

Minutes of the North Logan City
City Council
Held on September 3, 2025
At the North Logan City Offices, North Logan, Utah

(0:00:00 - Time stamps throughout the minutes below, indicate the time an item begins in the recording of the meeting.)

Item #1 - Opening Business

The meeting was called to order by Mayor Lyndsay Peterson at 6:32 p.m.

Council members present were: Lyndsay Peterson, Joni Kartchner, Emily Schmidt, Kenny Reese and Mark Hancey. (Buzzy Mullahkhel was excused.)

Others present were: Alan Luce, Scott Perkes, Jordan Oldham, Scott Bennett, Police Chief Kent Goodrich, Fire Chief Nate Thompson, Code Enforcement Officer Chris Bollschweiler, Tim McCabe, and Russell Goodwin.

The Pledge of Allegiance was led by Kenny Reese
An invocation was given by Joni Kartchner

Adoption of Agenda

(0:01:22)

Motion

Emily Schmidt made a motion to adopt the agenda, with the addition of a closed session. Mark Hancey seconded the motion. A vote was called and the motion passed unanimously with Joni Kartchner, Emily Schmidt, Kenny Reese, and Mark Hancey voting in favor.

Approval and Follow-up of Minutes of the August 20, 2025

(0:01:50)

Motion

Emily Schmidt made a motion to approve the City Council minutes, as presented. Kenny Reese seconded the motion. A vote was called and the motion passed unanimously with Joni Kartchner, Emily Schmidt, Kenny Reese, and Mark Hancey voting in favor.

Recognition of Exemplary Staff Member

Lyndsay Peterson recognized Jordan Oldham of the Public Works Department for exceptional leadership in completing 600 East Roadway Project and 2500 N at 800 E Roundabout Project on time and before the school year started. He was praised for coordination funding, design, property owners, contractors, and alternate routing.

Reports from Public Safety Officials

Police Chief Kent Goodrich report:

- Calls for service are +211 vs 2024.
- Traffic stops are +77 vs 2024.
- Non-priority call (Aug 24-03): 106 total: 81 within North Logan

Fire Chief Nate Thompson report:

- Update on Senate Bill 215 (EMS Licensing Reform):
 - Requires every EMS system to reapply via RFP every 4 years
 - North Logan, Logan, River Heights, Providence share a cooperative license
 - Preparing RFP to retain coverage; must be completed by end of 2025
- Noted this process will help educate public on EMS system scope

57 **Review of Strategic Directives and Action Items**

58 Alan Luce reviewed items with the council, including:

- 59 • Administrative: New city website ~90–95% complete; reservation integration still pending
- 60 • Water: Treatment plant upgrades and 4-million-gallon tank construction progressing.
- 61 • Sewer: Lift station rebuild continues, ongoing line cleaning.
- 62 • Streets: Sidewalk and roadway projects ongoing; major stormwater upgrades happening in Deerhaven subdivision; Naomi Drive curb/gutter and repaving underway.
- 63 • Engineering: 2850 N project completed; 1200 E project awaiting canal box culvert/bridge.
- 64 • Recreation: October Pumpkin Days preparations underway.
- 65 • Cemetery: New maintenance shed groundwork to begin soon.
- 66 • Community Development: Sage Hills Phase 2 at Planning Commission (Sept 4).
- 67 • Library: Transition into new community center planned in late 2025/early 2026.

69 **New Business**

70 **(0:17:10)**

71 Item #2: Consider a resolution approving the use of formal eminent domain to acquire easements
72 through portions of parcels #05-003-0013, 05-003-0003, 05-002-0007, 05-004-0011, 05-004-0002, and
73 04-050-0020 located at approximately 2300N 2000E (Canyon Gates Subdivision), for the installation of
74 culinary water transmission lines.

75 Mayor Lyndsay Peterson presented a history of easement negotiations for 2300 North and 2000 East
76 installation of culinary water transmission lines.

77 The Mayor presented a history of this project and easement negotiations, including:

- 78 • Negotiations since 2021 with property owner Steve Condie have been unsuccessful.
- 79 • Mr. Condie stated he would not grant an easement to the city because he wanted to retain leverage in his development.
- 80 • Mayor reiterates the value of the proposal and the fact that Canyon Gates property is not developable without the water infrastructure.
- 81 • Based on a certified appraisal, the City provided a final offer of \$157,500 (July 29, 2025); which was rejected Aug 18, 2025.
- 82 • The utility easement is critical for water transmission lines from the new water tank being installed; both for supporting Canyon Gates subdivision development and North Logan City's water distribution system generally.

83 **(0:22:44)**

84 **Hearing from Property Owner:**

85 Neither Steve Condie, nor a representative, was present.

86 City Council continued discussion including the water lines would not constrain the ability to develop this
87 area because they go under roadways and infrastructure; no subdivision lots as planned are eliminated
88 due to the easements. Mr. Condie has not yet reached out to the Ombudsman's Office. Notification of
89 tonight's meeting and chance to speak to the City Council was sent to Mr. Condie's address on record,
90 and a copy to his attorney.

91

92 **(0:27:12)**

93 **Motion**

94 *Emily Schmidt made a motion to approve the resolution approving the use of formal eminent domain to*
95 *acquire easements through portions of the indicated parcels. Mark Hancey seconded the motion. A roll-*
96 *call vote was called and the motion passed unanimously with Joni Kartchner voting Aye, Emily Schmidt*
97 *voting Aye, Kenny Reese voting Aye, and Mark Hancey voting Aye.*

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110 Item #3: Consider the revocation of a business license for a home-based business (Armando's Garage)
111 located at 2584 North 370 East.

112
113 Scott Perkes and Code Enforcement Officer Chris Bollschweiler presented information, including:

114 • Home-based auto repair business repeatedly violated conditions:
115 ○ Work and parts stored outdoors, including on the lawn.
116 ○ Noxious fumes from painting.
117 ○ Multiple vehicles stored outside and along street.
118 • Staff & neighbors reported persistent issues despite prior warnings

119
120 Mayor read parts of business owners' written response where acknowledging mistakes; pledged to
121 cease painting, and partner with auto painting businesses for paint jobs.

122
123 Council determined violations have persisted regardless of being contacted multiple times over the past
124 year by Business Licensing staff, Planning and Zoning staff, and Code Enforcement; and that the
125 business has outgrown the home's location and being a home-based business.

126
127 **(0:47:40)**

128 **Motion**

129 *Mark Hancey made a motion to revoke the license for home-based business of Armando's Garage*
130 *located at 2584 North 370 East, for the reasons set forth in the staff report. Emily Schmidt seconded the*
131 *motion. A vote was called and the motion passed unanimously with Joni Kartchner, Emily Schmidt,*
132 *Kenny Reese, and Mark Hancey voting in favor.*

133
134 Item #4: Consider updates to Ordinance 13F-111 Monuments/Grave Markers/Structures, specifically
135 related to mow strip widths.

136
137 Alan Luce and presented some information, including:

138 • Clarifies buffer zone for headstones (minimum 6", max 10")
139 • Prevents encroachment onto adjacent grave sites

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141 **(0:52:20)**

142 **Motion**

143 *Emily Schmidt made a motion to approve the ordinance for updates in 13F-111 Monuments/Grave*
144 *Markers/Structures, specifically related to mow strip widths. Joni Kartchner seconded the motion. A*
145 *vote was called and the motion passed unanimously with Joni Kartchner, Emily Schmidt, Kenny Reese,*
146 *and Mark Hancey voting in favor.*

147
148 **City Council Work Session Items**

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150 Item #5: Updates regarding the North Logan City General Plan and City Center Masterplan.

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152 Scott Perkes presented information, including:

153 • Public Hearing for Title 12-C (Zoning Ordinance) amendments is set for the next Planning
154 Commission on September 4.
155 • Form-based code drafts for City Center posted at nlcplan.org.
156 • Title 12-D (Subdivision Ordinance) work session also scheduled.
157 • 6-8 weeks until City Council consideration.

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159 Item #6: Updates regarding North Logan's water capital improvement projects.

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161 Jordan Oldham presented information, including:

162 • Contact Chamber: Major concrete pour scheduled Sept 5 (3 a.m.–1 p.m.)
163 • 4M-Gallon Tank: Rebar underway; floor pour scheduled Sept 24 (24-hour operation, 600 yards of
164 concrete)

167 Item #7: Updates on Civic Center.

168
169 Alan Luce presented information, including:

- Exterior concrete wrapping up.
- Interior nearing finalization; transition planned Nov–Dec 2025.
- Library remodel to follow.

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174 Item #8: Reports from City officers, boards, and committees.

- Meet the Candidates Night: Sept 24, 6:00 p.m. (doors open at 5:00).
- North Logan Day of Service: Sept 13, 9 a.m.–12 p.m. (details via QR code at city offices).
- Green Canyon Homecoming Parade: Sept 24.
- Pumpkin Days Events (October) including: Pumpkin Run, Pumpkin Hole (cornhole), Pumpkin Palooza (pickleball), Pumpkin Walk (Oct 16–21), Pumpkin Carnival, Pumpkin Toss/Drop (Oct 25, 11 a.m.).
- Utah League of Cities Conference: Oct 1–2

182
183 (1:00:40)

184 **Motion**

185 *Joni Kartchner made a motion to adjourn the meeting. Emily Schmidt seconded the motion. A vote was*
186 *called and the motion passed unanimously with Joni Kartchner, Emily Schmidt, Kenny Reese, and Mark*
187 *Hancey voting in favor.*

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189 The meeting adjourned at: 7:31pm

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191 Approved by City Council: September 17, 2025

192
193 Transcribed by: Scott Bennett

194
195 Recorded by:



Scott Bennett/City Recorder