

**Minutes of the North Logan City
City Council
Held on August 19, 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, Emily Schmidt, Kenny Reese, Mark Hancey and Larry Hepworth. (Buzzy Mullahkhel was excused).

Others present were: Alan Luce, Scott Perkes, Jordan Oldham, Madison Saurey, Scott Bennett, Lieutenant David Pugmire, K. Craig Loosle, Cindy Beeston, Douglas Younker, Jeff Jackson, Russell Goodwin, Mark Hurd, Gordon Coulson, Nate Daus and Zan Murray.

The Pledge of Allegiance was led by Larry Hepworth

An invocation was given by Kenny Reese

Adoption of Agenda

(0:01:38)

Motion

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

Recognition of Exemplary Staff Member

The Council recognized Debbie Bond as an exemplary staff member for reviewing merchant-services, helping reduce fees, assisting with the city newsletter, and helping oversee City finances.

Reports from Public Safety Officials

Lieutenant David Pugmire reported on Police Department information, including:

- 561 calls for service during July (411 calls occurred within North Logan).
- 351 traffic stops, including 224 warnings and 75 citations.
- Medical Emergencies were the largest priority calls, and animal problems were the leading non-priority calls.
- One officer expected to complete training within weeks, and a second potential officer is progressing through the hiring process.
- Police anticipate increased electric-bike/juvenile activity with the beginning of the school year and plan additional enforcement.

Review of Strategic Directives and Action Items

Alan Luce reviewed updates with the Council, including:

- Public Works and Utilities:
 - Water reservoir construction nearing completion.
 - Sewer lining project finished and has reduced infiltration considerably.
 - Street and crosswalk striping ongoing, 270 East sidewalk work continuing.
 - Street fog seal upcoming.
 - 200 East right-of-way acquisition progressing.
 - Finalizing the Master Signage and Wayfinding contract.
- Parks and Recreation:
 - Elkridge Park improvements nearly complete.
 - Cemetery shed construction and landscaping finished.
 - Recreation programs include soccer and flag football.
 - Civic Center landscaping upcoming.

- Human Resources finalizing some personnel policy revisions.
- Library renovation will be complete in about two weeks. The library will temporarily close for about month (while maintaining online and other services) to move items back into the library proper.
- Fire Department participation in emergency/CERT wildfire training.

Consent Items

(0:12:25)

Motion

Kenny Reese made a motion to approve the consent item as presented. Mark Hancey seconded the motion. A vote was called and the motion passed unanimously with Emily Schmidt, Kenny Reese, Mark Hancey, and Larry Hepworth voting in favor. The consent item was for City Council meeting minutes of July 15, 2026 and August 5, 2026.

Current Action Items

Item #2: PUBLIC HEARING to receive input regarding a proposed increase to solid waste collection fees. Once the public hearing has taken place, the City Council may consider a resolution, modifying the North Logan City Master Fee Schedule as it relates to Solid Waste Collection Fees.

Mayor Lyndsay Peterson explained that the proposed adjustment primarily reflected the contractual Consumer Price Index adjustment applicable to solid waste collection rates. In addition, the administrative processing fee was proposed to increase from \$1.50 to \$2.00.

(0:14:25)

Mayor Peterson read aloud the guidelines for speaking at a public hearing and opened the public hearing at 6:46 p.m., and then closed it, as there were no public comments forthcoming.

(0:15:30)

Motion

Emily Schmidt made a motion to approve Resolution 26-15, modifying the North Logan City Master Fee Schedule as it relates to solid waste collection fees. Mark Hancey seconded the motion. A vote was called and the motion passed unanimously with Emily Schmidt, Kenny Reese, Mark Hancey, and Larry Hepworth voting in favor.

Item #3: Consideration regarding a proposed 4-lot commercial subdivision (Altitude Business Park) of Parcel ID: 04-062-0027 (~ 250 W 2500 N).

Scott Perkes presented the proposed four-lot commercial subdivision and explained the proposal would divide the property into four commercial lots with a private access lane from 2,500 North. The subdivision also provides for an access easement along the southern boundary. The Planning Commission previously reviewed the proposal and provided a unanimous favorable recommendation.

Developer Jeff Jackson explained the configuration of the access road, including the longer southern portion intended to accommodate the planned business access and future development.

(0:19:40)

Motion

Kenny Reese made a motion to approve the four-lot commercial subdivision altitude business park of parcel ID 04-062-0027. Emily Schmidt seconded the motion. A vote was called and the motion passed unanimously with Emily Schmidt, Kenny Reese, Mark Hancey, and Larry Hepworth voting in favor.

Item #4: Consider approval of the Beck Farms Subdivision Development Agreement.

Scott Perkes explained the Beck Farms development agreement concerned the dedication and development of open-space/park property near 2,800 North and 1,900 East. The agreement establishes a phased approach for the park, with the eastern portion to be dedicated and developed first, followed by the western portion. The agreement also provides a framework for incorporating the park into the City's

master plan, capital improvement plan, impact-fee schedule, and future grant applications. Staff clarified that the park dedication is not a bonus-density requirement but is being provided to the City as part of the family's legacy

(0:24:16)

Motion

Larry Hepworth made a motion to approve the Beck Farms subdivision development agreement as stated. Emily Schmidt seconded the motion. A vote was called and the motion passed unanimously with Emily Schmidt, Kenny Reese, Mark Hancey, and Larry Hepworth voting in favor.

Item #5: Consider approval of the Hidden Hollow Subdivision Development Agreement.

Scott Perkes explained the Hidden Hollow development agreement is for property on the City's eastern bench near Forest Service land; and, that the area presents significant development challenges because of steep slopes, geologic hazards, and limited access. The proposal would allow two lots while permanently extinguishing four additional development rights; in exchange, the City would obtain easements needed for the waterline and Bonneville Shoreline Trail.

One lot could receive a building permit before additional road access is established; the second would remain conditioned upon future access through 2,300 North or 2,600 North.

The Planning Commission held a public hearing with no public comments and provided a unanimous favorable recommendation.

(0:30:14)

Motion

Emily Schmidt made a motion to approve the Hidden Hollow subdivision development agreement as stated. Mark Hancey seconded the motion. A vote was called and the motion passed unanimously with Emily Schmidt, Kenny Reese, Mark Hancey, and Larry Hepworth voting in favor.

Item #6: Consider a proposed Zoning Map Amendment (Rezone) of various properties located west of Main Street with frontage along 2500 North to the 2500 N Gateway Corridor - West zone (GC-W).

Scott Perkes presented a legislative zoning map amendment for properties west of Main Street fronting 2,500 North. The proposed Gateway Commercial West zoning classification is intended to support the City's General Plan vision for 2,500 North as an important gateway into North Logan while allowing continued economic development during the transition toward the City's long-term vision. The revisions have been made to the zoning standards following feedback from property and business owners and Planning Commission workshops. The Planning Commission gave the proposal a unanimous favorable recommendation. One member of the public also spoke in favor of the proposal.

Council discussion addressed split zoning of certain parcels and the City's intent to preserve frontage for higher-intensity future uses while allowing appropriate uses toward the rear.

(0:38:43)

Motion

Emily Schmidt made a motion to approve the ordinance for the zoning map amendment of the various properties located west of Main Street with frontage along 2500 North to the 2500 North Gateway Corridor West Zone. Mark Hancey seconded the motion. A vote was called and the motion passed unanimously with Emily Schmidt, Kenny Reese, Mark Hancey, and Larry Hepworth voting in favor.

Item #7: Updates regarding the Logan River Watershed Plan - EIS (JUB Engineers).

Zan Murray of JUB Engineers presented an extensive update on the Logan River Watershed Plan and Environmental Impact Statement. The project has been under development for approximately ten years and is funded through the Natural Resources Conservation Service (NRCS).

Key elements discussed included:

- Protection of water rights.
- Replacement or improvement of aging canal infrastructure.
- Secondary-water improvements.
- Reduction of culinary-water and wastewater treatment costs.
- Flood-control improvements benefiting North Logan.
- Approximately 120 miles of secondary-water piping.
- Potential reuse of wastewater treatment lagoons for approximately 2,100 acre-feet of storage.
- Flood-control improvements involving canal improvements and an overflow trunk line.
- NRCS funding of 75% of agricultural-water-management costs and potentially 100% of flood-management costs.
- Estimated annual culinary-water treatment savings of approximately \$650,000 and wastewater treatment savings of approximately \$1.3 million among participating communities.
- Conservation of approximately 5,400 acre-feet of water.
- Potential increase in Logan River flows of approximately 25 cubic feet per second.
- Continued water flow through the Little Logan River Canal to preserve recreational and aesthetic benefits.

The presentation emphasized that North Logan's flooding concerns had influenced the preferred alternative. The project remains in the environmental/design phase, with completion of the EIS anticipated in the fall or early spring, followed by applications for construction funding.

Council discussion clarified that North Logan's current co-sponsorship does not constitute a financial commitment. A watershed agreement would indicate the City's willingness to support the project into the design phase, while future construction costs would be addressed through subsequent agreements based on the benefits received by participating sponsors.

Item #8: Consider approval of the Public Works Department recommendation for the selection of a bid to construct the upper bench transmission culinary waterline.

Jordan Oldham explained the project will connect the upper water tank to the Wildercrest subdivision and extend another line toward the north end of Mahogany Ridge. The project is supported by a \$500,000 grant and will substantially improve fire flow in the affected areas. The project will also include rough grading for a portion of the Bonneville Shoreline Trail.

Forefront submitted the lowest bid and received favorable recommendations from staff and Sunrise Engineering. A 6% contingency was included because of potential rocky conditions. Public Works recommended selecting Forefront General Contracting to construct the upper bench transmission culinary waterline.

(1:13:18)

Motion

Emily Schmidt made a motion to approve the Public Works Department recommendation for the selection of a bid from Forefront General Contracting to construct the upper bench transmission culinary water line. Mark Hancey seconded the motion. A vote was called and the motion passed unanimously with Emily Schmidt, Kenny Reese, Mark Hancey, and Larry Hepworth voting in favor.

Item #9: Consider a resolution amending the North Logan City Personnel Policies.

Madison Saurey explained that the revisions consolidate updates developed through internal review, staff feedback, and participation in a valley-wide HR group.

Major changes discussed included:

- Formalizing 10-hour workdays for certain Parks, Streets, and Stormwater employees.
- Changing City office hours to 8:00 a.m. - 5:30 p.m. Monday through Thursday, with offices closing at noon on Friday.

- Increasing compensatory-time limits from 24 to 32 hours.
- Clarifying holiday pay and treatment of holidays falling on weekends.
- Clarifying provisions for three-quarter-time and part-time employees.
- Adding Christmas Eve, New Year's Eve, and Good Friday to the holiday schedule.
- Continuing the employee leave pool.
- Implementing a progressive discipline policy.
- Formalizing child-safety and supervision requirements for programs involving minors.

Considerable Council discussion focused on the proposed holidays, particularly Good Friday. Council members discussed employee morale, recruitment and retention, taxpayer stewardship, opportunity costs, and the City's historically lower compensation compared with surrounding municipalities.

(1:45:25)

Motion

Emily Schmidt made a motion to approve the resolution amending the North Logan City personnel policies as outlined. Mark Hancey seconded the motion. A vote was called and the motion passed with Emily Schmidt, Mark Hancey, and Larry Hepworth voting in favor. Kenny Reese voted against.

Item #10: Consider approval of the annual Fraud Risk Assessment Report.

Scott Bennett presented the annual fraud risk assessment. The assessment was substantially unchanged from the previous year. The prior finding concerning formal certifications has been corrected.

(1:49:00)

Motion

Mark Hancey made a motion to approve the Fraud Risk Assessment, as presented. Emily Schmidt seconded the motion. A vote was called and the motion passed unanimously with Emily Schmidt, Kenny Reese, Mark Hancey, and Larry Hepworth voting in favor.

City Council Work Session Items

Item #11: Updates regarding North Logan's water capital improvement projects.

Jordan Oldham reported that construction of the recently approved waterline project was scheduled to begin in early September. The water tank was undergoing cleaning, concrete work, and interior piping improvements. Work was also underway on the control-valve bunker and transmission line extending west from the tank.

Item #12: Updates on Civic Center.

Alan Luce reviewed updates regarding landscaping and hardscape improvements, which are anticipated before fall, and discussed a potential ribbon-cutting in early October.

Council members recommended communicating the landscaping schedule and construction progress to residents through the newsletter and City website.

Item #13: Reports from City officers, boards, and committees.

Scott Perkes provided updates on the Ashbourne mixed-use City Center development and the proposed North Logan Townhomes project. Ashbourne was anticipated to return to the Council in September following a revised proposal from the developer.

Council members discussed the importance of continued communication between the developer, residents, and Council before the formal proposal returns. The Council also discussed whether the September 2 meeting would be necessary if the agenda remained minimal, with the possibility of moving items to September 16.

Alan Luce reviewed some of the upcoming events:

- Redneck Night and rescheduled fireworks on August 22, with fireworks scheduled for 9:00 p.m.
- Ride for the Fallen on August 29.
- Pirate Night at the HSC on September 11.
- Day of Service and related projects at Elkridge Park on September 11 and 12.
- Green Canyon High School service activities on September 11 and 12.
- Green Canyon Homecoming Parade on September 16.
- Pumpkin Days in October.

Council participation in the September 11 Day of Service was encouraged.

Item #14: Mayor item updates and coordination with legislators, ULCT, Fire District, CMPO, COG, CWC, RAPZ, Recreation Center Committee, Public Communication,...etc.

Mayor Peterson provided updates regarding:

- Continued review of the Ashbourne development proposal and the importance of resident/developer dialogue.
- September and October newsletter assignments.
- Utah League of Cities and Towns (ULCT) discussions concerning municipal taxation.
- Ongoing fire-district discussions and potential financial implications for North Logan.
- Upcoming COG and CMPO applications.
- Formation of a recreation-center board involving Council members.
- The ULCT conference scheduled for late October.

(2:04:50)

Motion

Emily Schmidt made a motion to adjourn the meeting. Larry Hepworth seconded the motion. A vote was called and the motion passed unanimously with Emily Schmidt, Kenny Reese, Mark Hancey, and Larry Hepworth voting in favor.

The meeting adjourned at: 8:35 p.m.

Approved by City Council:

September 16, 2026

Transcribed by: Scott Bennett

Recorded by:



Scott Bennett/City Recorder