

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, March 3, 2026, 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: [go.loganutah.gov/CouncilMeetings](https://www.loganutah.gov/CouncilMeetings)

Councilmembers present at the beginning of the meeting: Chair Mike Johnson, Vice Chair Ernesto López, Councilmember Jeannie F. Simmonds and Councilmember Katie Lee-Koven. Administration present: Mayor Mark A. Anderson, City Attorney Craig Carlston, Finance Director Richard Anderson, and City Recorder Teresa Harris.

Excused: Councilmember Melissa Dahle.

Chair Johnson welcomed those present. There were approximately 24 people in attendance at the beginning of the meeting.

OPENING CEREMONY:

Chair Johnson led the audience in the pledge of allegiance.

Meeting Minutes. Minutes of the Council meeting held on February 17, 2026 were reviewed and approved.

Meeting Agenda. Chair Johnson announced there are no public hearings scheduled for tonight's Council meeting.

ACTION. Motion by Councilmember Simmonds seconded by Councilmember Lee-Koven to approve minutes from the February 17, 2026 Council meeting and the March 3, 2026 agenda as presented. Motion carried by roll call vote (4-0).

Dahle: Excused

Johnson: Aye

Lee-Koven: Aye

López: Aye

Simmonds: Aye

Meeting Schedule. Chair Johnson 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, March 17, 2026.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL: (3:10)

Chair Johnson 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.

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

MAYOR/STAFF REPORTS:

No Mayor/Staff Reports were provided.

COUNCIL BUSINESS: (4:04)

Logan Youth City Council Report – Chair Johnson

Vice Chair López reported that in January a group from the Youth Council attended Local Officials Day at the Capitol. Approximately eleven students participated, with assistance from Teresa Harris in registering the students. Due to the busy schedules of many Youth Council members, participation had to be limited. Youth Council members were invited to share highlights of their experience at this time.

Youth Council member Madden Hebdon, a junior at Logan High School, expressed appreciation to the Council for supporting the students' attendance at Local Officials Day at the Capitol. He reported that the experience provided an opportunity for students to meet with their local senator and representative. A copy of *The Five Levels of Leadership* by John C. Maxwell was donated to each member of the Logan Youth City Council. Madden noted that students were also able to interact with members of other youth city councils and described the event as a valuable and positive experience.

Youth Council member Hyrum Martin, a sophomore at Logan High School, shared that participation in Youth Council and attending Local Officials Day at the Capitol has been a valuable experience as he is interested in pursuing a career in politics or public service. He noted that involvement in community activities, including volunteering at the Warming Center, has helped him better understand community needs.

Hyrum stated that he regularly watches City Council meetings and asks questions of staff regarding workshop items and council processes, which has helped him learn more about how local government operates. He expressed appreciation to the Council for supporting Youth Council members with opportunities such as attending Local Officials Day and meeting with legislators.

He also noted that his participation in speech and debate has allowed him to connect topics discussed at the state and federal levels with issues debated in his competitions,

including legislation related to corporate ownership of single-family homes. He thanked the Council again for the opportunity and support provided to Youth Council members.

Youth Council member Mia Zecena, shared highlights from Local Officials Day at the Capitol. She noted that students had the opportunity to visit the House chamber, where the Logan Youth City Council received recognition during the legislative session. Mia also explained that students participated in a scavenger-hunt style activity around the Capitol that encouraged them to meet and interact with members of other youth councils and learn more about the Capitol building and legislative process. She stated that students had the opportunity to speak with their legislative representatives, who also provided books to the Youth Council members. Additionally, the group was able to remain for remarks from Governor Spencer Cox, which Mia described as a memorable experience.

Vice Chair López added that Representative Jason Thompson and Chris Wilson spent time meeting with the group, with Representative Thompson speaking with the students for approximately thirty minutes and sharing both personal experiences and insights about serving as a representative for the community. The experience was described as valuable and meaningful for the Youth Council members.

Planning Commission Update – Councilmember Simmonds

Councilmember Simmonds provided a report on a recent Planning Commission meeting. She stated that the Planning Commission reviewed four projects at its most recent meeting, two of which were resubmittals. These projects had previously been approved but expired because building permits were not obtained within the required timeframe. The first resubmitted project is located at 655 East 400 North in the Campus Residential (CR) zone and will be developed as student housing. The second project, located at 651 East 600 North, also in the Campus Residential zone, will likewise provide student housing. The development at 400 North is expected to accommodate a larger number of students than the project on 600 North.

The third item approved was an expansion and upgrade to Island Market. The proposal includes removing the existing roof over the sidewalk and adding approximately 491 square feet to the building. The improvements will also include additional green space and designated parking areas.

The fourth item involved a proposal related to the Public Works facility on 1000 West. The existing building has reached the end of its useful life and is no longer able to adequately accommodate some of the City's larger equipment. The Planning Commission approved Phase One of a new campus plan that will serve Public Works, Power and Light, and Parks and Recreation. Phase One includes construction of repair bays, a truck wash, and a storage building for Parks and Recreation equipment. The Council expressed appreciation to Councilmember Simmonds for attending the Planning Commission meetings and providing updates.

Council Announcements – Chair Johnson

Councilmember Simmonds reported that the Library Board recently held a productive meeting. The Board discussed the increasing popularity of the library’s makerspace, which has experienced significant growth in use after a slower start. Due to the rising demand, there is concern about having knowledgeable staff available to assist patrons with the equipment. The Board discussed the possibility of offering classes or training opportunities to help users learn how to operate the machines and plans to continue working toward solutions.

Councilmember Simmonds also reported attending a Council of Governments (COG) training in Cache County. The Council of Governments is composed of the mayors within the county and works closely with the Cache Metropolitan Planning Organization (CMPO). The CMPO receives transportation planning funding, while the Council of Governments also receives a portion of county sales tax dedicated to road projects. The group is responsible for helping implement transportation projects that align with the county’s master transportation plan. The training included participation from several newly elected mayors and provided helpful information about the role and responsibilities of the organization.

Vice Chair López reported that members of the Youth Council recently visited the Warming Center. The visit provided an opportunity for students to better understand how the facility operates and the services it provides to individuals experiencing vulnerability in the community. He noted that the experience was insightful and expressed appreciation that such a resource is available in Logan.

Vice Chair López also shared that in recent weeks they had received several inquiries, requests, and complaints from constituents. He encouraged residents to continue reaching out to City Council members when concerns arise. As an example, he described a situation involving a winter parking citation issued to a resident who had a valid winter parking permit. After reviewing the matter, it was determined that the issue resulted from a license plate discrepancy. He noted that communication from residents can help bring attention to issues and allow them to be addressed more quickly.

Chair Johnson reported that he is attending the Legislative Policy Committee (LPC) meetings each Monday during the state legislative session. The committee, which includes representatives from Utah cities, towns, and utilities, reviews legislation being considered at the state level. He noted that the committee discusses a large number of bills during the session and highlighted several measures of interest, including proposals related to property tax policy and potential limits on the amount of reserve funds municipalities may hold. These issues may have implications for cities and will continue to be monitored as the legislative session progresses.

Chair Johnson mentioned House Bill 514 – Utah Energy Council Amendments, which discusses the potential creation of a special district that could allow the state to have a role in owning or supporting energy production facilities.

Additionally, Chair Johnson reported that Mayor Anderson and members of the City Council have begun holding monthly open office hours for residents. These meetings take place on the first Tuesday of each month at 4:30 p.m. in the City Hall conference room. The first session was held today and provided an opportunity for residents to discuss community topics directly with city officials. Council Members will rotate participation in the monthly office hours moving forward.

Councilmember Lee-Koven reported that a Website Redesign Committee has been formed with Mayor Anderson, staff members, herself and Chair Johnson. The committee is in the early stages of reviewing the City’s website to evaluate what is working well and where improvements may be needed. The group plans to review other municipal websites and best-practice models as part of the process. She noted that the effort responds to community interest in improving the City’s website and enhancing accessibility and usability.

Councilmember Lee-Koven also mentioned a General Plan neighborhood meeting held with residents of the Hillcrest neighborhood at Hillcrest Elementary School. The meeting was part of the City’s ongoing outreach related to the General Plan update. She was unable to attend and therefore could not provide additional details about the discussion.

Chair Johnson reported that he and Councilmember Simmonds attended the meeting and stated that the engagement activities were effective in encouraging participation. He said that Aaron Smith facilitated a hands-on format that allowed residents to interact and share ideas, which helped generate thoughtful input from those in attendance. Council Members expressed appreciation for the staff’s efforts in organizing and leading the meeting.

No further Council Business items were presented.

ACTION ITEM:

Consideration of a proposed resolution supporting America 250 and Recognizing and Approving the America 250 Committee for the City of Logan – Resolution 26-06 - Mayor Anderson (20:47)

Mayor Anderson introduced Resolution 26-06, explaining that it is primarily administrative in nature and necessary for Logan City to participate in the Utah America 250 celebration.

Mayor Anderson stated that in order to participate and gain access to official logos, branding, and related materials associated with the America 250 initiative, the City must establish a local committee. The resolution formally creates the Logan City Utah 250 Committee and approves its membership.

He noted that the timeline required the City to act quickly, so members of the executive committee were invited to serve on the newly formed committee in order to move the process forward efficiently.

Through this resolution, Logan City formally:

1. Recognizes the City of Logan, Utah 250 Committee as its official committee;
2. Agrees to partner with America250 Utah;
3. Supports the signature programs of the America250 Utah Commission; and
4. Supports the City of Logan, Utah 250 Committee in its efforts to educate, engage, and unite residents and visitors in Logan City.

ACTION. Motion by Councilmember Simmonds seconded by Vice Chair López to approve Resolution 26-06 as presented. Motion carried by roll call vote (4-0).

Dahle: Excused

Johnson: Aye

Lee-Koven: Aye

López: Aye

Simmonds: Aye

WORKSHOP ITEMS:

JED WILLETS DOWNZONE – Consideration of a proposed downzone. Russ Holley/Logan City are requesting a downzone of a .22-acre parcel located at 1354 North 220 West from Mixed Residential Medium (MR-20) back to Mixed Residential Low (MR-12) in the Bridger Neighborhood – Ordinance 26-06 – Russ Holley, Community Development Director ([22:10](#))

Community Development Russ Holley presented Ordinance 26-06 a workshop item related to a property with a long zoning history. Mr. Holley explained that approximately ten years ago a property owner purchased land in the MR-12 zone and believed he could construct a duplex on the site. During review, staff discovered the parcel was part of an illegal subdivision, which prevented the project from moving forward as planned.

Staff attempted to resolve the subdivision issue with the assistance of then City Attorney Kymber Housley, but after approximately a year and a half without success, the City pursued an upzone to allow the owner to build the duplex as originally intended. The zoning change was approved; however, the owner did not move forward and the approval eventually expired, resulting in the property being downzoned.

The owner later returned requesting another upzone to allow development of the duplex. The Council again approved the zoning change, but the owner ultimately determined that a fourplex would be a better fit for the property and allowed the approval to expire. The Council approved a third upzone last year to allow the fourplex.

Mr. Holley noted that the Council directed that the zoning should not be extended again if the project did not proceed. As the deadline approached, the property was sold to a new owner, who pulled a building permit approximately two weeks before the zoning approval expired, thereby entitling the property for the fourplex project. As of the meeting date, the permit had been issued but construction had not yet begun. The permit holder has a limited timeframe to initiate construction in order to keep the permit active.

Mr. Holley briefly reviewed the property's location and the current zoning map reflecting the MR-20 designation associated with the approved fourplex. Councilmembers acknowledged the lengthy history associated with the property.

Mr. Holley explained the request would bring the zoning into alignment with surrounding neighborhood development patterns and reduce allowable density. The applicant intends to construct a single residence on the property. The proposal is consistent with the Future Land Use Plan designation for mixed residential uses and supports neighborhood compatibility.

The Planning Commission reviewed the request on February 12, 2026, and voted 6-0 to recommend approval of the downzone. Adjacent land uses include commercial uses to the north and east and residential uses to the south and west. Public notice was provided to property owners within 300 feet of the site, and no public comments were received.

The ordinance provides that, if approved, the zoning designation for the subject property will be amended from MR-20 to MR-12 and will become effective upon publication.

The proposed ordinance will be an action item and public hearing at the March 17, 2026 Council meeting.

MAPLE VIEW SUBDIVISION REZONE – Consideration of a proposed rezone. Brad Brown/V Dean Adams & Joyce Y Adams Family Trust, authorized agent/owner are requesting a rezone of a 10-acre parcel located at approximately 350 South 1400 West from Suburban Neighborhood Residential (NR-4) to Traditional Mixed Residential Transitional (MR-9) in the Woodruff Neighborhood – Ordinance 26-07 – Russ Holley (25:35)

Mr. Holley presented the Maple View Subdivision Rezone request submitted by Brad Brown on behalf of property owners Dean and Joyce Adams for property located at 350 South 1400 West, just west of Equestrian Estates. The request involves approximately 10 acres of largely vacant land, which currently contains an agricultural barn.

The applicant is requesting a rezone from NR-4 (Neighborhood Residential) to MR-9 (Mixed Residential). The NR-4 zone allows single-family homes on quarter-acre lots, or approximately four units per acre, while the requested MR-9 zone would allow up to nine units per acre and a mix of housing types including townhomes and duplexes.

Mr. Holley noted that the request is only for a zoning change and does not include a subdivision plan or development design at this time.

The City's General Plan and Future Land Use Plan (FLUP) designate the area as Detached Residential, which primarily anticipates single-family housing. Staff also identified a landfill overlay zone affecting a small portion of the northwest corner of the property. Residential structures are not permitted within this overlay area due to potential groundwater contamination concerns. Staff suggested the area could instead be used for features such as stormwater retention, open space, or a small neighborhood park.

Surrounding development in the area consists primarily of single-family detached homes with varying lot sizes. Nearby neighborhoods include Equestrian Estates, which features larger lots of up to half an acre, and Ashberry, which includes NR-6 zoning with smaller lot sizes. Other nearby developments to the south include a mix of residential types.

Mr. Holley reported receiving two written comments after the staff report was issued. Additionally, approximately a dozen residents attended the Planning Commission meeting, with about nine individuals speaking. Most comments expressed concern that the proposed MR-9 zoning would be incompatible with the surrounding single-family neighborhood pattern.

After discussion, the Planning Commission recommended **denial** of the rezone request by a vote of 6-0.

Councilmember Simmonds noted that the Woodruff Neighborhood Plan emphasized maintaining a variety of housing types and lot sizes to allow residents to remain in the neighborhood throughout different stages of life. The plan intentionally included NR-4 zoning within the mix alongside other residential zones.

Mr. Holley clarified that a nearby development with smaller lots was approved as MR-9, but its overall density remained closer to four units per acre due to wetlands on the property and included a mix of townhomes and single-family homes.

Mr. Holley explained the landfill overlay zone affecting a portion of the property. The overlay is based on a quarter-mile setback from the landfill, consistent with state law intended to limit residential construction in areas where groundwater contamination could be a concern. The boundary is irregular because it follows the landfill's actual perimeter rather than a perfect circular radius. The overlay is mapped through the City's GIS

system and adopted as part of the official zoning map, similar to other overlay zones such as historic or corridor overlays.

Chair Johnson asked how property owners or buyers would be notified if part of a lot falls within the overlay zone.

Mr. Holley explained that during the subdivision process, restrictions can be identified on the recorded plat and in deed language indicating that portions of a property are restricted from residential structures. At the current stage, however, the request is only for zoning, so those details would typically be addressed later during subdivision review.

Chair Johnson stated that he talked with the applicant Brad Brown and he had indicated a willingness to consider a deed restriction and development agreement, but the Planning Commission noted that the City now generally uses the Planned Development Overlay (PDO) instead of deed restrictions.

City Attorney Craig Carlston responded and said a PDO allows the Council greater involvement early in the process by reviewing the development concept and establishing binding standards for the project. While a PDO provides more transparency and clearer documentation within the City code, it generally requires a longer review timeline, typically several months due to additional notice and review steps. The City no longer does deed restrictions which does not offer a lot of input from the beginning.

Mr. Holley added that a PDO was offered up front to the applicant and he thought that a straight rezone was a better option for this project. In the beginning a deed restriction was offered. A PDO does take longer and is a two-step process. If the applicant would like to apply for a PDO staff would need to complete a 10-day notice and the PDO would be added to an upcoming Planning Commission meeting agenda. He added that would be a concept review, feedback would be given and it would go back to the start and to the final process. Taking all of these things into consideration, the process would take approximately four months.

The proposed ordinance will be an action item and public hearing at the March 17, 2026 Council meeting.

Consideration of a proposed resolution authorizing and approving the amended and restated Power Pooling Agreement with the Utah Associated Municipal Power Systems (UAMPS) for the Pool Project; authorizing execution and delivery thereof; and related matters – Resolution 26-07 – Tyson Godfrey, Light & Power Resource Manager ([38:10](#))

Logan Light & Power Resource Manager Tyson Godfrey presented Resolution 26-07 authorizing and approving an Amended and Restated Power Pooling Agreement between

Logan City and Utah Associated Municipal Power Systems (UAMPS) for participation in the UAMPS Pool Project.

Mr. Godfrey presented an overview of the proposed Amended and Restated Power Pooling Agreement between Logan City Light & Power and Utah Associated Municipal Power Systems. The agreement governs how Logan participates in power markets through UAMPS, a joint-action organization composed of municipal utilities across Utah that collectively participate in energy projects and wholesale power markets.

Mr. Godfrey explained that the existing agreement dates back to the late 1980s and no longer reflects current market operations. The update is required in part because western electricity markets are transitioning to the Extended Day Ahead Market (EDAM) beginning May 1, 2026. Municipal utilities cannot participate directly in this market; instead, participation occurs through UAMPS, which acts as the scheduling and market agent for member cities.

Purpose of the Agreement

Mr. Godfrey explained that the updated agreement accomplishes several key functions:

- Authorizes UAMPS to act as Logan’s scheduling agent, including bidding Logan’s resources into the EDAM market.
- Establishes rules for market purchases, allowing UAMPS to purchase power when Logan’s forecasted demand exceeds available resources such as CRSP, WAPA allocations, or local generation.
- Clarifies settlement and billing procedures, with UAMPS handling market settlements and allocating charges and revenues to member cities using cost-causation principles.
- Replaces the outdated agreement and formalizes operational practices that had previously existed informally.

How the Process Works

Mr. Godfrey reviewed the operational process used under the agreement:

1. Forecast – Logan and UAMPS jointly forecast load demand and available generation resources.
2. Plan – An annual purchase plan identifies anticipated power deficiencies.
3. Consign Resources – Logan authorizes UAMPS to schedule specific outside resources, such as CRSP or WAPA allocations.
4. Market Participation – UAMPS bids resources and purchases power in the EDAM market on Logan’s behalf.
5. Settlement – Monthly charges and revenues are allocated and billed to Logan.

Mr. Godfrey emphasized that Logan retains full control over its generation resources, including determining what resources are offered into the market and when they operate. UAMPS must follow Logan's scheduling instructions when submitting bids.

Improvements Over the Previous Agreement

Several improvements were highlighted in comparison with the prior agreement:

- Formal written protection ensuring Logan controls scheduling of its resources.
- Required annual load and resource forecasting with Logan's participation.
- Structured annual purchase planning rather than ad-hoc purchasing.
- Adoption of cost-causation principles for allocating costs among member cities.
- Creation of a formal governance structure through a project management committee.
- Codified billing procedures, dispute resolution, and audit rights.

Governance and Representation

Mr. Godfrey explained that the agreement establishes a Project Management Committee consisting of one voting representative from each participating city. The committee approves annual purchase plans, credit agreements, and cost-allocation policies.

Under the proposed resolution:

- Mark Montgomery will serve as Logan's representative.
- Tyson Godfrey will serve as the alternate representative.
- The representative will report to the Council on a quarterly basis.

Financial Obligations and Risks

Mr. Godfrey also reviewed several standard contractual risks associated with participation in the pooling agreement:

- Logan is financially responsible for power purchases and its proportional share of UAMPS administrative costs.
- Payments must be made even if disputes arise, with disputes resolved afterward through the agreement's dispute process.
- UAMPS may borrow funds for pooled projects with committee approval, with member cities proportionally responsible for repayment.
- Withdrawal from the agreement requires a minimum five-year notice, though Logan's participation in various UAMPS projects extends beyond that timeframe.

Councilmembers discussed how Logan maintains control over its resource scheduling and confirmed that UAMPS acts only as a market agent implementing the city's

instructions. Staff noted that participating through UAMPS is significantly more efficient than attempting to operate directly in the market, which would require extensive staffing and technology resources.

Staff Recommendation

Staff recommended approval of the amended and restated Power Pooling Agreement, noting that:

- The agreement required Logan to participate in the EDAM market beginning May 1, 2026.
- Legal counsel has reviewed the agreement with no concerns.
- Logan’s entitlement shares and long-term project commitments through UAMPS are well understood.
- The updated agreement provides stronger protection and clearer governance than the existing contract.

The resolution provides that it becomes effective May 1, 2026 if approved by the City Council.

The proposed resolution will be an action item and public hearing at the March 17, 2026 Council meeting.

Budget Adjustments FY 2025-2026 appropriating: \$30,710 insurance proceeds toward equipment repairs; \$10,786 funds the Library received from the State of Utah. The Community Library Enhancement Fund (CLEF) grant will be used for collection development and technology use; \$400,000 additional construction budget for electrical connections and infrastructure costs associated with new construction; \$361,625 wildland reimbursements to the Fire Department; \$39,002 wildland reimbursements to the EMS fund – Resolution 26-08 – Richard Anderson, Finance Director ([56:05](#))

Finance Director Richard Anderson presented several budget adjustment requests for Council consideration.

1. Insurance Proceeds – Fire Engine Repair

Request to appropriate \$30,710 in insurance proceeds to reimburse the Fire Department for repairs to a fire engine that had been struck in a vehicle accident. The repairs have already been completed, and the request reflects the final insurance reimbursement associated with the incident.

2. Library CLEF Grant

Request for to appropriate \$10,786 from the Library CLEF Grant, which the Logan Library receives annually. The grant supports collection development and technology improvements within the library.

3. **Electrical Construction Budget Adjustment**

Request to appropriate an additional \$400,000 for electrical construction within the Light and Power budget. Mr. Anderson explained that the city has more electrical service connections than originally anticipated, requiring additional construction work. Although the budget needs to be increased, the costs are covered through connection fees and associated revenue. He noted that both construction costs and development activity have fluctuated in recent years, and future budgets may need adjustment to better reflect these changing conditions.

Councilmember Simmonds noted the increasing cost variability associated with electrical construction and development activity, noting that staff may need to monitor future budget levels depending on growth patterns and construction costs.

4. **Wildland Fire Deployment Reimbursements**

Two appropriations were requested related to wildland fire deployments in which Logan firefighters assisted with firefighting operations and emergency response:

- \$361,625 appropriated to the Fire Department General Fund
- \$39,002 appropriated to the EMS Fund

Mr. Anderson explained that Logan firefighters are frequently deployed to assist with wildland fires through state coordination. The city receives reimbursement for personnel time and related costs after the deployments occur. These reimbursements primarily relate to wildland fire responses during the previous summer.

Chair Johnson asked whether the reimbursements came from the state.

Mr. Anderson confirmed that the deployments are coordinated through the state and reimbursed accordingly. He noted that, similar to police overtime reimbursements, these budget adjustments are typically processed after the city receives the reimbursement funds.

Councilmembers discussed the increasing cost variability associated with electrical construction and development activity, noting that staff may need to monitor future budget levels depending on growth patterns and construction costs.

The proposed resolution will be an action item and public hearing at the March 17, 2026 Council meeting.

No further workshop items were presented.

OTHER CONSIDERATIONS:

No further considerations were discussed.

ADJOURNED:

There being no further business, the Logan Municipal Council adjourned at 6:30 p.m.

Teresa Harris, City Recorder