

1 Logan Municipal Council Logan, Utah September 16, 2025

Logan, Utah

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3 Minutes of the meeting of the Logan Municipal Council convened in regular session on
4 Tuesday, September 16, 2025, in the Logan Municipal Council Chambers located at 290
5 North 100 West, Logan, Utah 84321 at 5:30 pm. Logan Municipal Council Meetings are
6 televised live as a public service on Channel 17 and the City of Logan YouTube channel
7 at: 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: City Attorney Craig Carlston, Finance Director Richard Anderson, and City Recorder Teresa Harris.

Excused: Mayor Holly H. Daines.

Chair Simmonds welcomed those present. There were approximately 48 in attendance at the beginning of the meeting.

OPENING CEREMONY:

Mayoral Candidate Alanna Nafziger provided the opening ceremony and led the audience in the pledge of allegiance.

Ms. Nafziger is running for Mayor to represent the citizens of the City of Logan. She is grateful for the opportunity and thanked Chair Simmonds for extending the invitation to her. She was raised in Cache Valley with four siblings and a close-knit family. She highlighted the importance of listening and being heard. With time and patience, there is a place for all voices to be valued. At 19, she learned the value of listening when she became ill and required hearing aids to continue communicating efficiently with the surrounding world. Listening was no longer taken for granted as a result.

She earned a master's degree in landscape architecture and environmental planning and learned the value of professionalism. Beyond the technical skills, she learned that strong listening skills are fundamental in leading conflict negotiation and working toward a common goal. These days, she meets with the community and said that some in the community are frustrated and feel their input is ignored, especially decisions that impact their daily lives and taxes. Some of those needs are green spaces, parks, affordable housing, maturing trees (such as on Canyon Road), access to the Logan River and Little Logan River, a community recreation center, and reduced dependence on fossil fuels.

She feels that, instead, residents must subsidize expensive projects that support development that they do not want. This is not just frustrating for the public but also City officials, who work hard and whose efforts remain unacknowledged. It is a broken process, not an individual fault. Heavy-handed decision-making is not good for the community. She believes that what a community needs most is public engagement, the kind that brings people with different perspectives together. The creation of a public forum for civil discussions resulting in creative solutions to empower the community to

41 be heard and their needs to be met. She feels the City of Logan should be a leader and
42 provide an example of excellence to other communities and provide a higher quality of
43 life for future generations to come. She said that in these difficult times, we can create a
44 collective way to see based on integrity and respect for each other. Protecting a place, we
45 call home and stewardship of our natural resources. She would be honored to have the
46 community's vote this November.

47 **Meeting Minutes.** Minutes of the Council meeting held on September 2, 2025 were
48 reviewed.

49
50 **Meeting Agenda.** Chair Simmonds announced there are six public hearings scheduled
51 for tonight's Council meeting.

52
53 **ACTION. Motion by Councilmember A. Anderson seconded by Councilmember M.**
54 **Anderson to approve tonight's agenda and minutes from the September 2, 2025**
55 **Council meeting as presented.** Motion carried by roll call vote.

56 A. Anderson: Aye
57 M. Anderson: Aye
58 Johnson: Aye
59 López: Aye
60 Simmonds: Aye

61
62 **Meeting Schedule.** Chair Simmonds announced that regular Council meetings are held
63 on the first and third Tuesdays of the month at 5:30 p.m. The next regular Council
64 meeting is Tuesday, October 7, 2025.

65
66 **QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:**

67
68 **Chair Simmonds explained that any person wishing to comment on any item not**
69 **otherwise on the agenda may address the City Council at this point by stepping to the**
70 **microphone and giving his or her name and address for the record. Comments should**
71 **be limited to not more than three (3) minutes unless additional time is authorized by**
72 **the Council Chair. Citizen groups will be asked to appoint a spokesperson. This is the**
73 **time and place for any person who wishes to comment on non-agenda items and items**
74 **that are germane or relevant to the authority of the City Council. Items brought**
75 **forward to the attention of the City Council will be turned over to staff to respond to**
76 **outside of the City Council meeting.**

77 Susanne Janecke, a resident of Logan spoke regarding improving and enhancing the Little
78 Logan River. She is concerned that the public legal rights to recreation, environmental
79 benefits, and aquatic species are not being honored enough as long as vested water rights
80 are more important. She read Utah Code 73-29-03, which provides protection for the river.
81 She said the concern is that future generations may not have access to a healthy river to
82 enjoy. The Logan River Watershed proposes to leave 0 to .10 cubic feet of water per

83 second. She asked members of the community who were at the Gardeners Market how
84 much water they would like to be kept in the river. Half of those asked said more water
85 needs to be left in the river, and most wanted fish to return, which means water in the winter
86 needs to be restored. She urged the City that owns the land under the river to advocate for
87 the community to maintain recreation rights. She feels like the water rights of water holders
88 are being preferred.

89 Gail Hanson, a resident of Logan read Item C on the back of the agenda which states,
90 "Outbursts, including cheers, jeers, noise makers, and applause are not appropriate as they
91 may discourage those with opposing views from speaking". She recalled the days following
92 September 11th and the aftereffects. She recalled what changed for the members of our
93 Muslim community is that people checked in on them to see how they were doing. The
94 community rallied and embraced community members of different backgrounds. Twenty-
95 four years have passed, and we have lost the ability to embrace those who are different.
96 She feels we need to open up to those different political views and not consider them less.

97 Patrick Belmont, a resident of Logan spoke to a citizen of Pocatello, Idaho, who has worked
98 hard to establish the Southeast Idaho Energy & Property Alignment , a coalition of
99 ranchers, landowners, and community members to bridge and create responsible energy
100 projects. He said it is inspiring to see how the community can come together to create
101 something great. A solution is agrivoltaics, which is co-locating solar panels and
102 agricultural practices on the same land. He encouraged the Council to consider alternative
103 energy projects.

104 Paul Johnson, a resident of Logan spoke of properly protecting and managing the branches
105 of the Logan River. He is certain that the staff's intention is to protect the river. The river
106 tributaries also need to be protected as they have a positive environmental impact. Once
107 they are diminished, they are nearly impossible to regain. The cost to recover these assets
108 will be enormous. They are part of the history of Logan, the neighborhoods, the
109 community, and the City as a whole. Proof of these community values is the green and blue
110 spaces from an interconnecting trail system to a water system. He is against the reduction
111 of the river and its tributaries.

112 Joshua Molitor, a resident of Logan, noted that the River Crossing Townhomes will be
113 used for emergency responders to be able to afford to reside in Logan. He is opposed to the
114 word on the sign, "helping to end poverty." It's not poverty being addressed, but the lack
115 of available housing.

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

117 **MAYOR/STAFF REPORTS:**

118 No Mayor/Staff Reports were presented.

119 **COUNCIL BUSINESS:**

120
121 **Planning Commission Update – Chair Simmonds ([24:07](#))**
122
123 Chair Simmonds reported that the Planning Commission made changes to the code,
124 which will come before the Council at the October 7, 2025 Council meeting. There was
125 also a short-term rental presented.
126
127 **Board and Committee Reports – Chair Simmonds and Councilmember M.**
128 **Anderson**
129
130 Chair Simmonds reported that the Historic Preservation Committee reviewed the
131 proposal for changes to the historic homes, which include an entire façade renovation.
132 The theory starts with one block, and the change will grow throughout the nearby
133 community. She attended the Primary Election canvass and the Water District Board
134 meeting. The Water District Board has been doing tours of the Bear River Basin, with the
135 last location being Cache Valley. The waterways in the valley help maintain the current
136 community. The State Water Quality Board funds large water projects for the State, and
137 currently, there are 3 potential projects from Cache Valley before the board. The Cache
138 Metropolitan Planning Organization met to discuss possible road projects. The Logan
139 Youth Council held a rally to collect participants. The Land Use Appeals Board met to
140 determine if the City acted responsibly without bias or not in regard to the Finding Hope
141 Rehabilitation Center proposed to be located in the Cliffside neighborhood
142
143 Councilmember M. Anderson reported that the Golf Advisory Board discussed that there
144 was funding generated for capital improvements, such as for the driving range. There are
145 two potential renewable energy projects. He participated in the 911 stair challenge at the
146 Utah State stadium. He also attended a steering committee meeting to discuss the Cache
147 County recreation study. The ongoing study has identified immediate and future needs
148 for the next 10 years. The data and scenarios will be presented in the near future. The
149 Historic Preservation Committee met to review two proposed changes to historic homes.
150
151 **Council Candidates – Brian Seamons, Katie Lee-Koven, Ernesto López, and Melissa**
152 **Dahle ([36:30](#))**
153
154 Chair Simmonds stated that the Council candidates have been invited to attend tonight's
155 meeting and talk about why they are running for office.
156
157 Brian Seamons stated that he is grateful for the opportunity and appreciates the efforts of
158 the Council. He is intrigued by the policy and because of that he is running. He is from
159 Cache Valley; he grew up in Hyde Park and attended Mountain Crest High School. He
160 studied economics (which is the study of choices) at Utah State University. He met his
161 wife at USU. They have 3 sons, who are 21, 19, and 7. He wants to address affordable

162 housing since he is a builder and wants his children to be able to afford to build a home
163 and stay in the valley.

164
165 He shared a brief experience about a friend who is a developer. During his friend's first
166 development, the developer visited the Mayor to receive permission to build homes. They
167 sketched everything out within an hour, and the developer was able to build a home.
168 Inflation and interest are not the only things driving the cost of living. What the Council
169 does here can also drive the cost of living.
170

171 Katie Lee-Koven – Chair Simmonds stated that Katie was not able to attend tonight's
172 meeting and asked the following statement to be read on her behalf by Councilmember
173 A. Anderson.

174
175 *Katie Lee-Koven wants to help preserve the parts of Logan we cherish and improve areas
176 where we fall short. With her experience as an executive director and her service on
177 various city committees over the past few years, she is well prepared and informed to
178 take on this role and make a positive difference.*
179

180 *Some of the issues she cares about include supporting affordable and diverse housing,
181 working with USU to create more student housing, small business development, ensuring
182 fiscal responsibility and transparency, improving communication with residents, and
183 backing a new multi-purpose indoor recreation and community center in collaboration
184 with Cache County. She also wants to ensure our water and energy resources are
185 sustainable for future generations, continue working on downtown improvements—
186 including Main Street traffic management—and develop a strategic plan for cultural
187 programs.*
188

189 *Katie served as chair of the Hillcrest Neighborhood Council for the past four years, is a
190 founding member of the Public Art Committee for the City of Logan, and a member of the
191 Logan General Plan steering committee. In these roles, she has helped improve
192 communication about city-related projects and has advocated for citizens on issues such
193 as development and recreation.*
194

195 *Professionally, Katie serves as the Executive Director at the Nora Eccles Harrison
196 Museum of Art at Utah State University (USU). She is a recognized leader who has
197 managed two multimillion-dollar capital campaigns, expanded community and K-12
198 engagement to serve every school in Logan and Cache school districts, and created a
199 welcoming museum space for all. She is married to Mark Lee-Koven, a professor at USU,
200 and has a daughter enrolled in the Logan City School District.*
201

202 *In closing, while Katie has a lot of experience she brings to this role, she is not an expert
203 on all areas that the council is responsible for, and she wants to hear from the citizens
204 and the experts so that we come up with the best solutions.*

205
206 *She appreciates everyone who is here tonight, demonstrating your commitment to the*
207 *future of Logan, and hopes to serve on Logan City Council for you.*

208
209 Councilmember/Candidate-) Ernesto López stated that he has lived in Logan since he
210 moved from Mexico when he was 15 years old. He is a first-generation college graduate;
211 he lives in Logan with his wife and two children. He is completely invested in the long-
212 term future of the community. He works for the USU Extensions and leads an online
213 program incentive that helps thousands of youths to have access to education
214 opportunities that improve their lives and their communities. Prior to being employed by
215 USU, he was formerly employed as a Parent Involvement Specialist at Bear River Head
216 Start and with an international franchiser. He stated it was wonderful to be able to
217 interact with the entrepreneurial spirit in our nation.

218
219 Prior to 2020, he had never seen himself serving in office. After five years of service, he
220 has come to know and appreciate what the City and the Council do. There is always
221 something to learn, even after all these years. He hopes to be reelected and be permitted
222 to continue to serve on the City Council. He is an advocate for a strong, inclusive
223 community, a family-oriented community that welcomes and celebrates the community's
224 growing, vibrant diversity. He is actively involved in efforts that support city engagement
225 and leadership development. His simple vision is that we are all part of our beloved city.
226 He hopes to continue to advocate for affordable housing, support economic development,
227 and for a more sustainable future.

228
229 Melissa Dahle stated that she was raised in Cache County. She attended Skyview and
230 USU and graduated in Business Information Systems. She was the Woodruff
231 Neighborhood Chair for 6 to 7 years. As Chair, they were able to complete several
232 neighborhood sidewalks and improve safety at 600 South. She is the current Chair of the
233 Logan High School Community Council, the Mount Logan Community Council, and the
234 Parks & Recreation Board. She is focused on fiscal responsibility and was able to help
235 with the 10-year plan. She feels it is important to build these plans and to stick to them.
236 These plans were made for a reason by the community, and it reflects the community's
237 desire for what they would like to see happen. She wants to ensure that the voice of the
238 community is heard. Indoor and outdoor recreation is a main focus. As Chair of the Parks
239 & Recreation Board, she was able to assist with the ongoing recreation feasibility study
240 for a new recreation center. She would like to improve communication between the City
241 and citizens to make it more accessible.

242
243 Her husband works in Ogden, she has three kids, and a daughter-in-law attending USU.
244 She hopes the community will vote for her.

245
246 Chair Simmonds thanked the candidates for speaking and for their willingness to serve.

247

248 No further Council Business items were presented.

249

250 **ACTION ITEMS:**

251

252 **PUBLIC HEARING - Consideration of a proposed resolution updating the**
253 **Commercial and Residential Lighting Incentive Program – Resolution 25-38 – Emily**
254 **Malik, Sustainability Program Coordinator. (49:08)**

255

256 At the September 2, 2025 Council meeting, Sustainability Program Coordinator Emily
257 Malik addressed the Council regarding the proposed resolution. She explained that the City
258 of Logan supports demand, side management programs, and efforts that encourage
259 residents and businesses to use less energy. The City of Logan recognizes that the cheapest
260 energy is energy not used, and the City has previously established a commercial lighting
261 retrofit incentive program in October 2014 and revised the program in 2017, 2019, and
262 2022. The energy market and technology are ever-changing, as should be our incentive
263 programs to reflect these changes. She requested that the Council adopt the proposed
264 revised Commercial Lighting Retrofit Incentive Program incentive amounts as presented,
265 with an effective date of October 1, 2025.

266

267 Emily Malik, Sustainability Program Coordinator answered the prior question posed by the
268 Council regarding what has been spent of incentives. As of this fiscal year, \$19,000 has
269 been spent on energy incentives. The last fiscal year was \$25,000.

270

271 Councilmember M. Anderson asked if Ms. Malik was satisfied with the incentives offered
272 by Rocky Mountain Power, or if there was a preference to see other energy incentives.

273

274 Ms. Malik responded that the energy incentives are adequate and applicable to the city's
275 needs.

276

277 Chair Simmonds opened the meeting to a public hearing.

278

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

280

281 **ACTION. Motion by Vice Chair Johnson seconded by Councilmember López to**
282 **approve Resolution 25-38 as presented. Motion carried by roll call vote (5-0).**

283 **A. Anderson: Aye**

284 **M. Anderson: Aye**

285 **Johnson: Aye**

286 **López: Aye**

287 **Simmonds: Aye**

288

289 **PUBLIC HEARING - REZONE – Consideration of a proposed rezone. Blaine**
290 **Hamblin/J&C Properties Group LLC (Sierra Meadows), authorized agent/owner is**

291 requesting a zone change of 20.06 acres located at approximately 1300 West 450 South
292 from Suburban Neighborhood Residential (NR-4) to Traditional Neighborhood
293 Residential (NR-6) (Woodruff Neighborhood) – Ordinance 25-14 – Aimee Egbert,
294 Planner ([51:50](#))

295
296 At the September 2, 2025 Council meeting, Planner Aimee Egbert addressed the Council
297 regarding the proposed rezone.

298
299 **RECOMMENDATION**

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

304 Land use adjoining the subject property
305

<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

306
307 **PROJECT**

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

314
315 **GENERAL PLAN**

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

321
322 **LAND DEVELOPMENT CODE**

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

330

331 Immediately south of the subject property is the MR-9 zoning district, which permits higher
332 residential densities of up to 180 units and allows a minimum lot size of 4,000 square feet.
333 This area is the Sugar Creek Subdivision, a similarly sized parcel that served as the catalyst
334 for the creation of the Planned Development Overlay (PDO) within the LDC. The PDO
335 was established in response to the developer's desire to incorporate a variety of housing
336 types and lot sizes while maintaining an overall density of 5.3 dwelling units per acre.
337

338 Adjacent parcels to the north and east are zoned NR-4 and generally feature lot sizes over
339 10,000 square feet. However, properties located just one block further east range between
340 6,000 and 14,000 square feet, with a significant number falling below the 10,000 square
341 foot benchmark. This pattern indicates that, despite the NR-4 zoning designation, the
342 broader area is not uniformly developed with large-lot residential character and instead
343 reflects a more varied lot size composition.
344

345 Given the existing lot patterns in the broader area and the proximity of the recently rezoned
346 MR- 9 Sugar Creek Subdivision to the south, the proposed NR-6 zoning would be
347 compatible with the evolving development context and not out of character for the
348 neighborhood.
349

350 **STAFF SUMMARY**

351 The subject property is a vacant parcel located north of the Sugar Creek Subdivision. The
352 surrounding area is primarily composed of single-family residential uses, with some
353 scattered multi-family developments. The Rivergate Subdivision includes conditions that
354 require road stubs connecting to this parcel. The nearest multi-family zoning (MR-9) is
355 directly south of the property. Based on staff's analysis, the proposed NR-6 zoning serves
356 as an appropriate transitional zone between the higher-density MR-9 to the south and the
357 lower-density NR-4 to the north.
358

359 **AGENCY AND CITY DEPARTMENT COMMENTS**

360 No comments have been received.
361

362 **PUBLIC COMMENTS**

363 As of the time of this report, no comments have been received.
364

365 **PUBLIC NOTIFICATION**

366 Legal notices were published in the Herald Journal on 8/2/25, posted on the City's website
367 and the Utah Public Meeting website on 8/4/25, and noticed in a quarter page ad on 7/28/25.
368

369 **RECOMMENDED FINDINGS**

370 The Planning Commission bases its decision on the following findings supported in the
371 administrative record for this project:
372

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 was about the impact of water consumption.

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

Chair Simmonds asked if the adjacent corner was previously zoned NR-4.

Ms. Egbert confirmed that the adjacent corner used to be NR-4. In 2023, the corner was rezoned to MR-9. Currently, the density of the zone is just below NR-6, but more than NR-4. The reason was to permit lots of various sizes.

Chair Simmonds asked if the change was before or after the adoption of the Woodruff Neighborhood Plan.

Ms. Egbert replied that the Woodruff Neighborhood Plan, was adopted in February 2021, the rezone to MR-9 occurred in May 2023

Chair Simmonds inquired why the Planning Commission was against the rezone, and whether it was primarily due to the Woodruff Neighborhood Plan.

Ms. Egbert responded that it was part of the Planning Commissions reasoning. Their primary concern was that there was no development plan or proposed plan for the Planning Commission to base a decision on.

Councilmember López asked if the zone to the immediate East of the project area is NR-4

Ms. Egbert confirmed that the area is zoned NR-4, but the actual parcels are a mix of NR-4, ⁸ NR-6

416
417 Councilmember Johnson added that there are large lots that fit NR-2 with an acre of
418 property and others that are much smaller. It is a mix of property sizes.
419
420 Councilmember A. Anderson clarified that the zone does not dictate the size of the lot,
421 simply the density of the zone.
422
423 Councilmember López noted that the plan states that the area be zoned NR-6.
424
425 Ms. Egbert answered that the City downzoned several neighborhoods to preserve space
426 and land.
427
428 Chair Simmonds remarked that the intent was to respect the area or the desire for the area.
429
430 Councilmember M. Simmonds commented that the need for housing has changed since
431 2016.
432
433 Ms. Egbert agreed, which is the reason why the staff recommended approval.
434
435 Chair Simmonds opened the meeting to a public hearing.
436
437 Gail Yost, a resident of Logan, is in favor of larger single-family homes/parcels. She
438 cautioned against building too many homes and creating a crowded space. It is important
439 to have spaces for children and families.
440
441 Joshua Molitor, a resident of Logan, is against the rezone. He expressed concerns about
442 the water and potential impacts of increased density.
443
444 Linda Johnson, a resident of Logan is in full agreement with the Planning Commission
445 and is opposed to the rezone. She is especially concerned about the lack of a design
446 proposal. She is not opposed to the project and recommended Council request the
447 developer propose a plan prior to the rezone going into effect. Personally, she would not
448 mind an NR-6 at the highest, as families are looking for less yard maintenance with a
449 community park.
450
451 Gail Hanson, a resident of Logan, explained she grew up in a trailer park. In her
452 experience, the lot size is not as critical as the way the community is laid out. If the
453 layout is dense, then it should be more community-friendly. Houses face each other or
454 garages face each other, so that people's front porches help create a community. She feels
455 that NR-6 is a good recommendation.
456
457 Blaine Hamblin is a part of Heritage, the developer requesting the rezone. The desire is
458 for there to be single-family homes. The neighborhood plan also recommends a diversity

459 of housing. The plan is to aim for NR-5 with a 2,000 sq. difference between the smallest
460 and largest lots. A plan was not submitted as it is not required by City code. Hence, the
461 request for MR-9, but the intent is only to build single-family housing.

462
463 Michael O'Donnell, a resident of Logan lives adjacent to the project in the NR-4 area
464 directly to the north. He is against anything other than NR-6. He is concerned about the
465 impact and loss of community as a result of the development. Open space is critical and
466 should be part of the development.

467
468 Melissa Dahle, a resident of Logan stated that the Woodruff Neighborhood Plan zoned
469 the area as NR-4 to maintain areas of settlement in Logan for their families. It would be
470 nice to see the area match the plan.

471
472 Paul Beecher, a resident of Logan, resides to the west of the proposed rezone. His
473 primary concern is that the proposed area for development has always had water issues.
474 He is worried that any homes that are built may flood.

475
476 There were no further comments and Chair Simmonds closed the public hearing.

477
478 Councilmember M. Anderson said there were valid concerns brought up by both sides of
479 the proposed rezone. The Woodruff Neighborhood Plan calls for NR-4.

480
481 Chair Simmonds stated the intent was to create a diversity of lot size parcels. The
482 neighborhood wanted to retain the idea in single-family homes.

483
484 Councilmember A. Anderson added that the reason for diversity isn't just for starter
485 homes, but larger lots where families can move to and continue to grow.

486
487 Vice Chair Johnson remarked that many of the online comments expressed concerns and
488 a desire to follow the Woodruff Neighborhood Plan.

489
490 Councilmember López said that with the rezone of Sugar Creek, it may be more prudent
491 to leave the area as NR-4.

492
493 Councilmember M. Anderson agreed that the Woodruff Neighborhood Plan should be
494 followed. However, he agrees that there is a need for diversification of housing as it
495 limits a community.

496
497 Councilmember López expressed concerns about how larger lots affect housing
498 affordability.

499
500 Chair Simmonds agreed that diversity in housing is important, but should this be
501 addressed here or wait until the General Plan is finalized.

502
503 Councilmember M. Anderson noted that the motion is for denial; however, he would be
504 interested in revising the rezone if there was a design proposal from the developer. The
505 Council echoed similar sentiments.
506
507 Chair Simmonds requested that Mike DeSimone, Community Development Director
508 share the reasoning for staff's approval of the rezone with a design/plan.
509
510 Mike DeSimone, Community Development Director, answered that the property cannot
511 be conditionally rezoned. The property must be rezoned, and only then can a design be
512 brought forth based on the usage of the rezone. There is a process in place for
513 development or making such a request through the Plan Development Overlay (PUD).
514
515 Chair Simmonds encouraged the developer to utilize the PUD process to allow a diversity
516 of housing.
517
518 **ACTION. Motion by Councilmember A. Anderson seconded by Vice Chair Johnson
519 to deny Ordinance 25-14 as presented. Motion carried by roll call vote (5-0).**
520 **A. Anderson: Aye**
521 **M. Anderson: Aye**
522 **Johnson: Aye**
523 **López: Aye**
524 **Simmonds: Aye**
525
526 **PUBLIC HEARING - REZONE – Consideration of a proposed rezone. George
527 Honey, property owner, is requesting a zone change of a .21 acre parcel located at 165
528 North 200 East from Traditional Neighborhood Residential (NR-6) to Town Center
529 Two (TC-2) (Adams Neighborhood) - Ordinance 25-15 – Aimee Egbert, Planner
530 ([1:21:55](#))**
531
532 At the September 2, 2025 Council meeting, Planner Aimee Egbert addressed the Council
533 regarding the proposed rezone.
534
535 **RECOMMENDATION**
536 Staff recommends that the Planning Commission forward a recommendation of approval
537 to the Municipal Council for a rezone of approximately 0.21 acres of property located at
538 165 North 200 East (TIN# 06-066-0024) from Traditional Neighborhood Residential (NR-
539 6) to Town Center 2 (TC-2).
540
541 **PROJECT**
542 The proponent is requesting to rezone the 0.21-acre property at 165 North 200 East from
543 NR-6 to TC-2. The property currently contains a single-family dwelling in the front and
544 one (1) apartment above the detached garage in the rear. The house was built in 1909, while

545 the current detached garage in the rear yard was built in 1979. An open-ditch irrigation
546 canal traverses the property flowing northward and essentially bisects the parcel with the
547 home on the front section and the garage/apartment on the rear section.

548
549 In 2009, a previous owner applied to grandfather the property as a three-unit configuration,
550 consisting of one residential unit in the front and a duplex in the rear structure. That request
551 was denied due to a lack of evidence of legal establishment for the third unit, and with
552 proper evidence for the establishment of the second unit, the property was officially
553 recognized as a legal nonconforming two-unit property.

554
555 The applicant is requesting to rezone the property from NR-6 to TC-2 to allow the legal
556 reestablishment of a third residential unit in the detached garage. The TC-2 zone permits
557 higher residential density (30 du/ac) and would allow for three units on the site provided
558 the applicant obtains a building permit and meets minimum building code requirements.

559
560 **GENERAL PLAN**

561 The Future Land Use Plan (FLUP), adopted in 2008, identifies this property as Town
562 Center (TC). The General Plan describes TC areas as being a hub of Logan City and reflects
563 a vibrant downtown, with a variety of commercial, mixed-use, and institutional uses and
564 activities. The TC designation ranges from 200 South to 500 North and weaves between
565 100 East and 200 East along the eastern side of Downtown Logan.

566
567 **Town Center 2 Zone**

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

577
578 **SUMMARY**

579 The current land uses on the block are a mixture of commercial and residential uses. The
580 site immediately north was rezoned to TC-2 on March 5, 2024. Because the property is
581 planned in the FLUP as Town Center, and due to the current commercial land uses on the
582 block, the request to up-zone this parcel to TC-2 would be a predictable and expected
583 zoning change. With the LOS Temple located to the east of the block with extensive
584 setbacks, TC-2 development and land uses on the subject property and the remaining 200
585 East block face, would be compatible and pose minimal impacts to the residential areas
586 further east. As the applicant has indicated in their application, the purpose of the rezone
587 is to facilitate the legal establishment of a third residential unit within the detached garage.

588 The site has adequate room to meet minimum parking requirements while the provision of
589 additional housing is important to the downtown area.

590

591 **AGENCY AND CITY DEPARTMENT COMMENTS**

592 No comments have been received

593

594 **PUBLIC COMMENTS**

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

596

597 **PUBLIC NOTIFICATION**

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

601

602 **RECOMMENDED FINDINGS OF APPROVAL FOR REZONE**

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

- 605 1. The surrounding zoning to the west is TC-2 and a rezone of this property will result in
606 a contiguous zoning pattern on the block.
- 607 2. The TC-2 zone is appropriate because it aligns with the adopted FLUP and fits into the
608 existing land use patterns of the block.
- 609 3. TC-2 zoning, and land uses are in close proximity to transportation choices, downtown
610 commercial goods and services, and employment centers.
- 611 4. The majority of the surrounding existing land uses to the west are commercial in nature.
- 612 5. The LDC development standards will ensure a quality project that will be compatible
613 with the surrounding neighborhood.

614

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

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

618

619 Chair Simmonds requested clarification of the reason for approval by the Planning
620 Commission.

621

622 Ms. Egbert replied that there is a single-family home in the front, and the garage has an
623 apartment over the top. At some point, a studio apartment was put next to the garage, which
624 was not legally conforming. In order to have the studio apartment be legally conforming,
625 TC-2 is required.

626

627 Chair Simmonds remarked on whether the studio is up to code.

628

629 Ms. Egbert said the studio should be up to code.

630

631 Councilmember A. Anderson asked if they had previously applied to the alternative process
632 of grandfathering for the studio apartment.

633
634 Ms. Egbert responded that in 2009, the other two units were grandfathered. However, the
635 third unit was built and has since been discovered that it was not legally conforming.
636

637 Councilmember A. Anderson inquired when the studio was built.
638

639 Ms. Egbert answered, unfortunately, they do not know.
640

641 Councilmember A. Anderson requested confirmation that no attempts have been made to
642 grandfather the studio.
643

644 Ms. Egbert replied that she was unaware of an attempt to grandfather.
645

646 Chair Simmonds requested Russ Holley, City Planner, address the question.
647

648 Russ Holley, City Planner responded that there was an attempt to grandfather the studio
649 with the two other existing buildings. However, the studio grandfathering was denied as it
650 is illegally non-conforming. The grandfather application was completed by the previous
651 landowner. The current applicant is the new property owner.
652

653 Chair Simmonds spoke to a neighbor, who resides adjacent to this location. The property
654 currently has a deck built over the canal, which is not legal. There are certain setbacks
655 required by the canal, and they do not comply with the setbacks by building over the canal.
656 She is not in favor of approving at this time until other mitigation factors are foremost
657 addressed.
658

659 Councilmember A. Anderson said she is torn. She would prefer to wait and see what the
660 General Plan advises for the whole area around the Temple. She expressed concerns about
661 making an illegal non-conforming building into a legal one. Though the General Plan may
662 determine that this area will be TC-2 someday in the future.
663

664 Chair Simmonds opened the meeting to a public hearing.
665

666 Gail Yost, a resident of Logan, is opposed to changing a residential area to TC-2. She
667 recounted the change by a Dentist's office on 100 East near her home to TC-2, and who
668 continued to expand thereon. Higher density means a higher rate of incidents as people
669 become isolated.
670

671 There were no further comments and Chair Simmonds closed the public hearing.
672

673 Councilmember A. Anderson reiterated her hesitation and previous reasoning for voting
674 for or against the motion.

675
676 Councilmember M. Anderson agreed that the property will eventually be TC-2, however,
677 the question is whether the property should remain as it is currently zoned.
678

679 Councilmember López asked if there is an inkling that the General Plan may zone this
680 area as TC-2.
681

682 Councilmember A. Anderson answered that she has not been part of the General Plan
683 discussion.
684

685 Councilmember M. Anderson suspects that the General Plan will take into consideration
686 UDOT's (Utah Department of Transportation) plans for 100 East, 200 East, 100 West,
687 and 200 West.
688

689 Vice Chair Johnson also expressed reservations about voting on the rezone.
690

691 **ACTION. Motion by Councilmember López seconded by Councilmember A.**
692 **Anderson to adopt Ordinance 25-15 as presented. Motion carried by roll call vote**
693 **(4-1).**

694 **A. Anderson: Aye**

695 **M. Anderson: Nay**

696 **Johnson: Aye**

697 **López: Aye**

698 **Simmonds: Aye**

699

700 **PUBLIC HEARING - PLANNED DEVELOPMENT OVERLAY ZONE -**
701 **Consideration of a proposed Planned Development Overlay. Brett Jensen/Willow**
702 **Lakes Holdings LLC, authorized agent/owner is requesting a Planned Development**
703 **Overlay Zone for the 12 acre Phase Five area of the Willow Lakes development to**
704 **include a 40,000 square foot Fitness/Boat Club commercial building, five beachfront**
705 **short term rental homes, eleven single family lots, five multi-family mansion style**
706 **homes, and a 60-bed assisted living facility located at approximately 1100 South 1400**
707 **West in the Traditional Neighborhood Residential (NR-6) zone (Woodruff**
708 **Neighborhood) – Ordinance 25-16 – Russ Holley, Planner (1:35:19)**

709

710 At the September 2, 2025 Council meeting, Planner Russ Holley addressed the Council
711 regarding the proposed Planned Development Overlay.
712

713 **OVERVIEW**

714 The PDO request is for the 12-acre phase 5 area of the Willow Lake project in the Woodruff
715 Neighborhood. The PDO request includes new commercial, short-term-rental assisted

716 living, and multi-family land uses. As part of the Planned Development Overlay (PDO)
717 process, the initial concept plan review was conducted at the Commission, Council, and
718 Neighborhood level. That applicant has made changes to the condominium portion of the
719 original PDO concept review.

720
721 North: Outside of Logan City Boundary East: NR-6: Residential Uses
722 South: NR-6: Residential Uses West: NR-6: Residential Uses
723

724 **Current Zoning and FLUP Designation**

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

728
729 **Project Proposal**
730 This proposal is for the 12-acre phase 5 of the Willow Lakes project. Phases 1-4 have
731 already been approved and platted. Construction is underway on the two artificial lakes,
732 public infrastructure, and single-family homes. This PDO proposal is for a new 40,000 SF
733 Fitness/Boat Club Commercial Building, 5 Beachfront Homes intended for short-term
734 rental, 11 single family home building lots, 5 mansion style multi-family structures, and a
735 60-bed Assisted Living two-story building located near the 1000 West frontage.

736
737 **Boat Club & Fitness Commercial Building**
738 The concept plan shows a large commercial building near the far west edge of phase 5. The
739 three-story, 40,000 SF building with upper floor observation decks, is located along the
740 north shore of the Big Wake and Tube Lake. Access to the commercial building is via the
741 new 1000 South public street. Parking areas are shown north of the building and a series
742 of beach amenities are shown along the lake edge. This commercial building is planned
743 with Clubhouse/Events area, Fitness/Gym area, and associated office space.

744
745 **Beach Homes**
746 East of the Fitness Center building, the proposal shows 5 beach front single family homes
747 along the Big Wake and Tube Lake north beach. The home design shows vehicular access
748 from the north via the fitness center parking lot and the south yards of the homes have
749 direct access to the beach. These 5 homes are being proposed as short-term rentals.

750
751 **Additional Residential**
752 Farther east along the north shore of the Slalom Lake, the proposed plan shows 11 single
753 family building lots and five mansion style multi-family building footprints. The proposal
754 suggests that the mansion-style homes would be between 2-4 units each and within
755 character of the MR-9 zoning district. No architectural designs or elevations have been
756 submitted with this portion of the proposed PDO.

757
758 **Assisted Living**

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

764

765 **Planned Development Code Amendment**

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

777

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

782

783 **Density, Site, and Building Design**

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

790

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

795

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

800

801 **Parking Requirements**

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

809

810 **Pedestrian Circulation & Open Space**

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

815

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

821

822 **Staff Summary**

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

829

830 **AGENCY AND CITY DEPARTMENT COMMENTS**

831 Comments were solicited from the following departments or agencies:

832

- 833 • Environmental, Light and Power, Water and Engineering

834

835 **PUBLIC COMMENTS**

836 Notices were mailed to property owners within 300 feet of the subject property. As of the
837 time of this report, no comments have been received.

838

839 **PUBLIC NOTIFICATION**

840 Legal notices were published in the Herald Journal on 8/16/25, posted on the City's website
841 and the Utah Public Meeting website on 8/18/25, and mailed to property owners within
842 300 feet on 8/11/25.

843

844 **RECOMMENDED CONDITIONS OF APPROVAL**

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

847

- 848 1. All standard conditions of approval will be recorded with the Design Review and are
849 available in the Community Development Department.
- 850
- 851 2. This PDQ Code Amendment will include a new 40,000 SF club house and fitness center
852 building shown on the west side of phase 5. The building will be 43 feet tall maximum
853 and contain minimum commercial building articulations and ground floor transparency
854 of 30% of the facade and upper floor transparency of 20%. Open space and landscaping
855 in this area shall total 20% of the site with a minimum of 20 trees per acre. Parking lot
856 setbacks will default to COM zoning at 10 feet along the street frontages and 5 feet
857 along the sides and rear. Pedestrian connections from the street to the fitness center
858 building and throughout the parking lot are required for safe and easy walking access.
859 80 parking stalls shall be provided on-site for this building.
- 860
- 861 3. The 5 beach homes will be in the same location as shown on the site plan and capped
862 at 6,000 SF total per home. Short Term Rental regulations shall for Logan City's STR
863 requirements for terms, business licensing, occupancy, parking, and inspections. 1
864 parking stall shall be provided per every two bedrooms.
- 865
- 866 4. The 11 single family home sites shall follow standard NR-6 setbacks, heights, driveway
867 and parking requirements.
- 868
- 869 5. The Mansion Style building shall be four units maximum per building with a total of 5
870 buildings. A Design Review Permit will be required for these buildings and based on
871 the MR-9 zone (or closest similar) for compliance with parking, open space, setbacks,
872 and heights when the applicant is ready to develop this section. 2 parking stalls per each
873 dwelling unit shall be provided on-site.
- 874
- 875 6. The assisted living building can be up to 43 feet tall and contain up to 60 beds. The
876 building shall provide at least 15 parking spaces, and building design shall be compliant
877 with MR-12 zoning. Pedestrian circulation shall be provided into and around this
878 section of the project.
- 879
- 880 7. Phase 5 areas shall have trail connections made to area trail networks along the river to
881 the south and points beyond.
- 882
- 883 8. 1400 West Street shall be developed as per city specifications and extended north to
884 intersect with 600 South with a cross section matching the city's neighborhood street
885 classification.
- 886

887 9. Street trees and park strip landscaping shall be provided every 30 linear feet along all
888 city streets within phase 5 and along 1400 West.

889

890 10. No open pit storm-water detention basins shall be placed in the yard between the
891 building and the adjoining streets. If designed as landscaping with maximum 4-to-1
892 cross slopes, undulating shapes, and ground cover containing 75% grass and a
893 combination of trees and shrubbery so that it does not appear to be a storm water
894 collection area, then it may be located in the front yard area.

895

896 11. All dumpsters shall be visually screened or buffered from public streets by using
897 fencing, walls and landscaping if placed near street edge.

898

899 12. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of
900 view from the street or screen from view from the street.

901

902 13. Exterior lighting, including gas canopy lighting, shall be concealed source, down-cast
903 and shall not illuminate or cast light onto adjacent properties.

904

905 14. No signs are approved with this Design Review Permit. All signage shall be approved
906 and permitted by staff in accordance with the Land Development Code.

907

908 15. No fences are approved with this Design Review Permit. All fences shall be approved
909 and permitted by staff in accordance with the Land Development Code.

910

911 16. Prior to issuance of a Building Permit, the Director of Community Development shall
912 receive a written memorandum from each of the following departments or agencies
913 indicating that their requirements have been satisfied:

914 a. Environmental-contact 716-9760

915 • Minimum 60 ft. straight on clear access required. The approach must be level, no down
916 or uphill slopes and no parking spaces or curb blocking 60 ft. access.

917 • Any collection point further than 150 feet from the public right of way must provide an
918 on-site turn around. A minimum of 20-foot overhead clearance from building eves, parking
919 awnings, trees, poles, overhead power, or cable wires, etc. is required.

920 • Minimum inside measurement for a double enclosure is 24 ft. wide by 10 ft. deep.
921 Minimum inside measurement for a single enclosure is 12 ft. wide by 10 ft. deep.

922 • Place bollards in the back of the enclosure to protect walls.

923 • Gates are not required, however if desired, they must be designed to stay open during the
924 collection process.

925 • Barrel hinges are suggested for the gates. We need a full 12 ft. clearance so the gates
926 must be designed to open completely.

927 • The buildings water service line/s needs to have a RP (ASSE1013) installed and tested
928 on the water service line/s after the water meter, as it/they enter the building before any
929 branch offs or possible connections inside or outside of building. [For best individual

930 business's protection, the following is suggested- Each unit's water main would have its
931 own RP (ASSE1013) installed and tested on the water main as it enters each unit/ building
932 before any branch offs or possible connections inside or outside of building. So, each unit
933 is independently controlled and protected.] Properly sized drain required to serve dump
934 port of the RP's backflow assemblies. All backflow assemblies must be tested within 10
935 days of turning water into them and annually thereafter. Refer to current IPC Utah State
936 Amendment# 608.1.1,608.1.2,608.1.2.1 for installation criteria. No open-ended water lines
937 allowed, all future lines must be plugged or capped watertight.

- 938 • All landscape irrigation system's fed from Logan City water must have a high hazard
939 rated backflow assembly installed and tested within 10 days of turning in water to it.
- 940 • Fire suppression systems that connect to Logan City water (with no added unapproved
941 chemicals) must have a minimum DC (ASSE1015) installed and tested. Fire risers and all
942 8/F assemblies must be installed and tested as per Logan City standards.
- 943 • Project shall comply with all currently adopted plumbing codes and their amendments
944 and Utah Admin. code R 309-105-12-(1) rules and regulations including, but not limited
945 to, those pertaining to backflow prevention and cross connection protection, during and
946 after construction, for the safety of the water source and its consumption.
- 947 • There is an additional 1" waterline stubbed to this property. If the line is not used it needs
948 to be plugged at the main. Water Division recommends utilizing it as an irrigation meter to
949 avoid having to dig in 1000 N and to reduce sewer collection and treatment costs on
950 metered water.

951

952 **GENERAL**

- 953 • Water shares or in-lieu fee for indoor and outdoor increased water demands shall be
954 provided to the City in accordance with City Code 17.29.210 and Utah Administrative Rule
955 R309-510-7.
- 956 • All adjacent and internal rights of way and easements shall be shown on the final plat and
957 construction plans. Improvements of this project shall not infringe upon the rights of an
958 existing easement / right of way / property owned by others without their written
959 permission.
- 960 • Documentation of existing and/or new easements or agreements for the proposed shared
961 access condition and any other conditions such as shared access, parking, utilities,
962 stormwater facilities (inside or outside of the project boundary) shall be provided with the
963 construction plan / final plat submittal.
- 964 • A Public Works Development Agreement and Financial Surety of at least 110% of the
965 cost to construct all improvements in the City right-of-way and for all new storm water
966 improvements shall be executed prior to approval of construction plans.
- 967 • Provide a Geotechnical Report that includes but is not limited to: 1) Historical high
968 ground water elevation, and 2) Percolation rate of soils at bottom of all unlined storm
969 water holding facilities. Groundwater has been a problem for adjacent development and
970 has caused significant delays. Making sure this is correct will ensure a smooth development
971 process.

972 • A "Preconstruction meeting¹¹ shall be held with the City's Engineering Division prior
973 to starting construction activities and a "Work in the Right of Way¹¹ permit shall be
974 obtained for all work in the City's right-of-way and PUE or for any tie-in to City utilities.
975 • City right-of-way shall not be used for storage of construction materials or parking of
976 construction equipment or related vehicles during construction.
977

978 **UTILITIES**

979 • All utilities outside of the public right-of-way way shall be private lines and shall be
980 owned, maintained, repaired/replaced by the property owner. All infrastructure shall be
981 installed, maintained, and repaired/replaced in accordance with Logan City Standards.
982 • A private Water Utility agreement shall be provided for all private water and sewer lines
983 (including fire lines) not located within a Public Right of Way. The agreement shall be
984 executed prior to approval of construction plans and shall be recorded with the County
985 Recorder.
986 • Each individual building shall have separate water service and sewer service connection
987 to the City's water and sewer systems.
988 • Fire hydrants locations shall meet the Fire Code requirements as determined by the City's
989 Fire Marshall.
990 • All existing water and sewer service lines extending to the site that are not proposed to
991 be used with the new development shall be capped at the City main line. Currently the plan
992 shows one water service not being used. If it is not used it will need to be abandoned at the
993 main.
994

995 **STORMWATER / IRRIGATION**

996 • Storm water detention/retention shall be designed and constructed according to Logan
997 City standards. This includes the retention of stormwater from any adjacent street that
998 currently discharges to the property. Retention of the 90% storm event is required and shall
999 be provided using Low Impact design methods.
1000 • Stormwater can be discharged to the City's stormwater system after the 90th percentile
1001 storm has been collected for infiltration onsite and the remainder released at design rates.
1002 If development encounters ground water and intends to install a footing/structural drainage
1003 system, this system will not be permitted to discharge to the City's stormwater system and
1004 will need to be managed separately. Canal permission will be required to discharge this
1005 flow into a canal.
1006 • An executed Public Works Stormwater Maintenance Agreement shall be provided to the
1007 City prior to construction plan approval. The agreement shall be recorded at the Cache
1008 County Recorder's Office.
1009 • Property is greater than 1 acre so compliance with the State Storm Water Permit is
1010 required. Development shall also provide a sediment and erosion control plan for all
1011 construction activities.
1012 • This development is located in an area of moderate water table elevation (25 to 48 inches)
1013 and classified as having moderate liquefaction potential; given the potential groundwater

1014 elevation in the area, more than normal stormwater pond area may be required to maintain
1015 the pond elevation sufficiently above the historic high groundwater elevation.

1016 • Above ground and below ground stormwater facilities shall be designed to be a minimum
1017 1 foot above the historic high groundwater elevation as determined by the geotechnical
1018 engineer. Regardless of the design, stormwater facilities that are found to be constantly wet
1019 by groundwater will be required to complete a design revision that revises the facility to
1020 meet the City's standard.
1021 • A Digital Site Plan in AutoCAD {DWG} Format
1022 • PUE's Public Utility: 10' Easement on all property lines that face a roadway and 5'
1023 Easement on all other property lines.

1024

1025 **RECOMMENDED FINDINGS FOR APPROVAL FOR THE PLANNED 1026 DEVELOPMENT OVERLAY**

1027 The Planning Commission bases its decisions on the following findings supported in the
1028 administrative record for this project:

1029 1. The proposed project is compatible with surrounding land uses and will not interfere
1030 with the use and enjoyment of adjacent properties because of the setbacks, building
1031 design, site layout, materials, landscaping, and open space.
1032

1033 2. The Code Amendment and Rezone conform to the requirements of Title 17 of the Logan
1034 Municipal Code.
1035

1036 3. The proposed project provides adequate open space and useable outdoor space in
1037 conformance with Title 17.
1038

1039 4. The proposed project provides code compliant off-street parking.
1040

1041 5. The project meets the goals and objectives of the Logan General Plan by providing high-
1042 quality developments designed in way for easy circulation of both pedestrian and
1043 vehicles.
1044

1045 6. The proposed project complies with maximum height, density and building design
1046 standards and is in conformance with Title 17.
1047

1048 7. The project met the minimum public noticing requirements of the Land Development
1049 Code and the Municipal Code.
1050

1051 8. 1000 West and 1400 West provides access and are adequate in size and design to
1052 sufficiently handle all traffic modes and infrastructure related to the land use.
1053

1054 On August 14, 2025, the Planning Commission **recommended approval** to the
1055 Municipal Council for the Willow Lakes Phase 5 Planned Development Overlay Zone as
1056 proposed. **Planning Commissioners vote (4-0).**

1057
1058 Councilmember A. Anderson inquired about the location of the photos shown in the
1059 presentation.
1060
1061 Russ Holley, City Planner responded that it's the future intersection at 1400 West 1100
1062 South.
1063
1064 Chair Simmonds asked which locations would require a design review.
1065
1066 Mr. Holley responded that the design review is required for the clubhouse, mansion homes,
1067 and the assisted living facility. The single-family homes and short-term rentals will not
1068 require a design review as they are single family units.
1069
1070 Mr. Holley remarked that the Overlay allows for deviation from standard rules, such as the
1071 adjacent short-term rentals.
1072
1073 Chair Simmonds inquired if there are any other PUD requirements other than the
1074 conceptional five pieces.
1075
1076 Mr. Holley referred to Land Development Code 17.27 (0.20 - 0.40), which states what can
1077 be applied, what is allowed, and what is not allowed in a PUD. Some of the requests made
1078 by the developer are different setbacks on the short-term rentals.
1079
1080 Councilmember A. Anderson asked if the requirements could be articulated in the PUD.
1081
1082 Mr. Holley confirmed they will be articulated into the code, but depending on the outcome
1083 of negotiations, Section 17.27.080 will need to be modified to reflect the result. The Section
1084 will be amended and will come before the Council for approval.
1085
1086 Chair Simmonds inquired if the standards had changed, but the developer is not content
1087 with the change.
1088
1089 Mr. Holley answered that the developer is aware of the requirements, but the changes
1090 discussed are not currently reflected in the code.
1091
1092 Vice Chair Johnson requested confirmation on whether it would be prudent to vote on the
1093 item tonight or continue to the next Council meeting.
1094
1095 Mr. Holley replied that Council could vote based on the information available; however, if
1096 the Council makes large adjustments, he recommended to continue voting.
1097

1098 Chair Simmonds addressed the developers and asked if they were comfortable with the
1099 direction the code is taking. Would the developer prefer to amend the code and come back
1100 to the Council at a future meeting or for the Council to proceed with a vote tonight.

1101
1102 Brett Nelson, developer of Willow Lakes responded that their initial impression was that
1103 the code was to be passed tonight. However, the latest discussion will make substantial
1104 changes. They are not opposed to the Council voting tonight although there is a preference
1105 for waiting to make changes if there is a need for a language to be crafted.

1106
1107 Chair Simmonds said she preferred the language to be properly rerafted to allow the
1108 public the opportunity to absorb and comment on it. By allowing three more weeks for
1109 language crafting, this will give the developer time to craft language to their advantage.

1110
1111 Chair Simmonds asked if the developer is comfortable waiting three more weeks.

1112
1113 Mr. Nelson responded that it is not about comfort, as if there is any validity to having the
1114 discussion this evening or more value to pinning down details.

1115
1116 Chair Simmonds stated that part of the process is for staff to work with the developer,
1117 before being brought before the Council. She preferred the details to be ironed out to be
1118 acceptable to both parties.

1119
1120 Mr. Nelson agreed to the ordinance being continued to the October 7, 2025 Council
1121 meeting.

1122
1123 Vice Chair Johnson asked if there were members of the public present to speak at the public
1124 hearing today.

1125
1126 Chair Simmonds opened the meeting to a public hearing.

1127
1128 Jake ?, a resident of Logan is excited about a fitness facility on the west side of Logan.
1129 He believes it will be a positive asset for the community.

1130
1131 Joshua Molitor, a resident of Logan expressed solemn concerns about the assisted living
1132 facility having up to 60 residents in a small building blueprint. He is worried that the
1133 facility will not have sufficient space for residents to reside comfortably.

1134
1135 Linda Johnson, a resident of Logan is not opposed to the project as she can see the
1136 developer is trying to involve all types of life stages. She expressed appreciation for the
1137 creation of the assisted living facility. The short-term rentals are a fantastic idea for
1138 residents of Logan to use for vacation without going far. She requested that some of the
1139 short-term rentals be affordable to residents.

1140

1141 Dr. Gail B. Yost, a resident of Logan is in favor of the assisted living facility. She is
1142 concerned about the need for mansion-type homes. She highlighted the importance of
1143 spacing to create community and neighborhoods.

1144
1145 Chair Simmonds stated that the mansion homes are several townhomes put together
1146 such as a tri-plex. It is not a single building but several in one.
1147

1148 There were no further comments and Chair Simmonds closed the public hearing.
1149

1150 **ACTION. Motion by Councilmember A. Anderson seconded by Vice Chair Johnson**
1151 **to continue Ordinance 25-16 as an action item with a public hearing as presented.**

1152 **Motion carried by roll call vote (5-0).**

1153 **A. Anderson: Aye**

1154 **M. Anderson: Aye**

1155 **Johnson: Aye**

1156 **López: Aye**

1157 **Simmonds: Aye**

1158
1159 **PUBLIC HEARING - Budget Adjustments FY 2025-2026 appropriating: \$8,147**
1160 **funds the Library received from the State of Utah to support the Interlibrary Loan**
1161 **Program; \$7,123 a grant the Fire Department received from the State of Utah**
1162 **(project 796); \$6,780 police forfeitures toward police equipment purchases –**
1163 **Resolution 25-39 – Richard Anderson (2:02:38)**

1164
1165 At the September 2, 2025 Council meeting Finance Director Richard Anderson addressed
1166 the Council regarding the proposed budget adjustments.
1167

1168 Chair Simmonds opened the meeting to a public hearing.
1169

1170 Linda Johnson, a resident of Logan said she is grateful for the Logan Library She
1171 requested confirmation on whether the funding for the interlibrary loan is going to the
1172 library or moving elsewhere.
1173

1174 Richard Anderson, Finance Director explained that the funding is being appropriated
1175 from the State to the Logan Library for the use of interlibrary book loans.
1176

1177 Ms. Johnson said she would like to see a countywide interlibrary program to create a
1178 more interwoven sense of community, and for the community to enjoy all public library
1179 resources.
1180

1181 There were no further comments and Chair Simmonds closed the public hearing.
1182

1183 **ACTION. Motion by Councilmember A. Anderson seconded by Vice Chair Johnson**
1184 **to approve Resolution 25-39 as presented. Motion carried by roll call vote (5-0).**

1185 **A. Anderson: Aye**

1186 **M. Anderson: Aye**

1187 **Johnson: Aye**

1188 **López: Aye**

1189 **Simmonds: Aye**

1190

1191 **WORKSHOP ITEM:**

1192

1193 **Budget Adjustments FY 2025-2026 appropriating: \$8,722 funds the Parks &**
1194 **Recreation Department received from the State of Utah for the Recreation Center**
1195 **Complex; \$52,000 a grant the Fire Department received from the State of Utah;**
1196 **\$25,000 insurance proceeds toward Police rolling stock – Resolution 25-41**

1197 **9 – Richard Anderson (2:08:35)**

1198

1199 Finance Director Richard Anderson addressed the Council regarding the proposed budget
1200 adjustments.

1201

1202 The proposed resolution will be an action item and public hearing at the October 7, 2025
1203 Council meeting.

1204

1205 No further workshop items were presented.

1206

1207 **OTHER CONSIDERATIONS:**

1208

1209 Vice Chair Johnson stated that Cache County has decided it will no longer oversee the
1210 Bicycle Pedestrian Advisory Committee (BPAC). Currently, there is no BPAC
1211 committee. The hope is that volunteers will fill the void.

1212

1213 Chair Simmonds recommended that the issue of BPAC be addressed by the Council at
1214 the October 21, 2025 Council meeting.

1215

1216 Councilmember A. Anderson said former Logan City Councilmember Tami Pyfer is the
1217 co-creator of The Dignity Index which is a program to present ways to treat others with
1218 dignity and not contempt. She encouraged the community to visit The Dignity Index and
1219 learn more about this program. The 2025 Dignity Leadership Summit will be held on
1220 October 20 in Salt Lake City.

1221

1222 Councilmember M. Anderson announced that the Chamber of Commerce is sponsoring a
1223 Meet the Candidate Night on Tuesday, September 30 beginning at 7:00 p.m. at the Utah
1224 Theatre. The public is invited and encouraged to attend and interact with the candidates.

1225 *Updated: The Candidate Night has been rescheduled to Thursday, October 2 at 7:00
1226 p.m. and will still be held at the Utah Theatre.

1227
1228 Councilmember López said the opening social for the Logan Youth Council will be held
1229 on September 23, 2025 at 3 p.m. He thanked everyone who attended the Latino Festival
1230 on Center Street and said it means a lot to the community to hold a festival celebrating
1231 diversity.

1232
1233 Councilmember M. Anderson invited the public to attend the Center Street Giant
1234 Pumpkin Festival on Saturday, September 27, 2025.

1235
1236 No further considerations were discussed.

1237
1238 **ADJOURNED TO A MEETING OF THE LOGAN REDEVELOPMENT**
1239 **AGENCY AT 7:40 p.m.**

1240
1241 Minutes of the meeting of the Logan Redevelopment Agency convened in regular session
1242 on Tuesday, September 16, 2025, in the Logan Municipal Council Chambers located at
1243 290 North 100 West, Logan, Utah 84321 at 7:40 pm. Logan Municipal Council Meetings
1244 are televised live as a public service on Channel 17 and the City of Logan YouTube
1245 channel at: bit.ly/LoganCouncilMeetings

1246
1247 Councilmembers present at the beginning of the meeting: Chair Jeannie F. Simmonds,
1248 Vice Chair Mike Johnson, Councilmember M. Anderson, Councilmember Ernesto López
1249 and Councilmember Amy Z. Anderson. Administration present: City Attorney Craig
1250 Carlston, Finance Director Richard Anderson, and City Recorder Teresa Harris.

1251 Excused: Mayor Holly H. Daines

1252 Chair Simmonds welcomed those present. There were approximately 7 in attendance at
1253 the beginning of the meeting.

1254 **ACTION ITEM:**

1255
1256 **PUBLIC HEARING - Budget Adjustment FY 2025-2026 appropriating: \$500,000**
1257 **RDA reserves toward the 1250 North 200 East intersection project – Resolution 25-**
1258 **40 RDA – Kirk Jensen, Economic Development Director (2:15:22)**

1259
1260 At the September 2, 2025 Council meeting, Economic Development Director Kirk Jensen
1261 addressed the Council regarding the proposed budget adjustment. The funding will go
1262 toward building a new light signal at 1250 N 200 E. A portion of the light signal will also
1263 be paid by the public works department.

1264
1265 Chair Simmonds asked when construction is intended to start in the intersection project.

1266
1267 Kirk Jensen, Economic Development Director replied that based on the bids, construction
1268 should commence soon.

1269
1270 Paul Lindhardt, Public Works Director explained that minor construction will begin
1271 outside of the roadway this Fall. Further construction will begin Spring 2026.

1272
1273 Chair Simmonds opened the meeting to a public hearing.

1274
1275 There were no comments and Chair Simmonds closed the public hearing.

1276
1277 **ACTION. Motion by Vice Chair Johnson seconded by Councilmember López to
1278 approve Resolution 25-40 RDA as presented. Motion carried by roll call vote (5-0).**

1279 **A. Anderson: Aye**

1280 **M. Anderson: Aye**

1281 **Johnson: Aye**

1282 **López: Aye**

1283 **Simmonds: Aye**

1284

1285 **ADJOURNED:**

1286

1287 There being no further business, the Logan Redevelopment Agency adjourned at 7:45
1288 p.m.

1289

1290

1291

1292 Teresa Harris, City Recorder