

**Minutes of the North Logan City
City Council
Held on July 15, 2026
At the North Logan City Offices, North Logan, Utah**

(0:00:00 - Time stamps throughout the minutes below, indicate the time an item begins in the recording of the meeting.)

Item #1 - Opening Business

The meeting was called to order by Mayor Lyndsay Peterson at 6:30 p.m.

Council members present were: Lyndsay Peterson, Buzzy Mullahkhel, Kenny Reese, Mark Hancey, and Larry Hepworth. (Emily Schmidt was excused).

Others present were: Alan Luce, Scott Perkes, Jordan Oldham, Scott Bennett, Police Chief Kent Goodrich, Fire Chief Nate Thompson, Susan Coles, K. Craig Loosle, Seth Thompson, Brenton Stewart, Russell Goodwin, Steve Coppieters, Bill Tolbert, Chris Tolebert, and Braden Reeder.

The Pledge of Allegiance was led by Buzzy Mullahkhel

An invocation was given by Kenny Reese

Adoption of Agenda

(0:01:25)

Motion

Buzzy Mullahkhel made a motion to adopt the agenda, as presented. Mark Hancey seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Kenny Reese, Mark Hancey, and Larry Hepworth voting in favor.

America 250 Proclamation

Councilmember Larry Hepworth read the America 250 Proclamation commemorating the upcoming 250th Anniversary of the United States of America. The proclamation recognized:

- the signing of the Declaration of Independence;
- the nation's commitment to liberty, democracy, and self-government;
- the sacrifices of those who defended American freedoms;
- the importance of civic responsibility;
- North Logan's commitment to honoring the nation's history while encouraging future generations to preserve constitutional principles.

Mayor Peterson officially proclaimed North Logan City's participation in the America 250 celebration and encouraged residents to commemorate the anniversary through education, service, and community involvement. The proclamation was adopted on July 15, 2026.

Recognition of Exemplary Staff Member

The Council recognized Deputy Fire Marshal John Kellers as the Exemplary Staff Member of the month, for his outstanding response to the July 11, 2026 Green Canyon Fire.

Mayor Peterson noted Fire Chief Thompson had advised that even a slight delay or change in conditions could have resulted in a significant wildfire. The Council expressed appreciation to Deputy Fire Marshal Keller and to the entire Fire Department for their professionalism and rapid response.

Reports from Public Safety Officials

Fire Chief Nate Thompson reported on Fire Department information, including:

- Fire call volume remains similar to 2025.
- Wildfire incidents have increased because of drought conditions.
- The Ready, Set, Go wildfire preparedness program drew approximately 50–60 residents.
- Council praised firefighters for their quick response to the Green Canyon fire.

Councilmember Larry referenced statewide wildfire statistics emphasizing the importance of preparedness.

Police Chief Kent Goodrich reported on Police Department information, including:

- 548 calls for service during June (409 calls occurred within North Logan).
- 315 traffic stops, including 61 citations.
- Child abuse investigations remain significantly higher than normal.
- Nine fireworks complaints during Independence Day activities, with one arrest resulting from an outstanding warrant

Review of Strategic Directives and Action Items

Alan Luce reviewed items with the Council, including:

- Public Works and Utilities:
 - Reservoir construction nearing completion.
 - Sewer lining projects reducing infiltration.
 - Street maintenance projects completed successfully.
 - Stormwater Master Plan nearing completion.
 - 200 East right-of-way acquisition progressing.
- Parks and Recreation:
 - Elkridge Park improvements nearly complete.
 - Shoreline Trail project advancing.
 - Recreation programs and Pioneer Day activities underway.
- Internal audit of garbage service accounts.
- Communication system improvements under evaluation.
- Personnel handbook revisions scheduled for August.

Consent Items

(0:17:00)

Motion

Mark Hancey made a motion to approve the consent item as presented. Larry Hepworth seconded the motion A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Kenny Reese, Mark Hancey, and Larry Hepworth voting in favor. The consent item was for City Council meeting minutes of June 17, 2026.

Current Action Items

Item #2: PUBLIC HEARING to receive public input regarding North Logan City's proposed application to the Council of Governments (COG) for the remaining funding for the construction of a roundabout at 3100 N 1200 E. Following the public hearing, the City Council may consider approval of this application.

Mayor Lyndsay Peterson explained that the City had previously secured approximately \$1 million during an earlier funding cycle and was now seeking the remaining grant funds required to complete the project. She clarified that the application pertained only to the roundabout construction and did not include funding for future roadway improvements extending north in coordination with Cache County.

(0:18:08)

Mayor Peterson read aloud the guidelines for speaking at a public hearing and opened the public hearing at 6:50 p.m.

Tim Tolbert (resident) spoke, stating:

".... as one of probably many Logan residents who got into an accident in a roundabout, that was not my fault, I will always stand against them because the insurance companies do not protect drivers in roundabouts when you're not at fault. They treat all accidents and roundabouts as equal fault. Even though I had not even entered the roundabout, I got rear-ended. Because it was near a roundabout, I was the one who was put at equal fault...."

I think these roundabouts are a bad idea. I think you guys need to figure out how to go about fixing this with the insurance companies or do something so that when citizens get into accidents, you need to maybe put cameras out there on these roundabouts so that we can have better documentation, because it required me to go through an expensive lawsuit to get my car replaced after having a roundabout accident...."

With no additional comment's forthcoming, Mayor Peterson closed the public hearing at 6:52 p.m.

The Council reiterated that the action before them involved authorization to submit an application for remaining grant funding rather than approval of construction itself.

(0:20:45)

Motion

Buzzy Mullahkhel made a motion to approve submitting an application for the final funding amount from the Council of Governments. Mark Hancey seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Kenny Reese, Mark Hancey, and Larry Hepworth voting in favor

Item #3: PUBLIC HEARING to receive public input regarding North Logan City's proposed application to the Council of Governments (COG) for funding to purchase 200 W Right-Of-Way for corridor preservation (at approximately 2500 N). Following the public hearing, the City Council may consider approval of this application.

Mayor Peterson introduced the City's proposed COG application requesting funding to acquire right-of-way property near 2500 North for future construction of the 200 West transportation corridor. The Mayor explained that:

- the corridor has been identified as an important future north-south transportation route;
- preserving right-of-way now is significantly less expensive than waiting for future development;
- the acquisition represents a long-term transportation investment designed to reduce congestion on Main Street.

(0:22:00)

Mayor Peterson stated the same guidelines for speaking at a public hearing still apply, and opened the public hearing at 6:53 p.m.

Russell Goodwin (resident) spoke, stating:

"I support this endeavor by the city. Some transportation modeling a few years ago indicated that a corridor on the West side would be the most effective at reducing overall transportation gridlock. And if we can complete 200 West from... about 2300 North ... to 2500... then we have 200 West to the Northern North Logan Boundary (... about 3300 North). And then there's a gap ... of about four blocks ... 3700 North (which is Hyde Park Lane). From Hyde Park Lane ... there's several routes that connect on up to Smithfield. If we can get these couple of gaps completed ... we'll have a very effective alternative North-South transportation corridor ... So, I encourage you to pursue this...."

With no additional comment's forthcoming, Mayor Peterson closed the public hearing at 6:55 p.m.

Mayor Peterson agreed that regional transportation studies support development of the corridor as an important north-south route extending toward Smithfield.

(0:24:22)

Motion

Kenny Reese made a motion to approve submitting an application for the final funding amount from the Council of Governments. Larry Hepworth seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Kenny Reese, Mark Hancey, and Larry Hepworth voting in favor

Item #4: PUBLIC HEARING to receive public input regarding a proposed adjustment to the North Logan

Master Fee Schedule as it relates to the Fees In Lieu Of Water Rights Dedication. Following the public hearing, the City Council may consider a resolution modifying the North Logan Master Fee Schedule.

Jordan Oldham explained that with the increasing cost of water-rights, it is necessary to update the City's fee schedule and increase the fee on developers of subdivisions who elect to pay a fee rather than dedicate qualifying water rights. The desire is to encourage a dedication of qualifying water rights.

(0:25:54)

Mayor Peterson stated the same guidelines for speaking at a public hearing still apply, and opened the public hearing at 6:57 p.m.

Susan Coles (resident) spoke, stating:

"I'm concerned... that it was a fee in lieu of the water rights for new subdivisions to be used for outdoor watering.... because when I've come to the planning and zoning, they've talked about the new subdivisions to provide a certain amount of water rights for outdoor watering.... in consideration of the serious drought we're in, would be concerned about buying water we don't have."

With no additional comment's forthcoming, Mayor Peterson closed the public hearing at 6:58 p.m.

Council and staff clarified:

- The proposal applies only to subdivisions.
- The City prefers developers dedicate water rights rather than pay a fee.
- Dedicated shares are converted to culinary water rights.
- Increasing the fee encourages developers to keep water within North Logan instead of selling shares elsewhere.
- Canal company pricing will continue to be monitored.

(0:32:33)

Motion

Mark Hancey made a motion to approve the resolution adjusting the North Logan Master Fee Schedule as it relates to the Fees In Lieu Of Water Rights Dedication. Larry Hepworth seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Kenny Reese, Mark Hancey, and Larry Hepworth voting in favor

Item #5: PUBLIC HEARING to receive public input regarding an ordinance to vacate a public utility easement located along the northern side and eastern side of Parcel 04-273-0001 (of the Wiberg Subdivision).

Scott Perkes explained the ordinance would vacate an existing utility easement and relocate it to accommodate a subdivision boundary adjustment while maintaining necessary utility access.

(0:35:10)

Mayor Peterson stated the same guidelines for speaking at a public hearing still apply, and opened the public hearing at 7:06 p.m.

Tim Tolbert (resident) spoke, stating:

"My understanding is that the road 2600 North was obtained by the city through either Title VII or Title XI eminent domain or threats thereof. And so therefore I oppose any type of development along that road that enriches anyone other than the original property owner who had their property taken from them."

Susan Coles (resident) spoke, stating:

"I would just like to say, I agree with the prior comment."

With no additional comment's forthcoming, Mayor Peterson closed the public hearing at 7:08 p.m.

Council and staff clarified:

- No utilities currently occupy the easement.
- New easements will replace those being vacated.
- Utility service capability will not be reduced.

(0:38:46)

Motion

Kenny Reese made a motion to approve the ordinance to vacate the public utility easement located on the North side and Eastern side of parcel 04-273-0001. Buzzy Mullahkhel seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Kenny Reese, Mark Hancey, and Larry Hepworth voting in favor

Item #6: PUBLIC HEARING to receive public input regarding an ordinance to vacate a public utility easement located along the northern property line of the western agricultural remainder parcel of the Bullen Brothers Subdivision Ph. 2.

Scott Perkes explained this ordinance cleans up utility easements associated with the Wolfpack Commons commercial development while replacing them with updated easements shown on the new subdivision plat.

(0:41:45)

Mayor Peterson stated the same guidelines for speaking at a public hearing still apply, and opened the public hearing at 7:13 p.m., and then closed it, as there were no public comments forthcoming.

(0:42:03)

Motion

Mark Hancey made a motion to approve the ordinance to vacate the public utility easement located along the northern property line of the Western Agricultural Remainder of the Bullen Brothers Subdivision Phase Two, amended to make the vacation conditional upon the recording of the plat. Larry Hepworth seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Kenny Reese, Mark Hancey, and Larry Hepworth voting in favor

Item #7: Consider draft zoning text amendments intended to adjust the requirements for development within the 2500 N Gateway Commercial - West zoning classification.

Scott Perkes explaining that this item represented the culmination of approximately six months of work by Planning Commission, City staff, business owners, and affected property owners to revise development standards along the 2500 North Corridor. The amendments retain long-term redevelopment goals while allowing additional conditional commercial uses.

During the past six months, the Planning Commission conducted:

- multiple public workshops;
- meetings with affected business owners;
- discussions with property owners;
- public hearing with public comment opportunities;
- detailed review of proposed code language.

As a result of those discussions, staff prepared amendments designed to preserve the long-term vision while providing greater flexibility during redevelopment. Proposed amendments are designed to:

- retain high architectural and aesthetic standards;
- continue emphasizing quality corridor design;
- allow certain heavier commercial and industrial uses through the Conditional Use Permit process rather than as prohibited uses;
- establish additional screening, fencing, and outdoor storage requirements;
- maintain Planning Commission oversight of future development proposals.

Mayor Peterson noted that:

- property owners had numerous opportunities to participate;
- concerns had been openly discussed;
- the final recommendation received unanimous support from Planning Commission;
- the process reflected transparency and meaningful public participation.

Scott Perkes stated that the revisions represented a compromise balancing economic development with community aesthetics.

Council praised the collaborative public process.

(0:47:50)

Motion

Buzzy Mullahkhel made a motion to approve the zoning text amendments intended to adjust the requirements for development within the 2500 North Gateway Commercial West zoning classification. Mark Hancey seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Kenny Reese, Mark Hancey, and Larry Hepworth voting in favor

Item #8: Consider approval of the Harvest Acres Subdivision Development Agreement.

Scott Perkes provided an overview of this single-family subdivision in the RE-1 zone, adjacent to the City's planned 2500–2600 North transportation corridor. The subdivision qualifies as a bonus density by-right development, allowing additional residential lots in exchange for significant public infrastructure improvements:

- Base zoning would permit 7 lots.
- Bonus density provisions allow up to 14 lots.
- The developer proposed 11 residential lots.

Because bonus density is requested, the developer agreed to construct improvements benefiting both the subdivision and the City as a whole. Those improvements include:

- acquisition of future roadway right-of-way;
- improvements to 2500 North access;
- installation of water infrastructure;
- sewer improvements;
- secondary water facilities;
- storm drainage infrastructure.

Scott Perkes further explained that several improvements constitute Master Plan infrastructure, benefiting future development beyond Harvest Acres. Those shared improvements require cost-sharing provisions and reimbursement language that are incorporated into the Development Agreement.

Council members discussed the City's efforts to ensure that developers contribute proportionately toward infrastructure benefiting future growth. Several members observed that the agreement successfully balanced:

- developer responsibilities;
- protection of City finances;
- implementation of the Transportation Master Plan;
- equitable allocation of infrastructure costs.

The Council complimented the staff for addressing larger citywide infrastructure needs while facilitating responsible residential development.

(0:50:55)

Motion

Mark Hancey made a motion to approve the Harvest Acres Subdivision Development Agreement. Buzzy Mullahkhel seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Kenny Reese, Mark Hancey, and Larry Hepworth voting in favor

Item #9: Consider approval of the Beck Farms Subdivision Development Agreement.

Mayor Peterson announced that additional discussion was needed regarding the proposed Beck Farm Subdivision Development Agreement; therefore, this agenda item was postponed to a future City Council meeting.

Item #10: Consider approval of the North Logan City Sewer Master Plan.

Mayor Peterson introduced Seth Thompson of Sunrise Engineering, who presented the completed North Logan City Sewer Master Plan. Mr. Thompson explained that Cache Landmark Engineering had completed the majority of the data collection, hydraulic modeling, and system analysis before Sunrise Engineering finalized the report.

Mr. Thompson stated that the study serves as the technical foundation for:

- future wastewater capital improvements;
- preparation of the Capital Facilities Plan;
- future wastewater impact fee calculations;
- long-range infrastructure planning.

Using GIS mapping, temporary flow meters, permanent metering stations, and hydraulic modeling, engineers evaluated the City's collection system to identify deficiencies and future capacity needs.

Mr. Thompson reported that key findings included:

- measurable differences between spring and winter wastewater flows due to inflow and infiltration;
- groundwater infiltration and illegal sump pump connections contribute to excess flows;
- projected residential and commercial growth areas were incorporated into the hydraulic model;
- several trunk lines are nearing or exceeding design capacity;
- approximately 12 major capital projects were identified to address existing deficiencies and accommodate future growth.

Among the highest priorities were:

- sewer improvements along Main Street;
- new trunk sewer infrastructure along 2500 North;
- rehabilitation of the shared Logan/North Logan interceptor line;
- strategic diversion of flows to maximize existing infrastructure capacity.

Council members discussed:

- updating master plans every five years;
- reducing inflow and infiltration;
- monitoring spring runoff;
- rehabilitation of aging sewer lines;
- prioritization of future capital projects;
- coordination with future impact fee updates.

Staff reported that North Logan has reduced wastewater discharge volumes to Logan City's treatment plant during the past two years, resulting in measurable operational savings. Staff credited ongoing pipe rehabilitation, monitoring, and system maintenance for the improvement.

(1:03:52)

Motion

Kenny Reese made a motion to approve the North Logan City Sewer Master Plan as presented. Larry Hepworth seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Kenny Reese, Mark Hancey, and Larry Hepworth voting in favor

Item #11: Notice of Intent to prepare an Impact Fee Facilities Plan.

Alan Luce explained that this notice is a first step for the city to begin preparing an impact fee facilities plan for:

- Stormwater, and
- Public Safety (Police, Fire, and Emergency Management).

(1:05:45)

Motion

Buzzy Mullahkhel made a motion to approve the notice of intent to prepare an Impact Facilities Plan. Kenny Reese seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Kenny Reese, Mark Hancey, and Larry Hepworth voting in favor

Item #12: Notice of Intent to amend an Impact Fee Facilities Plan.

Alan Luce explained that the previous agenda item was regarding impact fees we don't have, but are considering. This agenda item is for our existing capital facilities plan we have in place for water, sewer, roads and parks. This is a notice of intent to analyze and amend the existing capital facilities plan.

(1:06:46)

Motion

Larry Hepworth made a motion approve the notice of intent to amend the Impact Facilities Plan. Buzzy Mullahkhel seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Kenny Reese, Mark Hancey, and Larry Hepworth voting in favor

City Council Work Session Items

Item #13: Discuss firework restrictions.

Fire Chief Nate Thompson discussed wildfire conditions and fireworks restrictions. Discussion included:

- Continuing statewide drought.
- Governor's emergency orders.
- Availability of state firefighting resources.
- Recommendation to continue monitoring conditions before making additional local decisions

Item #14: Updates regarding North Logan's water capital improvement projects.

Jordan Oldham reported on the City's major water infrastructure projects, including:

- The new water storage tank is substantially complete.
 - Interior sealing, concrete patching, and stairwell construction are underway.
 - Leak testing is scheduled for August.
 - The transmission line feeding the tank has been completed and is currently undergoing testing.
- Distribution line construction has begun below the tank near the cemetery.
- Staff continue pursuing a Bureau of Reclamation construction grant for a future well project, with a potential award of approximately \$500,000.
- Projected backfilling around the tank is expected to begin in mid-August and be substantially completed by October.

Item #15: Updates on Civic Center.

Alan Luce reviewed updates, including:

- Construction of the Friends of the Library outdoor courtyard is underway.
- Renovation of the original library building is approximately six weeks from completion.
- Remaining work includes flooring installation and final finish work.
- Staff anticipate reopening the renovated library by the end of the following month.
- Planning has begun for a ribbon-cutting ceremony following completion of landscaping.

The Community Center is receiving numerous reservation requests despite not yet being formally advertised. Those requests include:

- Training sessions
- Educational classes
- Music recitals
- Library programming
- Future wedding receptions

Item #16: Reports from City officers, boards, and committees.

Scott Perkes reviewed some active projects, including:

- Wolfpack Commons
 - Vertical construction is expected to begin soon on the first commercial building.
 - Additional buildings are advancing through zoning clearance.
- West 2500 North Commercial Gateway
 - Following the Council approval of the zoning text amendment, formal rezoning applications are expected before the Planning Commission in August and then City Council later this summer.
- North Logan Townhomes
 - A large residential rezone application is moving through the review process.
- Ashbourne Mixed-Use Development
 - A public hearing is scheduled before the Planning Commission.
 - Staff noted significant public interest and numerous public comments already received.
 - If recommended by the Planning Commission, the proposal could reach the City Council in late August or early September.

Council members also discussed the City's new Mixed-Use City Center (MXCC) zoning designation.

Staff explained:

- No properties currently carry the new MXCC zoning designation.
- Existing City Center properties retain legacy zoning classifications.
- The Ashbourne proposal would be the first property considered under updated form-based code.

Alan Luce reviewed some of the upcoming event:

- Scheduling a future Council tour of the new water storage tank in place of the previous Water Canyon excursion.
- Pioneer Day activities on July 24, including:
 - Community breakfast
 - Parade participation
 - Fireworks celebration
- Library End-of-Summer Social (August 3)
- Redneck Night (August 22)
- Ride for the Fallen event
- September 11 Day of Service planning

Item #16: Mayor item updates and coordination with legislators, ULCT, Fire District, CMPO, COG, CWC, RAPZ, Recreation Center Committee, Public Communication,...etc.

Mayor Peterson provided some updates regarding regional initiatives, including:

- Fire District
 - Discussions continue regarding regional fire funding.
 - North Logan seeks a funding structure that more equitably reflects services provided and avoids subsidizing other jurisdictions.
- Regional Recreation Center (REC)
 - Cache County is forming a formal steering committee to guide future planning.
 - Emily Schmidt was designated to represent North Logan on the committee.
 - The City will continue evaluating both regional and independent recreation options.
 - Because a county bond measure will not occur this year, the earliest possible countywide funding vote would be 2028, providing additional time for evaluation.

505 (1:29:10)

506 **Motion**

507 *Mark Hancey made a motion to adjourn the meeting. Buzzy Mullahkhel seconded the motion. A vote*
508 *was called and the motion passed unanimously with Buzzy Mullahkhel, Kenny Reese, Mark Hancey, and*
509 *Larry Hepworth voting in favor.*

510

511 The meeting adjourned at: 8:00 p.m.

512

513 Approved by City Council:

August 19, 2026

514

515 Transcribed by: Scott Bennett

516

517 Recorded by:

518



Scott Bennett/City Recorder