

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, December 16, 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](https://bit.ly/LoganCouncilMeetings)

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

Councilmember Mark A. Anderson announced his resignation from the Council on November 17, 2025 so he can prepare to take office as Mayor on January 5, 2026.

Chair Simmonds welcomed those present. There were approximately 36 people in attendance at the beginning of the meeting.

#### **OPENING CEREMONY:**

Mayor Holly H. Daines provided the [opening ceremony](#) and led the audience in the pledge of allegiance.

**Meeting Minutes.** Minutes of the Council meeting held on December 2, 2025 were reviewed and approved.

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

**ACTION. Motion by Councilmember A. Anderson seconded by Councilmember López to approve tonight's agenda and minutes from the December 2, 2025 Council meeting as presented. Motion carried by roll call vote (4-0).**

**A. Anderson: Aye**

**Johnson: Aye**

**López: Aye**

**Simmonds: Aye**

**VACANT**

**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, January 6, 2026.

41 **MAYOR/STAFF REPORTS:**

42 **Board Appointments (Public Art Advisory Board) – Mayor Daines ([12:40](#))**

43 Mayor Daines requested the ratification of Aurora Villa and Kristi South to serve on the  
44 Public Art Advisory Board, which are new appointments.

45  
46 **ACTION. Motion by Vice Chair Johnson seconded by Councilmember A. Anderson**  
47 **approve the ratification of Aurora Villa and Kristi South as presented. Motion**  
48 **carried by roll call vote (4-0).**

49 **A. Anderson: Aye**

50 **Johnson: Aye**

51 **López: Aye**

52 **Simmonds: Aye**

53 **VACANT**

54  
55 **Board Appointments (Library Board) – Mayor Daines**

56 Mayor Daines requested the ratification of Brenda Daun and Crescencio López-González  
57 to serve on the Library Board, which are new appointments.

58  
59 **ACTION. Motion by Councilmember López seconded by Councilmember A.**  
60 **Anderson approve the ratification of Brenda Daun and Crescencio López-González**  
61 **as presented. Motion carried by roll call vote (4-0).**

62 **A. Anderson: Aye**

63 **Johnson: Aye**

64 **López: Aye**

65 **Simmonds: Aye**

66 **VACANT**

67  
68 **OTHER:**

69  
70 Mayor Daines reported that the bridge at Trapper Park was installed as of today.

71  
72 The Council expressed appreciation and sincere gratitude to Mayor Daines &  
73 Councilmember Anderson for their years of service.

74  
75 No further Mayor/Staff Reports were presented.

81 **COUNCIL BUSINESS:**

82  
83 **Planning Commission Update – Chair Simmonds ([15:02](#))**

84  
85 Chair Simmonds reported that a daycare and preschool were approved by the Planning  
86 Commission.

87  
88 Councilmember López reported that the Logan Youth Council toured the SOCC (System  
89 Operations Control Center) facility. He thanked staff members who led the tour of the  
90 facility including the gas and old power generators.

91  
92 Chair Simmonds expressed enthusiasm at having an active and engaged Youth Council.

93  
94 No further Council Business items were presented.

95  
96 **ACTION ITEMS:**

97  
98 **PUBLIC HEARING - REZONE – Consideration of a proposed rezone. Jonathan**  
99 **Shill/YABC LLC authorized agent/owner is requesting a zone change of 2.52 acre**  
100 **property located at 920 North 200 West from Mixed Residential Low (MR-12) to**  
101 **Commercial (COM) in the Bridgerland Neighborhood) – Ordinance 25-23 – Aimee**  
102 **Egbert, Planner ([16:35](#))**

103  
104 At the December 2, 2025 Council meeting, Planner Aimee Egbert addressed the Council  
105 regarding the proposed rezone.

106  
107 **PROJECT**

108 The applicant is requesting to rezone a 2.52-acre parcel from Mixed Residential Low  
109 (MR-12) to Commercial (COM). The applicant stated that the purpose of the rezone is to  
110 allow the installation of an 8-foot perimeter fence, which exceeds the 6-foot height limit  
111 permitted in the MR-12 zoning district. The applicant has also indicated that the rezone  
112 would support potential future expansion of the existing building footprint consistent  
113 with commercial development standards.

114  
115 **BACKGROUND**

116 The City of Logan adopted Zoning regulations in August of 1950. The property's zoning  
117 history shows that the property was designated either residential or a type of community  
118 commercial throughout the years:

119  
120 The subject property is approximately 2.52 acres in size and contains an existing  
121 commercial building originally constructed in the early 1960s, with additions completed  
122 in 1983. The building previously housed Kubex Fitness beginning in 2020 and was  
123 recently purchased by YABC, LLC for use as office space.

Over the years, the property has supported a variety of commercial uses, including a sports and fitness club, medical offices, day spa, electronic service company, and restaurant, among others. In 1997, a Conditional Use Permit (CUP) was approved to legally establish commercial use within the residential zoning district, and because the commercial use was not abandoned, it is still valid. At present, there are no residential uses on the property.

#### **LAND DEVELOPMENT CODE**

The subject property is currently zoned Mixed Residential Low (MR-12), which does not permit commercial office uses without a CUP or fence heights exceeding six feet. Both of these uses are, however, allowed within a commercially zoned district. The COM zone provides for a broad range of commercial activities, including office, retail, and service-oriented uses that are intended for businesses that serve city-wide or regional populations in areas along high-capacity roads.

The subject property is located along collector roads with lower traffic volumes and speeds, and which are not intended to accommodate high-intensity commercial activity. According to the LDC Land Use Table, the COM zone allows approximately 45 permitted uses, including gas stations, pawn shops, and commercial parking lots, which may be incompatible with the surrounding multifamily residential development. In contrast, the CC zone requires CUPs for many higher-impact uses, providing the Planning Commission with greater discretion to review and condition specific commercial activities to ensure they are compatible with the area.

#### **GENERAL PLAN**

The Future Land Use Plan (FLUP) designates the subject area as Mixed Residential, with the adjacent property to the south identified as Mixed Use Commercial (MUC). Staff finds that the CC (Community Commercial) designation more accurately reflects the existing and intended character of the subject property and would be more consistent with the surrounding land use pattern.

#### **SUMMARY**

The subject parcel was originally zoned R-3, which permitted both commercial and residential uses when Logan City first adopted zoning regulations, and has been used for commercial purposes since the mid-1960s. Surrounding uses include a church to the north; a social club, realty office, and ball fields to the south; and apartment developments to the east and west, with a commercial zone located approximately half a block to the east. While rezoning the property to COM would bring the existing use into conformance, it would also allow a range of higher-intensity commercial uses that may be incompatible with the surrounding residential area. Therefore, staff recommends forwarding a denial of the proposed Commercial (COM) zoning designation and approval of rezoning to Community Commercial (CC). The CC zone, consistent with adjacent

properties to the south, would better align with the established land use pattern and neighborhood context, and the existing CUP would bring compliance to the CC zoning designation.

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

No comments have been received.

#### **PUBLIC COMMENTS**

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, one comment has been received in approval of the rezone.

#### **PUBLIC NOTIFICATION**

Legal notices were published in the Herald Journal on 11/1/25, posted on the City's website and the Utah Public Meeting website on 11/3/25, and noticed in a quarter page ad on 10/27/25.

#### **RECOMMENDED FINDINGS FOR COM DENIAL**

The Planning Commission bases its decision on the following findings:

1. LDC 17.10.080 states that the COM (Commercial) zone is intended for retail, service, and hospitality uses that serve citywide or regional populations and located on high-capacity roads.
2. LDC 17.11.030 for the COM zone allows a wide range of high-intensity commercial uses that are incompatible with adjacent multifamily and institutional uses.
3. The surrounding collector streets are not designed to accommodate the traffic volumes or access demands associated with higher-intensity commercial uses.
4. The current FLUP calls this property out as Mixed Residential (MR).

#### **RECOMMENDED FINDINGS FOR CC APPROVAL**

The Planning Commission bases its decision on the following findings:

1. The property has operated for community-scale commercial purposes since the mid-1960s, and rezoning to CC would maintain compatibility with the neighborhood and still allow for smaller scale commercial uses.
2. The CC zone provides a more appropriate transition between surrounding residential and commercial uses and is consistent with adjacent zoning to the south.
3. The rezone supports continued use of the site without adverse impacts to public health, safety, or welfare, and the property is adequately served by existing infrastructure and access.

On November 13, 2025, the Planning Commission **recommended denial** to the Municipal Council for the YABC, LLC rezone to Commercial as proposed by the applicant. **Planning Commissioners vote to recommend denial (6-0).** (Proponent was not in attendance at the November 13, 2025 Planning Commission to discuss the possibility or option of Community Commercial as an alternative).

210  
211 Chair Simmonds requested an explanation of the Planning Commission's decision and  
212 why the applicant did not apply for Community Commercial.  
213  
214 Ms. Egbert explained that the proponent was not in attendance at the Planning  
215 Commission meeting due to an unfortunate scam that happened to him, so there was no  
216 possibility to discuss/suggest Community Commercial resulting in a recommendation for  
217 denial. However, Community Commercial is appropriate for the site.  
218  
219 Vice Chair Johnson requested confirmation that the current existing leases would be  
220 approved whether under Commercial or Community Commercial.  
221  
222 Ms. Egbert confirmed that the current leases would be approved whether under  
223 Commercial or Community Commercial.  
224  
225 Councilmember López asked if there were other individuals that were affected by the  
226 scam mentioned by Ms. Egbert(which consists of emails to proponents stating that their  
227 site/zoning has been approved, and individuals need to pay for a permit).  
228  
229 Ms. Egbert responded that the proponent and two others are the only known targeted  
230 individuals at this time.  
231  
232 Mayor Daines stated that the City has since made changes regarding what information is  
233 made public such as contact information.  
234  
235 Ms. Egbert added that additional verbiage has been added to applications and emails of  
236 permit and application forms.  
237  
238 Chair Simmonds opened the meeting to a public hearing.  
239  
240 Jonathan Shill, a resident of Unincorporated Cache County, is the owner of the property.  
241 He is grateful for the opportunity to speak and expressed appreciation to the staff,  
242 Council, and the Mayor. The property has been in non-confirming use since 1983, and  
243 they tend to make the property conform. The lot is peculiar in nature as it has always  
244 been Commercial. The property will not have high-intensity usage. Furthermore, the  
245 property is surrounded by other Commercial.  
246  
247 There were no further comments and Chair Simmonds closed the public hearing.  
248  
249 Councilmember A. Anderson stated that she has reservations about rezoning a property to  
250 a higher zone.  
251

Vice Chair Johnson shared the same concerns if the property ever sells, the zone will be higher, allowing for high intensity usage.

Councilmember López also shared the same concerns and noted that the Planning Commission had recommended denial.

Chair Simmonds noted that the Planning Commission had expressed similar concerns. The location is ideal for Community Commercial based on past functions, not Commercial.

Vice Chair Johnson inquired if the proponent would accept the alternative rezone to Community Commercial.

Mr. Shill, the proponent, stated that he would accept the alternative rezone to Community Commercial. The intent is for the property to be conforming.

Chair Simmonds asked the reason of the request for a rezone to build a fence.

Mr. Shill answered that the property was recently purchased in July. In September, the intent was to put in a fence, but since the property was non-conforming and was not zoned Commercial a fence of 7 feet could not be built. Hence, the request for a rezone.

Vice Chair Johnson inquired if all the requirements for a conditional permit are met, then is the permit granted.

Ms. Egbert replied that a conditional permit stipulates what conditions must be met for the permit to be valid.

Vice Chair Johnson is in favor of Community Commercial and would permit the proponent to make the mentioned changes.

Councilmember López inquired if a conditional permit would have to be issued for every change.

Ms. Egbert responded that it would depend on the change. For example, the conditional permit will remain in place even when sold to another. However, if the owner of the property should for example want to expand the building, then a conditional permit would be needed.

Councilmember A. Anderson said she is aware that the General Plan is still in draft form but asked if there were any recommendations for the area as of yet.



Ms. Egbert answered that there is no official recommendation available yet, but it would most likely be Community Commercial.

Vice Chair Johnson asked if it would be possible to amend the proposed ordinance before the Council at this time.

Craig Carlston, City Attorney recommended that the Planning Commission to review the proposed change to Community Commercial since the proponent was not present at the Planning Commission when Community Commercial was suggested by the Planning Commission. However, the Council can amend and approve Community Commercial at tonight's meeting since it is low intensity.

Vice Chair Johnson inquired what the length of time would be if the item is returned to the Planning Commission for review.

Ms. Egbert replied, factoring in the holidays it would take about 7 to 9 weeks for the rezone to come back to the City Council.

Councilmember López said he couldn't recall the Council amending a rezone when the Planning Commission's recommendation was to deny.

Mayor Daines added that Community Commercial was discussed and recommended at the Planning Commission meeting but it could not be approved as the proponent was not present.

**ACTION. Motion by Vice Chair Johnson seconded by Councilmember López to adopt Ordinance 25-23 as amended from Community to Community Commercial. Motion carried by roll call vote (4-0).**

**A. Anderson: Aye**

**Johnson: Aye**

**López: Aye**

**Simmonds: Aye**

**VACANT**

**PUBLIC HEARING - CODE AMENDMENT – Consideration of a proposed ordinance amending the Land Development Code Chapter 17.60 “Administrative Enforcement” to include Storm Water Violation Fees as required by Utah Code Annotated, Section 19-5-108.3 – Ordinance 25-24 – Russ Holley, Planner ([45:47](#))**

At the December 2, 2025 Council meeting, Planner Russ Holley addressed the Council regarding the proposed code amendment.



337 **RECOMMENDATION**

338 Staff recommended that the Planning Commission recommend **approval** to the  
339 Municipal Council of the proposed amendments to Chapters 17.60 Administrative  
340 Enforcement.

341  
342 **REQUEST**

343 This is a proposal to add a new section to the 17.60 Administrative Enforcement chapter  
344 named Storm Water Violation Fees. This addition will ensure that the Logan City Land  
345 Development Code matches the State of Utah Code for storm water violation fees.

346  
347 The new section 17.60.440.5 is proposed to be added below 17.60.440 Civil Fees  
348 Assessed and will unify City Codes with State Codes in this matter. The proposal  
349 includes a clause that if State Codes change in the future, the City Code will reference  
350 and follow the new change. Standard legal processes on this matter are not altered with  
351 this proposal.

352  
353 **STAFF RECOMMENDATION**

354 These changes will help city staff be consistent and up to date with state regulations so  
355 that there is better overall understanding and less confusion within the development  
356 community and government regulators. Staff recommend that the Planning Commission  
357 send a recommendation of approval to the City Council.

358  
359 **GENERAL PLAN**

360 The Land Development Code was prepared and adopted to implement the vision  
361 expressed in the General Plan. The purpose of these code changes is to update and clarify  
362 provisions in the Land Development Code relative to General Plan goals and objectives.

363  
364 **PUBLIC COMMENTS**

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

366  
367 **PUBLIC NOTIFICATION**

368 Legal notices were published in the Herald Journal on 11/01/25 and posted on the City's  
369 website and the Utah Public Meeting website on 11/03/25.

370  
371 **AGENCY AND CITY DEPARTMENT COMMENTS**

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

373  
374 **RECOMMENDED FINDINGS FOR APPROVAL**

375 The Planning Commission bases its decisions on the following findings:

- 376 1. Utah State Law authorizes local Planning Commission to recommend ordinance  
377 changes to the legislative body (Municipal Council).  
378 2. The Code Amendments are made in conformance with the requirements of Title 17.51  
379 of the Logan Municipal Code.

- 380 3. The proposed Code Amendments are consistent with the Logan City General Plan.  
381 4. The proposed Code Amendments are consistent with UCA Title 10, Chapter 9a, Part 5  
382 & Part 6.  
383 5. No public comment has been received regarding the proposed amendments.  
384

385 On November 13, 2025, the Planning Commission **recommended approval** to the  
386 Municipal Council for the Storm Water Violation Fees Code Amendment as proposed.  
387 **Planning Commissioners vote (6-0).**  
388

389 Chair Simmonds opened the meeting to a public hearing.  
390

391 There were no comments and Chair Simmonds closed the public hearing.  
392

393 **ACTION. Motion by Councilmember López seconded by Councilmember A.**  
394 **Anderson to adopt Ordinance 25-24 as presented. Motion carried by roll call vote (4-**  
395 **0).**

396 **A. Anderson: Aye**

397 **Johnson: Aye**

398 **López: Aye**

399 **Simmonds: Aye**

400 **VACANT**  
401

402 **PUBLIC HEARING - CODE AMENDMENTS – Cache Valley Marketplace**  
403 **Planned Development (PD-1) Amendment #2. Mitch Hohlen/Woodsonia Cache**  
404 **Valley LLC, authorized agent/owner is requesting a proposed amendment to the**  
405 **Planned Development due to changes to commercial property layout and final**  
406 **design of multi family project located at 115 East and 155 East Cache Valley**  
407 **Boulevard and 1295 North 200 East in the Commercial Zone (Adams Neighborhood)**  
408 **– Ordinance 25-25 – Russ Holley, Planner ([47:05](#))**  
409

410 Planner Russ Holley addressed the Council regarding the proposed Code Amendments.  
411 He stated that on December 11, 2025, the Planning Commission recommended approval  
412 to amend the Land Development Code to the Municipal Council for the Cache Valley  
413 Marketplace Planned Development Overlay Amendment #2. Planning Commission  
414 Voted (5-0).  
415

416 Councilmember A. Anderson requested confirmation that the amendments include the  
417 mid-box and one apartment building.  
418

419 Russ Holley, Planner confirmed that the mid-box and one apartment are being reviewed  
420 at this time.  
421

Chair Simmonds requested clarification on the wording of “single level garage structures containing parking stalls accessory to the residential uses”.

Mr. Holley explained that Building G is tied to a specific number of stalls. With the additional garages with a door, there was a need to change the language.

Vice Chair Johnson asked if there is any other multi-family housing that is behind a retail structure.

Mr. Holley responded the L59 housing on 100 East has a retail building on the West side of the housing (formerly Joann’s).

Vice Chair Johnson inquired if there is an ordinance referencing lighting on the back side of a mid-box, if near housing.

Mr. Holley answered there is an existing lighting code that limits where lighting can be placed, and it cannot extend past the property line. Downcast lighting or concealed lighting must wrap around the source if extending to the property line. There are light meters which allow only a certain level of illumination.

Chair Simmonds opened the meeting to a public hearing.

Mitch Hohlen, proponent thanked Mayor Daines, City Council, and staff for being an integral part of the project. He said the proposal is the correct use for this piece of property and is a complementary use of housing with Target.

Gail Yost, a resident of Logan asked why the hotel was not a feasible option and can it be low income housing since there is a need.

Chair Simmonds replied that there are existing conditions imposed by Target, and the viability of the project does not indicate that a hotel is the best usage.

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

Councilmember López agreed that Commercial was an appropriate use for the site next to Target. His concerns over the last month have been mitigated and addressed.

Councilmember A. Anderson said the visual portfolio previously presented was not visible from Main Street. With the changes presented tonight, visually this has improved.

Vice Chair Johnson agreed that the Council preferred the hotel but, it would not be a possibility with Target. His primary concerns regarding the mid-box and buffers between housing and commercial were mitigated.

**ACTION. Motion by Councilmember López seconded by Councilmember A. Anderson to adopt Ordinance 25-25 as presented. Motion carried by roll call vote (4-0).**

**A. Anderson: Aye**

**Johnson: Aye**

**López: Aye**

**Simmonds: Aye**

**VACANT**

**PUBLIC HEARING - Consideration of a proposed resolution approving Logan City's Withdrawal from the Logan-Cache Airport Authority – Resolution 25-46 – Craig Carlston, City Attorney ([1:08:32](#))**

At the December 2, 2025 Council meeting, City Attorney Craig Calston addressed the Council regarding the proposed resolution. He stated that the City of Logan and Cache County entered into an Agreement on May 16, 1978 when the City conveyed certain real property to be used for the operation of the Logan-Cache Airport ("Airport") and the County agreed to assume responsibility for the maintenance and operation of the Airport. On December 1, 1992, the Parties entered an Interlocal Agreement that created the Logan-Cache Airport Authority ("Airport Authority") as a separate legal entity and set forth the terms governing the Parties' joint development, operation and maintenance of the Airport. Logan and Cache County have determined that the County is best positioned to continue the management, maintenance and operation of the Airport and it is in the Parties' mutual best interests for the City to withdraw from the Airport Authority. The 1992 Agreement sets forth the conditions under which a Party may withdraw from the Airport Authority, including the right of a Party to withdraw with, or without cause. The 1992 Agreement requires the legislative body of the Party desiring to withdraw from the Airport Authority to pass a resolution authorizing the withdrawal which is what is being proposed at this time.

Chair Simmonds stated that the City retains two seats on the Airport Authority Board which oversees zoning and hanger review and those two seats will remain in place. Should the County decide to no longer run the airport, the entire assets of the airport would be split 50/50 between Logan City and Cache County.

Craig Carlston, City Attorney confirmed that is correct.

Councilmember A. Anderson requested that Rich Anderson, Finance Director, summarize the significant upcoming costs the Airport will undertake.

Rich Anderson, Finance Director replied that a study was conducted by a Consultant on the upgrades necessary for the airport to continue. The City would need to contribute

507 funding to the Airport and would not be able to fully recover the economic benefits.  
508 Cache County is best positioned to reap the benefits, and the City is part of the County.  
509 Also, there were financial contributions made by the City to the airport, and whenever  
510 that occurs, the City is subject to double taxation. If Logan City is no longer involved  
511 with the airport, this would remove the double taxation.

512  
513 Councilmember López requested a brief summary as to the reasons for the City  
514 withdrawing from the Airport Authority.

515  
516 Mr. Anderson summarized that this has been the intent for many years, but situations kept  
517 occurring, which caused the City to remain with the Airport Authority. George Daines,  
518 Cache County Executive, most recently initiated the conversation and began the process  
519 to withdraw.

520  
521 Mayor Daines added that the contract dictates a waiting period of 6 months, which can be  
522 waived which the County has agreed to do. Cache County's is on a calendar budget year  
523 and would like to be able to enact the contract before the end of the year.

524  
525 Councilmember López asked if there was ever a time when commercial airlines flew into  
526 the airport.

527  
528 Mayor Daines clarified that it was a hope that never occurred. The University (USU) has  
529 commercial charter flights that bring in visiting teams. There are requirements that need  
530 to be met by the airport to allow larger aircraft. The County is negotiating with the  
531 University to review the costs.

532  
533 Chair Simmonds opened the meeting to a public hearing.

534  
535 Ilona Jappinen a resident of Logan is in favor of the resolution.

536  
537 Jonathan Shill, a resident of Unincorporated Cache County, expressed concerns about the  
538 City losing board positions, or rather a say in the ongoing business of the airport. The  
539 investment over the years was about making the airport part of 139, so USU could charter  
540 flights for their sport teams. It was one customer who was causing all the expenditure.  
541 The County will gain more control over the airport and have the final say. He pays taxes  
542 for a commercial hanger to the City and USU does not pay taxes. He feels there will be  
543 an economic loss.

544  
545 Chair Simmonds clarified that much of the costs incurred by the airport were paid by the  
546 Federal Government.

547  
548 Mayor Daines explained that the costs going forward are based on the Airport Master  
549 Plan. .

550  
551 There were no further comments and Chair Simmonds closed the public hearing.  
552

553 Vice Chair Johnson reiterated that he is still uncomfortable with the long-term  
554 consequences. His primary concerns are whether the County will follow through and be  
555 willing to make the changes needed to maintain the airport. However, he is less opposed  
556 than he was two weeks ago.  
557

558 Mr. Anderson stated that the City does have the means to match the County but cannot.  
559 An example is EMS, Environmental services, fairgrounds and the zoo, all of which the  
560 City no longer provides funding.  
561

562 Vice Chair Johnson asked if the City enterprise funds are in a better position now than  
563 when the City ran them.  
564

565 Mr. Anderson responded that all the enterprise funds are in a better position. The other  
566 cities and towns now have EMS services, relieving the burden on our EMS services. The  
567 fairgrounds are run by the County and Environmental services is debatable.  
568

569 **ACTION. Motion by Councilmember A. Anderson seconded by Vice Chair Johnson**  
570 **to approve Resolution 25-46 as presented. Motion carried by roll call vote (4-0).**

571 **A. Anderson: Aye**

572 **Johnson: Aye**

573 **López: Aye**

574 **Simmonds: Aye**

575 **VACANT**  
576

577 **PUBLIC HEARING - Budget Adjustments FY 2025-2026 appropriating:**  
578 **\$39,265,437 toward the construction of a new Public Works building and related**  
579 **improvements; \$10,000,000 funds to allow the Electric Fund to purchase the existing**  
580 **Public Works building; \$11,565 funds received for police overtime shifts -**  
581 **Resolution 25-48 – Richard Anderson, Finance Director ([1:23:09](#))**  
582

583 At the December 2, 2025 Council meeting, Finance Director Richard Anderson addressed  
584 the Council regarding the proposed budget adjustments.  
585

586 Vice Chair Johnson inquired how long it took to save the \$39 million dollars for the  
587 building.  
588

589 Mr. Anderson answered that the City has been actively saving for the last 10 years.  
590 During the last six years it accumulated thanks to COVID funding that was available.  
591 Public Works has been very diligent to save for this purpose.  
592



Paul Lindhardt, Public Works Director, indicated that Sam Odd, Public Works Project Manager, would present further information and background on the Public Works building per the Council's request.

Sam Odd, Public Works Project Manager, stated that the Service Center houses two-thirds of the Public Works fleet, all Light and Power fleet, all of Parks and Recreation fleet, and the City Shop. With the construction of a new Public Works building, that former building will become the Light & Power building. Their building will then become the new location for Parks & Recreation. The new Public Works building will house administration, equipment storage, vehicles, wash/fuel, and new equipment storage.

The Service Center was built in the late 1970's and originally housed all City Services. The Service Center needs analysis conducted in 2000 stated that "The needs for services have increased in the City since construction of the Service Center." "The Single Construction Concept does not address all the needs." "The Single Campus Concept addresses all needs."

The Service Center was built before the current seismic code. There are concerns regarding building stability if an earthquake were to occur. In an earthquake most City response equipment would be destroyed or inaccessible. Value of equipment stored daily in this building is tens of millions of dollars. FEMA Bric applications were unsuccessful for retrofit grants. Furthermore, there are always equipment storage needs. The total budget for the new building is \$54 Million: \$4,734,563 previously appropriated, \$39,265,437 request from general fund reserves, and \$10 million request from Light & Power reserves.

Chair Simmonds asked if there is vehicle storage in the current administration building.

Mr. Odd confirmed that there is vehicle storage/space in the current administration building.

Chair Simmonds inquired about the time frame for the project.

Mr. Odd replied that the project will be presented before the Planning Commission in the coming months. The hope is for a Spring 2026 construction start date and a 30-month completion time frame.

Chair Simmonds opened the meeting to a public hearing.

Gail Hanson, a resident of Logan, appreciated the deliberate discussion-making process made by the Council and staff.



636 Mayor Daines pointed out that the project has been in the planning phase for 2 years.  
637 This will position Public Works & Light & Power for another 50 years going forward.

638  
639 There were no further comments and Chair Simmonds closed the public hearing.

640  
641 Councilmember López requested confirmation that all of the funds were reserve funding.

642  
643 Mr. Anderson confirmed that these are capital project reserve funding. The building will  
644 be built in phases, which will help to continue building funds in the process.

645  
646 **ACTION. Motion by Councilmember A. Anderson seconded by Vice Chair Johnson**  
647 **to approve Resolution 25-48 as presented. Motion carried by roll call vote (4-0).**

648 **A. Anderson: Aye**

649 **Johnson: Aye**

650 **López: Aye**

651 **Simmonds: Aye**

652 **VACANT**

653  
654 **WORKSHOP ITEMS:**

655  
656 **Budget Adjustments FY 2025-2026 appropriating: \$5,000 funds the fire department**  
657 **received from the State of Utah. These funds will be used for Peer Support Training**  
658 **of Firefighters; \$60,126 funds dispatch received to support 911 operations -**  
659 **Resolution 25-49 – Richard Anderson, Finance Director ([1:39:31](#))**

660  
661 Finance Director Richard Anderson addressed the Council regarding the proposed budget  
662 adjustments.

663  
664 Chair Simmonds asked where there is a difference in funding this year versus last year.

665  
666 Mr. Anderson responded that the funding that is allocated is to all services that qualify;  
667 however, the number that qualify has gone up.

668  
669 The proposed resolution will be an action item and public hearing at the January 6, 2026  
670 Council meeting.

671  
672 No further workshop items were presented.

673  
674 **OTHER CONSIDERATIONS:**

675  
676 **Interim Councilmember Interviews and Selection – Councilmember Amy Z.**  
677 **Anderson ([1:42:47](#))**

678

Councilmember Amy Z. Anderson explained the selection process for the Interim Councilmember position to fill the vacancy created when Mark Anderson resigned after being elected Mayor. She further explained that the process is governed by State code, with specific requirements for public discussion and voting. Candidates were interviewed in a structured, randomized order. Each candidate was given three minutes for an opening statement and 90 seconds to answer each question. Questions were not provided in advance, and the process was described as an interview rather than a debate.

Nine candidates were interviewed: Melissa Dahle, Gail Yost, Scott Mershon, Paul Rogers, Alanna Nafziger, Craig Maughan, Brienne Sparks, Joshua Molitor, and Paula Allen.

Candidates' opening statements highlighted a wide range of professional backgrounds and community service, including neighborhood councils, school community councils, advisory boards, engineering, education, environmental science, finance, nonprofit leadership, and long-term civic engagement. Many candidates emphasized themes of housing affordability, growth management, sustainability, traffic, public safety, youth engagement, and improved communication between the City and residents.

The Council conducted three rounds of individualized questions covering topics such as decision-making on contentious issues, zoning and housing affordability, traffic and transportation, public engagement, economic development, sustainability, leadership qualities, budgeting experience, and time commitment. Candidates consistently emphasized listening, collaboration, data-informed decision-making, fiscal responsibility, and balancing growth with quality of life.

A final question was asked of all candidates regarding one goal they hoped to accomplish if appointed. Common responses included improving communication and transparency, addressing housing shortages, enhancing sustainability and environmental stewardship, preserving Logan's character, increasing civic participation, and strengthening public safety.

Following the interviews, Councilmembers discussed the strengths of each candidate and reflected on the qualities needed for City Council service, humility, willingness to learn, financial understanding, diverse perspectives, and community involvement.

Councilmembers then voted by ballot.

Councilmember Amy Anderson announced that Melissa Dahle received three votes and Scott Mershon received one vote. With a majority vote, Melissa Dahle will be appointed as the interim city councilmember.

No further considerations were discussed.

722 **OTHER CONSIDERATIONS: 4:00:04**

723  
724 Councilmember Lopez thanked Councilmember Amy Anderson and said she was one of  
725 the reasons he decided to run for City Council. He stated that he had learned so much and  
726 thanked her for always answering his questions.

727  
728 Vice Chair Johnson said one of his first interactions with Councilmember Anderson was  
729 when he attended a neighborhood meeting and yelled at the Council. At the time he was  
730 an angry constituent. He said that Councilmember Anderson at that time and since then  
731 treated him with fairness and kindness. He said that he will miss Councilmember  
732 Anderson as well as Mayor Daines who have both taught him many things.

733  
734 Chair Simmonds said she is proud to call Councilmember Anderson, her friend and has  
735 enjoyed working with her and could not have asked for more from her.

736  
737 Councilmember Anderson said she is going to miss being on the Council. She has been  
738 telling people she has been having anticipatory grief for the last six months. She  
739 expressed that it has been a really important part of her life to serve the community in this  
740 way. She really appreciates Mayor Daines and all the accomplishments over the last  
741 eight years. She said it is hard to balance the voices of 52,000 people and to recognize  
742 sometimes that the loudest voice isn't always the majority voice and to be mindful of that  
743 at all times and to treat people with dignity and respect the way she hopes that she is  
744 treated as well. She has always felt very respected by the citizens. She again thanked  
745 everyone for trusting her in this position for the past eight years.

746  
747 **QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:**

748  
749 **Chair Simmonds explained that any person wishing to comment on any item not**  
750 **otherwise on the agenda may address the City Council at this point by stepping to the**  
751 **microphone and giving his or her name and address for the record. Comments should**  
752 **be limited to not more than three (3) minutes unless additional time is authorized by**  
753 **the Council Chair. Citizen groups will be asked to appoint a spokesperson. This is the**  
754 **time and place for any person who wishes to comment on non-agenda items and items**  
755 **that are germane or relevant to the authority of the City Council. Items brought**  
756 **forward to the attention of the City Council will be turned over to staff to respond to**  
757 **outside of the City Council meeting**

758 Logan resident Gail Hanson addressed the Council and talked about the Canyon Road  
759 tank project and asked if there is a reserve fund or an insurance fund to deal with  
760 potential landslides. She feels that an engineer should look at any concerns there might be  
761 and if going through the golf course with the pipeline would make a difference. She also  
762 expressed that democracy is amazing and thanked the Council for all they do.

Logan resident Albert Wiebe addressed the Council regarding an unfortunate event that occurred this past weekend. Trespassing and the theft of personal property occurred in his neighborhood near the area where the ash trees were recently removed. These actions were committed by Mayor Elect Mark Anderson and Mark's wife. This took place during the night and a neighbor witnessed the incident and confronted the Anderson's at the time. The theft was of signs that the Council is aware of that and said different things about the ash trees and saving the trees. The signs were returned the following day and Mark Anderson apologized to a few of the residents in person, himself included. The incident is of grave concern to his neighborhood and to the broader community. They expect honesty and integrity from their leaders. Values that were central to Mark's campaign. He requested a clear statement and position from the City leadership and what should the public expect in terms of accountability?

Logan resident Ilona Jappinen addressed the Council. She thanked the Council for their service, especially for the new turn signal at Center and Main Street. She has two ideas in support of sustainable energy consumption by the City and she also feels it would be a financial savings. One is if the City is going to have big box stores such as Target to not only have solar energy on the roof but also in the parking lot area. This would help run the stores and would bring in free energy. This is currently being done at a Walmart store in Hawaii and Arizona. Another thing she would like the Council to consider is creating incentives for citizens to put solar on their roof. So that basically the citizenry of the entire city would be one giant solar energy plant selling energy back to the City which the City could sell to the surrounding areas. This would involve building a grid and would have to deduct that from the advantages that would be gained from the free solar, but the free solar would almost certainly exceed the cost of setting up a grid.

Logan resident and Vice President of the Youth City Council Melika Vasquez addressed the Council. She thanked Mayor Daines and Chair Simmonds for their service and for their support of the Youth City Council and bringing in back to the community. She has learned a lot about politics and how to better serve the citizens. She requested that the Council preserve Logan's history by promoting sustainable and renewable energy, protect immigrants and first generation Americans, and to commit to the youth of our town. She is a firm believer that Logan is for everyone, no matter people's age, gender, beliefs, political leaning, or anything else. She believes we all have the right to a safe community and a livable city. She stated that it is written in the Constitution that we all have the right to pursue happiness and she feels we all need to be healthy and to be a tight-knit community.

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

806 **ADJOURNED:**

807

808 There being no further business, the Logan Municipal Council adjourned at 9:40 p.m.

809

810

811

812 Teresa Harris, City Recorder

DRAFT