Logan Municipal Council
Meeting Minutes for June 16, 2026

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, June 16, 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 streamed live on the City of Logan YouTube channel at: go.loganutah.gov/CouncilMeetings

Meeting Attendance

Approximately 30 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
- Councilmember Katie Lee-Koven

Administration present:

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

Opening Ceremony

The opening ceremony was provided by Shelly Ortiz (Utah State University Center for Community) and Lexi Blackwell (President of the USU Black Student Union).

Shelly Ortiz extended an invitation to all residents of Cache Valley to attend Utah State University's 6th annual Juneteenth celebration at Bridger Park on Friday, June 19th, from 5:00 to 8:00 p.m. The free event features live music, cultural performances, and a complimentary barbecue. Over 600 people attended the celebration last year.

Lexi Blackwell shared a historical overview of Juneteenth, marking June 19th, 1865, as the day federal troops arrived in Galveston, Texas, to announce the end of slavery, more than two years after President Lincoln signed the Emancipation Proclamation. She highlighted that 2026 marks 160 years of Juneteenth celebrations. Following her remarks, she led the council and audience in the Pledge of Allegiance.

Meeting Minutes and Agenda

Chair Johnson announced there are seven public hearings scheduled for tonight's Council meeting. A motion was made and seconded to approve minutes from May 26, 2026, Council Budget Workshop, June 2, 2026, Regular Council meeting and the June 16, 2026, agenda as presented.

ACTION: Motion by Councilmember Dahle, seconded by Vice Chair López, to approve minutes from May 26, 2026, Council Budget Workshop, June 2, 2026, Regular Council meeting and the June 16, 2026, meeting agenda, as presented. Motion carried by roll call vote (5-0)
Dahle: Aye
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, July 21, 2026. He also announced that the July 6, 2026, Council meeting has been cancelled. A Special Council meeting will be held on Tuesday, June 30, 2026, where the Council will consider adopting a moratorium on Data Centers. He also announced that a Truth in Taxation meeting will be held on Tuesday, August 11, 2026.

Questions and Comments for the Mayor and Council

Link to video recording of meeting at time stamp (6:07)

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.

- **Gail Hanson (Logan):** Highlighted historical accounts showing the nature of the Logan River, noting that the north branch functions as a true geographic "distributary". She expressed concern that city signage and documents are erasing the north branch. Additionally, she noted that Cache Valley's per capita water use has grown from 143 to 147 gallons over four years and questioned allocating $38 million to pressurize systems when stormwater needs could be addressed for $1.7 million.

- **Patrick Belmont (Logan):** Confirmed as a geomorphologist that the north branch is undeniably a river and "distributary" is an accurate term. He stated that long-term forecasts indicate a drier future for Utah and argued that the city's $300 million water infrastructure proposal features very little water conservation embedment. He urged the council to pass an ordinance incentivizing turf grass removal in favor of low-water perennials to grant residents access to hundreds of thousands of dollars in State incentive funds.

- **Linda Johnson (Logan):** Ms. Johnson greed with previous remarks on water-wise conservation and local programs like "Rip the Strip”. She stated it is discouraging that Logan residents do not receive state tax returns/incentives for personal landscaping renovations. She also expressed appreciation for the Logan Library, City parks parks, and public safety personnel.
- **River Johnson (Logan):** Expressed sincere gratitude for her neighborhood, community, and the mayor. Her mother noted that she actively participates in a free, community-run morning club at the neighborhood park.
- **Josh Molitor (Logan):** Noted a recent serious bicycle accident involving a well-known Logan resident (Brent). He stated that vehicle traffic in Logan remains horrendous and poorly managed, stating that it takes roughly five minutes to cross Main Street due to badly synced traffic lights. He urged the city to place a moratorium on new high-density housing corridor developments until current growth can be properly handled.

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

Mayor/Staff Reports

Link to video recording of meeting at time stamp (18:58)

Board Appointment (Library) – Craig Carlston, City Attorney

City Attorney and Acting Mayor Craig Carlston requested ratification of JaDene Denniston to serve on the Library Board which is a new appointment. He highlighted her extensive experience, which includes 37 years as a school librarian and 29 years teaching library classes at Utah State University.

Chair Johnson added that she has served previously served on the Library Board and is eager to return.

ACTION. Motion by Councilmember Simmonds seconded by Councilmember Lee-Koven to approve ratification of JaDene Denniston as presented. Motion carried by roll call vote (5-0).
Dahle: Aye
Johnson: Aye
Lee-Koven: Aye
López: Aye
Simmonds: Aye

No Mayor/Staff reports were provided.

Council Business

Link to video recording of meeting at time stamp (20:12)

Planning Commission Update – Councilmember Simmonds

Councilmember Simmonds reported that the Planning Commission initiated a review of a returned wetlands code amendment, which has been officially continued to the July 9th Planning Commission meeting for comprehensive study. She also noted that a series of local rezones would be workshopped by the council later this evening.

Council Announcements – Chair Johnson

Cache Valley Center for the Arts: Councilmember Lee-Koven reported attending the board meeting on June 4th, noting that their operational budget was approved and the organization is performing very well operationally.

Public Arts Committee: Vice Chair López announced that the selection and finalization process has concluded for an upcoming artistic mural to be featured on Center Street.

School District Collaboration: Chair Johnson reported that council members attended a collaborative lunch hosted by the Logan City School District School Board. He proposed hosting a follow-up meeting in a few months and to discuss regular topics such as safety and community building around local schools.

County Recreation Center Steering Committee: Chair Johnson and Councilmember Dahle attended a steering committee meeting with Cache County regarding moving forward with a community recreation center project.

Special Meeting: Chair Johnson announced that a Special City Council Meeting would be held on June 30 at 5:30 p.m. in the Council Chambers to consider a proposed moratorium on data centers. Members of the public were encouraged to attend and provide comments regarding the proposed moratorium.

Council Intern: Chair Johnson introduced Bryson Wunderly**,** the City's new council intern from Utah State University**.** It was noted that Bryson had recently begun his internship after being selected through a competitive interview process in partnership with AmeriCorps and the One Utah Service Fellowship.

Mr. Wunderly briefly introduced himself, stating that he is entering his junior year studying Law and Constitutional Studies**,** with minors in History **and** Criminal Justice**,** and expressed appreciation for the opportunity to serve the Council.

Zoning Regulations: Councilmember Simmonds reported on attending the initial meeting to begin the process of updating the City's zoning regulations to better align with the recently adopted General Plan. The effort marks the beginning of a comprehensive review and revision of the City's zoning code.

Cache Metropolitan Planning Organization (CMPO): Councilmember Simmonds shared updates from recent transportation infrastructure planning sessions. She reported that a thorough route study has finalized the future northern extension corridor of Wolfpack Way into Smithfield via Hyde Park. She encouraged residents to view future roadway management maps on the CMPO website.

No further Council Business items were presented.

<u>Action Items</u>

Link to video recording of meeting at time stamp (28:14)

PUBLIC HEARING - Budget Adjustments FY 2025-2026 appropriating: $750,000 electric fund reserves toward rooftop solar infrastructure associated with the Public Works campus project; $8,801 funds received for reimbursement of police overtime shifts; $5,850,000 grant funds the Public Works Department was awarded from the Cache County Council of Governments (CCCOG) for improvements on the 400 North and 600 West Corridors; $4,630 State grant funds for fire department training - <u>Resolution 26-23</u> – Richard Anderson, Finance Director

Finance Director Richard Anderson presented several budget adjustments for the council's consideration.

1. **$750,000** from electric fund reserves toward rooftop solar infrastructure associated with the ongoing Public Works campus project.
2. **$8,801** generated from police overtime shift reimbursements.
3. **$5,850,000** in grant funds awarded by the Cache County Council of Governments (CCCOG) for the 400 North and 600 West corridor improvement project.
4. **$4,630** in state grant funds allocated for Fire Department training.

Councilmember Simmonds questioned why the rooftop solar funds must be appropriated immediately during this active fiscal year instead of waiting for project completion.

Mr. Anderson clarified that the funds are required upfront to immediately execute a standard purchase order before year-end financial closing.

Chair Johnson opened the public hearing.

Ernie (Logan), a landscape architecture student at USU, asked about potential tax changes allocating more funding to the parks and recreation department or property taxes.

Chair Johnson responded that this question be addressed later on the agenda during the general fiscal year budget proposed resolution.

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

Councilmember Dahle asked for clarity regarding the implementation timeline for the 400 North 600 West COG corridor project.

Mr. Anderson stated that construction would likely not begin until the late spring or summer of the following fiscal year.

ACTION. Motion by Councilmember Simmonds seconded by Councilmember Dahle to approve Resolution 26-23 as presented. Motion carried by roll call vote (5-0).
Dahle: Aye
Johnson: Aye
Lee-Koven: Aye
López: Aye
Simmonds: Aye

PUBLIC HEARING - Consideration of a proposed resolution approving member contributions to the Utah Retirement Systems Contributory Retirement Plan FY 2026-2027 – <u>Resolution 26-16</u> – Ambrie Darley, Human Resource Director

Human Resource Director Ambrie Darley workshopped the mandated resolution regarding required municipal contributions to the Utah Retirement Systems (URS) on behalf of Tier 1 (pre-July 2011) and Tier 2 (post-July 2011) employees for the new fiscal year.

Councilmember Johnson asked why this resolution must be voted on and formalized on an annual basis.

Ms. Darley clarified that the URS mandates this annual legislative action, citing IRS compliance requirements.

She and Councilmember Simmonds emphasized that this transparency is crucial for explicitly mapping out what portion of employee compensation is composed of benefits and demonstrating that the city properly supports its workforce.

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 26-16 as presented. Motion carried by roll call vote (5-0).
Dahle: Aye
Johnson: Aye
Lee-Koven: Aye
López: Aye
Simmonds: Aye

PUBLIC HEARING - Consideration of a proposed ordinance adopting salary schedules for Logan elected and executive municipal officers FY 2026-2027 – <u>Ordinance 26-08</u> – Ambrie Darley

Human Resource Director Ambrie Darley introduced the ordinance formally adopting salary schedules for elected officials, department heads, assistant department heads, and managers for the upcoming budget year. She noted that while setting council wages is a difficult task, keeping compensation competitive is vital to attract qualified future candidates.

Councilmember Johnson commented that when he originally ran for office, he was unaware that the council position received pay. He added that public service compensation must never be the driving force for sitting on the council.

Councilmember Simmonds agreed it is an awkward topic for the council to discuss but acknowledged it helps justify hours spent away from family.

Councilmember Lee-Koven added that municipal pay schedules are standard practices mandated across other Utah municipalities.

Chair Johnson opened the public hearing.

Gail Hanson (Logan) spoke in favor, noting that providing adequate compensation prevents public office from being limited solely to wealthy individuals. She stated that everyday citizens need a voice, and fair pay preserves an honest, humble candidate pool.

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

Chair Johnson and the council extended deep appreciation to city staff members, who perform their duties well.

ACTION. Motion by Councilmember Dahle seconded by Vice Chair López to adopt Ordinance 26-08 as presented. Motion carried by roll call vote (5-0).
Dahle: Aye
Johnson: Aye
Lee-Koven: Aye
López: Aye
Simmonds: Aye

PUBLIC HEARING - Logan City Budget Transfers Fiscal Year 2027 – Richard Anderson

Finance Director Richard Anderson addressed the Council and stated this is a required public hearing as part of the City's overall budget process. It is required that when we transfer money from enterprise funds to the general fund, we hold a public hearing. Prior to this hearing, the city must provide notice for a specific number of days to every resident who lives within the boundaries of the City of Logan through our utility billing office.

Assuming the council approves this budget containing the transfers, we must issue another notice during the month of July, sending notices out again to everyone who receives a utility bill to let them know what was approved by the Council.

Mr. Anderson further stated that transfers from enterprise funds have been a part of Logan City's budget process for a very long time, for 40 or 50-plus years.

In 2016, the Council updated a resolution governing how these transfers operate. We transfer 5.5% of budgeted revenue from our sewer treatment fund, 7% from water, 8% from our electric fund, and 8% from our environmental health fund.

In publicly owned utilities, stockholders receive dividends as a benefit of holding that stock. Our citizens receive the benefit of having these enterprise funds in a similar way. Their dividend comes in the form of lower property taxes than they would otherwise have to pay for the same level of service. These transfers are contemplated as part of every rate study we conduct for each of those separate enterprise funds, and they are carefully regulated by the council. Without these transfers, we would have to raise property taxes significantly.

Mr. Anderson believes this is a good way to fund all the general services we provide, including public safety (fire and police), parks and recreation, general government, public works, community development, finance, and legal. It funds all the services we provide as a city and helps keep property taxes low.

The reason for this is that property taxes apply only to taxable property within the boundaries of Logan. However, we have a significant amount of property owned by the federal government, state government, county government, city government, churches, nonprofits, hospitals, and Utah State University. Much of our property here in Logan is not taxable. Therefore, those entities do not pay property tax, but they do pay utilities, and they subsequently pay this transfer to the City of Logan. This helps us sustain the services we provide without overburdening only those who pay property taxes.

It was estimated some time ago that for every dollar we decrease transfers, we would have to increase property taxes by $2.40 to compensate, due to the ratio of non-taxable properties in the city. Cache County does not track that data, so we cannot calculate it perfectly, but that is our estimate. Mr. Anderson feels it is an appropriate way to fund the City.

Councilmember López asked, how common is this in Utah and asked for an example of other cities that also do transfers.

Mr. Anderson responded that almost all cities have electric utility transfers. Many are higher than Logan. When he researched this previously, most cities were somewhere around the 10% to 12% range, whereas Logan City has decreased to approximately 8%.

Part of this process also requires the discussion of administrative fees. However, administrative fees are not transfers. Transfers are a movement of cash without any direct compensation. Administration fees, on the other hand, cover the centralized services we provide to those enterprise funds from the general fund such as utility billing, shops and garage, legal, and human resources. We bill them for those administrative services.

Councilmember Dahle asked for each dollar transferred, it would cost the residents $2.40 to replace, do we know the total amount being transferred?

Mr. Anderson responded yes, it is roughly $7 million dollars total. Specifically, the electric fund transfer alone is about $4.1 million, so the total across all funds is closer to $7 million.

Chair Johnson opened the public hearing.

Ernie (Logan): He stated that it was mentioned that for every dollar we decrease transfers, we would have to increase property taxes by $2.40 to compensate. He asked what was the annual total again?

Mr. Anderson responded it is about $7 million. For clarification, for every dollar we decrease these transfers, we would have to increase property taxes by $2.40 to make up the difference, because we have so much non-taxable property in the city. In other words, to raise that same $7 million through property taxes, it would cost those who pay property taxes $2.40 for every $1 of utility transfer decreased. It is an accounting mechanism. Looking at the largest one, the transfer from the electric fund is $4,156,000. We budget that at the beginning of the year, and then monthly, we transfer one-twelfth of that amount from the electric fund to the general fund via a bank transfer.

Everyone in the city pays their electric bill, including nonprofits, the university, and government buildings. They pay their power bill, that money goes into the electric fund (which is a separate fund), and then we transfer a small portion of that to the general fund to pay for roads, fire, and police protection. Because those entities do not pay property taxes that would normally fund those services, we are funding a portion of it through their utility bills instead. The City transfers from four enterprise funds. From the electric fund, which is the largest at over $4 million. We pull 7% from the water fund, which is $1.3 million. We pull 5.5% from the sewer treatment fund, which is $745,000. Finally, we pull 8% from the environmental health fund (garbage pickup), which is $1.1 million. Years ago, when we collected trash for the entire county, that fund was much larger, but we have since sharpened our focus, so it is a smaller amount now. We do receive a gas tax that goes directly into the general fund, but that is collected and distributed by the state. There are two different allocations: about $3 million for Class C funds (which are restricted strictly for roads) and about $1.4 million in transportation funds.

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

STATEMENT - Property Tax Impact Schedule: The property tax impact schedule is available on the back table during this meeting, on the Finance Department website, and in the Council packet for this meeting – Richard Anderson

Finance Director Rich Anderson presented the Fiscal Year 2027 Property Tax Impact Schedule, explaining that the presentation is required under new State of Utah legislation and does not require a separate public hearing. He noted that copies of the schedule are available to the public located in the back of the Council Chambers and on the City's Finance Department website. He read the following:

The City of Logan is considering levying a property tax rate that exceeds the certified tax rate. The FY 2027 Proposed Budget includes a property tax rate increase as follows:

A) The approximate dollar amount of additional ad valorum tax revenue that would be generated for the City of Logan is $1,360,000.

B) The approximate percentage increase in tax revenue for the City of Logan is 22.88 %.

C) The approximate percentage increase to the amount of property tax paid (in total, not just the City of Logan) on an average residence is 0.00 %.

D) The approximate percentage increase to the amount of property tax paid (in total, not just the City of Logan) on an average commercial property is 0.00 %.

Cache County Ordinance 2026-23 reduces the Cache County general levy for fire service. It is intended that the City of Logan proposed property tax increase WILL NOT increase the overall property taxes paid by Logan residents. Amounts that were paid to Cache County for fire service would instead be paid to Logan City to be used for fire service.

The additional property tax dollars are proposed to be used as follows:

Non-departmental:
Fund additional street lighting utility expenses - $54,614
Operational Impact: Non-departmental will be able to pay the full cost of calculated street lighting utility fees to the Electric Department.

Police Department:
Fund a Police Officer I position - $131,086
Operational Impact: The Police Department will be able to fund one additional position. Otherwise, it would have to be eliminated.

Fire Department:
Fund the ongoing operational costs of new station 73 - $1,174,300
Operational Impact: The fire department would be able to fund the operational cost of new station 73. Otherwise, Logan would either have to reduce service in another area of the budget or reduce fire service.

Total - $1,360,000

Councilmember Simmonds inquired regarding the status of the Cache County ordinance listed in the provided documentation, specifically asking whether it has been officially presented, its current process, and its official status.

Mr. Anderson clarified that Cache County has officially adopted the ordinance, and the rate has been entered into the tax record system managed by the Utah State Tax Commission. Cache County has officially reduced its general levy. The remaining action rests with Logan City to determine and adopt its respective tax rate.

Councilmember Simmonds requested more information about the general levy reduction and its direct impact on Logan City residents.

Mr. Anderson provided an overview of the proposed tax adjustment:

- Reason for County Reduction: Cache County is reducing its general levy because Logan residents were previously being charged property taxes for county fire services they did not receive.
- Proposed Logan City Adjustment: Logan City proposes to increase its tax rate by an amount slightly less than the county’s reduction. The proposed increase will generate approximately $1.360 million in revenue.
- Net Impact on Taxpayers: Because Logan City's increase offsets the county's decrease, total property taxes for a Logan resident will remain relatively flat compared to the prior year. For a median single-family home valued at $530,000, the Cache County line item will decrease by approximately $59, while the Logan City line item will increase by approximately $59.
- Utilization of Funds: The additional $1.360 million will primarily fund the construction and operation of a new fire station (Station 73), an infrastructure necessity that has lacked a funding mechanism for 20 years. Additionally, the funds will cover minimal utility fees and sustain one police officer position that would otherwise face elimination from the budget.

Chair Johnson noted that while a 22.88% increase in Logan City's specific tax revenue initially caused significant concern among council members, a thorough review proved the justification was sound. He emphasized that the shift represents a perfect funding solution for critical fire infrastructure without creating an overall tax rate hike for citizens.

He invited constituents with questions regarding the data or the 40-page technical presentation from Fire Chief Nate Thompson to contact him directly at mike.johnson@loganutah.gov or to review the published meeting recordings on YouTube.

Vice Chair López questioned whether certain households could still see a net increase in their overall property tax bill due to this shift.

Mr. Anderson responded with the following:

- Budget-Based Revenue: Utah property tax is revenue-driven. Logan City is locked into a fixed dollar amount year-over-year (excluding new development/growth). As overall property values rise, the tax rate automatically drops to ensure the city collects the same baseline budget. It does not automatically adjust upward for inflation.
- Impact of Reassessments: Individual fluctuations occur when a specific home is reassessed or structurally altered (e.g., finishing a basement). If a home's value increases faster than the neighborhood average, that homeowner will pay more, while others pay less.
- Independence from the Proposed Shift: The proposed tax shift from Cache County to Logan City will *not* trigger or influence property reassessments. Any reassessment changes would occur independently under standard county cycles.
- Other Taxing Entities: Logan City's portion accounts for only 11% of a resident's total property tax bill. The remaining percentage is determined by external entities—such as school districts and the county general fund which Logan City cannot control.

Councilmember Lee-Koven said that capturing these funds which were already being paid by Logan residents but underutilized by the county and redirecting them to local fire protection is the most fiscally responsible action for the city.

PUBLIC HEARING - Consideration of a proposed resolution TENTATIVELY approving the Certified Property Tax Rate (Tax Increase) of 0.001085 for Calendar year 2026 and Fiscal Year 2026-2027 – Resolution 26-18 - Richard Anderson

Mr. Anderson clarified that the council is required to tentatively adopt a set property tax rate of 0.001085 for Logan City, which encompasses the regular general levy, the municipal library levy, and the documented fire service shift adjustment.

Chair Johnson opened the public hearing.

Gail Hanson (Logan) spoke in favor, noting that establishing a localized fire station directly lowers insurance premiums for surrounding properties. She noted that this infrastructure addition will make property insurance cheaper for residents on the west side and throughout the city.

Mr. Anderson responded that while the greatest benefit would likely be for west side residents, improved fire service could potentially lower insurance ratings citywide if the City's fire protection classification improves.

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

Councilmember López commented that it may be more accurate to say the improved fire service could help limit future increases in homeowners' insurance premiums rather than promise that premiums would decrease.

Mr. Anderson agreed, clarifying that while the City cannot control insurance rates, achieving a higher fire protection classification through a better-equipped and more highly rated fire department could result in insurance costs that are lower than they otherwise would have been. He emphasized that any impact on insurance premiums would ultimately be determined by insurance providers

ACTION. Motion by Councilmember Simmonds seconded by Councilmember Dahle to approve Resolution 26-18 as presented. Motion carried by roll call vote (5-0).
Dahle: Aye
Johnson: Aye
Lee-Koven: Aye
López: Aye
Simmonds: Aye

Mr. Anderson reminded the Council that the property tax increase was being tentatively adopted at this meeting. The final public hearing and adoption of the property tax increase will take place on August 11, 2026, at 6:00 p.m., in accordance with the Truth in Taxation process and required public notice.

PUBLIC HEARING – Consideration of a proposed resolution TENTATIVELY approving the Revenues and Expenditures Budget for Fiscal Year 2026-2027 in the amount of $222,136,462 - Resolution 26-17 – Richard Anderson

Finance Director Richard Anderson presented the tentative city budget for the upcoming fiscal year in the amount of $222,136,462. He outlined localized administrative changes since the mayor's initial proposal, including a reduction of roughly $20,000 in the general fund and $15,000 in the library fund to balance actual state numbers, and combining real and personal property tax tracking into a single line item.

Councilmember Simmonds raised standard tracking concerns regarding the $1,174,300 fire department allocation. She asked for a clear accounting mapping to guarantee that money raised explicitly for fire protection is isolated for that intent and not utilized for other city operations.

Mr. Anderson explained that due to state laws under House Bill 236, the tentative funds must sit inside a restricted reserve account (Account 395) until final budget passage on August 11, 2026, at which point the restriction drops and the capital drops straight into active fire operating/personnel accounts for Station 73. He noted that $60 million is presently sitting in capital reserves for the Public Works campus, earning 4% interest. By utilizing accumulating interest alongside incoming fire service contract funds from neighboring municipalities like North Logan, the city will move the restricted funds to the capital projects fund to explicitly purchase land, design, and build the fire station structure within a one-to-two-year window. Once built, the ongoing property tax revenue will permanently fund the station's active 10-person crew operations. Mr. Anderson provided absolute assurance that these funds are explicitly locked and cannot be spent on any project without direct, transparent council authorization.

Council members discussed the safeguards surrounding the Capital Projects Fund. Mr. Anderson clarified that any money placed in the fund could only be spent through future Council appropriation, providing Council full oversight before any expenditures could occur. Mr. Anderson emphasized that any future proposal affecting funding or the timeline for Fire Station 73 would be clearly identified and brought before the Council for approval.

The discussion also addressed the City's fire service contract with North Logan with an explanation that the proposed funding structure would provide a stable funding source for approximately 10 fire department positions, reducing reliance on the contract while also creating a dedicated funding stream for construction and future operation of Fire Station 73. Although the North Logan contract could eventually change, staff noted that any termination would require advance notice and would not affect the City's immediate plans.

After extensive discussion, Councilmember Simmonds indicated her concerns had been sufficiently addressed.

Mr. Anderson agreed to provide the Council with an updated balance of the Capital Projects Fund at the close of the fiscal year to improve transparency regarding available funding.

Chair Johnson opened the meeting to a public hearing.

Gail Hanson (Logan) thanked the Council for their open and robust public debates. She feels that challenging questions are more valuable than forced consensus because it provides a true voice to the community.

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

Vice Chair López added that while offering a tax break is always tempting, not funding the critical emergency response needs of the growing west side would be neglectful.

Councilmember Simmonds stated that while she initially had reservations over semantics, she is fully confident moving forward with the budget and appreciates all the work that goes into preparing the budget.

ACTION. Motion by Councilmember Simmonds seconded by Councilmember Lee-Koven to approve Resolution 26-17 as presented. Motion carried by roll call vote (5-0).
Dahle: Aye
Johnson: Aye
Lee-Koven: Aye
López: Aye
Simmonds: Aye

Workshop Items

Link to video recording of meeting at time stamp (1:41:36)

Consideration of a proposed resolution approving fees for the Parks and Recreation Department: 4-Hole Golf Loop fee at the Logan River Golf Course; Pioneer Day Parade entry fee; Inflatable Amusement Device Fee; and A-Frame Rental fee for special events – Resolution 26-24 – Russ Akina, Parks and Recreation Director

Parks and Recreation Director Russ Akina workshopped four baseline public fees that were inadvertently omitted from the primary department schedule passed two weeks prior. He confirmed that no fees are increasing; this administrative request formally enters them into the approved municipal schedule:

- **(4-Hole Golf Loop Fee):** A $10 rate maintained at the Logan River Golf Course tailored for youth, beginners, or players unable to complete a standard 9-hole configuration.
- **(Pioneer Day Parade Entry Fee):** A parade tracking fee applied exclusively to business and commercial participants to foster greater entertainment variety and allow administrative entry controls.
- **(Inflatable Amusement Device Fee):** A standard $75 per-device fee for utilizing bounce houses on public park property. The fee covers clerical logistics, legal liability insurance reviews, and physical staff inspections to verify that long steel anchoring stakes do not rupture underlying park irrigation networks.
- **(A-Frame Rental Fee):** A program signage option for special event coordinators to place operational information folders on city rights-of-way (such as Center Street parking lanes) to give motorists advanced notice of event-related street closures.

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

Maple View Subdivision - Planned Development Overlay Concept Plan – Aaron Smith, Planner

Planner Aaron Smith addressed the Council and presented the Maple View Subdivision Planned Development Overlay Concept Plan.

Aaron Smith introduced the concept plan for the Maple View Subdivision, a proposed Planned Development Overlay (PDO) encompassing a 10-acre site located at Second South and 14th West, immediately adjacent to 200 South Park and the Equestrian Estates subdivision. Mr. Smith clarified that a PDO is a legislative tool utilized for project sites greater than 3 acres to allow flexibility from standard, rigid zoning regulations. He emphasized that tonight's presentation is strictly a Phase 1 Workshop Concept Plan Review; it is not a formal application, and no legislative action or ordinances will be voted on by the City Council.

Mr. Smith detailed the metrics of the current proposal, which feature a gross density of approximately 5 units per acre across 51 single-family lots. To blend with neighboring developments, the site plan incorporates four tiers of lot sizes: 7 large lots of approximately 10,000 square feet situated on the eastern edge near Equestrian Estates; 7 medium lots of approximately 6,000 square feet; and 37 smaller cottage lots of roughly 4,000 square feet making up about 60% of the project area. The plan also includes approximately 1 acre of open green space at the northern end, which utilizes unbuildable acreage dictated by the local landfill overlay zone.

Mr. Smith shared summary notes from a prior meeting with the Planning Commission, noting there was general support for the layout and neighborhood path integration. However, the commission raised concerns regarding a proposed private shared driveway accessing three lots and split opinions on housing types, with some members requesting attached housing options and others favoring the emphasis on small single-family units.

Council Discussion:

The Council raised immediate concerns regarding transportation infrastructure, specifically targeting the 1400 West corridor. Council members pointed out that while 1400 West is mapped as a major collector/minor arterial, it remains a dirt road. Under current parameters, the developer would only pave their adjacent half-width. The Council noted that leaving a critical, high-volume exit to the north unpaved up to 200 South is completely impractical for a 51-unit development. The Council directed staff and the executive branch to explore proportional funding negotiations—whether developer-driven, city-funded, or split—to ensure the full road width is paved up to 200 South.

The discussion shifted to the northern road stub and its potential connectivity to 290 South through city park land. Council members reviewed an archival park concept plan and noted that a road alignment through this area would leave an isolated, "quarter-donut" shaped remainder parcel of city property. Russ from the Parks Department confirmed that the city would have no viable use for this fragmented parcel. The Council suggested that a mutually beneficial solution would be to trade this remainder land to the developer for residential building use in exchange for the developer assuming the cost of constructing and paving the road infrastructure across it.

Strong objection was raised by multiple Council members regarding the proposed 20-foot private shared driveway serving three internal lots. Drawing comparisons to past municipal issues in the Deer Crest development, Council members warned that private alleys routinely confuse homebuyers who fail to realize the city does not provide snow removal or maintenance on private property. Furthermore, the Council highlighted a major logistical conflict with automated waste collection, noting public garbage trucks will not navigate private hammerhead configurations. This forces multiple homeowners to crowd a limited amount of public curb space with trash bins on collection days, conflicting with parked cars and driveways.

Councilmember Dahle stated that the Woodruff Neighborhood Plan explicitly requested this specific parcel remain under standard NR-4 density (23 to 27 homes), warning that the neighborhood would likely push back against a 51-unit layout. Council members agreed that standard small-lot subdivisions often yield repetitive "cookie-cutter" aesthetics dominated by asphalt and parked vehicles. Because state statute severely limits a municipality's ability to regulate residential architecture, colors, or rooflines on single-family homes, the Council emphasized that uniqueness must be engineered through creative lot layouts and road features.

To improve aesthetics and affordability, Council members suggested introducing high-quality attached "twin homes" or "mansion homes" (multi-unit configurations engineered to mirror single large estates) along the high-impact 1400 West corridor. It was argued that swapping out cottage lots for attached housing on the busier perimeter would allow the developer to maintain financial viability while freeing up space to introduce larger single-family lots elsewhere to appease neighborhood desires.

Proponent Brad Brown addressed the Council. He stated that this design represented their ninth internal iteration. He explained that downscaling to 4,000-square-foot cottage lots was critical to offering single-family alternatives to townhomes while keeping sales prices attainable, citing a recent market study where widening lots to 6,000 square feet escalated projected home prices from $450,000 to $675,000. Mr. Brown confirmed they would take the Council's feedback on trash collection, intersection offsets, paving constraints, and perimeter density blending into account before finalizing a formal application.

REZONE – Consideration of a proposed rezone. Stetson & Kamilah Anderson, authorized agent/owner requesting a zone change for a .31-acre property located at 595 West 200 North from Traditional Neighborhood Residential (NR-6) to Mixed Residential Low (MR-12) to allow a total of three residential units within the Ellis Neighborhood – <u>Ordinance 26-10</u> – Aimee Egbert, Planner

Planner Aimee Egbert addressed the Council regarding the proposed rezone for a 0.31-acre property located at the corner of 200 North and 600 West. She oriented the Council by identifying surrounding land uses, including an adjacent gas station, a commercial services property, apartment buildings, a fourplex, and the nearby Brio development which recently cleared the Planning Commission. Ms.

Egbert noted that while the neighborhood contains a mix of single-family and multi-family structures, the city's new Future Land Use Plan (FLUP) specifically designates this corner as Mixed Use (MU).

The owner-occupant is currently remodeling the old single-family home to add an Accessory Dwelling Unit (ADU) and intends to convert an existing garage into a third apartment. To legally accommodate this three-unit layout, the applicant is requesting a rezone to MR12 (Mixed Residential 12). On this 0.31-acre lot, MR12 strictly caps development at three units.

Council Discussion:

The Council examined why the applicant requested an MR12 designation instead of matching the Future Land Use Plan's Mixed Use (MU) category. Amy explained that under standard Mixed-Use zoning, this size would theoretically allow up to six units, but city code mandates that any new MU development includes a minimum of 3,500 square feet of commercial space. Given the small footprint of the property, Council members agreed that attempting a full mixed-use redevelopment would result in an impossibly skinny building with zero room to satisfy required commercial and residential parking.

Ms. Egbert clarified that the applicant has no intention of demolishing the existing home. Under Mixed Use zoning, the current residential structure could remain grandfathered without forcing a commercial component; however, if the home or the garage were ever demolished and rebuilt under MU, commercial space would be legally triggered. Furthermore, the garage cannot be demolished and replaced because it currently sits directly on the eastern property line, meaning a rebuild would strip away its grandfathered setback allowances.

The Council reviewed the Planning Commission's recent evaluation of the request. While there was internal debate over whether to grant MR12 or stick strictly to the FLUP's Mixed Use target, the Planning Commission ultimately forwarded a positive recommendation to approve the MR12 rezone. The commission determined that MR12 serves as an appropriate intermediate steppingstone that respects the existing neighborhood transition, with the understanding that the parcel can be upzoned to full Mixed Use in the future if adjacent properties are consolidated, or if city code is amended to make commercial mandates viable for micro-lots.

Council members noted they had driven by the property and expressed appreciation for the extensive work and care the owner has put into restoring the historic home.

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

REZONE – Consideration of a proposed rezone. Tony Johnson/Alliance Acquisitions LLC, authorized agent/owner, requesting a zone change for a 1.76-acre property located at 185 East Cache Valley Boulevard (Old Mann Project) from Commercial (COM) to Mixed Use (MU) within the Adams Neighborhood – <u>Ordinance 26-11</u> – Aimee Egbert

Planner Aimee Egbert addressed the Council regarding the proposed rezone request for the "Old Mann" project, located at the site of the former Old Mann Theater complex near the upcoming Target development. The applicant is seeking a rezone for Mixed Use (MU) to obtain a full-service bar license. She noted that Logan's existing bars are heavily concentrated downtown near Center Street. The applicant's intent is to establish a bar further north to capture walkable traffic from nearby residential neighborhoods and Utah State University (USU). Under city code, a bar permit can only be issued in a Mixed Use or Town Center designation, and Town Center is not an option for this specific geographic location. Because the property features an existing, established commercial building, the applicant is exempt from the standard Mixed-Use requirement of adding new residential units to the site. However, the rezone triggers mandatory site upgrades, specifically regarding the property's parking infrastructure.

Along with the rezone request, the applicant has submitted a concurrent Conditional Use Permit (CUP). Amy confirmed that the Planning Commission is utilizing the CUP process to hold the developer accountable for submitting comprehensive landscaping and parking lot design plans to guarantee the site can adequately support the collective demand of all tenants.

Council Discussion:

The Council clarified the logistical impacts on the existing tenant mix within the complex, noting that the bar would replace the current restaurant space occupied by the Greek Streak. Council members discussed the bar's projected operating hours, noting that the establishment will not open until 3:00 p.m. This staggered timeline was viewed as a benefit for localized traffic management, as it offsets peak parking demand by operating later in the evening compared to a standard all-day restaurant.

A brief discussion ensued regarding the realistic walkability of the location. Councilmembers debated whether patrons would realistically travel on foot across the intersection at 200 East. While some members expressed skepticism regarding pedestrian safety when crossing a multi-lane intersection, others noted that the presence of an existing traffic light makes the crossing highly accessible. Furthermore, the Council highlighted that pedestrian volume will be heavily reinforced by a major upcoming development of 375 housing units directly across the street.

Ms. Egbert confirmed that the Planning Commission forwarded a 5-0 unanimous recommendation of approval for the Mixed-Use rezone.

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

No further workshop items were presented.

<u>Other Considerations</u>

No further considerations were discussed.

<u>Adjourn to meeting of the Logan Redevelopment Agency AT 8:50 p.m.</u>

Link to video recording of meeting at time stamp (3:18:18)

PUBLIC HEARING - Consideration of a proposed resolution approving the FINAL Redevelopment Agency Budget for Fiscal year 2026-2027 in the amount of $610,000 - Resolution 26-21 RDA – Richard Anderson

Chairman Johnson called the meeting of the Logan Redevelopment Agency to order at approximately 8:10 p.m.

Finance Director Richard Anderson presented the proposed RDA budget in the amount of $610,000. He clarified that it is standard administrative practice to round final RDA project allocation figures upward to the nearest $5,000 increment to streamline budgetary management.

Chair Johnson opened the meeting to a public hearing.

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

ACTION. Motion by Vice Chair López seconded by Councilmember Lee-Koven to approve Resolution 26-21 RDA as presented. Motion carried by roll call vote (5-0).
Dahle: Aye
Johnson: Aye
Lee-Koven: Aye
López: Aye
Simmonds: Aye

Adjournment:

There being no further business, the Logan Redevelopment Agency adjourned at 8:52 p.m.

Teresa Harris, City Recorder