motion by Vice Chair Johnson seconded by Councilmember M. Anderson to approve Resolution 25-04 as presented. Motion carried by roll call vote.

**A. Anderson: Aye
M. Anderson: Aye
Johnson: Aye
López: Absent
Simmonds: Aye**

PUBLIC HEARING - Consideration of a proposed resolution indicating the Intent to Adjust the Municipal Boundary between the City of Logan and Nibley City – Resolution 25-06 – Mike DeSimone ([35:49](#))

At the February 4, 2025 Council meeting, Community Development Director Mike DeSimone addressed the Council. He stated that Logan City has received a request from Fastlane Properties (B.J. Smith) and Todd & Dixie Anderson to adjust the Municipal Boundary between Logan and Nibley City. Currently, there are three tax parcels, 03-012-0026, 0027 and 0028 with existing residential structures on 26 & 28. This proposed action will move these three parcels from Logan into Nibley and adjust the municipal boundary to run with the UDOT right-of-way line.

The proposed resolution of intent signifies the City's willingness to formally pursue this municipal boundary adjustment in this specific area and as directed by State Law. The proposed municipal boundary adjustment affects the following properties:

Tax ID	Name	Property Address		Size
03-012-0026	Fastlane Properties LLC (B.J. Smith)	2944 S Hwy	89	1.205 Acres
03-012-0027	Fastlane Properties LLC (B.J. Smith)	2966 S Hwy	89	2.007 Acres
03-012-0028	Todd and Dixie Anderson	2988 S Hwy	89	2.364 Acres

Utah Municipal Code 10-2-419 governs the adjustment of common municipal boundaries. Procedurally, (1) each municipal shall adopt a resolution indicating their intent to adjust the common boundaries; (2) hold a hearing no less than 60 days after the adoption of the resolution; (3) publish a public notice for three weeks in the newspaper and on the Utah Public Notice Website; (4) hold a public hearing; (5) adopt an ordinance; and (6) file with the County and the State. While each jurisdiction will hold their own hearings, we are coordinating with Nibley City on hearing dates and fulfilling minimum noticing requirements. The proposed workshop & hearing dates on an adoption Ordinance are April 15, 2025 and May 6, 2025.

Chair Simmonds opened the meeting to a public hearing.

B.J. Smith, a property owner remarked that he would like to be part of Logan, but the location is not part of Logan's utility master plan.

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

ACTION. Motion by Vice Chair Johnson seconded by Councilmember A. Anderson to approve Resolution 25-06 as presented. Motion carried by roll call vote.

A. Anderson: Aye

M. Anderson: Aye

Johnson: Aye

López: Absent

Simmonds: Aye

PUBLIC HEARING – Consideration of a proposed ordinance to adopt or amend an Impact Fee for the City of Logan – Ordinance 25-01 – Tyler Richards, Environmental Director (39:17)

At the January 21, 2025 Council meeting, Environmental Director Tyler Richards addressed the Council regarding the proposed ordinance. On average residential units tend to use more water than multi-family units.

WASTEWATER TREATMENT FEE SCHEDULE

METERSIZE	I	ERU MULTIPLIER	FEEPER ERU
Residential User			
Single Family unit	I		\$2,433.00/ unit
Multi Family User*	0.7*		\$1,703.00/unit*
Non-Standard Impact Fee**			
Q" Displacement/Compound Meter	3.2		\$7,786.00 Minimum Fee
4" Compound Meter	10		\$24,327.00 Minimum Fee
Non-Standard Impact fee user			(GPD/245GPD)*\$2,433.00

*Multi-family refers to a residential dwelling that consists of duplex, triplex, quadplex, apartment, condominium, and all other dwelling units that are individually or jointly water metered and not classified as Single Family Residential. These may consist of one building

AMENDED TABLE 6.1: IMPACT FEE PER ERU

	TOTAL COST	% TO GROW	Cost of FFP	ERU SERVED	COST PER ERU
Existing Facilities (Buy-In)	\$16,561,911	24%	\$3,956,456	17,551	\$225
Future Facilities	\$162,146,550	24%	\$38,735,009	17,551	\$2,207
Professional Expense	\$13,050	100%	\$13,050	17,551	\$1
Impact Fee Fund Balance	-	100%	-	17,551	-
Total per ERU			\$42,704,516		\$2,433
Multi-Family Adjustment Factor					70%

Mayor Daines stated the reason why the change is being made is due to a study that found that multi-family units use less water than single-family units.

Chair Simmonds added this is a one-time fee and is only charged upon construction.

Chair Simmonds opened the meeting to a public hearing.

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

ACTION. Motion by Councilmember M. Anderson seconded by Vice Chair Johnson to adopt Ordinance 25-01 as presented. Motion carried by roll call vote.

A. Anderson: Aye

M. Anderson: Aye

Johnson: Aye

López: Absent

Simmonds: Aye

(Continued from November 19, 2024) – Consideration of a proposed ordinance amending Section 12.36.020 of the Logan Municipal Code Regulating Sewers and Sewage Disposal – Ordinance 23-31 – Tyler Richards ([41:50](#))

Environmental Director Tyler Richards addressed the Council regarding the changes made to the ordinance at the request of the State. The compliance fee was increased to \$1,000 per day for a violation. The code was also changed to address repeat violators and to have the ability to impose the proposed higher fee.

ACTION. Motion by Councilmember M. Anderson seconded by Councilmember A. Anderson to adopt Ordinance 23-31 as presented. Motion carried by roll call vote.

A. Anderson: Aye

M. Anderson: Aye

Johnson: Aye

López: Absent

Simmonds: Aye

PUBLIC HEARING - Budget Adjustments FY 2024-2025 appropriating: \$88,071 funds received from the State alcohol funds toward police enforcement; \$37,244 funds received for police overtime shift reimbursements – Resolution 25-05 – Richard Anderson, Finance Director ([44:50](#))

At the February 4, 2025 Council meeting, Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustments.

Chair Simmonds opened the meeting to a public hearing.

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

ACTION. Motion by Vice Chair Johnson seconded by Councilmember M. Anderson to approve Resolution 25-05 as presented. Motion carried by roll call vote.

A. Anderson: Aye
M. Anderson: Aye
Johnson: Aye
López: Absent
Simmonds: Aye

No further action items were presented.

WORKSHOP ITEM:

No workshop items were presented.

OTHER CONSIDERATIONS:

Vice Chair Johnson reiterated the invitation extended by Councilmember A. Anderson to the public to attend the UDOT meeting on February 25 from 4:30-6:30 p.m. at Mount Logan Middle School.

There being no further business, the Logan Municipal Council adjourned at 6:15 p.m.

Esli Morales, Deputy City Recorder