

**Logan Municipal Council
Meeting Minutes for July 21, 2026**

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, July 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 streamed live on the [City of Logan YouTube channel](#) at: go.loganutah.gov/CouncilMeetings

Meeting Attendance

Approximately 24 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 Blue Herbst, Conservation Specialist with the Division of Water Resources. Mr. Herbst provided a information regarding available water-wise resources. He described rebates and incentives, including landscape incentives, smart irrigation-controller replacement, and toilet-replacement programs. He also discussed monthly do-it-yourself webinars, recorded educational content available online, and a landscape guide covering topics such as mulch, irrigation, rain gardens, and edible gardens. He encouraged public participation in the upcoming Utah State Water Plan comment period and noted that the State updates its water plan on a five-year cycle.

Mayor Anderson and Chair Johnson thanked Mr. Herbst for attending and providing this information

Vice Chair López led the audience in the pledge of allegiance.

Meeting Minutes and Agenda

Chair Johnson announced there are four public hearings scheduled for tonight's Council meeting. A motion was made and seconded to approve minutes from June 16, 2026, Regular Council Meeting, Special Data Center Meeting held on June 30, 2026, and the July 21, 2026, agenda as presented.

ACTION: Motion by Councilmember Lee-Koven, seconded by Vice Chair López, to approve minutes from June 16, 2026, Regular Council Meeting, Special Data Center Meeting held on June 30, 2026, and the July 21, 2026, meeting agenda, as presented. 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, August 4, 2026. A Data Center Open House will be held on Tuesday, August 4, 2026, immediately following the regular council meeting at approximately 7:00 p.m. He also announced a Truth in Taxation public meeting on Tuesday, August 11, 2026, beginning at 6:00 p.m.

Questions and Comments for the Mayor and Council

[Link to video recording of meeting at time stamp \(3:30\)](#)

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.

Logan resident Leila Schultz reported that City and JUB engineers had visited her property regarding the Canyon Road project. She expressed concern that the proposed sidewalk boundary appeared to have moved approximately three feet farther into her property than the boundary identified the previous year. She stated that construction personnel had been helpful but that access to her property had been limited during portions of the work.

Ms. Schultz presented photographs and expressed concerns regarding the potential effect of removing ash trees on the remaining trees, the stability of the hillside, and possible liability. She referenced a prior mudslide on her property and asked the Council to delay further decisions concerning the north-side sidewalk until the condition of the remaining trees and potential impacts could be evaluated. She also referenced public survey responses supporting improvements to the existing south-side sidewalk rather than construction of a north-side sidewalk.

In response to a question from Ms. Schultz, City officials explained that the City is responsible for sidewalk maintenance, while adjacent property owners are responsible for keeping vegetation, bushes,

and weeds from encroaching onto the sidewalk. She added that most residents in the area said they would prefer no sidewalk on the North side of Canyon Road.

Logan resident Joshua Molitor addressed the Council. Josh Smalley regarding recent Planning Commission discussions involving wetlands. He apologized to Planning Director Russ Holley for placing him in an uncomfortable position during a prior meeting and acknowledged that his previous comments had been overly dramatic. Council members and Mr. Holley thanked Mr. Molitor for the apology.

Logan resident Rylee Cracroft addressed the Council. She is a newer Logan resident and requested more direct and effective communication with residents affected by construction. She described construction near an apartment building that partially blocked the only safe vehicle exit and stated that residents received little advance notice. She asked the city to consider communication methods beyond door knocking, particularly for multi-unit residential buildings.

Mayor Anderson stated that he had received Ms. Cracroft's email and had discussed the matter with Public Works. He confirmed that the concern was already being addressed.

Logan resident Matthew Fauesi encouraged the City to consider planting edible vegetation, including raspberries, on City-owned property. He also commented on park curfews, construction impacts, parking-strip maintenance, a remaining tree stump near his residence, housing affordability, and other community concerns. He reiterated his interest in edible landscaping at public locations, including near the Library.

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

Mayor/Staff Reports

[Link to video recording of meeting at time stamp \(14:21\)](#)

River Crossing Housing Project Report – Russ Holley, Community Development Director

Community Development Director Russ Holley addressed the Council regarding the River Crossing Housing on 600 South 100 West. He reported that the River Crossing affordable-housing project was approximately 99.9 percent complete, with only minor playground work remaining. The project is located near 100 West and 600 South and resulted from the City's reconstruction of the 100 West/600 South intersection and bridge. The project area included residual City property following the roadway realignment and vacation of excess right-of-way.

Mr. Holley explained that the City partnered with Visionary Homes following a qualifications process. The project consists of eight affordable townhome units, four on each side of the roadway. The approximately 1,500 square-foot units include three bedrooms, two bathrooms, and rear-loading, two-car garages.

The final sales price was approximately \$279,000 per unit, compared with appraisals of approximately \$320,000. All units sold within approximately one month, and purchasers met the applicable area-

107 median-income qualifications. The City contributed approximately \$40,000 in value per unit through
108 land value and fee reductions.

109 The units are subject to a five-year owner-occupancy deed restriction. After five years, the restriction
110 is removed and the owners may sell at market value and retain the resulting equity. Mr. Holley
111 explained that the restriction may be transferred in certain circumstances to another owner-occupant.
112 Council members discussed the possibility of longer-term affordability restrictions for future projects
113 and noted that other communities use permanent or equity-capped affordability models.

114 Mr. Holley identified lessons learned, including the need to review foreclosure provisions in future
115 deed restrictions and the potential benefits of a larger project to improve economies of scale.

116 Council members expressed support for using the project as a successful pilot and exploring similar
117 opportunities in the future.

118 No further Mayor/Staff reports were provided.

119 **Council Business**

120 [Link to video recording of meeting at time stamp \(22:323\)](#)

121 **Planning Commission Update – Councilmember Simmonds**

122 Councilmember Simmonds reported that the Planning Commission met and considered two items at its
123 most recent meeting. One item will be discussed later during the Council workshop. The other
124 involved relocation of cellular towers. She explained that relocating a legally existing nonconforming
125 facility may require the facility to comply with current development standards, subject to any available
126 variances. The Planning Commission discussed the application of current regulations to the proposed
127 relocation.

128 **Council Announcements – Chair Johnson**

129 Councilmember Lee-Koven reported that the Forestry Advisory Board had postponed its meeting but
130 provided several updates. Approximately 150 trees had been planted toward the America 250 goal of
131 planting 250 trees by the end of 2026. Residents were encouraged to contact City Forester Rex Davis
132 with suggestions for public areas, parks, or streets that could benefit from additional shade trees. The
133 update also referred to fire-mitigation work in Logan Canyon.

134 Chair Johnson reiterated that the Data Center Open House had been moved to August 4, 2026, at 7:00
135 p.m. at City Hall. The open house would provide an opportunity for residents to meet with
136 Councilmembers and staff; review issues being considered during the data-center moratorium and
137 provide input regarding future regulations.

138 No further Council Business items were presented.

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141 **Action Items**

142 [Link to video recording of meeting at time stamp \(25:53\)](#)

143 **PUBLIC HEARING - Consideration of a proposed resolution approving fees for the Parks and**
144 **Recreation Department: 4-Hole Golf Loop fee at the Logan River Golf Course; Pioneer Day**
145 **Parade entry fee; Inflatable Amusement Device Fee; and A-Frame Rental fee for special events –**
146 **Resolution 26-24 – Dan Blakely, Recreation Division Manager**

147 Recreation Division Manager Dan Blakely addressed the Council regarding four baseline public fees
148 that were inadvertently omitted from the primary department schedule passed two weeks prior. He
149 confirmed that no fees are increasing; this administrative request formally enters them into the
150 approved municipal schedule:

- 151 • **(4-Hole Golf Loop Fee):** A \$10 rate maintained at the Logan River Golf Course tailored for
152 youth, beginners, or players unable to complete a standard 9-hole configuration.
- 153 • **(Pioneer Day Parade Entry Fee):** A parade tracking fee applied exclusively to business and
154 commercial participants to foster greater entertainment variety and allow administrative entry
155 controls.
- 156 • **(Inflatable Amusement Device Fee):** A standard \$75 per-device fee for utilizing bounce
157 houses on public park property. The fee covers clerical logistics, legal liability insurance
158 reviews, and physical staff inspections to verify that long steel anchoring stakes do not rupture
159 underlying park irrigation networks.
- 160 • **(A-Frame Rental Fee):** A program signage option for special event coordinators to place
161 operational information folders on city rights-of-way (such as Center Street parking lanes) to
162 give motorists advanced notice of event-related street closures

163 Councilmember Simmonds clarified that persons bringing an inflatable device to a reserved park event
164 are required to obtain the applicable permit, provide insurance, and pay the required fee.

165 Mr. Blakely confirmed this was correct.

166 Chair Johnson opened the public hearing.

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

168 **ACTION. Motion by Vice Chair López seconded by Councilmember Simmonds to approve**
169 **Resolution 26-24 as presented. Motion carried by roll call vote (4-0).**

170 **Dahle: Excused**

171 **Johnson: Aye**

172 **Lee-Koven: Aye**

173 **López: Aye**

174 **Simmonds: Aye**

175 **PUBLIC HEARING - REZONE – Consideration of a proposed rezone. Stetson & Kamilah**
176 **Anderson, authorized agent/owner requesting a zone change for a .31-acre property located at**
177 **595 West 200 North from Traditional Neighborhood Residential (NR-6) to Mixed Residential**
178 **Low (MR-12) to allow a total of three residential units within the Ellis Neighborhood –**
179 **Ordinance 26-10 – Aimee Egbert, Planner**

180 Planner Aimee Egbert presented Ordinance 26-10, a request to rezone approximately 0.31 acres at 595
181 West 200 North from Neighborhood Residential 6 (NR-6) to Mixed Residential 12 (MR-12). The
182 applicant proposed remodeling the existing home, maintaining an owner-occupied unit, creating an
183 accessory dwelling unit, and converting the garage to a studio apartment, resulting in three units.

184 She explained that the Future Land Use Plan identifies the area for mixed use, while the surrounding
185 development includes single-family residential, multifamily housing, commercial services, and
186 recently approved office development. Because of the small parcel size, a mixed-use redevelopment
187 would be difficult to achieve and would have limited space for commercial uses and required parking.
188 Staff described MR-12 as a reasonable transition between the surrounding commercial and residential
189 areas.

190 The Planning Commission recommended approval following a close vote. Its principal discussion
191 concerned whether the property should be designated Mixed Use or MR-12. Staff explained that the
192 current remodeling proposal would not require commercial development under a Mixed-Use
193 designation unless the existing structure were demolished and redeveloped.

194 Councilmembers discussed future ownership, the status of the accessory dwelling unit, the maximum
195 number of units permitted under each zone, consistency with the Future Land Use Plan, and the
196 practical effect of the two zoning alternatives.

197 Chair Johnson opened the public hearing.

198 The applicant, Stetson Anderson, stated that either MR-12 or Mixed Use would be acceptable and that
199 the project would provide additional housing for students and young families while improving the
200 appearance and condition of the property.

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

202 **ACTION. Motion by Councilmember Simmonds seconded by Vice Chair López to adopt**
203 **Ordinance 26-10 as presented. Motion carried by roll call vote (4-0).**

204 **Dahle: Excused**

205 **Johnson: Aye**

206 **Lee-Koven: Aye**

207 **López: Aye**

208 **Simmonds: Aye**

209 **PUBLIC HEARING - REZONE – Consideration of a proposed rezone. Tony Johnson/Alliance**
210 **Acquisitions LLC, authorized agent/owner, requesting a zone change for a 1.76-acre property**

211 **located at 185 East Cache Valley Boulevard (Old Mann Project) from Commercial (COM) to**
212 **Mixed Use (MU) within the Adams Neighborhood – Ordinance 26-11 – Aimee Egbert**

213 Planner Aimee Egbert addressed the Council regarding a request to rezone property within the former
214 Cache Valley Mall/Cache Valley Marketplace area from Commercial to Mixed Use. The request was
215 associated with a proposed 21-and-older bar at the former Greek Streak location. She explained that
216 the proposed bar license is permitted in the Mixed-Use zone and that the applicant sought to provide
217 an adult-oriented venue north of downtown, near existing and planned housing and Utah State
218 University.

219 The Planning Commission recommended approval. Its discussion included whether a Mixed-Use
220 designation required residential development. She explained that residential development would not be
221 required because the existing building was not being demolished or newly constructed. The property
222 owner had previously explored the possibility of residential units on the second floor, but no
223 residential project was currently proposed.

224 Councilmembers discussed parking and the conditions attached to the related conditional-use permit.
225 The conditions include additional landscaping, a landscape buffer between the parking area and the
226 sidewalk, and landscaping islands within the parking lot.

227 Ms. Egbert explained that these requirements would be reviewed during the building-permit process.

228 Councilmembers also discussed the proposed operating hours, the anticipated reduction in daytime
229 parking conflicts, and the distinction between a bar license and a restaurant license.

230 Chair Johnson opened the public hearing.

231 Logan resident Joshua Molitor addressed the Council and spoke in support of the proposal and stated
232 that the additional housing planned nearby could support the use.

233 Dan Hansen from Nibley addressed the Council. He is a prospective owner and described the concept
234 for the proposed venue, including a safe adult environment, limited food service, and a transportation
235 service intended to reduce impaired driving. He stated that the venue would seek to provide a new
236 community amenity while emphasizing patron safety and responsible operations.

237 Ms. Egbert noted that the rezone was only one step in the approval process and that the applicants
238 would also need to satisfy conditional-use requirements and obtain the appropriate State license.

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

240 **ACTION. Motion by Councilmember Simmonds seconded by Councilmember Lee-Koven to**
241 **adopt Ordinance 26-11 as presented. Motion carried by roll call vote (4-0).**

242 **Dahle: Excused**

243 **Johnson: Aye**

244 **Lee-Koven: Aye**

245 **López: Aye**

246 **Simmonds: Aye**

PUBLIC HEARING – 2026 Cache County Council of Governments (CCCOG) Transportation Funding 200 West 1200 North Traffic Signal and 1400 North 1200 East Intersection Improvements – Sam Odd, Public Works Program Manager

Public Works Program Manager Sam Odd addressed the Council. He presented the City's 2026 Cache County Council of Governments (COG) transportation grant application. He explained that the COG consists of Cache County mayors and the County Executive and distributes transportation funding generated through a countywide 0.25 percent sales tax. A public hearing is required as part of the application process. Applications were due in August, and awards were expected to be announced in November.

Logan City proposed two traffic signal projects. The first was a new signal at approximately 1400 North and 1200 East near Foothill Market, Mountainside Estates, and the Utah State University veterinary facility. Mr. Odd explained that the project would primarily involve signal improvements rather than major roadway reconstruction. The second project involved additional traffic signal improvements at another identified City intersection. He reviewed the proposed scope, estimated costs, funding request, and anticipated local match. He explained that after the public hearing, no action is required by the City Council.

Chair Johnson opened the public hearing.

Logan resident Linda Johnson addressed the Council and spoke in support of the Cache County transportation grant program, noting that the approximately \$8 million funding allocation benefits the region and that Logan experiences a significant share of the valley's traffic congestion. She stated that the City's proposed funding request was modest and supported the proposed traffic signal projects. Ms. Johnson encouraged the City to also consider future grant applications for intersection improvements such as additional turn lanes, particularly along 200 East and near 1400 North, where she experiences significant traffic congestion and delays. She suggested that certain intersection improvements may provide greater congestion relief than some proposed traffic signals and asked the Council to continue evaluating a variety of transportation improvement projects.

Logan resident Anna Darley addressed the Council and asked whether the proposed traffic signals would include protected left-turn movements or operate as left-turn yield intersections. Ms. Darley confirmed that her question applied to both proposed intersections.

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

Councilmember Simmonds explained that transportation projects are planned and funded years in advance through the Cache Council of Governments (COG) process. She noted that improvements along 200 East, including a new traffic signal near the Walmart area in North Logan, had been approved approximately two years earlier and were now moving into construction. He emphasized that while residents experience current traffic conditions daily, many transportation improvements require several years to progress from planning and funding to construction.

284 Mr. Odd responded to questions regarding intersection design and traffic operations. He stated that the
285 City continually evaluates its transportation network to identify locations where additional turn lanes
286 or other improvements may be needed. He explained that the congestion concerns raised near Culver's
287 are expected to be addressed as part of North Logan's planned 200 East project. He noted that
288 acquiring additional right-of-way is often the primary challenge and expense associated with
289 constructing dedicated turn lanes.

290 Regarding the proposed traffic signal projects included in the grant application, he explained that final
291 designs have not yet been completed. The City's goal is to minimize roadway widening and additional
292 pavement; therefore, dedicated protected left-turn lanes are not currently anticipated because they
293 would require widening the approaches. He indicated that right-turn movements would likely be
294 accommodated using the existing roadway width, and that the final signal configuration would be
295 evaluated during the design process.

296 Chair Johnson commented on the Chip & Seal project that he observed and thanked the Public Works
297 staff for their efforts during the City's ongoing chip seal program, noting the challenging working
298 conditions during extreme summer heat. He shared observations from visiting a work site,
299 commending employees for their professionalism, efficiency, and courteous management of traffic
300 through construction zones. Additional comments recognized the high quality of the completed chip
301 seal work and expressed appreciation for the department's dedication and service to the community.

302 Staff thanked the Council for its recognition of the Public Works crews.

303 **Workshop Items**

304 **[Link to video recording of meeting at time stamp \(1:18:08\)](#)**

305 **Budget Adjustments FY 2026-2027 appropriating: \$50,000 funds Public Works received from**
306 **UDOT to improve the 400 North 600 West intersection and corridor; \$18,000 a grant the Police**
307 **Department received from the Internet Crimes Against Children (ICAC) Task Force of Utah to**
308 **investigate, protect and educate the community on child exploitation; \$10,710 funds the Police**
309 **Department received through the Bulletproof Vest Partnership to purchase vests for police**
310 **officers; \$40,000 funds the City will receive from Select Health to promote wellness to employees**
311 **through activities, newsletters, and other wellness programs; \$2,500 donated funds toward**
312 **Police Department supplies; \$22,000 funds toward Visage Software Package for golf carts -**
313 **Resolution 26-26 – Richard Anderson, Finance Director**

314 Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustments.
315 The proposed adjustments included:

- 316 • **A \$50,000 appropriation** to Public Works for a Utah Department of Transportation (UDOT)
317 **grant related to improvements at 400 North and 600 West.**
- 318 • **A \$18,000 appropriation** for the Police Department's **Internet Crimes Against Children**
319 **(ICAC) Grant.**
- 320 • **A \$10,710 appropriation** for the Police Department's **Ballistic Vest Grant.**

321 • A **\$40,000 appropriation** from **Select Health** to support the City's employee wellness
 322 program, replacing the previous wellness grant provided by Cigna.
 323 • A **\$2,500 appropriation** of donated funds for Police Department supplies.
 324 • A **\$22,000 appropriation** for the golf course's **Visage GPS software system** for golf carts.

325 Councilmembers discussed the proposed golf cart GPS software expenditure, asking whether the cost
 326 represented a one-time purchase or an ongoing subscription.

327 Logan River Golf Pro Jeff John explained that the request would fund approximately eight months of
 328 software service for the current golf season. The system provides GPS yardage information for golfers
 329 while also allowing staff to monitor cart locations and establish geofencing to prevent carts from
 330 entering restricted areas such as bunkers, water hazards, and other sensitive locations.

331 Mr. John acknowledged that the software represents a significant operating expense and explained that
 332 the Golf Fund would need to evaluate the program's long-term affordability.

333 Councilmembers discussed whether future golf cart rental fees may need to be adjusted to offset the
 334 ongoing subscription cost.

335 Mr. Anderson noted that golf cart rental revenues exceeded budget projections during the previous
 336 fiscal year by approximately \$15,000, although those results were aided by an unusually favorable golf
 337 season. It was recognized that similar revenues may not occur every year, and staff indicated that the
 338 Golf Fund would continue evaluating the software's value before making future budget
 339 recommendations.

340 The proposed resolution will be an action item and public hearing at the August 4, 2026, Council
 341 meeting.

342 **REZONE – Consideration of a proposed rezone. George Honey, authorized agent/owner**
 343 **requesting the rezone of a .21-acre property located at 165 North 200 East from Traditional**
 344 **Neighborhood Residential (NR-6) to Town Center Two (TC-2) within the Adams Neighborhood**
 345 **– Ordinance 26-13 - Aimee Egbert**

346 Planner Aimee Egbert presented Ordinance 26-13, a request to rezone approximately 0.21 acres
 347 located at 165 North 200 West from Neighborhood Residential 6 (NR-6) to Town Center 2 (TC-2).
 348 She explained that the property is designated Downtown in the recently adopted Future Land Use Plan
 349 and is surrounded by a mix of Town Center and residential zoning.

350 She reviewed the history of the application, noting that a similar rezone request was denied by the
 351 Council in September 2025. At that time, the Council's primary concern was waiting for completion of
 352 the updated Future Land Use Plan before considering the request. Another concern discussed during
 353 the previous review was whether rezoning should be used to legalize an existing nonconforming
 354 residential unit.

355 Ms. Egbert explained that the rezone request is intended to allow the legal establishment of a third
356 residential unit located within a detached garage. The original home was constructed in 1909, and an
357 apartment was added above the garage in 1979. A studio apartment was later constructed on the
358 garage's main floor without the required permits, resulting in a code enforcement action after the
359 current owner purchased the property. The proposed rezone would allow the owner to bring the
360 property into compliance.

361 She also addressed questions regarding existing structures located within the canal setback. She noted
362 that historical aerial imagery indicates the deck has existed for several decades, predating current
363 development regulations, and that the existing structures are considered legal nonconforming
364 improvements. She explained that if the structures were demolished today, current setback
365 requirements would significantly limit redevelopment of the property.

366 Ms. Egbert reported that the Planning Commission recommended approval by a 4–1 vote. The
367 dissenting commissioner expressed concerns regarding future redevelopment of the property and the
368 implications of the canal setback if the existing structures were removed.

369 Councilmembers discussed the appropriateness of rezoning individual properties located within the
370 middle of an established block and the compatibility of the request with surrounding development.

371 Ms. Egbert noted that nearby properties, including the Bloomsbury project to the north, had previously
372 been rezoned to Town Center, making the request more consistent with the area's evolving land use
373 pattern.

374 The proposed ordinance will be an action item and public hearing at the August 4, 2026, Council
375 meeting.

376 **CODE AMENDMENT – Consideration of a proposed ordinance amending the Land**
377 **Development Code Chapter 17.24 “Development Standards for Wetlands” – Ordinance 26-14 –**
378 **Russ Holley, Community Development Director**

379 Community Development Director Russ Holley presented proposed amendments to the City's wetland
380 regulations within the Critical Lands Overlay Zone. He reviewed the history of the ordinance,
381 explaining that the current wetland regulations were adopted in 2023 and established a uniform 50-
382 foot setback from wetlands for all development. In 2025, the Council amended riparian corridor
383 regulations but directed staff to return at a later date with additional recommendations regarding
384 wetlands.

385 Mr. Holley explained that staff conducted an extensive review of the ordinance, meeting with
386 representatives from Public Works, Parks and Recreation, and the development community to identify
387 concerns and potential improvements. The proposed amendments sought to balance environmental
388 protection with practical development considerations while maintaining Logan's commitment to
389 preserving important natural resources.

390 Mr. Holley outlined several proposed revisions, including clarifying when a wetland delineation is
391 required, establishing that delineations would be required for properties identified on the National

392 Wetlands Inventory or when site conditions warrant further review, and specifying that delineations
393 must be completed by qualified professionals and approved by the U.S. Army Corps of Engineers
394 before development applications are processed. The proposal also clarified how setbacks would be
395 measured from the approved wetland delineation line and replaced the current allowance permitting
396 disturbance within 20 percent of the setback area with a "do not disturb" buffer adjacent to wetlands.

397 Mr. Holley reviewed the Planning Commission's recommendation, noting that after extensive
398 discussion the Commission voted 5-1 to retain the existing 50-foot setback for all private development
399 regardless of project size. The recommendation also included reduced setbacks for certain public
400 infrastructure and recreational improvements, including streets, trails, sidewalks, landscaping,
401 stormwater facilities, and recreation-related improvements, while exempting boardwalks and
402 underground utilities from setback requirements. Additional provisions addressed setbacks for
403 residential subdivisions and included a reasonable use exception process for properties where
404 application of the ordinance would eliminate all reasonable economic use.

405 The Council discussed the proposed amendments in detail. Questions were raised regarding the
406 wetland delineation process, the relationship between City regulations and federal jurisdiction, and the
407 distinction between wetlands recognized by the U.S. Army Corps of Engineers and other wetland
408 areas. Staff explained that the City's authority applies only to federally recognized wetlands and noted
409 that state law does not authorize municipalities to regulate wetlands beyond those designated by the
410 federal government.

411 Councilmembers also discussed the proposed setback reductions for public projects. Several members
412 expressed concern that public buildings or facilities could potentially be held to a lower standard than
413 private development. Discussion focused on whether the ordinance should distinguish between public
414 service structures, such as park restrooms, trail access facilities, boardwalks, and boat ramps, versus
415 larger public buildings. Councilmembers indicated support for preserving flexibility for low-impact
416 public amenities while maintaining stronger protections for more intensive development.

417 Additional discussion addressed mitigation requirements, wetland restoration, roadway construction,
418 trail development, and the balance between environmental protection and property rights.
419 Councilmembers emphasized the importance of protecting wetlands while ensuring that the ordinance
420 provides clear guidance for future development.

421 Following discussion, Councilmembers agreed that additional refinement of the proposed ordinance
422 would be beneficial before formal consideration.

423 Chair Johnson requested that each member submit written comments and recommendations to staff
424 within the next several days to assist in preparing a revised draft. Staff will review the comments,
425 make any appropriate revisions, and return the ordinance for further Council consideration at the
426 August 4, 2026, Council meeting. Members of the public were also encouraged to submit written
427 comments during the review period.

428 The proposed ordinance will be an action item and public hearing at the August 4, 2026, Council
429 meeting.

430 No further workshop items were presented.

431 **Other Considerations**

432 Mayor Anderson highlighted the community celebrations scheduled for Friday, July 24th and
433 encouraged residents to participate in the day's events. He announced that activities would include a
434 morning fun run, children's activities, events at Willow Park, live music and concerts, the parade
435 beginning at 10:00 a.m., and an evening fireworks display. He noted that City Parks staff would begin
436 preparations early in the morning and work through the evening to support the full day of festivities.
437 He remarked that the celebration would include even more activities than the traditional Fourth of July
438 events and thanked City staff for their efforts in making the celebration possible.

439 **Adjournment:**

440 There being no further business, the Logan Municipal Council adjourned at 7:45 p.m.

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443 Teresa Harris, City Recorder