

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, September 16, 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: 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

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

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

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

**ACTION. Motion by Councilmember A. Anderson seconded by Councilmember M. Anderson to approve tonight's agenda and minutes from the September 2, 2025 Council meeting 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, October 7, 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.**

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

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

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

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

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

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

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

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

No Mayor/Staff Reports were presented.

#### **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

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

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

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

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

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

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

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

*In closing, while Katie has a lot of experience she brings to this role, she is not an expert on all areas that the council is responsible for, and she wants to hear from the citizens 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

No further Council Business items were presented.

**ACTION ITEMS:**

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

At the September 2, 2025 Council meeting, 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, and 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.

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

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

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

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 25-38 as presented. Motion carried by roll call vote (5-0).**

**A. Anderson: Aye**

**M. Anderson: Aye**

**Johnson: Aye**

**López: Aye**

**Simmonds: Aye**

**PUBLIC HEARING - 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 ([51:50](#))

At the September 2, 2025 Council meeting, 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.



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 **STAFF SUMMARY**

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

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

359 No comments have been received.

#### 361 **PUBLIC COMMENTS**

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

#### 364 **PUBLIC NOTIFICATION**

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

#### 368 **RECOMMENDED FINDINGS**

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

- 371 1. The Logan City FLUP identifies the area as Detached Residential (DR).

- 373 2. The surrounding zoning is NR-4 to the north and east and MR-9 to the south with  
374 NR-6 approximately 650' away.  
375 3. The predominate land use pattern in the area is detached single family residential  
376 uses.  
377 4. Adjacent development will provide street and utility stubs to the parcel.  
378

379 On August 14, 2025, the Planning Commission **recommended denial** to the Municipal  
380 Council for the Sierra Meadows Rezone Amendment as proposed by the applicant.  
381

382 **Planning Commissioners vote (4-0) to deny. FINDINGS FOR DENIAL. The**  
383 **proposed zone is not consistent with the Woodruff Neighborhood Plan.**  
384

385 Ms. Egbert stated there were two public comments made at the Planning Commission  
386 meeting. The first comment was a concern about the consequences of  
387 development/infrastructure, and the other was about the impact of water consumption.  
388

389 Councilmember A. Anderson remarked that staff from the Community Development  
390 department recommended approval.  
391

392 Chair Simmonds asked if the adjacent corner was previously zoned NR-4.  
393

394 Ms. Egbert confirmed that the adjacent corner used to be NR-4. In 2023, the corner was  
395 rezoned to MR-9. Currently, the density of the zone is just below NR-6, but more than NR-  
396 4. The reason was to permit lots of various sizes.  
397

398 Chair Simmonds asked if the change was before or after the adoption of the Woodruff  
399 Neighborhood Plan.  
400

401 Ms. Egbert replied that the Woodruff Neighborhood Plan, was adopted in February 2021,  
402 the rezone to MR-9 occurred in May 2023.  
403

404 Chair Simmonds inquired why the Planning Commission was against the rezone, and  
405 whether it was primarily due to the Woodruff Neighborhood Plan.  
406

407 Ms. Egbert responded that it was part of the Planning Commissions reasoning. Their  
408 primary concern was that there was no development plan or proposed plan for the Planning  
409 Commission to base a decision on.  
410

411 Councilmember López asked if the zone to the immediate East of the project area is NR-  
412 4.  
413

414 Ms. Egbert confirmed that the area is zoned NR-4, but the actual parcels are a mix of NR-  
415 4 & NR-6.

Councilmember Johnson added that there are large lots that fit NR-2 with an acre of property and others that are much smaller. It is a mix of property sizes.

Councilmember A. Anderson clarified that the zone does not dictate the size of the lot, simply the density of the zone.

Councilmember López noted that the plan states that the area be zoned NR-6.

Ms. Egbert answered that the City downzoned several neighborhoods to preserve space and land.

Chair Simmonds remarked that the intent was to respect the area or the desire for the area.

Councilmember M. Simmonds commented that the need for housing has changed since 2016.

Ms. Egbert agreed, which is the reason why the staff recommended approval.

Chair Simmonds opened the meeting to a public hearing.

Gail Yost, a resident of Logan, is in favor of larger single-family homes/parcels. She cautioned against building too many homes and creating a crowded space. It is important to have spaces for children and families.

Joshua Molitor, a resident of Logan, is against the rezone. He expressed concerns about the water and potential impacts of increased density.

Linda Johnson, a resident of Logan is in full agreement with the Planning Commission and is opposed to the rezone. She is especially concerned about the lack of a design proposal. She is not opposed to the project and recommended Council request the developer propose a plan prior to the rezone going into effect. Personally, she would not mind an NR-6 at the highest, as families are looking for less yard maintenance with a community park.

Gail Hanson, a resident of Logan, explained she grew up in a trailer park. In her experience, the lot size is not as critical as the way the community is laid out. If the layout is dense, then it should be more community-friendly. Houses face each other or garages face each other, so that people's front porches help create a community. She feels that NR-6 is a good recommendation.

Blaine Hamblin is a part of Heritage, the developer requesting the rezone. The desire is for there to be single-family homes. The neighborhood plan also recommends a diversity

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

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

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

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

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

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

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

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

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

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

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

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

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

Councilmember M. Anderson noted that the motion is for denial; however, he would be interested in revising the rezone if there was a design proposal from the developer. The Council echoed similar sentiments.

Chair Simmonds requested that Mike DeSimone, Community Development Director share the reasoning for staff's approval of the rezone with a design/plan.

Mike DeSimone, Community Development Director, answered that the property cannot be conditionally rezoned. The property must be rezoned, and only then can a design be brought forth based on the usage of the rezone. There is a process in place for development or making such a request through the Plan Development Overlay (PUD).

Chair Simmonds encouraged the developer to utilize the PUD process to allow a diversity of housing.

**ACTION. Motion by Councilmember A. Anderson seconded by Vice Chair Johnson to deny Ordinance 25-14 as presented. Motion carried by roll call vote (5-0).**

**A. Anderson: Aye**

**M. Anderson: Aye**

**Johnson: Aye**

**López: Aye**

**Simmonds: Aye**

**PUBLIC HEARING - 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 ([1:21:55](#))**

At the September 2, 2025 Council meeting, 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 a 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 obtains a building permit and meets 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 of 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 requested clarification of the reason for approval by the Planning Commission.

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

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

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

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

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

Councilmember A. Anderson inquired when the studio was built.

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

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

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

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

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

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

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

Chair Simmonds opened the meeting to a public hearing.

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

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

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

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

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

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

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

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

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

**A. Anderson: Aye**

**M. Anderson: Nay**

**Johnson: Aye**

**López: Aye**

**Simmonds: Aye**

**PUBLIC HEARING - 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 ([1:35:19](#))**

At the September 2, 2025 Council meeting, 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-plexs 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.

- 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 eaves, 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

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.

- 972 • A "Preconstruction meeting" shall be held with the City's Engineering Division prior  
973 to starting construction activities and a "Work in the Right of Way" 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 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

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).**

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 recrafted 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

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

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

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

**ACTION. Motion by Councilmember A. Anderson seconded by Vice Chair Johnson to continue Ordinance 25-16 as an action item with a public hearing 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: \$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 ([2:02:38](#))**

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

Chair Simmonds opened the meeting to a public hearing.

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

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

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

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

**ACTION. Motion by Councilmember A. Anderson seconded by Vice Chair Johnson to approve Resolution 25-39 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 Adjustments FY 2025-2026 appropriating: \$8,722 funds the Parks & Recreation Department received from the State of Utah for the Recreation Center Complex; \$52,000 a grant the Fire Department received from the State of Utah; \$25,000 insurance proceeds toward Police rolling stock – Resolution 25-41  
9 – Richard Anderson ([2:08:35](#))**

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

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

No further workshop items were presented.

**OTHER CONSIDERATIONS:**

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

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

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

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

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

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

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

No further considerations were discussed.

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

Minutes of the meeting of the Logan Redevelopment Agency convened in regular session on Tuesday, September 16, 2025, in the Logan Municipal Council Chambers located at 290 North 100 West, Logan, Utah 84321 at 7:40 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: 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 7 in attendance at the beginning of the meeting.

**ACTION ITEM:**

**PUBLIC HEARING - 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 ([2:15:22](#))**

At the September 2, 2025 Council meeting, 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 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