

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, November 4, 2025, in the Logan Municipal Council Chambers located at 290 North 100 West, Logan, Utah 84321 at 5:30 p.m. 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

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

Excused: City Recorder Teresa Harris.

Chair Simmonds welcomed those present. There were approximately 50 in attendance at the beginning of the meeting.

OPENING CEREMONY:

Councilmember Amy Anderson gave the opening ceremony and led the audience in the pledge of allegiance.

The cornerstone of a healthy democratic process is respectful and constructive discourse, even when we disagree. It seems to me as if a rise in divisive rhetoric and hostile behavior in public discourse has led to increased polarization and a decline in public trust in all levels of government, including here in Logan.

We should strive to disagree better to facilitate difficult conversations, resolve conflicts, and build consensus to solve our challenges.

I recently attended the Dignity Index Summit, along with Mike Johnson. It teaches a scale that measures what we do when we disagree. Each point represents a particular mindset toward the other side ranging from seeing no dignity in the other side to seeing the dignity in everyone, no matter what.

What is dignity? It is the inherent worth we all have from birth. Recognizing human dignity encourages us to treat others with respect, empathy, and understanding. When we honor another person's dignity, we acknowledge their humanity, regardless of their background, beliefs, or status. This recognition helps us move beyond biases and prejudices, allowing us to interact with people based on shared human values. Along with our survival instincts, the longing to be treated with dignity is the single most powerful force motivating our behavior.

Yet, we all use contempt. It's a natural response to pain and frustration.

38 *I have responded with contempt – out of hurt, a desire to defend myself or my position,*
39 *fatigue – I've fallen into us vs them thinking at times. It seems most everyone of us think*
40 *our contempt is good contempt, a virtuous response to the evil of the other side. So, we*
41 *don't see the damage we do to others or our city or country when we respond with*
42 *contempt.*

43 *When we use it, we create enemies for ourselves and the causes we care about.*

44 *I don't want to live in a culture of contempt – where the conviction that if you don't*
45 *attack the other side, you're enabling them. You're "letting them get away with it."*

46 *What can we do?*

47 *The road to success is paved with small failures. We may not always approach our*
48 *disagreements with dignity. There will be times we say or do things that reflect contempt.*
49 *But the real failure comes when we quit believing in dignity as the hope for easing*
50 *divisions.*

51 *Think about the impact of doom scrolling and time spent on social media sites,*
52 *succumbing to click bait that continues to feed us more and more of the same. It is there*
53 *that contempt gives us an addictive buzz. People exploit that addiction to get rich and*
54 *powerful themselves. Famous people sell us contempt "but ordinary citizens are the ones*
55 *creating a market for it." Can you resist the lure of contempt when it's used to draw you*
56 *into the news? What stories are most likely to draw you in? How do you fight back? We*
57 *can choose to step away, to click not interested, to refrain from viewing.*

58 *Contempt prevents compromise and problem solving. It damages trust. Honoring*
59 *people's dignity does not mean softening our passions on any matter of principle. It*
60 *doesn't call on us to drop any conviction, but to add one: that everyone should be treated*
61 *with dignity and no one should be treated with contempt.*

62 *The Dignity Index is meant to measure the language we use in moments of conflict. But*
63 *the most important dialogue starts within ourselves. It's fascinating that people often*
64 *afford high levels of dignity to those we're in conflict with, yet we fail to offer the same to*
65 *ourselves.*

66 *I was raised in a home where faith was a priority – my father was a pastor and my*
67 *mother a parochial schoolteacher. In Matthew, Christ replied: "Love the Lord your God*
68 *with all your heart and with all your soul and with all your mind.' This is the first and*
69 *greatest commandment. And the second is this: 'Love your neighbor as yourself.'*

70 *The same concept applies here. We need to afford ourselves the same dignity as we work*
71 *hard to show dignity to others. By embracing self-dignity and rejecting self-contempt,*
72 *we'll be better equipped to extend dignity to those we disagree with.*

73 *Whatever spirit or belief guides your interactions with others, I hope it inspires you to*
74 *connect dignity with loving your neighbor. Let's strive to build a neighborhood and a city*
75 *with less contempt and more dignity.*

I invite you to join me in a prayer

Dear God, I ask for Your divine intervention in our community. May Your peace reign in our midst, bringing an end to conflicts and discord that threaten to divide us. I pray that You would grant us the wisdom to resolve our differences peacefully. May Your spirit of tranquility permeate our streets, homes, and hearts.

And Lord, guide our newly elected leaders and empower them to promote unity and understanding among all members of our community. Provide them with the will to govern with integrity and fairness. May they have the courage to make difficult decisions and the compassion to consider the needs of all people. I ask that You would bless them with discernment and understanding. Grant them the strength to stand firm in their convictions and the humility to listen to the voices of those they serve.

Pour out Your grace upon us all, that we may live as brothers and sisters, working together for the betterment of our community. In Your mercy and abundant love, hear my prayer. Amen.

Meeting Minutes. Minutes of the Council meeting held on October 21, 2025 were reviewed with amendments suggested by Councilmember López.

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

ACTION. Motion by Councilmember M. Anderson seconded by Councilmember López to approve tonight's agenda and minutes from the October 21, 2025 Council meeting as amended. Motion carried by roll call vote (5-0).

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, November 18, 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.

Joshua Molitor, a resident of Logan emphasized the importance of voting as today is election day and recounted participating in his first election in 1992. He humbly apologized for his conduct at the last council meeting.

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

MAYOR/STAFF REPORTS:

Elections – Mayor Daines ([14:38](#))

Mayor Daines excused Teresa Harris, City Recorder, who is at the Ballot Center. She invited the public to vote in person or drop off their ballot by 8:00 p.m. tonight. The ballots will be counted and processed at the Ballot Center located at the Logan Cache Airport.

Votes will be tabulated. Unofficial results are expected to be released at 8:00 p.m. There will be an additional update tomorrow. The unofficial results will be available on the Cache County website and also on the Logan City website.

The signature cure deadline is Wednesday, November 12. Once the deadline is past and all ballots are counted, verified, and if there are no recounts, the official election results will be announced on November 13, 2025. The canvass of election results for Logan City is scheduled for Monday, November 17 at 4:00 p.m. After this time, the results are official and final.

Utah Week of Giving – Mayor Daines

Mayor Daines stated that this week is the 'Utah Week of Giving'. She invited the community to participate and donate to the Cache Community Food Pantry for families in need in our community.

Board Appointment (Connect Transit Board) – Mayor Daines

Mayor Daines requested the ratification of John Zsiray to serve on the Connect Transit Board, which is a new appointment.

ACTION. Motion by Councilmember López seconded by Councilmember M. Anderson to approve the ratification of John Zsiray as presented. Motion carried by roll call vote (5-0).

A. Anderson: Aye

M. Anderson: Aye

Johnson: Aye

152 **López: Aye**
153 **Simmonds: Aye**

154 **Recognition – American Public Works Association (APWA) – Mayor Daines**

155 Mayor Daines recognized Jordan Porter (Water Maintenance Crew Chief) and Nate
156 Christensen (Streets Heavy Equipment Operator) both from the Public Works
157 Department for placing 1st and 2nd at the Utah APWA Equipment ROAD-EO
158 competition. Next year, Mr. Porter & Mr. Christensen will travel to Houston, Texas on
159 behalf of the Utah APWA to participate in a national competition.

160 Chair Simmonds asked what type of tasks and equipment were used for the competition.

161 Mr. Porter responded that they were required to operate different types of equipment,
162 such as a loader, backhoe and grader.

163 Mayor Daines remarked that the contest also emphasized delicacy, such as placing tires
164 into a bin.

165 Mr. Porter replied that it is basically solving puzzles using equipment.

166 Mr. Christensen added it was enjoyable and there were different obstacle courses,
167 including ones for speed.

168 **Recognition – American Water Works Association (AWWA) – Mayor Daines**

169 Mayor Daines recognized Derek Kimball, Assistant City Engineer, who has been in his
170 position for 11 years. Over his 30-year career, Mr. Kimball has been part of the American
171 Water Works Association, which is the largest water supply professional association of
172 scientists and water utilities in the world. Most of the nation follows the AWWA
173 standards for water and systems development. Mr. Kimball was recently elected as
174 Director of the AWWA Utah/Idaho Section. As director, he will be part of a national
175 discussion on supplying drinking water. He will keep the section and members informed
176 on regulatory issues and proposed national legislation. For example, when the EPA
177 proposes a national regulatory change, AWWA will engage in the process to represent
178 water municipalities.

179 Mayor Daines & Council expressed appreciation for Mr. Kimball representing the City at
180 a national level, and for his hard work.

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182

400 North – Mayor Daines

Mayor Daines reported CCCOG (Cache County Council of Governments) recommended transportation funding for 400 North in the amount of \$5.8 million. The item is being discussed by the County Council this evening, and Mayor Daines will excuse herself early to support the application.

No further Mayor/Staff Reports were presented.

COUNCIL BUSINESS:

Planning Commission Update – Chair Simmonds ([24:28](#))

Chair Simmonds reported that the Planning Commission approved a 6-unit condominium that will be placed directly behind the Municipal Justice Court building.

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

Vice Chair Johnson reported that RESAB (Renewable Energy and Sustainability Advisory Board) received an update from kW Engineering, who are working on an energy efficiency pilot program. RESAB discussed the solar project that was presented at a recent Council meeting and they are seeking new board members. The Audit Committee met with financial auditors, who gave the City a glowing review.

The ‘*United Today, Stronger Tomorrow*’ which is an advocacy group, held a listening event at the Logan Library on October 15, 2025. Residents from across the County discussed their concerns. He also attended the *Dignity Index* and learned how to be dignified in politics and in life. The Cache Summit was sponsored by BRAG (Bear River Association of Governments), where they primarily discussed housing and transportation. He attended the USU Homecoming Parade and multiple Canyon Road discussions. An update regarding a recreation center study was held by Cache County. Information from this meeting will be released in the future.

Councilmember A. Anderson reported the Warming Center located at St. John’s Episcopal Church will open Sunday, November 30, with hours from 7:00 p.m. to 8:00 a.m. In the interim, if the temperature drops below 18 degrees, the Warming Center will be open and available with limited hours. The Bear River Local Homeless Council provides hotel vouchers and has started distributing them. An appointment is needed but are available. The Logan City School District shared that 101 students are homeless.

Applications are being requested for the Library Board. The Public Arts Committee selected an artist for the Softball Recreation Complex and is in the process of finalizing

the final art. The Parks & Recreation Board reminded the public that the recreation center is still open Monday through Friday from 5:30 p.m. to 9:30 p.m. and Saturday, 7:00 a.m. to 7:00 p.m. It is a per-use basis of \$4 per entry or a \$20 punch pass. The Logan School District will open the Recreation Center from 5:30 a.m. to 7:30 a.m., Monday through Friday. However, this will be through the Logan School District. Further information can be found at <https://www.loganschools.org/reccentermembership>.

The Cache County Council will continue to provide funding for the Cache Senior Center. The County Council is considering an ordinance to permit solar fields in Cache County.

Councilmember López reported that the Library Board discussed issues with the new Library building but have been resolved. A new Library position was filled. The Logan City Youth Council participated in the USU Homecoming Parade. The Logan City Youth Council prepared cards for the Veteran's Center and they are planning to tour the Logan City Wastewater Treatment Facility and other City facilities. Green Canyon High School invited him to answer questions regarding local government. He attended the CRIC (Cache Refugee & Immigrant Connection) fundraiser dinner and saw the generosity of donors. He thanked Police Chief Simmons and the Cache County Sheriff, who held a public meeting to address citizen concerns about ICE & Customs Enforcement, and an agreement was signed by the County. He said it was well attended, and the citizens left the meeting informed.

Councilmember M. Anderson asked what Councilmember López felt about the ICE meeting led by the County Sheriff and Chief Simmons.

Councilmember López answered that the meeting was very informative because there has been rampant misinformation and uncertainty based on ongoing events elsewhere in the country. Those in attendance felt good about being able to speak to the Sheriff and Chief Simmons directly and getting answers.

Chair Simmons said that with the reestablishment of the Logan City Youth Council, they requested a shirt or sweatshirt showing their representation/affiliation with Logan City. At tonight's meeting, Councilmember López wore the proposed shirt.

Councilmember A. Anderson invited the community to apply for the Library Board position. Applications are due Friday, November 07, 2025.

December Meeting Schedule – Chair Simmons

Chair Simmons stated that there will be two Council meetings held in December. one.

No further Council Business items were presented.

ACTION ITEMS:

PUBLIC HEARING - Disposition of Real Property - Proposed disposition of the following four (4) real properties owned by the City of Logan located at approximately 300 South 100 East in Logan, Utah: (1) Parcel No. 02-053-0021 consisting of approximately 0.38 acres; (2) Parcel No. 02-053-0022 consisting of approximately 0.16 acres; (3) Parcel No. 02-053-0023 consisting of approximately 0.15 acres; and (4) Parcel No. 02-053-0024 consisting of approximately 0.30 acres – Craig Carlston, City Attorney ([38:25](#))

City Attorney Craig Carlston addressed the Council regarding the proposed disposition of property. The City is organized under the strong Mayor form of government with a division of powers. The executive power is vested in the Mayor, and the legislative power is vested in the Council. The disposition of property is executive power under the Mayor. It is required by State Code to hold a public hearing before a property of this size is disposed of. The Council will not vote on the item as it is not an action item. The property will be conveyed to BRAG (Bear River Association of Governments) for low-income housing with a deed restriction requirement for low-income housing. The property must be developed within 5 years. If neither event occurs, the property will revert back to the City.

Mayor Daines stated that the City's intent is to address the lack of affordable housing in the community. The State required cities and towns to come up with a moderate-income housing plan. As part of that, a survey is conducted, and there is a need for senior housing, especially for disabled individuals. Annually, they City has to report to the State, and they City has been discussing how to move those goals along. We determined that BRAG would be able to build and manage housing for seniors who have disabilities. BRAG will still need to go through the rezone process before the Planning Commission.

Doing this would meet the housing goals of the City and would be a gift to BRAG. The property is the City's contribution to the project. Affordable housing funds were also used to purchase the housing. Affordable housing funds come from Redevelopment Project Areas (RDA), the State requires that a portion of funds generated from an RDA be set aside for affordable housing. The intent when purchasing the property was for the property to be used for affordable housing. Therefore, the City is resolved to gift the property to BRAG, and if, for some reason/purpose BRAG is unable to meet the objectives, the property will revert back to the City.

Chair Simmonds clarified that BRAG stands for 'Bear River Association of Governments' and asked for the benefit of the public on why partnering with BRAG helps accomplish the goal.

309 Mayor Daines explained that BRAG is the local housing authority, who works to solve
310 housing challenges, and address affordable housing. They have a waiting list for low-
311 income housing and strive to place them in various locations. If BRAG has a property
312 that they oversaw themselves, this will help meet the needs of the community.

313
314 Councilmember A. Anderson read a statement,

315
316 *“Regardless of economic status or where we live, we should all be able to live and age in*
317 *accessible, affordable, age-friendly housing in our community. Older adults are at the*
318 *epicenter of the national housing affordability and homelessness crisis. Nationally,*
319 *almost one in three older renter households pay more than half of their monthly income*
320 *for rent, leaving them just one surprise medical bill away from losing their housing. In*
321 *Logan, 6% of seniors over 65 live in poverty. That is 212 neighbors. In our county, 917*
322 *seniors live in poverty.*

323
324 *Older adults are the fastest-growing age group at risk of losing their homes. Nationally,*
325 *they comprise nearly half of the homeless population, and their numbers are estimated to*
326 *triple by 2030. I don't want to see that occur here in Logan.*

327
328 *Many of our older adults live alone and on limited incomes, and many will have mobility*
329 *and other health challenges.*

330
331 *Very little of our housing stock offers the most basic of accessibility features - a no-step*
332 *entry, single-floor living, and wide enough doors and hallways to accommodate a*
333 *wheelchair. Older people are likely to report difficulties entering, navigating, and using*
334 *different parts of their homes.*

335
336 *Housing options are an important part of livability, particularly for those seeking to*
337 *remain in our community when their current home no longer fits their needs. They*
338 *deserve places with livability features, neighborhood services, transportation*
339 *alternatives, and opportunities for engagement. These all contribute to wellbeing, and*
340 *can even combat isolation and loneliness, both serious health issues in their own right.”*

341
342 Councilmember A. Anderson emphasized the importance of the project for BRAG, the
343 City, and the participation of the community.

344
345 Chair Simmonds opened the meeting to a public hearing.

346
347 Dr. Gail B. Yost, a resident of Logan, resides in the Wilson Neighborhood and is a block
348 north of the proposed property. As the Wilson Neighborhood Vice Chair, she said there is
349 a need for diversity in the neighborhood, and ensures the community is helping take care
350 of others. She remarked that she and her husband lived in low-income housing as a young
351 family. She supports the future housing project.

Gideon Martin, a resident of Logan is in full support of the project, especially programs that actively help low-income individuals and seniors with disabilities.

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

Mayor Daines formally stated the intent will be to proceed forward with the property transfer to BRAG.

PUBLIC HEARING - Budget Adjustments FY 2025-2026 appropriating: \$131,000 funds toward additional training of new dispatchers - Resolution 25-44 – Richard Anderson ([51:17](#))

At the October 21, 2025 Council meeting, Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustment, which is a one-time request. There has been a lot of turnover in dispatch and they are now able to fill the vacant positions.

Chair Simmonds opened the meeting to a public hearing.

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

ACTION. Motion by Councilmember A. Anderson seconded by Vice Chair Johnson to approve Resolution 25-44 as presented. Motion carried by roll call vote (5-0).

A. Anderson: Aye

M. Anderson: Aye

Johnson: Aye

López: Aye

Simmonds: Aye

WORKSHOP ITEMS:

Budget Adjustments FY 2025-2026 appropriating: \$5,889 funds received from the US Treasury Department for the Police Department to be used to purchase specialized equipment for the collection and documentation of evidence in criminal investigations; \$9,374 funds received from the US Treasury Department for the Police Department to purchase specialized equipment for the collection and documentation of evidence in criminal investigations - Resolution 25-45 – Richard Anderson ([52:35](#))

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 November 18, 2025 Council meeting.

CODE AMENDMENTS – Consideration of proposed amendments to Section 17.30.180 of the Land Development Code to clarify road standards and access specifications for multi-family infill and flag lot development – Ordinance 25-20 – Russ Holley, Planner ([53:26](#))

Planner Russ Holley addressed the Council regarding the proposed code amendments.

RECOMMENDATION

Staff recommended that the Planning Commission recommend **approval** to the Municipal Council of the proposed amendments to Chapters 17.29 and 17.30 of the Land Development Code.

SUMMARY OF CHANGES

This is a proposal to amend two sections within the Land Development Code that regulate driveways, connectivity standards, and residential infill development standards. Slight modifications are proposed to the driveway and connectivity standards, while the infill section is proposed with significant amendments. Two categories, one for single-family and one for multi-family, are proposed with different access and setback standards for each. This proposed amendment takes the general term of infill as defined in LDC 17.62 and creates two further refined categories of either flag lot or middle of the block infill depending on the number of units, surrounding context, access widths and overall project size. This proposal is a result of prior projects and neighborhood concerns about compatibility and access limitations to infill development.

The proposed changes include flag lots being defined as one additional home behind an existing home or up to a two (2) lot subdivision with one building lot not having public street frontage. For multi-family zones, a flag lot is defined in the same fashion but can be created for up to one new duplex (two units) and must comply with base zoning density. . Flag lots may be accessed via a 20-foot-wide shared driveway. Flag lots are required to have larger setbacks and lot size minimums to ensure better compatibility and spacing with the existing surrounding homes.

Middle of the Block Infill

The proposed changes include a new category of infill, “Middle of the Block Infill,” that caps the total number of new units for single-family at six (6) and new multi-family at twenty (20) units. These types of projects are required to build a new private access road with sidewalk and on-street parking. Private access roads are not required to be as wide as a public street. Slight increases in setbacks ensure better compatibility but still allow for efficient project layout. Parking, building height, density and other similar development standards default to base zone standards. For larger infill projects containing

more than six (6) single family homes and twenty (20) multi-family units, standard public streets, setbacks, and density are required.

STAFF SUMMARY

The purpose of these changes is to continue to encourage and accommodate infill development projects to better utilize existing public infrastructure, minimize outward suburban sprawl patterns, and reduce vehicle miles traveled daily. But middle of the block infill is typically harder to access, has tricky project sites, and existing conditions, so unique regulations are required in these circumstances to ensure they are done in the manner that minimizes impacts to existing homes and residents on the block. The additional setbacks and lot size requirements will help to accomplish compatibility and maintain privacy. Access should be sized for the anticipated additional residential traffic associated with new dwelling units and emergency vehicles.

PUBLIC COMMENTS

As of the time the staff report was prepared, no comments were received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 10/11/2025 and posted on the City's and Utah Public Meeting website on 10/13/2025.

AGENCY AND CITY DEPARTMENT COMMENTS

As of the time the staff report was prepared, no comments were received.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings:

1. Utah State Law authorizes local Planning Commissions to recommend ordinance changes to the legislative body (Municipal Council).
2. The Code Amendments are made in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed Code Amendments are consistent with the Logan City General Plan.
4. The proposed Code Amendments are consistent with UCA Title 10, Chapter 9a, Part 5 & Part 6.
5. No public comment has been received regarding the proposed amendments.

On August 14, 2025, the Planning Commission **recommended approval** to the Municipal Council for the Infill and Flag Lot Code Amendment as amended by the Planning Commission. Staff added the clarification that on-street parking on private access roads may be parallel or angled parking stalls if space permits. **Planning Commissioners vote (4-1).**

Councilmember M. Anderson referenced a cul-de-sac slide that Mr. Holley presented and asked what the standards of the road would be.

481
482 Mr. Holley noted that the road is narrower than the usual City standards, which is about
483 40 feet.
484
485 Mr. Holley added that the stipulated regulations will not apply to commercial; this is only
486 for residential.
487
488 Chair Simmonds requested confirmation that a flag lot on a single-family lot is already
489 possible under the current code.
490
491 Mr. Holley confirmed that a flag lot on a single-family lot is allowed under the current
492 code but must be 150% of the other lot. The Planning Commission recommended that the
493 flag lot should be the same size as the single-family lot. Although the driveway going
494 back is still required to be a minimum of 20 feet wide, with additional setbacks that allow
495 an emergency vehicle to enter and exit.
496
497 Councilmember A. Anderson referenced the slide showing a flag lot on a single-family
498 lot and asked if it was a street or a driveway.
499
500 Mr. Holley responded that it was a shared driveway between the two single-family
501 residences on the lot.
502
503 Chair Simmonds expressed concerns about lowering the flag lot requirement from 150%
504 to the same size as the existing residence on the lot.
505
506 Mr. Holley acknowledged that it would certainly make for a tighter fit, but setbacks were
507 increased to 125% to offset the change.
508
509 Councilmember A. Anderson inquired what services the City will provide or not provide
510 on a smaller street.
511
512 Mr. Holley answered that there would be no snow removal, but depending on the street
513 configuration, garbage services may be directly provided to the residents. Otherwise, the
514 trash cans will have to be put out against the street curb.
515
516 Chair Simmonds expressed reservations about placing a multi-family project in the
517 middle of the block surrounded by single-family homes.
518
519 Mr. Holley clarified that this would only occur if the property were zoned multi-family.
520 He shared a slide of a block zoned MR-12 (multi-family). There is an apartment complex
521 but also surrounding single-family homes. Some of the single-family homes have been
522 changed to duplexes. In a scenario like this, a multi-family project could be done.
523 However, a multi-family project would not be permitted in a single-family zone.

Chair Simmonds said as part of the discussion with the Adam's Neighborhood, the desire is for a complete street, and not streets in the middle of a property, so as to allow for development with a neighborhood feel. Her primary concern is that by allowing these loops, it will eliminate the neighborhood from being further developed.

Mr. Holley replied that this is still an option, it is called the mini-block, and the street does have to be a public street.

Chair Simmonds asked if it would be possible to alter the code to permit a narrower street for a mini-block.

Mr. Holley confirmed it is a possibility, but it would require coordination with public works.

6:31 p.m. Mayor Daines was excused from the meeting to attend the Cache County Council meeting.

Chair Simmonds suggested that developing half of the block with a street. She feels that by not building a street, it takes away the ability to truly develop a block.

Vice Chair Johnson stated that his only concern is that it makes development more difficult, as it is much easier to develop one or two properties versus a block lot, and housing does need help.

Councilmember M. Anderson indicated that it is possible to still develop a mini-block to City standards on a large enough parcel.

Chair Simmonds reiterated that a mini-block feels more like a neighborhood and maintains the character of a neighborhood.

Chair Simmonds referenced the slide with a middle-of-the-block infill development project and asked what would prevent the project from creating a road going straight through the project and creating a stub with the potential to connect to a road.

Mr. Holley explained that the Planning Commission still retains that ability; however, they will determine if it is logical to create such a road or connection. If it is logical, they do require a stub.

Vice Chair Johnson requested confirmation that even if a road is stubbed, the road must be wide enough to provide access to emergency vehicle turnarounds.

Councilmember A. Anderson asked what the setback for the referenced development from the existing homes would be.

Mr. Holley responded that the setback is 125%.

Councilmember A. Anderson requested confirmation that the Planning Commission voted 4-1 for the recommended reduction in single-family lot.

Mr. Holley confirmed that the only change was the reduction in size of the single-family lot. There were three public comments. Two comments were in favor, and liked the idea of more housing options in unique situations. One against the change was a developer, who wanted a narrower road and a tighter setback.

Councilmember A. Anderson requested that Fire Chief Nate Thompson speak in regard to emergency vehicle access.

Chief Thompson answered that he would need to consult with Fire Marshal Craig Humphreys since there are specific regulations for flag lots, access points for a ladder truck, and setbacks for a fire hydrant.

Mr. Holley noted that Chief Thompson & Fire Marshal Humphreys review each subdivision application to ensure that the fire specifications are met.

Chair Simmonds interjected that most of the in-fill lots will not be going to the Planning Commission, because this is a smaller lot.

Mr. Holley clarified that regardless of size, a subdivision application is still reviewed by the City, Fire Marshal, Fire Chief Thompson. These specifications are noted before the plat is finalized and will be on the final plat.

Vice Chair Johnson inquired about the Planning Commission's vote that was not in favor.

Mr. Holley replied that David Lewis who spoke at the Planning Commission, did not like the idea of reducing the lot size to match the size, he preferred the single-family lot to be 150% larger.

The proposed ordinance will be an action item and public hearing at the November 18, 2025 Council meeting.

No further workshop items were presented.

OTHER CONSIDERATIONS:

Vice Chair Johnson credited Councilmember A. Anderson for suggesting that the Vice Chair acquire the sign list from Ms. Harris, City Recorder, and follow up with residents who have questions.

No further considerations were discussed.

ADJOURNED:

There being no further business, the Logan Municipal Council adjourned at 6:43 p.m.

Esli Morales, Deputy City Recorder