

**Minutes of the North Logan City  
City Council  
Held on December 18, 2025  
At the North Logan City Offices, North Logan, Utah**

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

Item #1 - Opening Business

The meeting was called to order by Mayor Lyndsay Peterson at 6:30 p.m.

Council members present were: Lyndsay Peterson, Buzzy Mullahkhel, Joni Kartchner, Emily Schmidt, and Mark Hancey. (Joni Kartchner would arrive late).

Others present were: Alan Luce, Scott Perkes, Jordan Oldham, Scott Bennett, Steven Wood, and Don Hudson.

The Pledge of Allegiance was led by Buzzy Mullahkhel  
An invocation was given by Emily Schmidt

Adoption of Agenda

*(0:01:01)*

**Motion**

*Buzzy Mullahkhel made a motion to adopt the agenda, as presented. Emily Schmidt seconded the motion.*

Joni Kartchner arrives at 6:32pm.

*A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Joni Kartchner, Emily Schmidt, Kenny Reese, and Mark Hancey voting in favor.*

New Business

Item #2: Consider an ordinance adopting a temporary land use regulation pursuant to Utah Code §10-20-504, establishing a development moratorium within a defined area of North Logan City due to documented water storage and conveyance infrastructure deficiencies.

Steven Wood of Sunrise Engineering, part of the City's engineering support team, provided background information, including:

- The affected area, located in an undeveloped portion of the East Bench mid-city area, lacks adequate water storage, conveyance infrastructure, and fire flow capacity to support development.
- Existing pipe networks and storage facilities are insufficient to meet fire protection and development demands. He recommended placing the area under a restricted development moratorium while infrastructure planning and construction are completed. He noted the moratorium could last up to 180 days.
- North Logan currently has a water storage deficit of approximately 300,000 gallons, and continued development would exacerbate the deficiency. This would place operational strain on city wells during peak summer months, with a lack of redundancy in the system.
- If current storage were available, current pipe sizes and configurations would not allow adequate delivery pressure or volume to the area to fight a significant fire.

Council continued discussions with Mr. Wood, including:

- Council Members questioned why development is not restricted citywide if deficiencies exist.
  - Mr. Wood clarified that the subject area is particularly critical due to elevation, lack of interconnection, and distance from major supply lines. Other areas have partial redundancy or interim capacity.

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- Maps from the City's water system model were reviewed.
  - Mr. Wood explained the location of existing and planned pipelines, noting that the nearest significant water lines are up to a half-mile to a mile away and are limited by pressure-reducing valves and operational constraints.
- Council clarified the geographic boundaries of the proposed moratorium area, extending roughly from 2400 North to 2300 North, east to the city boundary, south to the city boundary, and west to 1600 East.
- City staff discussed the importance of the new four-million-gallon water tank, which will provide critical relief to the affected area. However, the tank cannot be utilized until transmission and supply lines are completed, limiting its immediate benefit.
- Council discussed options following the 180-day moratorium period if infrastructure issues remain unresolved, including potential rezoning to lower densities or extension of the moratorium. Council Members emphasized that development without adequate water infrastructure is not acceptable.
  - Mr. Wood reviewed projected growth figures from the 2023 Water Master Plan, noting that current zoning allows for approximately 550 equivalent residential units (ERUs) in the moratorium area—far exceeding what the existing water system can support.
- Council Members discussed the significant discrepancy between zoning capacity and infrastructure capability, acknowledging the need for long-term planning if improvements are delayed.
- City staff advised that the ordinance include required facts and findings demonstrating a countervailing public interest, as required by state law, and references supporting documentation including the Water Master Plan and engineering memorandum.

**(0:14:43)**

**Motion**

*Emily Schmidt made a motion to adopt the ordinance which temporarily establishes a development moratorium within the defined area of North Logan City due to documented water storage and conveyance infrastructure deficiencies as outlined in the ordinance, accepting the facts and findings of the ordinance and the related report. Buzzy Mullahkhel seconded the motion. A roll call vote was called with Buzzy Mullahkhel voting Aye, Joni Kartchner voting Aye, Emily Schmidt voting Aye, Kenny Reese voting Aye, and Mark Hancey voting Aye. Motion passed unanimously.*

**(0:15:24)**

**Motion**

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

The meeting adjourned at: 6:46pm

Approved by City Council:

January 7, 2026

Transcribed by: Scott Bennett

Recorded by:

  
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Scott Bennett/City Recorder