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3 Minutes of the meeting of the Logan Municipal Council convened in regular session on
4 Tuesday, April 7, 2026, in the Logan Municipal Council Chambers located at 290 North
5 100 West, Logan, Utah 84321 at 5:30 p.m. Logan Municipal Council Meetings are
6 televised live as a public service on Channel 17 and the City of Logan YouTube channel
7 at: go.loganutah.gov/CouncilMeetings
8

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

14 Chair Johnson welcomed those present. There were approximately 34 people in
15 attendance at the beginning of the meeting.

16 **OPENING CEREMONY:**

17 Lisa Stoner, a Logan resident and representative of the Cache Valley Starlight Alliance,
18 addressed the council to promote responsible outdoor lighting during Utah Dark Sky
19 Month. She shared her background as a dark sky advocate and emphasized her long-
20 standing connection to the community and commitment to preserving its quality of life.

21 She explained that “dark sky” does not mean darkness, but rather reducing light pollution
22 caused by excessive, misdirected, or intrusive lighting. Properly designed lighting—
23 focused, appropriately bright, and used only when needed—can improve visibility,
24 safety, and comfort. She highlighted common issues such as light trespass and the
25 negative effects of overly bright or poorly aimed lighting, especially on aging eyes.

26 Ms. Stoner outlined key principles for responsible lighting: ensure lights have a clear
27 purpose, are properly directed, are no brighter than necessary, and use adaptive controls
28 like motion sensors. She also recommended warmer, amber-colored lighting as more eye-
29 friendly and less disruptive than blue-toned LEDs. Importantly, she noted that brighter
30 lighting does not necessarily increase safety.

31 She described several benefits of night-friendly lighting, including improved public
32 health, energy savings, wildlife protection, and preservation of the night sky. She also
33 discussed the growing economic potential of astrotourism, which can attract visitors and
34 support local businesses.

35 Ms. Stoner acknowledged Logan City’s existing lighting ordinances and suggested
36 strengthening enforcement. She highlighted resources available to support improvements
37 and shared upcoming community initiatives, including an event at the library,

38 partnerships with local schools and organizations, a porch light exchange program, and
39 efforts to monitor night sky quality.

40 She concluded by encouraging the city to prioritize dark sky lighting, consider a dark sky
41 week proclamation, and work toward preserving the night sky for current and future
42 generations.

43 Chair Johnson led the audience in the Pledge of Allegiance.

44 **Meeting Minutes.** Minutes of the Council meeting held on March 17, 2026 were
45 reviewed and approved.

46 **Meeting Agenda.** Chair Johnson, announced there are no public hearings scheduled for
47 tonight's Council meeting. A motion was made and seconded to approve the March 17,
48 2026 minutes with two amendments and to approve tonight's agenda.

49 **ACTION. Motion by Vice Chair López seconded by Councilmember Simmonds to**
50 **approve minutes from the March 17, 2026 Council meeting as amended and the**
51 **April 7, 2026 agenda as presented. Motion carried by roll call vote (5-0).**

52 **Dahle: Aye**

53 **Johnson: Aye**

54 **Lee-Koven: Aye**

55 **López: Aye**

56 **Simmonds: Aye**

57

58 **Meeting Schedule.** Chair Johnson, announced that regular Council meetings are held on
59 the first and third Tuesdays of the month at 5:30 p.m. The next regular Council meeting is
60 Tuesday, April 21, 2026.

61

62 **QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:**

63

64 **Chair Johnson explained that any person wishing to comment on any item not**
65 **otherwise on the agenda may address the City Council at this point by stepping to**
66 **the microphone and giving his or her name and address for the record. Comments**
67 **should be limited to not more than three (3) minutes unless additional time is**
68 **authorized by the Council Chair. Citizen groups will be asked to appoint a**
69 **spokesperson. This is the time and place for any person who wishes to comment on**
70 **non-agenda items and items that are germane or relevant to the authority of the**
71 **City Council. Items brought forward to the attention of the City Council will be**
72 **turned over to staff to respond to outside of the City Council meeting.**

73

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

75 **MAYOR/STAFF REPORTS: (14:12)**

76 **Introduction of Whit Wilcox, new Streets and Stormwater Manager – Paul**
77 **Lindhardt, Public Works Director**

78 Public Works Director Paul Lindhardt introduced Whit Wilcox as the new
79 Streets/Stormwater Manager for the City of Logan. He noted that Mr. Wilcox was
80 promoted internally with his 20-year career with the city, including roles in the parks
81 department, streets division, and most recently the water division as a welder technician
82 and foreman.

83 The council congratulated Mr. Wilcox as the new Streets and Stormwater Division
84 Manager. Council members expressed their support and excitement for him in his new
85 role, and he thanked them for the opportunity.

86 **Regional Water Reclamation Facility Project Funding Award – Mayor Anderson**

87 Mayor Anderson announced that in February of this year, the City received a \$1.75
88 million federal grant, secured with support from Representative Blake Moore, through
89 the Environmental Appropriations Act. The funding will support upgrades to the
90 wastewater treatment facility, specifically expanding the BioMag system that removes
91 solids from wastewater.

92 The improvements will enhance mixing in bioreactors and increase overall system
93 efficiency, helping maintain clean water as it moves through the city and back into the
94 environment. He highlighted the complexity and importance of the technology and noted
95 that tours of the facility are occasionally available. He also recognized the environmental
96 team and supporting partners for their work in securing the funding.

97 **Board Appointments (Logan River Golf Advisory Board; Parks and Recreation**
98 **Advisory Board; Historic Preservation Committee; Water, Wastewater and**
99 **Stormwater Advisory Board) – Mayor Anderson**

100 Mayor Anderson requested ratification of the following to serve on various
101 boards/committees, all of which are new appointments.

102

103 **Golf Course Advisory Board**

104 Jeff Miller
105 Scott Hyde

106

107 **Parks and Recreation Advisory Board**

108 Carol Steffenhagen
109 Scott Mershon

110

111 **Historic Preservation Committee**

112 Connor R. Smith

113

114 **Water, Wastewater and Stormwater Advisory Board**

115 Dr. Jeff Horsburgh

116

117 **ACTION. Motion by Councilmember Simmonds seconded by Councilmember**
118 **Dahle to approve ratification of Jeff Miller, Scott Hyde, Carol Steffenhagen, Scott**
119 **Mershon, Connor R. Smith, and Dr. Jeff Horsburgh as presented. Motion carried**
120 **by roll call vote (5-0).**

121 **Dahle: Aye**

122 **Johnson: Aye**

123 **Lee-Koven: Aye**

124 **López: Aye**

125 **Simmonds: Aye**

126

127 **Parks and Recreation Award: Logan City’s 2025 Broomstick and Boogie Witches**
128 **Dance and Halloween Festival at Laub Plaza - Representatives from the Utah**
129 **Recreation and Park Association (URPA)**

130 Megan Zollinger president of the Utah Recreation and Park Association (URPA) and
131 current Director of the Pleasant Grove Recreation Center along with McKell Christensen
132 also (URPA) addressed the Council.

133 Ms. Zollinger announced that Logan Parks and Recreation was recognized by URPA
134 with an award for Outstanding Special Event. Representatives from URPA highlighted
135 the vital role parks and recreation play in building community, promoting health, and
136 creating connections among residents.

137 The award was given for the “Broomsticks and Boogie Witches Dance and Halloween
138 Festival,” which was praised for its creativity, strong community partnerships, and
139 inclusive programming for all ages. The event grew from a small local effort into a large,
140 collaborative celebration supported by the city, local groups, businesses, and volunteers.

141 URPA commended Logan for its ongoing partnership and leadership in parks and
142 recreation, and the presentation concluded with congratulations and a photo opportunity
143 for those involved.

144 No further Mayor/Staff Reports were provided.

145

146 **COUNCIL BUSINESS: (24:31)**

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148

149

150 **Planning Commission Update – Councilmember Simmonds**

151 Councilmember Simmonds reported that the Planning Commission met on March 26 and
152 primarily discussed the general plan, which will be discussed in tonight’s meeting.

153 They also approved a development project, after multiple reviews, which is located on a
154 small parcel of land behind Love to Cook. The .8-acre site will be divided into 20 lots
155 and include 18 three-story town homes and one three-story mixed-use building.

156

157 **Council Announcements – Chair Johnson**

158 Councilmember Dahle announced that the Parks and Recreation Department has begun
159 sending text message updates to residents who have previously registered for programs,
160 improving communication about upcoming activities.

161 Councilmember Simmonds announced that several council members will participate in a
162 hands-on “Fire Ops” training, experiencing emergency response scenarios such as
163 firefighting, vehicle extrication, and EMS situations.

164 Vice Chair López announced that the Department of Justice announced the new ADA
165 accessibility standards for posting information on websites and social media to include
166 pdf’s such as the council agenda and other city documents.

167 City Recorder Teresa Harris responded that the city is preparing to comply with the new
168 requirements.

169 Councilmember Lee-Koven announced that she will be attending her first Forestry
170 Advisory Board tomorrow afternoon. She was unable to attend the Cache Arts Board and
171 plans to visit the warming center before they close for the season.

172 Councilmember Dahle added that she attended the local homeless council meeting today
173 who are planning summer outreach efforts.

174 Chair Johnson attended a recent Water Advisory Board meeting and recent legislation
175 includes new requirements for tiered water pricing and restrictions on lawn use in new
176 developments to promote water conservation. He stated that despite city growth, overall
177 water usage has remained relatively stable over the past 15–30 years, reflecting
178 conservation efforts.

179 No further Council Business items were presented.

180

181 **ACTION ITEMS:**

182
183 No Action Items were presented.

184
185 **WORKSHOP ITEMS: (33:42)**

186
187 **Consideration of a proposed resolution adopting the Community Development**
188 **Block Grant (CDBG) Annual Action Plan (Program Year 2026) for the City of**
189 **Logan - Resolution 26-10 – Amanda Pearce, CDBG Coordinator**

190
191 CDBG Coordinator Amanda Pearce addressed the Council regarding the proposed
192 resolution. She stated that plan outlines funding priorities, project allocations, and
193 strategic goals for the 2026 program year (July 1, 2026 – June 30, 2027), consistent with
194 the 2024–2028 Consolidated Plan.

195 The City anticipates receiving approximately \$550,000 in federal CDBG funding. The
196 plan prioritizes infrastructure improvements, public services, housing rehabilitation, and
197 program administration, with required federal caps observed (15% for public services and
198 20% for administration).

199 Following Steering Committee recommendations and subsequent adjustments, the final
200 funding allocations are:

- 201 • ADA Ramps: \$198,005
- 202 • Community Development Corporation of Utah (Land Acquisition): \$130,000
- 203 • Sunshine Terrace (Residential Rehabilitation): \$29,215
- 204 • Bus Stop Shelter Murals: \$20,000
- 205 • Senior Center Nutrition Program: \$62,780
- 206 • Administration & Planning: \$110,000
- 207 (Total: \$550,000)

208 The plan emphasizes improving living environments, supporting low- and moderate-
209 income residents, enhancing service provider capacity, and addressing accessibility
210 barriers. Public input was gathered through hearings, outreach, and coordination with
211 community organizations.

212 The council discussed a proposed low to moderate-income (LMI) housing project using a
213 land trust model, where a nonprofit retains ownership of the land while homeowners
214 purchase only the structure. This approach helps maintain long-term affordability by
215 capping equity growth.

216 There was discussion about how property taxes would apply under this model, with the
217 understanding that taxes would likely still be assessed on the homes and possibly the land
218 depending on use, though details may vary and require further clarification.

219 The group also reviewed funding details, noting the project requested a higher amount
220 but could remain feasible with partial funding. The council expressed interest in how the
221 model would work locally, recognizing it as a relatively new approach for Logan but one
222 that could provide important affordable homeownership opportunities.

223 The proposed resolution will be an action item and public hearing at the April 21, 2026
224 Council meeting.

225

226 **Consideration of a proposed resolution approving the Logan 2045 General Plan as**
227 **presented. The General Plan creates a long-term vision for the City of Logan to**
228 **implement over the next 20 years - Resolution 26-09 – Russ Holley, Community**
229 **Development Director and Cody Ferguson, Houseal Lavigne Associates ([43:18](#))**

230 Community Development Director Russ Holley addressed the Council regarding the
231 proposed resolution to approve the Logan 2045 General Plan which has been a work in
232 progress for the past 18 months. The general plan was reviewed by the Planning
233 Commission during two meetings and they proposed six recommendations.

234 Mr. Holley said the council has also participated in various ways over the last 18 months.
235 In total, there were 15 workshops, over 390 participants, and 63 residents and
236 stakeholders were involved in targeted focus groups. Staff received approximately 300
237 responses to the online survey, conducted unique mapping exercises, and held pop-up
238 events at community gatherings. Altogether, there were about 830 points of engagement.

239 There have also been opportunities to comment on all three drafts of the plan. The
240 consultant team, including subconsultants and staff, made numerous visits, 15 people in
241 total, collecting data and meeting with the steering committee, Planning Commission, and
242 City Council.

243 Mr. Holley stated that the State of Utah requires certain elements in a general plan,
244 including a moderate income housing section, a water use and preservation section, and a
245 transportation section that considers both city and regional connectivity.

246 The top issues identified for Logan include affordable housing, walkability, traffic
247 congestion, water infrastructure keeping up with growth, economic opportunities, and
248 preservation of open space.

249 The plan also builds on previous efforts, including the 2008 General Plan, neighborhood
250 plans, water and sewer master plans, transportation plans, housing plans, annexation

251 plans, public art plans, historic district guidelines, parks and recreation plans, bicycle and
252 pedestrian plans, and the downtown plan.

253 A general plan identifies the city’s existing assets and strengths, outlines community
254 needs and aspirations, and serves as a guide for future policy and code. It’s a dynamic
255 document meant to evolve over time. It’s important because it tells Logan’s story,
256 informs residents and potential businesses, and provides a foundation for zoning,
257 ordinances, and long-term planning. It also supports budgeting and capital improvement
258 planning and helps identify future issues.

259 The planning process includes five phases: kickoff and existing conditions, public
260 engagement, visioning and recommendations, draft plan, and final draft.

261 The plan itself is organized into 12 chapters, including introduction, outreach, community
262 profile, vision and goals, land use, housing, economic development, transportation,
263 community facilities, parks and recreation, community design, and implementation.

264 Focusing on land use, the plan includes a future land use map—often called a “FLUP”
265 with 10 districts. This was designed to allow flexibility when applying zoning. For
266 example, a single color on the map might correspond to multiple zoning options,
267 allowing the city to choose what fits best in each area.

268 Importantly, the future land use map does not entitle a property to a specific zoning
269 designation. It’s a guide, not an automatic approval.

270 Overall, the plan adjusts current direction but doesn’t dramatically change course. It
271 aligns with goals the city is already working toward.

272 One key area of focus of the plan is the Fourth North corridor. This area shows
273 significant potential for increased density and redevelopment. Originally developed as
274 single-family housing, it has transitioned over time, now about 98% of the properties are
275 rentals, many of which are aging and ready for redevelopment.

276 The corridor presents an opportunity to connect the university with downtown, support
277 student housing, and increase commercial activity. It also serves as a major gateway to
278 Logan Canyon, Bear Lake, and Yellowstone, making it an important corridor for
279 placemaking and visual identity.

280 Currently, it’s a fairly basic five-lane road, and improvements such as streetscaping,
281 sidewalks, and visual enhancements could encourage reinvestment, similar to what was
282 done on West Center Street.

283 The proposed plan designates this area for higher-density and mixed-use development.
284 An alternative option would focus higher intensity development at key intersections (like
285 200 East and 600 East), with more gradual transitions to surrounding neighborhoods.

286 A third option, suggested by Councilmember Simmonds, is to create a corridor-specific
287 overlay possibly form-based to guide development more intentionally and create a
288 cohesive look and feel.

289 The housing chapter addresses affordability, which is the city's top issue. It outlines
290 strategies such as accessory dwelling units, infill development, and planning for growth
291 areas, particularly on the west side.

292 Economic development focuses on business attraction and retention, tourism
293 opportunities, and leveraging the relationship with the university and local industries.

294 Transportation planning addresses roadway classifications, public transit, and active
295 transportation like walking and biking.

296 Other chapters cover community facilities, water use, public services, parks and open
297 space, tourism, placemaking, neighborhood identity, public art, and implementation
298 strategies.

299 Finally, the Planning Commission made several recommendations:

- 300 • Correct the map color for Denzel Stewart Nature Park
- 301 • Add animal control under community services
- 302 • Include language about a recreation center and senior center
- 303 • Add focus on summer tourism and dark-sky policies
- 304 • Fix a typo
- 305 • Revisit the Fourth North corridor plan
- 306 • Adjust land use designation in the south end of town to remain resource
307 conservation until a specific project is proposed, due to Spring Creek running
308 through the area

309 Ideally, that southern area could be preserved as a corridor through acquisition if feasible.

310 Councilmember Simmonds said she feels very strongly that we have, in the past, funded
311 a Fourth North Corridor Plan which in her opinion, is one of the best plans the city has
312 ever completed.

313 She stated that the plan identified a commercial hub at 200 North and 400 East, and
314 another at 600 East and 400 North. Those two commercial hubs will likely happen sooner
315 than most larger redevelopment projects.

316 She spoke to Mr. Holley about overlays and different zoning opportunities and
317 recognized that this corridor is unique. It serves as a gateway to multiple destinations, and
318 the city will only get one chance to get it right. It needs to function as a welcoming
319 gateway to Utah State, without being intrusive as it transitions toward the canyon. It
320 should create a sense of place that connects Logan, the university, and the canyon.

321 She would like to look at the area in between using a form-based approach, so the council
322 and community can decide what they want it to look like. Rather than defaulting to mixed
323 use which can vary widely and define the form we want to see.

324 Councilmember Simmonds also voiced her concern that we're starting to bleed into
325 neighborhoods with higher densities as we rezone areas like 500 North and 300 North.
326 She would like to take a step back and study this more before locking in decisions which
327 are 30 to 40 year decisions, and she feels there is an obligation to get them right. She
328 supports a third alternative, even though a full planned development overlay may not be
329 feasible.

330 Chair Johnson agreed, noting that residents have expressed concerns about this area
331 during general plan meetings. This approach provides more certainty for neighborhoods
332 and helps ensure cohesive development, rather than a mix of inconsistent building heights
333 and styles. It reinforces the idea of the corridor as a true gateway.

334 Councilmember Lee-Koven said there was also discussion about how the future land use
335 map will evolve. While it reflects current intentions, it is not fixed and will change over
336 time. However, it can create misunderstandings if people assume it guarantees immediate
337 development rights. Careful communication about intent will be important.

338 Mr. Holley explained that the future land use plan is designed to accommodate growth
339 through 2045, when the city's population could nearly double. It identifies where growth
340 should occur while considering compatibility between land uses. The plan will need
341 periodic updates, and zoning changes will follow to help implement it.

342 Development along the corridor will likely occur incrementally, with a mix of small and
343 large developers. As density increases, property owners, many of whom are investors
344 may be more inclined to sell. A form-based approach would help ensure cohesive design
345 regardless of project size.

346 Mr. Holley stated that Utah State University was involved early in the planning process
347 and served on the steering committee.

348 Mayor Anderson noted that on April 20, 2026 the USU Landscape and Architecture
349 Environmental Department students will present their senior project featuring ideas for

350 the Fourth North Corridor and encouraged attendance to gather inspiration and strengthen
351 partnerships with the City and Utah State.

352 The proposed resolution will be an action item and public hearing at the April 21, 2026
353 Council meeting.

354

355 **Budget Adjustments FY 2025-2026 appropriating: \$200,000 financial assurance**
356 **funds provided by the developer of the Lloyd Estates Subdivision to construct or**
357 **reconstruct missing or inappropriately constructed improvements - Resolution 26-**
358 **11 – Richard Anderson, Finance Director [\(1:17:51\)](#)**

359

360 Finance Director Richard Anderson addressed the Council regarding the proposed budget
361 adjustment.

362 **Lloyd Estates Subdivision:** The resolution appropriates **\$200,000** in financial assurance
363 funds provided by the developer. These funds are designated for the construction or
364 reconstruction of missing or improperly constructed improvements within the
365 subdivision. These bonds are typically collected to ensure developers fulfill their
366 obligations, allowing the city to step in if they do not.

367 In this case, the developer failed to complete necessary work despite multiple
368 opportunities, and with the bond nearing expiration, the city must act. The primary issue
369 involves a stormwater detention basin, along with other outstanding items on a punch list.

370 The bond funds are expected to be available soon, after which the city will hire a
371 contractor to complete the work. However, it is anticipated that the bond may not cover
372 the full cost, meaning the city and potential taxpayers could bear some additional
373 expense.

374 Mr. Anderson noted that situations like this are rare, with this being the first instance in
375 many years, though the project has experienced several challenges throughout its
376 development.

377 The proposed resolution will be an action item and public hearing at the April 21, 2026
378 Council meeting.

379

380 No further workshop items were presented.

381

382 **OTHER CONSIDERATIONS:**

383 Vice Chair López raised a concern from a resident about whether the city is properly
384 monitoring road repairs after fiber installation work, particularly by Google Fiber. The

385 issue involves an area near Hillcrest where pavement appears to be missing or
386 inadequately restored, creating a potential hazard.

387 Staff confirmed that the city has hired someone specifically to oversee and inspect this
388 type of work, and that contractors generally complete sealing a few weeks after
389 installation. However, given that this location may have been left incomplete for longer
390 than expected, staff agreed to follow up and investigate the issue further. The discussion
391 noted that while minor delays and issues can occur, ensuring proper restoration is
392 important for safety, especially for cyclists.

393 No further considerations were discussed.

394

395 **ADJOURNED:**

396

397 There being no further business, the Logan Municipal Council adjourned at 6:50 p.m.

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399

400

401 Teresa Harris, City Recorder