

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, September 2, 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: [bit.ly/LoganCouncilMeetings](https://bit.ly/LoganCouncilMeetings)

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

Chair Simmonds welcomed those present. There were approximately 58 in attendance at the beginning of the meeting.

### **OPENING CEREMONY:**

Councilmember Ernesto López provided the opening ceremony and led the audience in the pledge of allegiance.

*Councilmember López stated that from the 15<sup>th</sup> of September to October 15<sup>th</sup> is filled with celebration and appreciation for the Hispanic/Latino community. The community is invited to attend the Latino Festival on September 13<sup>th</sup> on Center Street. In Utah, the Latino population is half a million, with 8,000 of the population residing in Logan. Hispanic refers to individuals who have a connection to the Spanish language. Latino refers to individuals with ancestral ties to Latin America or the Caribbean regardless of native or predominant language. Celebrating Latino heritage is celebrating a part of American history. They are a crucial part of the workforce, strengthening the economy, creating businesses, and creating jobs and innovation. In 2023, their economic impact reached \$4.1 trillion.*

*However, this year's festivals will be downsized, and the truth is uncomfortable. Of the 70 million Latinos in the United States, more than 20 million are immigrants. We, our families, circumstances, and life callings made us part of this great nation. We contribute in every way possible. Many millions are not fortunate enough to be documented. Undocumented immigrants are essential workers. The federal administration believes otherwise. The truth is that there are not enough criminals to sanction the number of deportations. These individuals are someone's loved ones, their fathers, mothers, and children. They can be neighbors, friends, or heroes like Officer Eric Estrada, who gave his life in the line of duty. Organizers and attendees are concerned about the safety of the community, lest customs and immigration officers consider raiding the event. Many out of safety and concern are electing not to participate. So, please show up to the event and participate in the community celebration. Reach out to elected officials and beseech them to stop supporting the terrorizing of the Latino community in the country.*

Chair Simmonds expressed gratitude and appreciation for being able to work with Councilmember López.

**Meeting Minutes.** Minutes of the Council meeting held on August 19, 2025 were reviewed. Also reviewed with minor corrections made were minutes of the Truth In Taxation meeting held on August 7, 2025.

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

**ACTION.** Motion by Councilmember A. Anderson seconded by Councilmember M. Anderson to approve tonight's agenda, minutes from August 19, 2025 and minutes from August 7, 2025 as presented. Motion carried by roll call vote.

**A. Anderson: Aye**

**M. Anderson: Aye**

**Johnson: Aye**

**López: Aye**

**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, September 16, 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.

Gail Hanson, a resident of Logan expressed concerns about the changes in federal funding for first-time home buyers. She also asked if the Council and audience are aware of the italicized portion of the agenda. She read from the agenda and emphasized the importance of treating each other with courtesy and respect.

Chair Simmonds asked if the City is still participating in the "Welcome Home, Own in Logan" program.

Mayor Daines responded that the City did not fund the program through the RDA. Unfortunately, the program was taken advantage of and with market changes, it is no longer part of the budget.

Richard Anderson, Finance Director added that roughly \$10,000 in funds is still being carried forward. The funds are a repayment made by a homebuyer who sold their home prior to the required 5 years of residency.

Patrick Belmont, a resident of Logan shared a positive story about a city changing to solely renewable energy. He advocated that trust can be built with the community. He expressed his continued disappointment regarding the prior decision made by the Council to add baseload power from natural gas to the city's energy portfolio.

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

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

#### **Presentation of Canyon Road Surface Improvement Update and proposed timetable – Zan Murray, JUB Engineering ([17:03](#))**

Zan Murray with JUB Engineering addressed the Council regarding the First Dam Tank Pipeline Project – Canyon Road Improvements. Canyon road will be improved from approximately 600 East to 1500 East just past Herm's Inn.

Canyon Road Improvement Project Purpose as recommended in the Transportation Master Plan, Bicycle/Pedestrian Master Plan, and Wilson Neighborhood Plan:

1. Provide a vehicle corridor along Canyon Road to meet future needs.
2. Improve bicycle mobility along Canyon Road.
3. Provide safe pedestrian movement along Canyon Road to park and recreation destinations.
4. Create a uniform streetscape that matches the neighborhood plan goals.

Canyon Road should be deemed a bicycle boulevard that is part of the city's biking and walking trail system. A bicycle boulevard is an area that is improved to permit bicycles to be used as commuting as a means of transportation.

Wilson Neighborhood Plan Recommendations:

- Neighborhood street design should favor local safety and neighborhood character over suburban commuter speed and volume.
- Street widening should only be done on critical transportation corridors.
- Pedestrian and bicycle infrastructure should be expanded because it's a healthier and less impactful mode of transportation to the neighborhood.
- Large public infrastructure projects should involve neighborhood residents for better collaboration, analyzation and alternatives when necessary.

### Canyon Road Improvement Project Benefits:

1. A vehicle corridor along Canyon Road to meet future needs.
2. Bicycle mobility along Canyon Road.
3. Safe pedestrian movement for residents and the community along Canyon Road to park and recreation destinations.
4. A uniform streetscape that matches the neighborhood plan goals.

Chair Simmonds requested clarification on the difference between 10% & 30% design and their meaning.

Mr. Murray explained that 10% of the designs are a preliminary design of what a design may look like. A 30% design is a horizontal layout. How does the design fit in the right-of-way, and so forth.

Chair Simmonds referred to the slide show of the bike boulevard with a wide park strip. She indicated that much of the south corridor has a canal, which would be the park strip area. She inquired whether there are anticipated changes in this location.

Mr. Murray answered that the canal/ditch will be enclosed, and the trees will be in appropriate spots to grow.

Chair Simmonds requested confirmation that the imposed 66 feet is from one edge of the sidewalk to the other edge.

Mr. Murray replied that it is approximately a foot behind the edge of the sidewalk on the right-hand side as a buffer.

Councilmember A. Anderson asked if any is part of the City's easement.

Mr. Murray responded that the City has a 99-foot right-of-way for Canyon Road. The City has the ability to use that right of way, but it extends onto private property.

Councilmember A. Andreson referred to the retaining wall slide. She inquired how high the retaining wall is, and ADA requirements.

Mr. Murray answered that the retaining wall is about 5 feet tall, but there are areas where the retaining wall is higher when closer to the road. The City standard for ADA requirement is 5 feet at its narrowest.

Chair Simmonds commented that the Boulevard Trail is 8-feet for comparison.

Councilmember M. Anderson remarked that the pump house on the north side was upgraded, and if it would be possible for the retaining wall to match the outside of the pump house.

Mr. Murray replied that the intent is to create a streetscape with a consistent use of trees, grass, or rock as zero-scape.

Councilmember López inquired if concerns regarding seismic activity will be addressed.

Mr. Murray explained that currently, the soil is being checked by geoengineers to review the strength of the soil. Then the retention walls are built to withstand potential seismic activity.

Councilmember M. Anderson asked as part of the research for the project if the trees on Canyon Road were counted.

Mr. Murray stated that the number of trees was not counted.

Councilmember M. Anderson estimated a total of 30 trees.

Chair Simmonds clarified that technically there is not a park strip for trees to be counted from.

Mayor Daines requested a brief explanation on the free right turn.

Mr. Murray explained that the free right turn does not allow cars to merge onto the short dugway. The proposal shows the removal of the free right turn and a wider radius. This will create a four-way stop and allow traffic to move. Currently, still in the works is additional traffic counts from the Public Works Department.

Councilmember López inquired what number of vehicles/traffic would determine if the free right turn was needed or not.

Mr. Murray responded that the primary indicators are how many vehicles turn westbound turning north bound. Then the numbers would be placed into a model to determine if a free right turn lane would work or not.

Councilmember López requested an exact number needed for the determination.

Sam Powell, Lead Project Designer, answered that based on projections from July, there will be a delay due to not having the numbers of the influx of USU students. The worst traffic movements were left or right or north bound.

Councilmember A. Anderson asked if the dugway gates would still be available to close in case of heavy snow.

Mr. Murray confirmed that this is the case, and there are concerns as it is a very steep slope.

Chair Simmonds commented that the only way to plow the road is for the snowplow to go downhill.

Chair Simmonds referred to the 730 East slide and requested confirmation that the dotted line did not represent the retaining wall.

Mr. Murray confirmed that the blue dotted line did not represent the retaining wall on the slide. The blue dotted line is the approximate location of the edge of the 99-foot right-of-way.

Councilmember A. Anderson indicated that the retaining wall is represented by the black line, but the actual depiction of the retaining wall is down below by the sidewalk.

Mr. Murray confirmed that is correct. The black line merely shows the length/extension of the retaining wall. The actual retaining wall is down below by the sidewalk.

Vice Chair Johnson referred to the Crockett Avenue slide and clarified for the benefit of the public that the current phase is the 30% design (just lines on the map). Each individual property owner shown on the slide will be reached out to in order to receive input.

Mayor Daines remarked that if the sidewalk is adjacent to the parking it is easier for ADA accessibility and stroller accessibility.

Mr. Murray requested public feedback on the number of stalls proposed. The proposal is ten stalls, but if there is a preference for more, there is a possibility of additional stalls being added.

Councilmember López inquired if there will be any crosswalk beacons installed at this location.

Mr. Murray stated that it is an option.

Chair Simmonds referenced the 1420 East slide and asked what would occur to the right-of-way afterward.

Mr. Murray answered that once the right-of-way design of the street is completed, the right-of-way will be vacated and returned to the citizens.

Vice Chair Johnson requested clarification on where the right-of-way will go .

Mr. Murray clarified that the right-of-way would go down to 66 feet, but there may be areas where the right-of-way would be a bit wider due to the retaining wall, ADA requirements, and so forth.

Chair Simmonds for the benefit of the public stated that a master plan involves neighborhood input, city-wide input, a committee of residents, public hearings, and countless opportunities for residents to voice their opinions.

Councilmember A. Anderson clarified for the benefit of the public that the City owns a 99-foot right-of-way, and there may be structures that need to be removed on City property.

Mr. Murray stated that collector streets have a need for sidewalks. A smaller residential street may be able to get by without sidewalk. An advantage of continuity is the trail from First Dam to Merlin Olsen Park, which will be of tremendous value once completed. Currently, the north side is not utilized because there is no sidewalk nor facility there.

Mayor Daines added that the goal is to create a trail from the dugway to Merlin Olsen Park.

Councilmember A. Anderson remarked that putting in sidewalks actually increases the value of residential homes; it does not devalue them.

Mr. Murray stated that the value of an amenity is about perception.

Vice Chair Johnson asked if the trees on the North or South side would be watered, what would be the maintenance for them, and how can we ensure the trees will grow and flourish.

Mr. Murray said, unfortunately, at this time, there is no clear answer. It would depend on the design and on what the City would like to invest in or create with the project.

Mayor Daines explained that when putting trees in park strips, a sleeve is put under the sidewalk. The hope is that residents would be interested in helping with irrigation and watering of the trees. Alternatively, there are discussions about the neighborhood caring for the trees for the first 10 years until the trees are firmly established.

Vice Chair Johnson inquired if the City would maintain the 8-foot sidewalk and shovel snow if needed during the winter months.

Mayor Daines replied that if the sidewalk is part of the City's trail system, the City will maintain the sidewalk. However, if the sidewalk goes down to 5 feet that would be the responsibility of the property owners.

Vice Chair Johnson asked if a sidewalk would affect slope stability, especially on the northern slopes.

Mr. Murray responded that geotechnical designs, ground boring, different types of retention walls, the type of soil strengths are reviewed, and they are designed accordingly to mitigate any instability issues. Regarding the northern slopes, the retention walls will be larger and deeper to ensure they stabilize the slope.

Councilmember López inquired if JUB has ever built multiple retaining walls and do they have sufficient experience to address slope instability and appease public concerns.

Mr. Murray answered that the current geoscope engineering firm is reviewing the soil, and they are a nationwide firm. They have done countless walls, and their team in particular has worked on multiple projects in the past. This project is by no means an abnormality.

Councilmember M. Anderson recommended that neighborhood members verify their property lines to determine what the impact will be. He requested that staff meet with neighbors as well to inform them of the impact.

Mr. Murray invited the community to review the aerial image available on the website, [https://www.loganutah.gov/government/departments/public\\_works/capital\\_projects.php](https://www.loganutah.gov/government/departments/public_works/capital_projects.php). Residents are welcome to email questions and comments to [logantank@jub.com](mailto:logantank@jub.com), especially homeowners who will be impacted by the project. The community is also invited to participate in the ongoing survey available at the City website.

Councilmember A. Anderson shared a personal story of losing property trees and privacy when the canal pipe project occurred in the Hillcrest neighborhood. Their neighborhood was very upset at that time. However, the project resulted in the canal trail. She personally uses the canal trail at least four times per week. The entire neighborhood uses the trail, which was only possible when the construction project occurred. The trail has become an essential part of the neighborhood. She shared that change is hard, and she understands what the neighborhood is currently experiencing and implores them to be part of the change.

Councilmember López expressed concerns about losing the free right turn to go up the dugway and potential negative traffic impacts. He and his wife walk the neighborhood and note that it is difficult to walk side by side on the narrow strips of sidewalk.

Vice Chair Johnson asked what the cost of the sidewalk would be.

Mr. Murray estimated that the cost for the sidewalk will be \$1.5 million, which also includes the cost of the retaining walls on the north side.

Chair Simmonds requested clarification on whether the estimated cost for the sidewalk is already part of the project or if it will be an additional cost.

Paul Lindhardt, Public Works Director, came to the podium to address the question and responded that the proposed budget for the project includes improvements to the sidewalk and the retaining wall.

Mayor Daines invited the public to contact the Council regarding concerns and to also contact JUB Engineers for further information and questions.

**Explanation of survey to receive feedback from City residents on Canyon Road improvements – Matt Vance, Wilson Neighborhood Chairperson ([1:20:19](#))**

Matt Vance, Wilson Neighborhood Chairperson addressed the Council. Mr. Vance stated that he has experience in feedback and survey design. The survey is a product of City Staff, Engineers, Neighborhood Plans, Committees, and is a good example of a collaborative effort. The integrity of the survey will go through an AI model. The data results will be presented to the general public. More detailed data will be available to



those who desire it. The survey can be anonymous, and to please make comments that do not reveal personal information if that is the desire.

Mr. Vance addressed the concerns regarding comments being pushed out by a survey. In his professional opinion, that is not the purpose of a survey. The purpose of the survey is to narrow the scope of opinions. The strategic use of a survey to aggregate to the ongoing project which is much more effective. The survey will be available to the public for 3 weeks. The survey will be available on Facebook, email, and on the City's website. Everyone is invited to participate. Community participation is crucial as more responses create better data sets.

Councilmember A. Anderson said the trail system is used by the community and those living in and out of the City. She asked if the survey is designated only for residents and/or other residents of Cache Valley be able to participate in the survey.

Mr. Vance answered that the header of the survey states that the survey is designated for Logan City residents. There is an option on the survey for a resident outside of Logan to participate as well.

Mayor Daines reminded everyone that the City website has further details.

Vice Chair Johnson asked if the data collected will have any impact on the final decision of the Council, and if the City will have prior access to the data before the public does.

Mr. Vance replied that the City will receive access to the data at the same time as the public. Professional analysis will occur, and the survey will be objective as a third party to minimize bias.

Mayor Daines stated that the survey is one of the many data points available and part of the decision.

Councilmember López inquired if there would be a Spanish survey option.

Mr. Vance responded that there is no readily available survey, but they can translate and make a Spanish version available.

Mayor Daines clarified for the benefit of the public that even if a sidewalk is not put in, the trees will be removed for the installation of the waterline.

No further Mayor/Staff Reports were presented.

### **COUNCIL BUSINESS:**

#### **Planning Commission Update – Chair Simmonds ([1:30:46](#))**

Chair Simmonds reported that the Planning Commission meeting was cancelled.

## **Board and Committee Reports – Councilmember A. Anderson, Vice Chair Johnson and Councilmember López**

Councilmember A. Anderson reported that he attended the USU Aspire event held by the USU Electric Vehicle & Roadway (EVR) research facility. A future possibility for electric vehicles is that they can charge as they drive. The Public Art Committee just finished a call for artists. On Monday, the committee will be meeting to review the submissions to determine finalists. The Fine Arts Committee met and the grant cycle was completed yesterday.

The Local Homeless Council met to discuss homelessness in the city and the tri-county area. The Cache County School District reported that this time last year, they had 40 students who were homeless. This year, there are 55 students (K-12). It is important to remember that homelessness does not just affect those with mental health illnesses, but it also affects children and families.

Councilmember A. Anderson also attended the Balance of State of Continuum Care quarterly meeting, the Shelter Advisory Meeting, and the Utah League of Cities and Towns meeting. The Library Board met and encouraged the community to review the statistics of the library. Last year, the library had over 458,266 physical items checked out, 170,423 estimated library visits, 5,721 hours of meeting room, 886 public meetings held, and 28,980 library grants.

Vice Chair Johnson reported that RESAB (Renewable Energy & Sustainability Advisory Board) met to discuss energy efficiency outlines. BPAC (Bicycle Pedestrian Advisory Committee) is planning bike week for the Health Department on September 8<sup>th</sup> through the 13<sup>th</sup>. He attended the Utah League of Cities & Towns meeting for their housing advisory subgroup.

He and Councilmember M. Anderson attended the UAMPS annual conference where Steve Wright discussed aligning leadership in public service. Mick Dominguez discussed the difficulty in California of having to curtail excess solar energy in the day, and issues with baseload power in the evening. They are trying to add 15 GW of power as they are expecting a shortfall of 12 GW next year.

He attended RUSH week at Logan High School to help students sign up for the Logan City Youth Council. As well as the Wilson Neighborhood meeting that was last week. Multiple meetings with the Wilson Neighborhood and the Canyon Road team. Lastly, meetings with staff, and another energy meeting in Brigham City.

Councilmember López reported that he attended the Canvass of the primary election, the Truth In Taxation meeting and the Wilson Neighborhood Council meeting. The Logan High Youth Council will be creating a T-shirt to identify their organization. The Public Arts Committee met with artists and will meet to select finalists for the art project at the

Softball Complex. He attended the kickoff meeting for the centennial celebration committee. The Fine Arts Committee met and decided on the cultural grants recipients; he also attended a meeting with the Cache Arts Committee.

No further Council Business items were presented.

### **ACTION ITEMS:**

#### **PUBLIC HEARING - Consideration of a proposed resolution adopting the Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2024 for the City of Logan – Resolution 25-34 – Amanda Pearce, CDBG Coordinator ([1:44:36](#))**

At the August 19, 2025 Council meeting, CDBG Coordinator Amanda Pearce addressed the Council regarding the proposed resolution. She explained that the 2024 Consolidated Annual Performance and Evaluation Report (CAPER) provides an analysis of the first project year (July 1, 2024 – June 30, 2025) of the City's 5-year Consolidated Plan completed in 2024.

The CAPER is prepared annually to report accomplishments of the funded activities and to measure the success in achieving the vision, goals, and objectives identified in the Consolidated Plan and the Annual Action Plan.

During Project Year 2024 there were two completed public facility projects, the Merlin Olsen Wildlife Mural and the Sunshine Terrace Commercial Oven.

The Project Year 2023 BRAG Emergency Home Repair Program was completed in Project year 2024, providing 11 Low-Moderate Income households up to \$5,100 to complete minor home repairs.

Ms. Pearce reviewed the list of current neighborhood improvements projects and their status at the close of Project Year 2024.

During the Project Year a total of \$711,107.44 was spent in CDBG funds and \$5,507.91 in CDBG-COVID funds. A total of \$103,677.47 was spent on administrative expenses. Chair Simmonds and Council expressed their appreciation for the 100 W 200 S Pedestrian crossing as it was needed by the community.

Chair Simmonds asked who does the work for the BRAG emergency repairs.

Mayor Daines responded that BRAG has a team that does home emergency repairs.

Chair Simmonds said for the benefit of the public that the CDBG board meets on an annual basis. Projects are submitted to the board and reviewed, before allocating funds to projects.

Chair Simmonds opened the meeting to a public hearing.

Gail Hanson, a resident of Logan, stated that she is grateful for the scope and compassion the City continually shows.

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 25-34 as presented. Motion carried by roll call vote (5-0).**

**A. Anderson: Aye**

**M. Anderson: Aye**

**Johnson: Aye**

**López: Aye**

**Simmonds: Aye**

**Consideration of a proposed ordinance enacting Section 12.24.050 of the Logan Municipal Code “Camping on Public Property” – Ordinance 25-13 – Craig Carlston, City Attorney ([1:50:44](#))**

At the August 19, 2025 Council meeting, City Attorney Craig Carlston addressed the Council regarding the proposed ordinance.

He said the State legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the City of Logan to pass ordinances as are necessary and proper to provide for the safety and preserve the health, promote the prosperity, improve the peace and good order, comfort, and convenience of the City and its inhabitants, and for the protection of property and the City.

Mr. Carlston reviewed the proposed ordinance:

**SECTION 1.** Section 12.24.050, “PROHIBITED CAMPING ON PUBLIC PROPERTY” is hereby proposed as follows:

A. It is unlawful for any person to camp, lodge, or pitch a tent, fly, lean to, tarpaulin, or any other type of camping equipment or personal belongings on public grounds, as defined in subsection B of this section, upon any portion of a street, road or right of way, or in any park, playground or publicly owned property. It is unlawful for any person using or benefiting from any of the foregoing items of camping equipment or personal belongings to fail to remove the same for more than thirty (30) minutes after being requested to do so by any City official, officer or employee.

B. For the purpose of this section, the term “public grounds” means any real property owned in whole or in part by the United States of America and its agencies, the State of

Utah, or any of its political subdivisions, including the City of Logan, upon which no camping has been authorized by that entity.

C. The mayor, in his/her discretion, may issue a temporary permit authorizing camping in connection with an approved special event that is in the public interest and does not constitute a public nuisance or threat to the public health, safety or welfare.

D. Unless otherwise stated, any person violating any provision of this section shall be guilty of a class B misdemeanor and shall be punished within the confines of that class as prescribed by laws. Each day a violation continues shall constitute as a separate offense.

Mayor Daines stated that the ordinance is essentially required by the State.

Chair Simmonds requested confirmation that if the ordinance is not put into effect, the funding that comes to the City for homelessness will be sent elsewhere.

Craig Carlston, City Attorney, confirmed that is correct.

Councilmember A. Anderson added that funding is utilized by CAPSA and BRAG. Otherwise, the funding will be lost without the ordinance, but by approving the ordinance funding will continue.

Councilmember López inquired if this is a new State requirement as of this year.

Mr. Carlston referred to Councilmember A. Anderson, who answered that the law was enacted in the 2023 legislative session. Entities across the State had until 2025 to put the law into effect.

**ACTION. Motion by Vice Chair Johnson seconded by Councilmember M. Anderson to adopt Ordinance 25-13 as presented. Motion carried by roll call vote (5-0).**

**A. Anderson: Aye**

**M. Anderson: Aye**

**Johnson: Aye**

**López: Aye**

**Simmonds: Aye**

**PUBLIC HEARING - Budget Adjustments FY 2025-2026 appropriating: \$19,620 reserve funds toward Water and Wastewater Impact Fee Study; \$10,170 reserve funds toward Electric Impact Fee Study; \$18,360 reserve funds toward Transportation and Parks & Recreation Impact Fee Study; \$3,200,000 funds the Public Works Department was awarded by the Cache County Council of Governments (COG) for improvements on the 1000 North and 600 West intersection; \$301,370 Parks & Recreation Impact Fee Reserves toward the 800 East Culvert Trail Extension; \$126,624 a grant the Parks & Recreation Afterschool Program was awarded to support After School Programs at Adams, Bridger, Ellis,**

**Woodruff, and Logan City Schools – Resolution 25-35 – Richard Anderson  
(1:53:00)**

At the August 19, 2025 Council meeting, Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustments resolution.

Chair Simmonds asked if the light will be located at 1000 North & 600 West.

Mr. Anderson confirmed that there would be a light at this intersection.

Vice Chair Johnson requested clarification that the funds are being pulled from reserves and not a grant for the 800 East Culvert Trail extension, and the Impact Study.

Mr. Anderson confirmed that the funds are from reserves and not a grant.

Chair Simmonds opened the meeting to a public hearing.

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

**ACTION. Motion by Councilmember López seconded by Councilmember A. Anderson to approve Resolution 25-35 as presented. Motion carried by roll call vote (5-0).**

**A. Anderson: Aye**

**M. Anderson: Aye**

**Johnson: Aye**

**López: Aye**

**Simmonds: Aye**

**PUBLIC HEARING - Unspent Appropriations FY 2025 – Carry Forwards:  
ADMINISTRATION - \$70,000 for Election expenses**

**COMMUNITY DEVELOPMENT - \$76,876 Community Development funds for the General Plan; \$30,000 for Elements Software Implementation; \$12,000 for the Library Mural; \$23,000 for Community Art**

**FIRE DEPARTMENT - \$12,624 for Fire Station Cabinetry; \$21,416 for Paging System Phase 3**

**POLICE DEPARTMENT - \$14,882 for Police Department Vehicles.**

**PUBLIC WORKS - \$152,130 for Elements Software Implementation; \$25,185 for 400 North 600 West Intersection; \$57,407 for Public Works Equipment; \$10,226 for part time Inspector (Google Fiber); \$783 for benefits; \$304,523 for Google Fiber Blue Staker; \$576,043 for Capital Projects**

**PARKS & RECREATION - \$145,922 for various Parks & Recreation Capital; \$50,000 for various Parks & Recreation Capital**

**CEMETERY - \$30,000 for Cemetery Water Switching Station**

**WATER & SEWER - \$61,587 for Water Rights Report & Software Implementation; \$1,752,234 for Water Capital Improvements; \$27,465,870 for Water Tank and Waterline; \$107,755 for Water Rolling Stock; \$52,093 for Water and Wastewater Masterplans; \$4,126,397 for Wastewater Capital Improvements; \$201,483 for Wastewater Rolling Stock**

**SEWER TREATMENT – \$3,297,774 for Bioreactor 4; \$7,441 for Rolling Stock**

**ELECTRIC - \$557,861 for SOCC Battery Project; \$66,731 for various Electric Capital Projects; \$600,000 for UDOT relocation project; \$359,538 for various Electric Capital Projects; \$4,366,939 for Natural Gas Generation Project; \$136,463 for Sediment Removal Project; \$266,968 for Sediment Removal Project; \$73,061 for Sediment Removal Project**

**ENVIRONMENTAL - \$6,255,928 for Environmental Capital Projects; \$158,305 for Rolling Stock; \$73,640 for Landfill Permits**

**STORM WATER - \$710,725 for Master Plan Updates; \$16,571 for Rolling Stock; \$2,592,997 for Capital Projects**

**EMERGENCY MEDICAL SERVICES - \$353,142 for new Ambulance and remount**

**Carry Forward of Capital Projects: \$2,965,113 General Capital Improvement Projects; \$4,166,907 for curb, gutter and street Improvement Projects; \$462,809 other Capital Projects; \$2,292,410 for Public Works Facility; \$378,285 for 200 South Park**

**Capital Equipment: \$28,323 for Community Development Vehicles; \$7,712 for Police Vehicles; \$1,926,974 for Fire Vehicles; \$96,505 for Public Work Vehicles; \$27,103 for Parks & Recreation Vehicles**

**Restricted Revenue and Grants - \$73,579 for Police Alcohol Enforcement; \$62,179 for Class C Street Projects; \$2,077,661 for Class C Street Projects; \$2,954,835 for Transportation Tax Projects**

**FEDERAL GRANTS - \$934,672 CDBG Grant; \$12,247 Bullet Proof Vest Grant; \$11,961 JAG Grant; \$877,799 Coronavirus Aid, Relief, and Economic Security Grant; \$5,000,000 Wastewater Treatment Facility BIOMAG Expansion Grant; \$117,590 EECBG Electric Charging Station Grant; \$3,440,276 Green Waste Facility Grant**

**STATE GRANTS - \$50,000 General Plan Update Grant; \$20,560 First Responders Mental Health Grant; \$78,750 House Bill 23 Police Mental Health Grant; \$107,864 House Bill 23 Fire Mental Health Grant; \$338,548 Utah Outdoor Recreation Grant; \$5,794 UCA Proportionate Share of Remaining Funds; \$90,000 Water Quality Trapper Park River Stabilization**

**MISC GRANTS - \$32,918 Utah League of Cities and Towns; \$31,250 Deed Battery Storage Grant; \$16,900 UCAIRS Electric Equipment Rebate**

**Carry Forward of Reimbursement Grants:**

**RAPZ GRANTS - \$644,195 RAPZ Reimbursement Grants; \$152,971 RAPZ Population Split Grant; \$62,698 RAPZ Population Split Grant – Resolution 25-36 – Richard Anderson ([1:55:30](#))**

At the August 19, 2025 Council meeting, Finance Director Richard Anderson addressed the Council regarding the proposed carry forwards.

Chair Simmonds requested confirmation that most of the funds will be expended this year since the projects were already initiated in the last fiscal year.

Mr. Anderson confirmed that most of the funds will be expended this year.

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 López to approve Resolution 25-36 as presented. Motion carried by roll call vote (5-0).**

**A. Anderson: Aye**

**M. Anderson: Aye**

**Johnson: Aye**

**López: Aye**

**Simmonds: Aye**

**WORKSHOP ITEMS:**

**Consideration of a proposed resolution updating the Commercial and Residential Lighting Incentive Program – Resolution 25-38 – Emily Malik, Sustainability Program Coordinator. ([1:57:33](#))**

Sustainability Program Coordinator Emily Malik addressed the Council regarding the proposed resolution. She explained that the City of Logan supports demand, side management programs, and efforts that encourage residents and businesses to use less energy. The City of Logan recognizes that the cheapest energy is energy not used and the



City has previously established a commercial lighting retrofit incentive program in October 2014 and revised the program in 2017, 2019, 2022. The energy market and technology are ever-changing, as should be our incentive programs to reflect these changes. She requested that the Council adopt the proposed revised Commercial Lighting Retrofit Incentive Program incentive amounts as presented, with an effective date of October 1, 2025.

Vice Chair Johnson inquired where the funds come from to pay for these incentives.

Ms. Malik responded that the Light & Power Department has a fund that collects 1% of the rates to pay for these incentives.

Mr. Anderson added that for the most part, the funding comes from all electric rates.

Ms. Malik clarified that the funding is split into three portions for other incentives and improvements. The estimated amount collected is approximately \$50,000.

Vice Chair Johnson asked how many residents took advantage of the energy incentives.

Ms. Malik replied that she has the information, but she does not recall the exact amount at this time. A rough estimate for residential is \$30,000.

Councilmember M. Anderson requested confirmation that the commercial users are the biggest power users.

Ms. Malik responded that commercial users definitely are a higher power consumer.

Councilmember A. Anderson requested clarification if there is an energy incentive for lawn mowers.

Ms. Malik clarified that the lawn mowers are part of a different energy incentive and there is still availability for residents to apply for an energy rebate.

The proposed resolution will be an action item and public hearing at the September 16, 2025 Council meeting.

**REZONE – Consideration of a proposed rezone. Blaine Hamblin/J&C Properties Group LLC (Sierra Meadows), authorized agent/owner is requesting a zone change of 20.06 acres located at approximately 1300 West 450 South from Suburban Neighborhood Residential (NR-4) to Traditional Neighborhood Residential (NR-6) (Woodruff Neighborhood) – Ordinance 25-14 – Aimee Egbert, Planner ([2:02:35](#))**

Planner Aimee Egbert addressed the Council regarding the proposed rezone.

## RECOMMENDATION

Staff recommended that the Planning Commission forward a recommendation of **Approval** to the Municipal Council for a rezone of approximately 20.06 acres of property located at 1300 West 450 South (TIN# 02-066-0026) from Suburban Neighborhood Residential (NR-4) to Traditional Neighborhood Residential (NR-6).

### Land use adjoining the subject property

<u>North:</u>	NR-4: Residential Uses	<u>East:</u>	NR-4: Residential Uses
<u>South:</u>	MR-9: Residential Uses	<u>West:</u>	Outside City Boundary

## PROJECT

The proponent is requesting to rezone a 20.06 acre vacant parcel from NR-4 to NR-6 for the purpose of constructing new single family residential dwelling units. The site is located north of 600 South and adjacent to the Visionary Homes development. The rezone request does not include any formal development plans. The NR-4 zone would permit 80 new SFR's while the proposed NR-6 zone would permit up to 120 new SFR's on the 20.06-acre site.

## GENERAL PLAN

The Future Land Use Plan (FLUP), adopted in 2008, identifies this property as Detached Residential. The Logan City General Plan states that in areas designated Detached Residential (DR), all new development, whether infill between existing homes, replacement of existing homes or new development on vacant land, will be detached single family structures. The site is surrounded by DR.

## LAND DEVELOPMENT CODE

The Land Development Code (LDC) regulates land use and establishes specific development entitlements for properties. The existing NR-4 zoning district permits single-family residential development with a minimum lot size of 10,000 square feet and a maximum gross density of four (4) units per acre. Under the current NR-4 zoning, the subject property could accommodate approximately 80 single-family residences. The proposed rezoning to NR-6 would allow for up to 120 units, with a reduced minimum lot size of 6,000 square feet.

Immediately south of the subject property is the MR-9 zoning district, which permits higher residential densities of up to 180 units and allows a minimum lot size of 4,000 square feet. This area is the Sugar Creek Subdivision, a similarly sized parcel that served as the catalyst for the creation of the Planned Development Overlay (PDO) within the LDC. The PDO was established in response to the developer's desire to incorporate a variety of housing types and lot sizes while maintaining an overall density of 5.3 dwelling units per acre.

Adjacent parcels to the north and east are zoned NR-4 and generally feature lot sizes over 10,000 square feet. However, properties located just one block further east range between 6,000 and 14,000 square feet, with a significant number falling below the 10,000 square

foot benchmark. This pattern indicates that, despite the NR-4 zoning designation, the broader area is not uniformly developed with large-lot residential character, and instead reflects a more varied lot size composition.

Given the existing lot patterns in the broader area and the proximity of the recently rezoned MR- 9 Sugar Creek Subdivision to the south, the proposed NR-6 zoning would be compatible with the evolving development context and not out of character for the neighborhood.

### **STAFF SUMMARY**

The subject property is a vacant parcel located north of the Sugar Creek Subdivision. The surrounding area is primarily composed of single-family residential uses, with some scattered multi-family developments. The Rivergate Subdivision includes conditions that require road stubs connecting to this parcel. The nearest multi-family zoning (MR-9) is directly south of the property. Based on staff's analysis, the proposed NR-6 zoning serves as an appropriate transitional zone between the higher-density MR-9 to the south and the lower-density NR-4 to the north.

### **AGENCY AND CITY DEPARTMENT COMMENTS**

No comments have been received.

### **PUBLIC COMMENTS**

As of the time of this report, no comments have been received.

### **PUBLIC NOTIFICATION**

Legal notices were published in the Herald Journal on 8/2/25, posted on the City's website and the Utah Public Meeting website on 8/4/25, and noticed in a quarter page ad on 7/28/25.

### **RECOMMENDED FINDINGS**

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

1. The Logan City FLUP identifies the area as Detached Residential (DR).
2. The surrounding zoning is NR-4 to the north and east and MR-9 to the south with NR-6 approximately 650' away.
3. The predominate land use pattern in the area is detached single family residential uses.
4. Adjacent development will provide street and utility stubs to the parcel.

On August 14, 2025, the Planning Commission **recommended denial** to the Municipal Council for the Sierra Meadows Rezone Amendment as proposed by the applicant.

**Planning Commissioners vote (4-0) to deny. FINDINGS FOR DENIAL. The proposed zone is not consistent with the Woodruff Neighborhood Plan.**

Ms. Egbert stated there were two public comments made at the Planning Commission meeting. The first comment was a concern about the consequences of development/infrastructure, and the other about the impact of water consumption.

Councilmember A. Anderson remarked that staff from the Community Development department recommended approval.

Ms. Egbert confirmed that the staff recommended approval of the project.

Councilmember M. Anderson asked the reason for staff approval.

Ms. Egbert answered because of the lack of housing availability. NR-4 to NR-6 is not a large jump as it would be multi-family housing. These would simply be smaller lots, detached homes.

Vice Chair Johnson interjected that the section is not entirely NR-4 and there are NR-6 lots mixed in the NR-4 area.

Ms. Egbert said that because of the existing mix, staff recommended approval of the project.

Chair Simmonds inquired if there were public comments made against the rezone.

Ms. Egbert responded the only two comments made were the two she previously mentioned.

Councilmember A. Anderson referenced the rendering of zones and requested clarification of the yellow line indicated.

Ms. Egbert explained that the yellow line is a property divide; however, the property is zoned MR-9 along with adjacent residential.

Chair Simmonds observed that there are wetlands at the location of the proposed rezone.

Vice Chair Johnson stated that the consensus among the neighborhood is that there is no plan yet available, and that the neighborhood plan requested NR-4.

Councilmember A. Anderson requested confirmation that the difference between zones is 80 to 120 homes.

Ms. Egbert clarified that the maximum number of homes built is 120, if there are no roads or wetland impact.

The proposed ordinance will be an action item and public hearing at the September 16, 2025 Council meeting.

**REZONE – Consideration of a proposed rezone. George Honey, property owner, is requesting a zone change of a .21 acre parcel located at 165 North 200 East from Traditional Neighborhood Residential (NR-6) to Town Center Two (TC-2) (Adams Neighborhood) - Ordinance 25-15 – Aimee Egbert, Planner ([2:12:22](#))**

Planner Aimee Egbert addressed the Council regarding the proposed rezone.

### **RECOMMENDATION**

Staff recommends that the Planning Commission forward a recommendation of approval to the Municipal Council for a rezone of approximately 0.21 acres of property located at 165 North 200 East (TIN# 06-066-0024) from Traditional Neighborhood Residential (NR-6) to Town Center 2 (TC-2).

### **PROJECT**

The proponent is requesting to rezone the 0.21-acre property at 165 North 200 East from NR-6 to TC-2. The property currently contains a single-family dwelling in the front and one (1) apartment above the detached garage in the rear. The house was built in 1909, while the current detached garage in the rear yard was built in 1979. An open-ditch irrigation canal traverses the property flowing northward and essentially bisects the parcel with the home on the front section and the garage/apartment on the rear section.

In 2009, a previous owner applied to grandfather the property as a three-unit configuration, consisting of one residential unit in the front and a duplex in the rear structure. That request was denied due to lack of evidence of legal establishment for the third unit, and with proper evidence for the establishment of the second unit, the property was officially recognized as a legal nonconforming two-unit property.

The applicant is requesting to rezone the property from NR-6 to TC-2 to allow the legal reestablishment of a third residential unit in the detached garage. The TC-2 zone permits higher residential density (30 du/ac) and would allow for three units on the site provided the applicant obtain a building permit and meet minimum building code requirements.

### **GENERAL PLAN**

The Future Land Use Plan (FLUP), adopted in 2008, identifies this property as Town Center (TC). The General Plan describes TC areas as being a hub of Logan City and reflects a vibrant downtown, with a variety of commercial, mixed-use, and institutional uses and activities. The TC designation ranges from 200 South to 500 North and weaves between 100 East and 200 East along the eastern side of Downtown Logan.

## **Town Center 2 Zone**

The intent of the TC-2 zone is to encourage dense, walkable commercial and residential development in the downtown area with unique and interesting building designs. This zone allows a density of up to 30 units per acre along with a mixture of commercial uses. The City went through a deliberate and robust process in 2018 to redefine the Town Center zoning districts which culminated in the adoption of Ordinance Number 18-07. This year-long zoning process established TC-2 in the outer-ring areas of downtown as a way to buffer or transition the residential neighborhoods further east and west of Downtown. The goal of the zoning strategy adopted in 2018 was to further implement the visions expressed in the General Plan through a methodical transition of uses and structure.

## **SUMMARY**

The current land uses on the block are a mixture of commercial and residential uses. The site immediately north was rezoned to TC-2 on March 5, 2024. Because the property is planned in the FLUP as Town Center, and due to the current commercial land uses on the block, the request to up-zone this parcel to TC-2 would be a predictable and expected zoning change. With the LOS Temple located to the east of the block with extensive setbacks, TC-2 development and land uses on the subject property and the remaining 200 East block face, would be compatible and pose minimal impacts to the residential areas further east. As the applicant has indicated in their application, the purpose of the rezone is to facilitate the legal establishment of a third residential unit within the detached garage. The site has adequate room to meet minimum parking requirements while the provision of additional housing is important to the downtown area.

## **AGENCY AND CITY DEPARTMENT COMMENTS**

No comments have been received

## **PUBLIC COMMENTS**

As of the time of this report no comments have been received.

## **PUBLIC NOTIFICATION**

Legal notices were published in the Herald Journal on 8/2/25 and the Utah Public Meeting website on 8/4/25. Public notices were mailed to all property owners within 300 feet of the project site on 7/28/25.

## **RECOMMENDED FINDINGS OF APPROVAL FOR REZONE**

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

1. The surrounding zoning to the west is TC-2 and a rezone of this property will result in a contiguous zoning pattern on the block.
2. The TC-2 zone is appropriate because it aligns with the adopted FLUP and fits into the existing land use patterns of the block.
3. TC-2 zoning, and land uses are in close proximity to transportation choices, downtown commercial goods and services, and employment centers.

4. The majority of the surrounding existing land uses to the west are commercial in nature.
5. The LDC development standards will ensure a quality project that will be compatible with the surrounding neighborhood.

On August 14, 2025, the Planning Commission **recommended approval** to the Municipal Council for the Honey Rezone as proposed by the applicant.

**Planning Commissioners vote (4-0).**

Chair Simmonds remarked that the request is to make the three units legal.

Councilmember A. Anderson asked if there were any issues related to parking.

Ms. Egbert responded that there is a garage that fits two vehicles, a carport that fits two vehicles, and in the back area, two to three vehicles. Each unit has two parking spaces.

Councilmember A. Anderson inquired how many units can there be if the rezone is approved.

Ms. Egbert answered that if rezoned, the zone permits up to 6 units.

Councilmember A. Anderson asked if a commercial or residential mix is required for TC-2.

Russ Holley, City Planner answered that TC-2 can be a residential mix, commercial mix, or residential/commercial mix.

Chair Simmonds asked how high TC-2 can go.

Mr. Holley replied that TC-2 can go up to a maximum of three stories high.

Councilmember A. Anderson requested confirmation that the Planning Commission did not have any concerns and approved the change.

Ms. Egbert confirmed that the Planning Commission did not have any concerns and recommended approval.

The proposed ordinance will be an action item and public hearing at the September 16, 2025 Council meeting.

**PLANNED DEVELOPMENT OVERLAY ZONE – Consideration of a proposed Planned Development Overlay. Brett Jensen/Willow Lakes Holdings LLC, authorized agent/owner is requesting a Planned Development Overlay Zone for the 12 acre Phase Five area of the Willow Lakes development to include a 40,000 square foot Fitness/Boat Club commercial building, five beachfront short term rental homes,**

**eleven single family lots, five multi-family mansion style homes, and a 60-bed assisted living facility located at approximately 1100 South 1400 West in the Traditional Neighborhood Residential (NR-6) zone (Woodruff Neighborhood) – Ordinance 25-16 – Russ Holley, Planner ([2:19:39](#))**

Planner Russ Holley addressed the Council regarding the proposed Planned Development Overlay.

## **OVERVIEW**

The PDO request is for the 12-acre phase 5 area of the Willow Lake project in the Woodruff Neighborhood. The PDO request includes new commercial, short-term-rental assisted living, and multi-family land uses. As part of the Planned Development Overlay (PDO) process, the initial concept plan review was conducted at the Commission, Council, and Neighborhood level. That applicant has made changes to the condominium portion of the original PDO concept review.

North: Outside of Logan City Boundary	East:	NR-6: Residential Uses
South: NR-6: Residential Uses	West:	NR-6: Residential Uses

## **Current Zoning and FLUP Designation**

The site is currently zoned NR-6 and designated on the Future Land Use Plan Map as Detached Residential (DR). The recently completed Woodruff neighborhood plan designates this area as single family residential.

## **Project Proposal**

This proposal is for the 12-acre phase 5 of the Willow Lakes project. Phases 1-4 have already been approved and platted. Construction is underway on the two artificial lakes, public infrastructure, and single-family homes. This PDO proposal is for a new 40,000 SF Fitness/Boat Club Commercial Building, 5 Beachfront Homes intended for short-term rental, 11 single family home building lots, 5 mansion style multi-family structures, and a 60-bed Assisted Living two- story building located near the 1000 West frontage.

## **Boat Club & Fitness Commercial Building**

The concept plan shows a large commercial building near the far west edge of phase 5. The three-story, 40,000 SF building with upper floor observation decks, is located along the north shore of the Big Wake and Tube Lake. Access to the commercial building is via the new 1000 South public street. Parking areas are shown north of the building and a series of beach amenities are shown along the lake edge. This commercial building is planned with Clubhouse/Events area, Fitness/Gym area, and associated office space.

## **Beach Homes**

East of the Fitness Center building, the proposal shows 5 beach front single family homes along the Big Wake and Tube Lake north beach. The home design shows vehicular access



from the north via the fitness center parking lot and the south yards of the homes have direct access to the beach. These 5 homes are being proposed as short-term rentals.

### **Additional Residential**

Farther east along the north shore of the Slalom Lake, the proposed plan shows 11 single family building lots and five mansion style multi-family building footprints. The proposal suggests that the mansion-style homes would be between 2-4 units each and within character of the MR-9 zoning district. No architectural designs or elevations have been submitted with this portion of the proposed PDO.

### **Assisted Living**

Shown at the far east side of phase 5, and along the 1000 West Street frontage, the plan proposes a two-story 60-bed assisted living building. Access to the assisted living building is via the new 1100 South Street. The assisted living building is shown at lower heights and is somewhat separate from the other areas of phase 5 being located across the street and having no associated lake frontage.

### **Planned Development Code Amendment**

PDO's are intended for unique and specific projects that would not otherwise fit into regular zoning districts and are designed to provide flexibility and discretion to all parties involved in the process. Chapter 17.27 is the PDQ Land Development Code (LDC) chapter, and if approved, new language specific to the proposed project will be adopted as part of the Council Ordinance for rezone and code amendment. The specific language adopted as part of the PDO and within LDC 17.27 will specify density, setbacks, heights, land use, open space, and parking. Also, similar to a development agreement, if any additional amenities or improvements are required as per the PDO process, they would be specified in the code amendment ordinance. Design Review of the proposed architectural will also be part of the ordinance adoption or it can be required subsequently based on underlining zone requirements.

The applicant has requested delayed design review for some portions of this project as they are still in the preparation phase. If any future changes to the project are proposed, an applicant would have to go back through the PDQ process seeking an amendment to the approved PDQ language.

### **Density, Site, and Building Design**

The PDQ is exclusive to the 12-acre phase 5 remainder parcels. Phase 1-4 are not included in the PDQ application unless decision makers require amenities in those areas in exchange for PDO concessions in phase 5. The application is requesting up to 36 residential units (5 beach homes, 11 single family and up to 5 four-plex's). The fitness center and assisted living center is not calculated in the residential unit per acre density count, but rather is viewed as a structure and/or use similar to group treatment homes or hotels.

The proposal shows building heights capped at 43 feet tall. The fitness and assisted living building are shown at 43 feet tall and the homes and 4-plexes would sit at lower heights. Typical height restrictions in the LDC are based on the mid-gable points in the roofline. The current height limitation in the NR-6 zone is 35'.

Building design is focused on what the applicant calls Lakehouse Style, Mountain Craftsman, and Mountain Modern. For the commercial and assisted living areas, architectural style is not considered with LDC requirements, rather a minimum amount of articulations, fenestrations and materials.

### **Parking Requirements**

The LDC requires parking ratios for the following land uses. Assisted living at 1 stall per every 4 beds, fitness centers at 1 stall per every 500 SF, residential units at 2 stalls per one dwelling unit and short-term rentals at 1 stall per every two bedrooms. Based on the above categories, the fitness center would be required to provide 80 parking spaces, the assisted living would be required to provide 15 stalls, the multi-family residential units would be required to provide 40 parking spaces. Each new single-family home requires 2 parking stalls.

### **Pedestrian Circulation & Open Space**

The proposed site layout shows standard sidewalks along public streets within phase 5 areas. There are no crosswalk enhancements or safe delineated sidewalks through the parking lot areas. The proposal does not show any trails or pathways that would allow people to use alternative transportation.

The proposed project narrative explains the overall Willow Lakes open space and conservation easement areas totaling 75 acres of easement area and 36 acres of open space in phase 1-4 (primarily the lake surfaces). The beachfront areas near the fitness center have been detailed in this proposal, but the remaining areas of phase 5 show little open space detail or trail connectivity to the bigger overall Willow Lakes open space areas.

### **Staff Summary**

The PDO process allows for negotiations prior to ordinance adoption. Some of the desired improvements discussed are 1400 West Street extensions to 600 South and additional trail connections to areas along the river. The Planning Commission will need to determine whether the proposed architectural design descriptions in the CC&R's are enough to satisfy design review or require subsequent design review approvals by the Planning Commission for certain areas of the site.

### **AGENCY AND CITY DEPARTMENT COMMENTS**

Comments were solicited from the following departments or agencies:

- Environmental, Light and Power, Water and Engineering

### **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 8/16/25, posted on the City's website and the Utah Public Meeting website on 8/18/25, and mailed to property owners within 300 feet on 8/11/25.

### **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. This PDQ Code Amendment will include a new 40,000 SF club house and fitness center building shown on the west side of phase 5. The building will be 43 feet tall maximum and contain minimum commercial building articulations and ground floor transparency of 30% of the facade and upper floor transparency of 20%. Open space and landscaping in this area shall total 20% of the site with a minimum of 20 trees per acre. Parking lot setbacks will default to COM zoning at 10 feet along the street frontages and 5 feet along the sides and rear. Pedestrian connections from the street to the fitness center building and throughout the parking lot are required for safe and easy walking access. 80 parking stalls shall be provided on-site for this building.
3. The 5 beach homes will be in the same location as shown on the site plan and capped at 6,000 SF total per home. Short Term Rental regulations shall for Logan City's STR requirements for terms, business licensing, occupancy, parking, and inspections. 1 parking stall shall be provided per every two bedrooms.
4. The 11 single family home sites shall follow standard NR-6 setbacks, heights, driveway and parking requirements.
5. The Mansion Style building shall be four units maximum per building with a total of 5 buildings. A Design Review Permit will be required for these buildings and based on the MR-9 zone (or closest similar) for compliance with parking, open space, setbacks, and heights when the applicant is ready to develop this section. 2 parking stalls per each dwelling unit shall be provided on-site.
6. The assisted living building can be up to 43 feet tall and contain up to 60 beds. The building shall provide at least 15 parking spaces, and building design shall be compliant

with MR-12 zoning. Pedestrian circulation shall be provided into and around this section of the project.

7. Phase 5 areas shall have trail connections made to area trail networks along the river to the south and points beyond.
8. 1400 West Street shall be developed as per city specifications and extended north to intersect with 600 South with a cross section matching the city's neighborhood street classification.
9. Street trees and park strip landscaping shall be provided every 30 linear feet along all city streets within phase 5 and along 1400 West.
10. No open pit storm-water detention basins shall be placed in the yard between the building and the adjoining streets. If designed as landscaping with maximum 4-to-1 cross slopes, undulating shapes, and ground cover containing 75% grass and a combination of trees and shrubbery so that it does not appear to be a storm water collection area, then it may be located in the front yard area.
11. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping if placed near street edge.
12. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
13. Exterior lighting, including gas canopy lighting, shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
14. 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.
15. 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.
16. 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
    - Minimum 60 ft. straight on clear access required. The approach must be level, no down or uphill slopes and no parking spaces or curb blocking 60 ft. access.
    - Any collection point further than 150 feet from the public right of way must provide an on-site turn around. A minimum of 20-foot overhead clearance from building eaves, parking awnings, trees, poles, overhead power, or cable wires, etc. is required.

- Minimum inside measurement for a double enclosure is 24 ft. wide by 10 ft. deep. Minimum inside measurement for a single enclosure is 12 ft. wide by 10 ft. deep.
- Place bollards in the back of the enclosure to protect walls.
- Gates are not required, however if desired, they must be designed to stay open during the collection process.
- Barrel hinges are suggested for the gates. We need a full 12 ft. clearance so the gates must be designed to open completely.
- The buildings water service line/s needs to have a RP (ASSE1013) installed and tested on the water service line/s after the water meter, as it/they enter the building before any branch offs or possible connections inside or outside of building. [For best individual business's protection, the following is suggested- Each unit's water main would have its own RP (ASSE1013) installed and tested on the water main as it enters each unit/ building before any branch offs or possible connections inside or outside of building. So, each unit is independently controlled and protected.] Properly sized drain required to serve dump port of the RP's backflow assemblies. All backflow assemblies must be tested within 10 days of turning water into them and annually thereafter. Refer to current IPC Utah State Amendment# 608.1.1,608.1.2,608.1.2.1 for installation criteria. No open-ended water lines allowed, all future lines must be plugged or capped watertight.
- All landscape irrigation system's fed from Logan City water must have a high hazard rated backflow assembly installed and tested within 10 days of turning in water to it.
- Fire suppression systems that connect to Logan City water (with no added unapproved chemicals) must have a minimum DC (ASSE1015) installed and tested. Fire risers and all 8/F assemblies must be installed and tested as per Logan City standards.
- Project shall comply with all currently adopted plumbing codes and their amendments and Utah Admin. code R 309-105-12-(1) rules and regulations including, but not limited to, those pertaining to backflow prevention and cross connection protection, during and after construction, for the safety of the water source and its consumption.
- There is an additional 1" waterline stubbed to this property. If the line is not used it needs to be plugged at the main. Water Division recommends utilizing it as an irrigation meter to avoid having to dig in 1000 N and to reduce sewer collection and treatment costs on metered water.

## **GENERAL**

- Water shares or in-lieu fee for indoor and outdoor increased water demands shall be provided to the City in accordance with City Code 17.29.210 and Utah Administrative Rule R309-510-7.
- All adjacent and internal rights of way and easements shall be shown on the final plat and construction plans. Improvements of this project shall not infringe upon the rights of an existing easement / right of way / property owned by others without their written permission.
- Documentation of existing and/or new easements or agreements for the proposed shared access condition and any other conditions such as shared access, parking, utilities, stormwater facilities (inside or outside of the project boundary) shall be provided with the construction plan / final plat submittal.

- A Public Works Development Agreement and Financial Surety of at least 110% of the cost to construct all improvements in the City right-of-way and for all new storm water improvements shall be executed prior to approval of construction plans.
- Provide a Geotechnical Report that includes but is not limited to: 1) Historical high ground water elevation, and 2) Percolation rate of soils at bottom of all unlined storm water holding facilities. Groundwater has been a problem for adjacent development and has caused significant delays. Making sure this is correct will ensure a smooth development process.
- A "Preconstruction meeting" shall be held with the City's Engineering Division prior to starting construction activities and a "Work in the Right of Way" permit shall be obtained for all work in the City's right-of-way and PUE or for any tie-in to City utilities.
- City right-of-way shall not be used for storage of construction materials or parking of construction equipment or related vehicles during construction.

## **UTILITIES**

- All utilities outside of the public right-of-way shall be private lines and shall be owned, maintained, repaired/replaced by the property owner. All infrastructure shall be installed, maintained, and repaired/replaced in accordance with Logan City Standards.
- A private Water Utility agreement shall be provided for all private water and sewer lines (including fire lines) not located within a Public Right of Way. The agreement shall be executed prior to approval of construction plans and shall be recorded with the County Recorder.
- Each individual building shall have separate water service and sewer service connection to the City's water and sewer systems.
- Fire hydrants locations shall meet the Fire Code requirements as determined by the City's Fire Marshall.
- All existing water and sewer service lines extending to the site that are not proposed to be used with the new development shall be capped at the City main line. Currently the plan shows one water service not being used. If it is not used it will need to be abandoned at the main.

## **STORMWATER / IRRIGATION**

- Storm water detention/retention shall be designed and constructed according to Logan City standards. This includes the retention of stormwater from any adjacent street that currently discharges to the property. Retention of the 90% storm event is required and shall be provided using Low Impact design methods.
- Stormwater can be discharged to the City's stormwater system after the 90th percentile storm has been collected for infiltration onsite and the remainder released at design rates. If development encounters ground water and intends to install a footing/structural drainage system, this system will not be permitted to discharge to the City's stormwater system and will need to be managed separately. Canal permission will be required to discharge this flow into a canal.

- An executed Public Works Stormwater Maintenance Agreement shall be provided to the City prior to construction plan approval. The agreement shall be recorded at the Cache County Recorder's Office.
- Property is greater than 1 acre so compliance with the State Storm Water Permit is required. Development shall also provide a sediment and erosion control plan for all construction activities.
- This development is located in an area of moderate water table elevation (25 to 48 inches) and classified as having moderate liquefaction potential; given the potential groundwater elevation in the area, more than normal stormwater pond area may be required to maintain the pond elevation sufficiently above the historic high groundwater elevation.
- Above ground and below ground stormwater facilities shall be designed to be a minimum 1 foot above the historic high groundwater elevation as determined by the geotechnical engineer. Regardless of the design, stormwater facilities that are found to be constantly wet by groundwater will be required to complete a design revision that revises the facility to meet the City's standard.
- A Digital Site Plan in AutoCAD {DWG} Format
- PUE's Public Utility: 10' Easement on all property lines that face a roadway and 5' Easement on all other property lines.

#### **RECOMMENDED FINDINGS FOR APPROVAL FOR THE PLANNED DEVELOPMENT OVERLAY**

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 setbacks, building design, site layout, materials, landscaping, and open space.
2. The Code Amendment and Rezone conform 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 code compliant off-street parking.
5. The project meets the goals and objectives of the Logan General Plan by providing high-quality developments 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. 1000 West and 1400 West provides access and are adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

On August 14, 2025, the Planning Commission **recommended approval** to the Municipal Council for the Willow Lakes Phase 5 Planned Development Overlay Zone as proposed. **Planning Commissioners vote (4-0).**

Chair Simmonds expressed concerns about the Planning Commission permitting the applicant to make the PUD zone change first, rather than a design review being first.

Russ Holley, Planner replied that the code has not changed, but the process was altered.

Councilmember A. Anderson requested confirmation that on the far west, there is still a clubhouse.

Mr. Holley indicated that this is correct.

Chair Simmonds referenced the beach homes. The initial proposal was for Airbnb's where the beach homes are located at to ensure that the properties remain as a short-term rentals rather than being sold.

Mr. Holley replied that the property could be reverted down to a single-family home and be resold. However, these properties are purpose-built, it would not make sense to revert down.

Councilmember A. Anderson requested confirmation that these designated short-term rental properties will be the only short-term rentals allowed anywhere on the property. The rest of the residences will be owned.

Mr. Holley confirmed that the only short-term rentals allowed on the property will be these designated properties on the beachfront. However, technically, this could apply to other properties with similar footage and distance to the beach.

Vice Chair Johnson remarked that if other short-term rentals did appear it would be on the west side of the plat, which would have a similar condition to meet the short-term rentals.

Vice Chair Johnson asked if the proposed setback is similar or close to the NR-6 setback.

Mr. Holley responded that 5,000 sf. is the standard front, and they would like 20,000 sq., another setback is 8,000 sf. and they would like 5,000 sf., with the 10,000 sf. remaining the same.



Vice Chair Johnson requested clarification on whether the 5,000 sf. for a setback was to the lot or to the next building.

Mr. Holley clarified that the 5,000 sf. is for the lot, not the adjacent building.

Chair Simmonds asked if they could specify setbacks to match those of single-family housing.

Mr. Holley answered that with a PUD overlay, the Council can request that the setbacks match those of single-family homes.

Chair Simmonds preferred single-family properties to match existing single-family home setbacks.

Mr. Holley replied that the changes would be from 25 single-family homes to only 15 single-family homes.

Chair Simmonds requested confirmation that the MR-12 overlay is only for the assisted living center.

Mr. Holley explained that with the PUD overlay, the Council can declare what can and cannot be done in that zone. For example, if the proponent desires to change the site to a gas station instead. This would require a code amendment and, therefore, be brought before the Council.

Councilmember A. Anderson asked what the setback for the assisted living center would be.

Mr. Holley responded that the setback is about 15 feet from the easement.

Mayor Daines inquired if in preparation for the arterial road, there is a need for a right-of-way dedication.

Mr. Holley answered that there is a dedication already in place. The portion of the road that is not dedicated is the portion that is in the County.

Vice Chair Johnson commented on behalf of the adjacent neighborhood that many are not opposed to the development, but have expressed concerns about the increase in traffic from the creation of a gym/development.

Mr. Holley would be willing to receive directives from the Council on the meaning of traffic-stopping measures.

Vice Chair Johnson would like to include the trail as part of phase 5.

Mr. Holley explained though the trail is outside of phase 5, it does tie into the impact.

Councilmember A. Anderson is aware that the Planning Commission approved the design and asked if there were any other expressed concerns.

Mr. Holley responded that the Planning Commission was disappointed to see that the condominiums were removed from the design. Their discussion focused on 1400 West and how to calm/control the traffic, supporting a trail system, and reviewed setback. They desire to see the design reviews for the mansion homes, fitness center, and assisted living.

Chair Simmonds inquired about the reason why the short-term rentals will not be reviewed.

Mr. Holley answered that short-term rentals will be permitted as a single-family home, and design reviews are not required for a single-family home.

Councilmember A. Anderson asked if the assisted living center would have different requirements for parking.

Mr. Holley replied that parking is based on use and not on the zone. An assisted living center has a low parking standard. However, the assisted living center will have sufficient parking for staff and visitors.

The proposed ordinance will be an action item and public hearing at the September 16, 2025 Council meeting.

**Budget Adjustments FY 2025-2026 appropriating: \$8,147 funds the Library received from the State of Utah to support the Interlibrary Loan Program; \$7,123 a grant the Fire Department received from the State of Utah (project 796); \$6,780 police forfeitures toward police equipment purchases – Resolution 25-39 – Richard Anderson (2:49:08)**

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

Councilmember A. Anderson asked what the plan is for the police equipment being sold.

Police Chief Jeff Simmons responded that the proceeds will be used for drone carriers and drone pilots.

The proposed resolution will be an action item and public hearing at the September 16, 2025 Council meeting.

No further workshop items were presented.

### **OTHER CONSIDERATIONS:**

Councilmember M. Anderson expressed his appreciation and gratitude to the City's Animal Control officers, who removed a skunk from his residence.

Councilmember A. Anderson expressed gratitude on behalf of the community. She thanked the City police officers on how they handled the funeral processions of Officer Eric Estrada and Sgt. Lee Sorensen.

Mayor Daines thanked USU President Smith for their support as well and the overall community partnerships.

The remainder of the Council also expressed their gratitude.

No further considerations were discussed.

### **ADJOURNED TO A MEETING OF THE LOGAN REDEVELOPMENT AGENCY AT 8:20 p.m.**

Minutes of the meeting of the Logan Redevelopment Agency convened in regular session on Tuesday, September 2, 2025, in the Logan Municipal Council Chambers located at 290 North 100 West, Logan, Utah 84321 at 8:21 pm. Logan Municipal Council Meetings are televised live as a public service on Channel 17 and the City of Logan YouTube channel at: [bit.ly/LoganCouncilMeetings](https://bit.ly/LoganCouncilMeetings)

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

Chair Simmonds welcomed those present. There were approximately 20 in attendance at the beginning of the meeting.

### **ACTION ITEM:**

**PUBLIC HEARING - Unspent Appropriations FY 2025 – Carry Forwards:**  
**REDEVELOPMENT AGENCY - \$10,856 for the Northern Neighborhood Improvement Program; \$150,000 for Development Agreement for Demolition at 25 West 300 North; \$150,000 for Demolition at 315 North Main; \$115,000 for Development Agreement – Resolution 25-37 RDA – Kirk Jensen, Economic Development Director ([2:53:07](#))**

At the August 19, 2025 Council meeting, Economic Development Director Kirk Jensen addressed the Council regarding the proposed RDA carry forward resolution.

Chair Simmonds asked how much of the incentive is tied to housing.

Mr. Jensen explained that the original incentive was for \$2.5 million including commercial and residential. There was a time limit set, the objective was not met, and the incentive was reduced by \$150,000. These are annual payments that will be made for the duration of the project. The funding is being held until certain trail requirements are met.

Chair Simmonds opened the meeting to a public hearing.

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

**ACTION. Motion by Councilmember A. Anderson seconded by Vice Chair Johnson to approve Resolution 25-37 RDA as presented. Motion carried by roll call vote (5-0).**

**A. Anderson: Aye**

**M. Anderson: Aye**

**Johnson: Aye**

**López: Aye**

**Simmonds: Aye**

#### **WORKSHOP ITEM:**

**Budget Adjustment FY 2025-2026 appropriating: \$500,000 RDA reserves toward the 1250 North 200 east intersection project – Resolution 25-40 RDA – Kirk Jensen, Economic Development Director ([2:26:50](#))**

Economic Development Director Kirk Jensen addressed the Council regarding the proposed budget adjustment. The funding will go toward building a new light signal at 1250 N 200 E. A portion of the light signal will also be paid by the public works department.

Chair Simmonds said that sell and trade in regard to this intersection had been discussed and questioned the trade as she was under the impression it was not a sole proprietor rather multiple proprietor(s).

Mayor Daines responded that the sell and trade did occur as the owner had use for the parking lot.

The proposed resolution will be an action item and public hearing at the September 16, 2025 Council meeting.

**ADJOURNED:**

There being no further business, the Logan Redevelopment Agency adjourned at 8:30 p.m.

Teresa Harris, City Recorder