

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, April 7, 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.youtube.com/channel/UC17)

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

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

OPENING CEREMONY:

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

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

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

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

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

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

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

Chair Johnson led the audience in the Pledge of Allegiance.

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

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

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

Dahle: Aye

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, April 21, 2026.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:

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: (14:12)

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

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

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

Regional Water Reclamation Facility Project Funding Award – Mayor Anderson

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

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

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

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

Golf Course Advisory Board

Jeff Miller
Scott Hyde

Parks and Recreation Advisory Board

Carol Steffenhagen
Scott Mershon

Historic Preservation Committee

Connor R. Smith

Water, Wastewater and Stormwater Advisory Board

Dr. Jeff Horsburgh

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

Dahle: Aye

Johnson: Aye

Lee-Koven: Aye

López: Aye

Simmonds: Aye

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

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

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

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

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

No further Mayor/Staff Reports were provided.

COUNCIL BUSINESS: (24:31)

Planning Commission Update – Councilmember Simmonds

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

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

Council Announcements – Chair Johnson

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

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

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

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

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

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

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

No further Council Business items were presented.

ACTION ITEMS:

No Action Items were presented.

WORKSHOP ITEMS: [\(33:42\)](#)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The plan also builds on previous efforts, including the 2008 General Plan, neighborhood plans, water and sewer master plans, transportation plans, housing plans, annexation plans, public art plans, historic district guidelines, parks and recreation plans, bicycle and pedestrian plans, and the downtown plan.

A general plan identifies the city's existing assets and strengths, outlines community needs and aspirations, and serves as a guide for future policy and code. It's a dynamic

document meant to evolve over time. It's important because it tells Logan's story, informs residents and potential businesses, and provides a foundation for zoning, ordinances, and long-term planning. It also supports budgeting and capital improvement planning and helps identify future issues.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Finally, the Planning Commission made several recommendations:

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

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

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

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

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

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

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

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

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

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

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

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

Mayor Anderson noted that on April 20, 2026 the USU Landscape and Architecture Environmental Department students will present their senior project featuring ideas for the Fourth North Corridor and encouraged attendance to gather inspiration and strengthen partnerships with the City and Utah State.

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

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

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

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

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

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

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

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

No further workshop items were presented.

OTHER CONSIDERATIONS:

Vice Chair López raised a concern from a resident about whether the city is properly monitoring road repairs after fiber installation work, particularly by Google Fiber. The issue involves an area near Hillcrest where pavement appears to be missing or inadequately restored, creating a potential hazard.

Staff confirmed that the city has hired someone specifically to oversee and inspect this type of work, and that contractors generally complete sealing a few weeks after installation. However, given that this location may have been left incomplete for longer than expected, staff agreed to follow up and investigate the issue further. The discussion

noted that while minor delays and issues can occur, ensuring proper restoration is important for safety, especially for cyclists.

No further considerations were discussed.

ADJOURNED:

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

Teresa Harris, City Recorder