

## **Logan Municipal Council Meeting Minutes for April 21, 2026**

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, April 21, 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](http://go.loganutah.gov/CouncilMeetings)

### **Meeting Attendance**

Approximately 22 individuals were in attendance at the start of the meeting. Chair Mike Johnson called the meeting to order and welcomed those in attendance.

Council members present:

- Chair Mike Johnson
- Vice Chair Ernesto López
- Councilmember Jeannie F. Simmonds
- Councilmember Melissa Dahle - Excused
- Councilmember Katie Lee-Koven

Administration present:

- Mayor Mark A. Anderson
- City Attorney Craig Carlston
- Finance Director Richard Anderson
- City Recorder Teresa Harris

### **Opening Ceremony**

The opening ceremony was provided by Chair Mike Johnson who led the audience in the Pledge of Allegiance.

### **Meeting Minutes and Agenda**

Chair Johnson announced there are three public hearings scheduled for this Council meeting. A motion was made and seconded to approve minutes from the April 7, 2026 Council meeting and the April 21, 2026 agenda as presented.

**ACTION: Motion by Councilmember Lee-Koven, seconded by Councilmember Simmonds, to approve minutes from the April 7, 2026 Council meeting and the April 21, 2026 meeting agenda, as amended. Motion carried by roll call vote (4-0)**

**Dahle: Excused**

**Johnson: Aye**

**Lee-Koven: Aye**

**López: Aye**

**Simmonds: Aye**

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, May 5, 2026.

### **Questions and Comments for the Mayor and Council**

[Link to video recording of meeting at time stamp 3:16](#)

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.

**Autumn Mathews (Logan)** – Autumn Matthews, a Logan resident and representative of the Cache Water District, presented information on two water conservation programs. She introduced the Spring Grass Reseed Program, which offers residents water-wise grass seed at a 50% discount (\$3.50 per pound), noting that approximately six to seven pounds are needed per 1,000 square feet. She encouraged the City to help promote the program as a low-cost, effective way to reduce water use without requiring ordinance changes.

Ms. Matthews also outlined the State-supported Landscape Incentive Program, which would require the City to adopt a water-wise ordinance for new development in order for residents to qualify for turf replacement rebates. Key provisions include restrictions on lawn areas in new construction, such as no park strips, limits on lawn width, and caps on the percentage of landscaped areas that may be turf in residential and non-residential developments. She noted that the program would require City enforcement but could significantly support long-term water conservation efforts.

Ms. Matthews briefly explained reseeding methods, including overseeding existing lawns or replacing turf entirely, and described general watering practices to support establishment. She offered to provide informational flyers, including digital copies, and contact information for follow-up.

**Susanne Janecke** – Susanne Janecke, geoscientist, and emerita professor from Utah State University, expressed concerns regarding two proposed water-related engineering projects. She stated that both the culinary water project and the irrigation water project could negatively impact quality of life, public health, and safety, and may increase exposure to natural hazards across the valley.

Professor Janecke raised concerns about the proposed Logan River watershed project, noting it could divert additional water from the Logan River, potentially impacting flows to the Great Salt Lake. She emphasized the importance of water conservation and the environmental and economic risks associated with reduced lake levels.

She also expressed concern about potential geotechnical risks associated with a planned water tank and pipeline project, including the possibility of landslides due to a water-saturated clay layer identified in prior studies. She suggested further analysis may be needed and noted the absence of geotechnical information regarding the pipeline crossing near the East Cache Fault.

**Nicole Folland** - Nicole Falland, founder of the Cache Valley Senior Living Guide, a nonprofit organization, addressed the Council regarding resources for the area's aging population. She explained that many seniors and their families face challenges navigating transitions from hospital care to long-term care without centralized, unbiased information. Her organization aims to provide a free, comprehensive resource to help families identify appropriate care options, including assisted living, memory care, and home health services.

Ms. Folland stated the goal of reducing hospital re-admissions and ensuring access to care for all seniors and expressed interest in partnering with Logan City. She provided informational materials to the Council.

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

### **Mayor/Staff Reports**

[Link to video recording of meeting at time stamp 13:12](#)

#### **Arbor & Bird Day Proclamation – Mayor Anderson**

Mayor Anderson proclaimed April 24 as Arbor and Bird Day in Logan, encouraging residents to protect natural resources, including trees, woodlands, and birds, and to participate in tree planting efforts. Upcoming community tree planting opportunities were noted for the fall.

#### **Introduction of George Woodward, new Public Relations Specialist – Mayor Anderson**

Mayor Anderson reported that, in response to Council direction and public input from the General Plan process, the City has prioritized improving communication with residents. A new Public Relations Specialist, George Woodward, was introduced to support these efforts.

George Woodward introduced himself as the City's new Public Relations Specialist, noting his recent move to Logan and prior experience in public affairs through military and civilian service with the Air Force. He expressed enthusiasm for improving communication with residents and supporting the City's outreach efforts, as well as providing administrative support to the legal office.

No further Mayor/Staff reports were provided

### **Council Business**

[Link to video recording of meeting at time stamp 16:14](#)

#### **Youth Council Program Proposal – Shailynn Spangler, Utah State University Student**

Shailynn Spangler, representing the College Community Engagement Council through the Lieutenant Governor’s Office, presented a proposal to reinstate the Logan City Youth Council as part of her capstone project focused on increasing youth civic engagement. She explained that the Youth Council would provide a structured platform for local students to participate in city government, develop leadership skills, and contribute to community decision-making.

Ms. Spangler emphasized that youth representation is essential to a healthy civic environment, noting that many young people currently lack opportunities to engage in local government or understand pathways to public service. She referenced research indicating that early civic involvement increases long-term community participation and leadership development and stated that restoring a Youth Council would help strengthen civic engagement across the community.

She described her work with the existing Youth Council over the past semester and a half, noting strong student interest and commitment. Based on that experience, she helped develop a proposal outlining a four-year plan to reestablish and sustain the program. The plan includes two initial years focused on establishing structure, identity, and growth, followed by two years centered on long-term impact, sustainability, and legacy.

The proposal also identifies staffing and resource needs, including the creation of a part-time Youth Engagement Coordinator position and a modest budget increase to support programming and operations. Additionally, it addresses potential liability considerations and outlines steps to ensure proper oversight and program continuity.

Ms. Spangler formally requested Council approval to reinstate the Logan City Youth Council as an official advisory body, authorize the creation of the coordinator position, and approve the associated budget adjustments. She concluded by stating that the investment would strengthen youth engagement and help build future civic leaders within the community.

In response to Council questions, Ms. Spangle shared her prior experience in youth city government. She served as mayor of her youth city council during her junior year and described the program as providing meaningful hands-on civic engagement opportunities. She participated in community service projects with veterans, helped plan local events such as parades and Fourth of July activities, and assisted with community events including an Easter egg hunt. She also described initiating a “legacy project” to repaint crosswalk lines in her city due to safety concerns, which continued to be maintained by the city after her involvement. Spangler emphasized that youth council participation fosters leadership development and meaningful community impact.

Council discussed the proposal to reinstate the Logan City Youth Council and asked clarifying questions regarding how it would differ from the current high school-based youth program. The applicant explained that the current program is limited to Logan High School students, while the proposed City Youth Council would be a citywide program open to students from multiple schools, including middle school and high school students across Logan, including those attending other area schools.

Council members sought clarification on whether a previous city-run youth council existed. It was noted that there was no formal city-established Youth Council in the past, though a similar program may have been loosely supported through the Parks Department.

Discussion also addressed the proposal's funding and staffing components, including a requested budget increase (approximately \$500) and the creation of a part-time youth engagement coordinator position. The applicant clarified that the coordinator role would provide adult oversight, support communication and coordination, attend meetings, and assist with program administration. She noted that the position could be either dedicated solely to the Youth Council or combined with other responsibilities, depending on City preference and structure.

Council members expressed interest in gathering additional information from other municipalities regarding Youth Council structures, staffing models, and funding approaches. The applicant indicated she had compiled a list of several cities she had consulted through her research and outreach.

Overall, Council expressed tentative support for the concept, noting strong interest in the program's potential benefits, while also identifying staffing structure as a key consideration for further review. Council directed follow-up research and coordination with other cities as part of ongoing evaluation of the proposal.

#### **Board Appointment (Renewable, Energy & Sustainability Advisory Board (RESAB) – Chair Johnson**

Chair Johnson requested ratification of Paul S. De Morgan to serve on the RESAB board, which is a new appointment.

Chair Johnson explained that RESAB functions as a Council advisory committee, which is why the appointment is presented for Council ratification rather than mayoral appointment. It was further noted that the Council established the board as a policy advisory body.

Paul S. De Morgan introduced himself as a long-time resident of the Cache Valley, noting he has lived in the area for approximately 22 years. He shared that his spouse is a professor at Utah State University and that he has professional experience as a mediator of environmental disputes and a consensus builder for approximately 35 years, including work on energy-related issues. He stated that he has recently reduced his workload and is seeking opportunities to contribute to the community. He was encouraged to consider serving on the Renewable Energy and Sustainability Advisory Board through a board member recommendation.

**ACTION. Motion by Councilmember Simmonds seconded by Vice Chair López to approve ratification of Paul S. De Morgan as presented. Motion carried by roll call vote (4-0).**

**Dahle: Excused**

**Johnson: Aye**

**Lee-Koven: Aye**

**López: Aye**

**Simmonds: Aye**

## **Planning Commission Update – Councilmember Simmonds**

Councilmember Simmonds reported that the Planning Commission considered two items at the most recent meeting and both were approved by a 6–0 vote. The first item was a conditional approval for a Take 5 Oil Change development located near an existing oil change business across from the Walmart entrance area. The second item was approval of the Delta taxi lane H and associated hangar expansion project at the airport, which includes construction of a new taxi lane and adjacent hangar facilities. It was noted that airport-related development projects are reviewed and approved through the Planning Commission process.

## **Council Announcements – Chair Johnson**

Councilmember Simmonds reported attending the Utah State University landscape architecture senior presentations, where students presented projects reimagining the USU campus. Eight teams divided the campus into sections and proposed redesign concepts. She noted the presentations were well done and emphasized the students’ focus on creating a more human-scale campus with walkways, seating areas, trees, and improved pedestrian connectivity. She also highlighted proposed improvements to existing concrete-heavy areas, including efforts to create more accessible and connected outdoor spaces.

Councilmember Lee-Koven reported attending the Forestry Advisory Board meeting on April 8, where the primary discussion focused on the City’s initiative to plant 250 trees in recognition of America’s 250th anniversary. The trees may be planted in qualifying park strips (six feet or wider), city parks, and other public spaces.

She noted that the advisory board includes community representatives and is currently identifying suitable planting locations. Staff emphasized that grouping tree plantings in clusters is preferred for efficiency, and that identifying areas for multiple trees is more effective than isolated single-plant installations due to staffing and labor considerations.

Councilmembers discussed neighborhood opportunities for tree planting, including park strips and park areas where additional shade or landscaping improvements would be beneficial. It was noted that City staff can respond quickly once locations are identified, and that tree installation is efficient when sites are properly prepared.

It was also noted that volunteer and neighborhood participation opportunities may be available to assist with planting efforts, and that service projects may be coordinated to support the initiative.

Chair Johnson reported attending the Fire Ops 101 training event approximately two weeks prior, along with other Councilmembers and Mayor Anderson. He described participating in hands-on fire training exercises conducted by the Fire Department, including hose deployment, confined space smoke conditions, and a vehicle extrication demonstration. He noted the experience was educational and provided insight into emergency response challenges, including visibility limitations, equipment demands, and the importance of fire crew support during operations.

Chair Johnson reported on the Golf Advisory Board, noting that the golf course is operating well, remains busy, and is in strong condition due in part to favorable early spring conditions. New golf carts were highlighted as a positive improvement to operations.

A discussion followed regarding the value of a Council tour of the golf course to better understand its operations and significance as a city asset.

Chair Johnson also reported on a meeting related to the City's outdoor recreation complex and noted the presence of fireflies in the area. Staff are exploring habitat preservation strategies to support and maintain the firefly population in that location.

Vice Chair López reported that RESAB is working to develop a strategic vision and guiding document to better define priorities and focus the board's efforts moving forward. The Youth Council participated in community service on Easter Sunday by assisting at the warming center, helping move and reset equipment to support operations.

He reported that the Public Arts Board completed a mural at Willow Park, as well as an extension of the children's mural at the library. The Board also received a proposal for an "America 250" commemorative mural to be located on or near Center Street. A request for proposal will be issued in the near future, with outreach to past mural artists and an emphasis on ensuring variety and avoiding duplication of existing mural themes while still reflecting the 250th anniversary.

Lastly, he expressed appreciation to Chief Thompson and Fire Department staff for the Fire Ops training opportunity, noting it provided valuable insight into firefighter training, equipment, and the level of effort required to maintain readiness and effectively serve the community.

No further Council Business items were presented.

## **Action Items**

[Link to video recording of meeting at time stamp 45:15](#)

### **PUBLIC HEARING - 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 – Russ Holley, Community Development Director**

Community Development Director Russ Holley addressed the Council and gave an overview of what was presented at the April 7, 2026 Council meeting. He stated that plan outlines funding priorities.

He presented a detailed breakdown of the proposed Community Development Block Grant (CDBG) funding allocations. The largest share of the award, approximately 36% (about \$200,000), is allocated for the construction of 88 accessibility ramps throughout the community. Community needs projects represent roughly 15% of the funding and include items such as bus stop murals and senior nutrition services, totaling just over \$80,000. Housing-related allocations include approximately \$130,000 for land acquisition and just under \$30,000 designated for Sunshine Terrace residential rehabilitation. Administrative costs account for approximately 20% of the total cost, or just over \$100,000.

Mr. Holley also responded to questions raised at a previous meeting regarding land acquisition and associated taxation. It was clarified that because the land will be owned by a nonprofit organization, it will be exempt from property taxes; however, individual homeowners will still be taxed based on the value of the structure, as property tax assessments are divided between land value and structure value.

Chair Johnson opened the meeting to a public hearing.

There were no comments and Chair Johnson closed the public hearing.

**ACTION. Motion by Councilmember Simmonds seconded by Councilmember Lee-Koven to approve Resolution 26-10 as presented. Motion carried by roll call vote (4-0).**

**Dahle: Excused**

**Johnson: Aye**

**Lee-Koven: Aye**

**López: Aye**

**Simmonds: Aye**

**PUBLIC HEARING - 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**

Russ Holley, Community Development Director, addressed the Council regarding the proposed resolution. He provided an overview of the General Plan process, noting that the plan has been developed over approximately 16 months. During this time, extensive public engagement efforts were conducted, including multiple community workshops, stakeholder meetings, and interviews. The process also included a public survey that received more than 300 responses, along with ongoing outreach to gather community input.

The General Plan has gone through several draft iterations and revisions throughout the process. The current draft included in the Council packet was recently reviewed by the Planning Commission approximately three weeks prior, and the Commission provided recommendations and suggested edits.

A key area of discussion during the Planning Commission review focused on the 400 North corridor, particularly potential adjustments to the Future Land Use Map. Several alternative concepts were presented for consideration regarding how that corridor could evolve over time.

Mr. Holley emphasized that the General Plan serves as a long-range vision and policy framework document. It is intended to guide future land use decisions and development patterns but does not function as binding law or zoning code. Instead, it provides direction that future ordinances and regulations may be based on.

Following his presentation, Mr. Holley indicated that the lead consultant, Cody Ferguson, was available by phone to provide additional explanation and respond to Council questions regarding the plan.

The lead consultant, Cody Ferguson, addressed the Council and confirmed he was available to answer questions regarding the General Plan update. He noted that Councilmembers had previously participated in workshops and had multiple opportunities to review and provide input on the draft plan throughout the process.

He explained that the General Plan update has included extensive public engagement, with numerous workshops and opportunities for community feedback incorporated into multiple revisions of the draft document.

Mr. Ferguson stated that the current draft meets all statutory requirements under State of Utah law, including required plan elements such as the moderate income housing component, water use and preservation strategies, and transportation and connectivity considerations.

He reiterated that the General Plan is not regulatory in nature and does not function as zoning code. Instead, it serves as a foundational policy and vision document that will guide future regulations, land use decisions, and updates to zoning ordinances.

He further explained that the next phase of implementation will involve translating the plan's goals, recommendations, and vision into actionable steps, including potential updates to zoning and development standards in order to align with the community's long-term vision as identified through the public process.

Following his presentation, he opened the floor for questions from the Council. No immediate questions were raised at that time.

Councilmember Lee-Koven expressed strong appreciation for the extensive work and data presented throughout the General Plan process, noting the significant effort that went into both the analysis and the public engagement components. She emphasized that the plan is fundamentally a community-driven document and reflects broad input from residents.

Councilmember Lee-Koven commended Cody Ferguson and his consulting team for their work, noting their responsiveness and effectiveness in facilitating meaningful public involvement.

Mayor Anderson indicated that the process included numerous and varied opportunities for community participation, ensuring residents could engage in multiple ways rather than through a single method. He added that the City of Logan and staff made substantial efforts to maximize public engagement, describing the outreach as comprehensive and intentional. Appreciation was extended to city staff, including planning staff, for their commitment to attending and supporting neighborhood meetings late into the evening, demonstrating strong dedication to community involvement and accessibility throughout the planning process.

Chair Johnson commented that during Council discussion, a question was raised regarding how to proceed with consideration of the Future Land Use Map included in the General Plan draft.

It was noted that the draft includes the current proposed Future Land Use Plan along with several alternative options, and clarification was requested on the appropriate timing for discussion of those alternatives within the agenda process.

The question centered on whether Council should address and deliberate on the alternative land use scenarios immediately or defer that discussion until after the public hearing and public comment portion of the item, in order to ensure public input is received prior to Council evaluation of the options.

Mr. Holley provided a detailed explanation of the proposed Future Land Use Map options for the 400 North corridor. He noted that three alternative approaches were previously presented, with the current draft reflecting a “base option” that emphasizes a mix of higher and medium-density residential development along the corridor.

Under the base option, higher-density designations are concentrated near key intersections at 600 East and 200 East, where transit access and traffic volumes are greater. These nodes could also support mixed-use development. Medium-density areas (shown in orange) are proposed for the blocks between these intersections, with a gradual step-down in density toward the surrounding lower-density neighborhoods to the north and south.

Mr. Holley explained that sufficient density is necessary along 400 North to make redevelopment financially viable. Because redevelopment often requires acquisition and demolition of existing homes before rebuilding, developers need enough allowable density to offset those costs and make projects feasible.

He further clarified that the land use designations in the General Plan are not zoning districts themselves but rather flexible ranges that guide future zoning decisions. Each designation may ultimately include multiple zoning districts. For example, lower-density areas may include several residential neighborhood zones, while medium- and higher-density areas would also be implemented through multiple zoning categories.

Mr. Holley noted that achieving approximately 20–30 units per acre in designated medium-density areas would likely be sufficient to encourage redevelopment along the corridor. The framework also allows flexibility to introduce one or more mixed-use zones and potentially apply an overlay zone in the future to further refine development standards.

In response to the question, Mr. Holley confirmed that one alternative approach discussed involves implementing portions of the corridor through an overlay zoning tool rather than relying solely on base zoning designations, allowing additional flexibility in how redevelopment is shaped over time.

Councilmember Simmonds emphasized that the 400 North corridor represents a long-term, strategic “gateway” area connecting Utah State University and Logan Canyon and noted that redevelopment decisions made in this area will have lasting impacts for approximately 50 years. She stressed the importance of careful, thoughtful planning, particularly given the corridor’s visibility and regional significance.

Councilmember Simmonds expressed support for redevelopment and mixed-use concepts but cautioned that “mixed use” must be clearly defined and intentionally structured. They noted that while they are not opposed to mixed-use development, the focus should be on ensuring the concept is implemented in a way that reflects the community’s desired character and outcomes. They suggested that an overlay approach could be used to address design elements such as building form, materials, and overall development standards, while the base zoning would establish allowable density and land use intensity.

Mr. Holley confirmed that this approach using base zoning for density and an overlay for design and form would be a viable planning tool to help shape redevelopment outcomes more precisely.

Councilmember Simmonds also expressed interest in further refining or exploring how mixed-use designations are defined and implemented in the future, suggesting that staff could bring back additional options or refinements after initial adoption of the plan to continue improving the framework.

Discussion then shifted to procedural timing. It was noted that if Council wished to proceed with changes (such as selecting between the presented options), the General Plan could either be approved with contingent modifications or returned for final revision and brought back for formal adoption in approximately two weeks, depending on whether additional changes were needed.

Mr. Holley reviewed a series of revisions recommended by the Planning Commission following their review of the draft General Plan. These updates included multiple technical corrections, clarifications, and policy refinements across several sections of the document.

Key updates included adjustments to future land use mapping, including corrections on South Main and Highway 89/L Grand Street areas, as well as typographical and mapping corrections (including a correction related to Denzel Stewart Nature Park classification).

Additional text revisions were noted throughout the plan, including:

- Clarification of Logan River system conservation efforts
- Addition of community design language supporting dark sky-friendly policies
- Inclusion of community design goals related to summer tourism, specifically recognizing seasonal populations such as senior visitors and their impact on the community
- Added discussion of programming opportunities and services targeted toward seasonal residents, including potential downtown and plaza-based activities
- Updates to community facilities sections, including references to recreation center planning and expanded recognition of animal control and animal services within public safety functions
- Consideration of senior center needs, with discussion of future demand and potential expansion beyond a single facility to serve a growing population

Councilmember Simmonds noted that the inclusion of senior center language was intended as an acknowledgment of current and future needs rather than identification of a specific new facility already under development. Council discussion reflected agreement that population growth may

support multiple senior service facilities in the future and that the General Plan should reflect anticipated demand.

Following presentation of the Planning Commission’s recommended changes, Council discussed process options for moving forward. These included whether to:

- Incorporate the Planning Commission recommendations and proceed with adoption options (including selection of Fourth North corridor alternative A, B, or C), or
- Conduct public comment first and return with a final consolidated version of the plan for formal adoption at a later meeting

Council indicated preference to proceed to public comment prior to finalizing decisions on the 400 North corridor options and other pending adjustments.

Vice Chair López acknowledged receipt of an email from Logan resident Hilary Shughart recommending additional language revisions related to the north branch of the Logan River (Little Logan River), specifically referencing proposed edits to page 108 of the General Plan.

Mr. Holley explained that this section had already been updated following an earlier neighborhood meeting and subsequent draft revisions. The current draft replaces earlier language referencing “historic canals” with updated language identifying the “north branch of the Logan River,” which was intended to more accurately reflect the waterway system and incorporate prior public input.

Ms. Shughart’s additional recommendation included expanding descriptive language to list specific parks and recreation areas associated with the canal/river system. Staff and Council discussed the suggestion and noted that while the intent of recognizing the river system is already reflected in the updated draft, listing every individual park was not considered necessary or preferred for the purposes of the plan.

It was also noted that related language had already been added in earlier revisions, including reference to the “Logan River system” on page 27, which was incorporated following Planning Commission discussion. Council generally agreed that the current draft appropriately addresses the intent of the comment.

Councilmember Simmonds asked for clarification from Mr. Ferguson how community facility goals should be framed in the General Plan, noting uncertainty about including items such as a recreation center and senior center as formal City goals versus broader countywide or regional efforts. They questioned whether these facilities should be identified as specific objectives or more generally as community resources or future needs.

She also raised a concern about consistency in community design language, noting that while certain population groups (such as seasonal senior residents) are referenced, similar recognition is not provided for other key groups such as students. They emphasized the importance of balanced and equitable treatment of all major population groups within the plan.

Mr. Ferguson explained that goals within chapters such as Community Facilities and Infrastructure are developed directly from extensive public engagement, including stakeholder meetings, surveys, workshops, and visioning sessions.

He noted that it is normal and appropriate for a General Plan to include community facility goals even when those facilities involve partnerships with other entities such as the County, other municipalities, or nonprofit organizations. While implementation may be complex and require coordination, the General Plan is intended to establish vision and direction, while implementation occurs later through partnerships and specific actions.

He added that the Community Facilities chapter plays a dual role: it reflects current conditions of infrastructure and services, and it also provides forward-looking guidance aligned with existing and future facility and infrastructure plans. He noted that transportation and community facilities are similar in this regard, as both involve coordination across multiple jurisdictions and agencies.

Regarding specific facilities such as a recreation center, he stated that it is appropriate for such needs to surface in the plan when they were consistently identified through public engagement. He emphasized that including these items in the plan does not determine ownership or implementation responsibility but reflects community-identified needs.

On the topic of population groups, the consultant explained that it is not unusual for a General Plan to reference specific groups (such as seniors or students) where relevant, based on identified needs and impacts. He noted that Logan's unique demographics, including a significant university population and a seasonal senior population, influence housing, transportation, and service demands differently, and may appropriately be addressed in the plan where warranted.

He further stated that there is no requirement to provide equal or parallel references for every demographic group; instead, inclusion is based on identified needs and planning priorities. He referenced prior additions to the plan related to aging in place, noting that such language was included to address senior housing and mobility considerations.

Ultimately, he emphasized that decisions about how prominently to feature specific populations or facility needs rest with the City, as there is no single standardized rule. The plan is intended to reflect community priorities identified through engagement, while leaving flexibility for the City to determine implementation focus.

Mr. Holley clarified that the student population is already well represented throughout the General Plan, noting that there is dedicated demographic analysis and that students are integrated into multiple chapters, including housing, transportation, and other key policy areas due to the University's major influence on the City.

They contrasted this with the "summer senior" population, noting that while this group appears to be more unique and was discussed during Planning Commission review, it is not explicitly referenced elsewhere in the plan.

Councilmember Simmonds questioned whether it is necessary to elevate this group into specific goals or objectives, given that most related programming is already coordinated through existing partners such as the University and Visitors Bureau.

She expressed uncertainty about whether this population warrants additional emphasis within the General Plan and stated they were not strongly attached to including it as a formal goal but wanted to understand the rationale for its inclusion. She does not have a strong position on whether the language should remain but were seeking clarification on the intent behind calling out that specific group.

Council discussed whether to include additional language within the Community Design goals related to summer tourism and seasonal residents.

Councilmember Lee-Koven noted that the existing Community Design goal focuses on preserving historic structures and ensuring new development complements the built and natural environment. They questioned whether adding a specific goal related to summer tourism or seasonal populations is necessary, given that it was not a consistent theme throughout earlier public engagement.

The discussion acknowledged that Logan does experience significant seasonal activity and functions as part of a broader nature-based tourism corridor, with regional attractions such as Bear Lake, Yellowstone, and Hardware Ranch, as well as local arts, festivals, and events contributing to visitation. However, concern was raised that explicitly adding a new goal focused on summer tourism may not reflect a strong enough or consistent community-driven priority from the planning process.

It was further noted that tourism-related content is already addressed more generally within the plan under a nature-based tourism framework, and that seasonal populations may be considered within that broader context rather than as a standalone design goal.

Councilmember's expressed differing views on whether the addition was necessary, with some questioning its relevance to the established goals. The discussion ultimately shifted toward moving forward to public comment to allow further input from the public before making a final decision on the inclusion of such language.

Chair Johnson opened the meeting to a public hearing.

Logan resident Kristie Cooley addressed the Council and expressed appreciation to the Council for their work on the General Plan and thanked them for considering a land use change from commercial to open space in her neighborhood area. She emphasized support for preserving green space, citing long-term planning impacts, flooding concerns, and the importance of protecting neighborhood integrity.

She also noted the value of maintaining scenic views and open space in the 400 North gateway area and encouraged continued efforts to preserve natural features and mitigate future environmental impacts.

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

Council discussed whether to proceed with adoption or delay final action on the General Plan for additional review. A motion was made expressing preference to continue the item for approximately two weeks to allow additional review by Council and staff.

The discussion focused on selecting a preferred alternative for the Fourth North corridor (Options A, B, or C). Several Councilmembers expressed support for Option C, noting it provides the greatest flexibility to envision the corridor holistically rather than locking in a rigid block-by-block development pattern. They emphasized the importance of allowing the corridor to evolve over time through redevelopment while still ensuring appropriate City oversight and design intent.

Council members also discussed the balance between encouraging redevelopment and avoiding overly restrictive standards. Concerns were raised that while strong planning controls are important, excessive restrictions particularly through an overlay approach could potentially discourage investment or make redevelopment more difficult.

Staff noted that Option C, which would rely more heavily on an overlay-based approach, would require additional effort to develop detailed standards, but confirmed there was no immediate urgency to adopt zoning changes for the corridor. Staff also acknowledged that the effectiveness of an overlay depends heavily on how it is ultimately structured and implemented, and that it could either guide or unintentionally constrain redevelopment depending on its design.

Overall, Councilmembers expressed a preference for flexibility and phased redevelopment of the corridor over time, recognizing that Fourth North is likely to develop incrementally over several decades and that planning decisions should allow for adaptation as conditions evolve.

Mr. Holley emphasized the importance of avoiding long-term planning decisions that could lead to undesirable outcomes over the next 50 years once development is built. He reiterated support for an approach where base zoning establishes achievable density (e.g., up to approximately 30 units per acre), while an overlay could be used to address design elements such as building form, materials, and aesthetic character.

The discussion included examples of potential design considerations that could be guided through an overlay or incentive-based approach, such as encouraging rear-loaded buildings, underground parking, and higher-quality exterior materials. These were framed as possible incentives or design preferences rather than strict requirements in the base zoning.

It was clarified that the intent was not to impose overly restrictive mandates (such as requiring specific building materials or eliminating surface parking entirely), but rather to explore tools that encourage higher-quality development outcomes while maintaining economic feasibility for developers.

Overall, the conversation reflected agreement on using a flexible planning approach that combines base density standards with optional or incentive-based design guidance to help shape long-term corridor development outcomes.

Council continued discussion on the proposed 400 North corridor framework and broader General Plan revisions, focusing on balancing development incentives, regulatory flexibility, and long-term community impact.

Chair Johnson discussed concerns that overly restrictive design requirements could increase development costs and ultimately affect housing affordability. At the same time, it was emphasized that the General Plan is intended to establish vision and intent rather than strict regulatory controls, with zoning and implementation decisions occurring later through separate processes.

Mr. Holley clarified that future zoning changes, including any potential overlay district, would require a separate rezoning process and could be applied comprehensively to the corridor at a later date rather than incrementally during individual development proposals.

Councilmembers generally agreed that the General Plan should reflect a conceptual framework for the corridor, acknowledging its long-term importance while preserving flexibility for future Councils to refine implementation details.

Following discussion, support was expressed for moving forward with Option C for the 400 North corridor, with the understanding that the specific overlay design would be developed and refined in future work sessions or planning efforts. Council noted trust in the iterative planning process and acknowledged that future governing bodies could adjust implementation tools as needed.

Councilmember Simmonds requested clarification on certain inclusions and expressed support for adding “summer tourism” language under Community Design in a general sense, rather than specifically focusing on seasonal residents.

Councilmember Lee-Koven briefly revisited several Planning Commission recommendations, including support for adding dark sky-friendly language as an appropriate community design goal. Additional questions regarding recreation and senior center references (page 91) were revisited, with Council expressing general comfort with the explanation provided and no further changes requested at that time.

Mr. Holley confirmed they had sufficient direction from Council regarding the proposed revisions to incorporate into an updated draft and to refine and incorporate the discussed changes for a revised version to be brought back for further consideration in approximately two weeks.

Vice Chair López requested input from City Attorney Craig Carlston regarding the email submitted by a resident (Hilary) containing proposed language revisions related to the General Plan. He asked whether there were any legal implications associated with the suggested wording and requested that legal counsel review the correspondence and provide feedback before final action on the plan.

Mr. Carlston responded that he will read through the email and will respond if any potential legal considerations are tied to the proposed language.

**ACTION. Motion by Councilmember Simmonds seconded by Councilmember Lee-Koven to continue Resolution 26-09 to the May 5, 2026 Council meeting as an action item and no public hearing as presented. Motion carried by roll call vote (4-0).**

**Dahle: Excused**

**Johnson: Aye**

**Lee-Koven: Aye**

**López: Aye**

**Simmonds: Aye**

**PUBLIC HEARING - 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**

At the April 7, 2026 Council meeting, Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustment. He explained that these funds were previously called back by the City and will be used to address construction-related issues in the Lloyd Estates subdivision. He confirmed that the funds have already been received and are now being allocated to complete the necessary improvements.

Chair Johnson inquired if \$200,000 in financial assurance funds will cover most of the needed improvements in the Lloyd Estates subdivision and will the work be completed by contracted services rather than City crews.

City Engineer Darren Farar addressed the Council and provided additional details regarding the use of the \$200,000 in financial assurance funds for improvements in the Lloyd Estates subdivision. Due to a current staffing shortage, including a vacant engineer position, the City will contract out both the construction work and some engineering support.

He noted that while the funds will address most major issues such as correcting problems with a retention basin some minor items (e.g., chipped concrete) may not be fully completed depending on available funding. Normally, these would be addressed by the developer; however, staff indicated that pursuing additional funds may be difficult due to limited resources or willingness from the developer, potentially related to financial constraints.

The subdivision location was generally identified, and staff acknowledged that while it is unfortunate the City must step in, the goal is to complete necessary improvements and ensure the area is brought up to standard.

Councilmember Simmonds expressed concern that the City's involvement should not result in homeowners receiving less than was originally expected from the developer. The importance of completing improvements to an acceptable standard for residents was emphasized, despite funding and developer limitations

Councilmember López noted receiving constituent concerns that delays in completing required improvements—particularly the retention basin are impacting homeowners’ ability to qualify for mortgages. The Councilmember encouraged prioritizing those improvements that directly affect homeownership and financing in the subdivision.

Mr. Farar confirmed that priority will be given to critical improvements, emphasizing safety as the top concern. This includes addressing ADA compliance issues and correcting problems with the retention basin to ensure proper stormwater management for residents.

He also acknowledged the importance of completing improvements that impact homeownership, noting these items will be prioritized alongside safety needs, with additional work completed as funding allows.

Chair Johnson opened the meeting to a public hearing.

There were no comments and Chair Johnson closed the public hearing.

**ACTION. Motion by Councilmember Simmonds seconded by Vice Chair López to approve Resolution 26-11 as presented. Motion carried by roll call vote (4-0).**

**Dahle: Excused**

**Johnson: Aye**

**Lee-Koven: Aye**

**López: Aye**

**Simmonds: Aye**

### **Workshop Items**

**[Link to video recording of meeting at time stamp 1:41](#)**

### **Consideration of a proposed resolution to approve fees for the Parks and Recreation Department to include Logan River Golf Course, Logan Cemetery, Parks and Recreation Field Use – Resolution 26-12– Russ Akina, Parks and Recreation Director**

Russ Akina, Parks and Recreation Director addressed the Council regarding the proposed resolution to update Parks and Recreation fees across multiple areas.

#### **Logan River Golf Course:**

- Proposed increases apply to punch passes and golf cart rental fees.
- Fees are benchmarked against other courses statewide to remain competitive while improving cost recovery.
- The increase supports a long-term financial strategy tied to the recent transition from leased to city-owned golf carts. The goal is to generate sufficient revenue to replace carts every three years through resale and reinvestment.
- If approved at the upcoming public hearing, fees would take effect May 6.
- Staff has not yet notified golf patrons, pending council feedback, but acknowledges that short notice could be problematic (and may incentivize early purchases before increases).

### **Field Use Fees:**

- Updates to baseball, softball, and soccer field rental fees, with side-by-side comparisons of current and proposed rates.
- Adjustments reflect evolving usage patterns and aim to better align fees with maintenance and operational costs.

### **Large Group Use Fees:**

- A separate category was created to address growing demand for large park gatherings (e.g., events requiring significant lawn space).
- This is distinguished from formal “special events” to avoid triggering broader interdepartmental review requirements.
- Fee increases account for real costs incurred by the department, including:
  - Staffing for restroom access, maintenance, and closure
  - Trash collection and disposal, which impacts the parks maintenance budget

Mr. Akina noted a significant increase in demand over the past two years, prompting the need for updated pricing. He explained that special event-type fees have existed for years, originally around \$46–\$50 but have evolved alongside increased demand and operational complexity. Current field use and large group use fees (85 and \$150) have been in place for approximately two years. Overall, the proposal is framed as a cost-recovery and sustainability effort, ensuring fees better reflect actual usage, maintenance demands, and long-term capital needs.

Councilmember Simmonds asked for clarification on large group use vs. street events, specifically whether groups using public areas such as Center Street are responsible for services like trash management.

Mr. Akina confirmed that in those cases, event organizers are responsible for providing garbage services and related cleanup requirements, consistent with the city’s special event expectations.

Council asks for clarification on the large group use fee, confirming it is intended for park-based gatherings such as pavilion and green space reservations, not street events like Center Street, which are handled separately under the special events process. Staff agrees the language should be clarified in the resolution to avoid confusion.

Council also questions why the large group use fee is higher than comparable categories.

Mr. Akina explained it is based on estimated attendance and actual operational impacts such as restroom services, trash collection, and staff time, noting that actual turnout often exceeds what is reported. Only the large group category is being adjusted, while small and medium categories remain unchanged.

Mr. Akina also proposed increases to 12 of 13 service fees, with the deed transfer fee remaining at \$60. The changes would take effect July 1. He also corrected comparison data, noting earlier figures

reflected non-resident rates that the city no longer uses, and will provide updated resident-based comparisons. Even with increases, Logan’s fees remain lower than nearby communities.

The council then asked for follow-up information on golf course capacity and tee time utilization.

Logan River Golf Pro Jeff Johns addressed the Council. He explained that the golf course is operating at roughly 80–88% capacity on most days, based on point-of-sale tracking, with weekends (Friday through Sunday) frequently reaching 100+ rounds. He emphasized that true 100% capacity is unrealistic due to no-shows, weather impacts like frost delays, and seasonal adjustments that require shifting tee time blocks earlier or later in the day.

He described their tee sheet system as intentionally tight, using 7–8 minute intervals rather than the more common 10-minute spacing. This allows them to better control flow, and he noted that he staggers intervals (7-minute and 8-minute blocks) to keep tee times aligned to consistent clock marks (e.g., 6:15, 6:22, etc.), which improves operational predictability and reduces scheduling confusion.

Mr. John added that demand is consistently strong, particularly at weekends, where it is common for golfers to be unable to book tee times on short notice, sometimes needing to wait several days for availability. He described weekdays like Monday and Thursday as lighter, while Tuesday and Wednesday see moderate play that increases as seasonal youth and group play ramps up.

Regarding the proposed fee changes, he does not expect any meaningful impact on demand, characterizing the increase as small enough to be largely unnoticed (roughly a dollar difference in some categories, such as cart fees and punch passes). He believes customers will continue to book at similar rates given current demand levels.

Finally, he supported the idea of messaging the change as a seasonal “last opportunity” to purchase punch passes at the current rate, noting it could actually increase short-term sales activity without negatively affecting long-term usage.

The proposed resolution will be an action item and public hearing at the May 5, 2026 Council meeting.

**Budget Adjustments FY 2025-2026 appropriating: \$589,920 funds the engineering department received from the State of Utah to be used for Phase II improvements to stabilize the bank along the Logan River; \$21,000 funds the fire department received from the State of Utah to be used to purchase Wildland Shelters that can be used during deployment; \$340 donated funds toward youth council expenses; \$100,000 risk management reserves toward Center Street safety bollards; \$2,435,000 transfer of reserves to capital project funds to accommodate changes in general fund reserve calculation; \$88,222 State alcohol funds toward police enforcement; \$20,827 funds received for police overtime shifts; \$47,126 alcohol enforcement reserves toward the purchase of lighting systems for patrol vehicles; \$50,240 additional funds for golf course operations associated with the longer season; \$13,000 funds the city will received from the State of Utah to be used to purchase emergency management supplies and materials – Resolution 26-13 – Richard Anderson**

Richard Anderson, Finance Director, addressed the Council regarding the proposed resolution. He stated the \$589,920 is a bank stabilization grant for work on Canyon Road near the USU water lab, following earlier funding for design. Another \$21,000 was requested for fire department wildland shelters.

The proposed adjustment of \$340 in long-held donated funds for Youth Council expenses, noting the money had been sitting unused for roughly 10–12 years and needed to be formally appropriated to close it out.

A further \$100,000 from risk management reserves was proposed for Center Street safety bollards, part of a larger project nearing completion. He estimated the total project cost at approximately \$200,000, with additional funding coming from public works and bike/pedestrian sources.

The largest adjustment was a \$2,435,000 transfer from the general fund to capital projects to align with updated state auditor interpretations of how reserves must be calculated. Mr. Anderson explained that the State now excludes transfers from revenue calculations, which could reduce the city's allowable reserve threshold. He noted uncertainty in how future state rules may be applied and indicated the transfer is precautionary to remain compliant.

Additional items included \$88,222 in alcohol enforcement funds, \$20,827 for police overtime reimbursements, and \$47,126 from alcohol enforcement reserves for patrol vehicle lighting systems. There was also a \$50,240 appropriation from golf course reserves to cover increased operating costs tied to an extended golf season, and a \$13,000 emergency preparedness grant.

Council asked brief clarifying questions, including confirmation that the golf course remains strong financially.

Logan River Golf Course Pro Jeff John reported the golf course has generated approximately \$292,000 more net revenue year-to-date than the previous year due to an earlier and longer season.

The proposed resolution will be an action item and public hearing at the May 5, 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 7:38 p.m.

Teresa Harris, City Recorder