

**Minutes of the North Logan City  
City Council  
Held on September 16, 2026  
At the North Logan City Offices, North Logan, Utah**

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***(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, Emily Schmidt, Kenny Reese, Mark Hancey and Larry Hepworth.

Others present were: Alan Luce, Scott Perkes, Jordan Oldham, Police Chief Kent Goodrich, Fire Chief Nate Thompson, Clyde Holt, Ruby Holt, Cody Hugie, Tiffany Holtzman, Allan Holtzman, Mitch Schiffman, Bill & Chris Tolbert, Susan Coles, Steven Moore, Carole Balling, Chris Balling, Clark Puffer, Karen Peterson, Deanna E. Fry, Mary Goodnough, Karen McBride, Ellen Camp, Kim Lamb, Gail Lamb, F. Elaine Leavitt, Max R. Leavitt, Lynette Morton, Mont Robinson, Nathan Robinson, Kai McKee, Nina Bills, Michael Roesberry, Sarah Torgesen, Douglas & Linda Allred, Tim & Olga Tolbert, Sharon Hoth, Spencer Crook, Bobbie Coray, Carole Malouf, Elizabeth Ferrin, Mary Wilson, Kelli J. Fife, Darren England, Phineas Smith, Noel Palmer, Natalie Smoot, Hope Bingham, Amber Bingham, Jay Maughan, Kaitlyn Taylor, Josh Carling, Linda Young, Cindy Beeston, Darrin Buttery, Madison Schmidt, Elizabeth Rawls, Kathy Porter, Neal Porter, Ronnie George, Ed and Sharon Black, Becky Hunsaker, Gae Murray, Deanne Kirby, Barb Wood, Susan Corrigan, Lynette Rieben, Kurt Rieben, Tom Hill, Craig Winder, Darwin Sorensen, Russell Goodwin, Rex Probst, Greg & Cheryl Christiansen, Kayla Montoya, Juhael (sp?), Kosh (sp?) Kuehne, Heather Stonely, Al Steele, Seth Tolbert, Launn (sp?) Rachal, K'Leis and Quinn Young, Mey (sp?) Bouck, Sam Rasmussen, Nikolai Mork, Dave Flandro, Teresa Theurer, Liz Carr, Marcia Stewart, Jeanine Andersen, Austin Stoker, and Stefanie Brady.

The Pledge of Allegiance was led by Buzzy Mullahkhel

An invocation was given by Emily Schmidt

**Adoption of Agenda**

***(0:01:18)***

**Motion**

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

**Recognition of Emergency Management Teams (CERT, Fire Dept)**

Mayor Peterson recognized the North Logan Community Emergency Response Team (CERT) for its response to the July 11 and July 31, 2026 fires in Logan City.

CERT volunteers worked with the Logan City Fire Department and Church of Jesus Christ of Latter-day Saints and Green Canyon High School to establish emergency shelters and provide assistance to displaced residents. More than 60 residents, including pets, received shelter, food resources, and support.

Mayor Peterson expressed appreciation for CERT's willingness to respond beyond North Logan's boundaries and recognized the team's service to the broader community.

**Recognition of Super Citizen**

Mayor Peterson recognized a North Logan resident, who was nominated by Jennifer Francina, for quietly and consistently going above and beyond to assist several neighbors with the care and improvement of their yards. These types of quiet acts of kindness performed by residents are an important part of what makes North Logan a special place to live, and that these acts deserve to be recognized and celebrated.

The individual preferred to remain anonymous.

**Recognition of Exemplary Staff Member**

Aaron Thaxton was recognized as the city's exemplary employee based on a nomination from Madison Sori. The nomination cited positive feedback regarding Aaron's willingness to go above and beyond in assisting residents and providing excellent customer service.

**Reports from Public Safety Officials**

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

- 78 fire/EMS calls were handled during August.
- The department has handled 607 calls year-to-date, comparable to the previous year.
- A new Horton rescue ambulance has been delivered and was expected to enter service the following week.
- The department has begun evaluating locations for the proposed Bridger 73 Firehouse, intended to serve northern Logan City and western North Logan. Approximately four potential sites remain under consideration.

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

- 553 calls for service were handled during August, 418 of those calls were for North Logan.
- Approximately 56% of North Logan calls were priority calls requiring immediate response.
- Officers handled a significant number of child-abuse investigations, child-sexual-abuse investigations, citizen disputes, and domestic disputes.
- Police and fire responded jointly to 44 medical emergencies.
- Officers have worked extensively with Juniper Ridge Middle School to improve traffic flow along Wolfpack Way during student drop-off and pickup.
- Police also assisted with LoToJa activities and the Green Canyon Homecoming Parade.

**Review of Strategic Directives and Action Items**

Alan Luce reviewed updates with the Council, including:

- Public Works and Utilities:
  - Sewer: Sewer-lining projects continue to reduce infiltration and wastewater costs.
  - Streets: Sidewalk, painting, and other seasonal projects are nearing completion.
  - Stormwater: Annual MS4 reporting is being completed, and Stormwater Master Plan is nearing Council review.
  - Engineering: Right-of-way work continues on 200 East associated with the COG project.
- Parks and Recreation:
  - Civic Center: RAPZ Grant landscaping work is underway, with city staff assisting to reduce costs.
  - Recreation Center: Alternatives continue to be evaluated.
  - Parks: Staff and volunteers completed numerous Day of Service projects throughout the city.
  - Bonneville Shoreline Trail: The project is out to bid, with construction anticipated in late October.
  - Recreation: Pumpkin Days activities will take place throughout October, including the Pumpkin Run, pickleball tournament, Pumpkin Walk, Pumpkin Toss, and other activities.
  - Cemetery: The new cemetery shed is nearing completion.
- Master Signage and Wayfinding Plan: Further work may temporarily pause while related issues are evaluated.
- Library: The renovated library is expected to open in the coming weeks, with a tentative Grand Opening around October 19.

**Consent Items**

**(0:19:35)**

**Motion**

Buzzy Mullahkhel made a motion to approve the consent item as presented. Emily Schmidt seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Emily Schmidt, Kenny Reese, Mark Hancey, and Larry Hepworth voting in favor. The consent item was for City Council meeting minutes of August 19, 2026.

**Current Action Items**

Item #2: PUBLIC HEARING to receive public input regarding an ordinance to vacate excess public rights-of-way located on both the north west and south west sides of the 2440 North & Wolf Pack Way intersection. Following the public hearing, the City Council may consider an ordinance vacating the excess rights-of-way.

Alan Luce explained the proposed vacation of excess right-of-way located on the northwest and southwest sides of the 2440 North/Wolfpack Way intersection.

The property consists of excess right-of-way acquired when the roadway was constructed. One portion is a narrow, largely unused strip adjacent to the Alpine Church. Another portion currently functions as a stormwater basin.

*Mayor Peterson read aloud the guidelines for speaking at a public hearing and opened the public hearing at 6:54 p.m., and then closed it, as there were no public comments forthcoming.*

Council discussion included that the proposal would allow stormwater storage to be moved underground and facilitate future property improvements. The adjacent property owner would pay for the underground stormwater improvements. The property owners are also working together to provide improved access to the school district, reducing reliance on access from Main Street/Highway 91.

**(0:25:03)**

**Motion**

*Buzzy Mullahkhel made a motion to approve the ordinance vacating the excess public rights-of-way. Emily Schmidt seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Emily Schmidt, Kenny Reese, Mark Hancey, and Larry Hepworth voting in favor.*

Item #3: PUBLIC HEARING to receive public input regarding a proposed adjustment to the master fee schedule as it relates to City's Business License Fees. Following the public hearing, the City Council may consider a resolution modifying the master fee schedule.

Alan Luce reviewed proposed changes to the City's business-license fee structure. The changes were intended primarily to align the City's practices with state policy and neighboring municipalities. Major points included:

- Addition of an application fee accompanied by reductions in other license fees.
- Revision of commercial business categories from the existing 90,000-square-foot threshold to a 20,000-square-foot threshold.
- Adjustments to home-based business license fees.
- Clarification that short-term rentals fall within the Home Class 2 category.
- A more progressive late-payment penalty structure intended to encourage timely renewal.
- Continued efforts to keep fees reasonable and avoid unnecessarily burdening businesses.
- Fire/building inspections for short-term rentals are intended to address safety concerns such as ingress/egress, fire protection, and carbon-monoxide issues.

*Mayor Peterson stated the same guidelines for speaking at a public hearing still apply, and opened the public hearing at 7:01 p.m.*

**Cody Hugie (local business owner):**

Expressed concern about the proposed late-payment penalty, and stated that while he did not anticipate being late, he was concerned that penalties could become an additional business expense that might ultimately be passed on to customers.

*With no additional comment's forthcoming, Mayor Peterson closed the public hearing at 7:03 p.m.*

Discussion included that the purpose of the penalty was not to punish businesses that inadvertently miss a deadline, but to recoup expenses in providing multiple notices by email and other methods before penalties accrue. The maximum late penalty fee would be capped at 100% of the renewal cost.

**(0:33:30)**

**Motion**

*Emily Schmidt made a motion to approve the resolution modifying the master fees schedule as it relates to business licensing fees, with an addition of short-term rentals being added under home class two. Larry Hepworth seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Emily Schmidt, Kenny Reese, Mark Hancey, and Larry Hepworth voting in favor.*

**Item #4: Consider an ordinance modifying NLC Municipal Code 8-501 as it relates to Home-Based Business Licenses.**

Alan Luce explained that the proposed ordinance would clarify the meaning of the term "occasionally" as used in the state statute concerning businesses that operate only occasionally.

The proposed amendment would establish a specific definition for purposes of the City's home-based business provisions. Staff also explained that related language concerning combined off-site impacts had been removed based on the preceding code changes.

Council discussed the amendment and confirmed that the proposed language represented the substantive changes to the ordinance.

**(0:36:02)**

**Motion**

*Kenny Reese made a motion to approve the ordinance modifying North Logan Municipal Code 8-501 as it relates to home-based business licenses with the addition of the definition of occasionally. Emily Schmidt seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Emily Schmidt, Kenny Reese, Mark Hancey, and Larry Hepworth voting in favor.*

**Item #5: Consideration of a proposed Zoning Map Amendment (Rezone) and Master Development Plan (Ashbourne Development) of a 9.90 acre parcel located on the northeast corner of 2200 N and 400 E (Parcel ID: 04-061-0037) from the Residential (R-1-12) zone to the Mixed-Use City Center (MX-CC) zone (East Side Transition).**

Scott Perkes explained that the request is a legislative zoning-map amendment. The Planning Commission previously conducted a public hearing and reviewed the project on July 16 and August 6. The Planning Commission ultimately recommended approval by a 3-1 vote. Additional written public comments had subsequently been received and entered into the public record.

The Council reviewed previously submitted public comments and discussed the major issues raised by residents.

**SUMMARY OF PUBLIC COMMENTS REGARDING ASHBORNE**

The Council noted that substantial written public input had been received. Although the written comments were not read individually into the transcript, Council discussion identified several recurring concerns.

**A. Parking**

Parking was one of the most frequently discussed issues. Concerns included:

- Existing parking problems around Three Peaks Medical Center and the Cove.
- Concern that residential garages may not always be used for vehicles.
- Potential use of guest parking as primary resident parking.
- Whether commercial uses would have sufficient parking.
- Concern that on-street parking could become a substitute for inadequate private parking.
- Questions regarding how parking restrictions would be enforced.

Staff reported that the proposal had been revised to add 19 parking spaces by removing four townhome units. The project would provide approximately 126% of the City's current code-required parking. The developer also proposed 19 parking stalls in the northwest portion of the project that could potentially provide parking relief for Three Peaks Medical Center, although the City could not require Three Peaks users to park there.

Council discussed potentially establishing:

- HOA parking permits;
- limits on use of guest parking;
- parking enforcement;
- two-hour on-street parking restrictions;
- development-agreement requirements governing parking enforcement; and
- possible restrictions on long-term or overnight business-related parking.

#### **B. Traffic**

The Planning Commission had required a traffic-impact study. Staff reported that the study examined intersections within approximately one mile of the project and included an addendum modeling traffic during school operations at Greenville Elementary School. According to staff, the study concluded that the surrounding intersections would continue to operate at an acceptable level of service. A dedicated eastbound left-turn lane into the western project entrance was recommended to address potential vehicle queuing.

Council discussion acknowledged that the traffic study provided useful information but also considered residents' practical observations of existing traffic conditions.

One Councilmember described personally observing traffic near 4th East during school pickup and drop-off and expressed concern that certain pedestrian and traffic-safety nuances might not be fully reflected in a traffic model.

#### **C. School Traffic and Pedestrian Safety**

Councilmembers discussed pedestrian access to Greenville Elementary School and existing parent drop-off conditions. One Councilmember stated that the proposed sidewalk connection could provide a safer route for children traveling between the Cove and the school.

Councilmembers also discussed the need to work with the school district regarding pickup/drop-off traffic and pedestrian safety. Staff confirmed that the proposed development would provide a continuous sidewalk connection to the school.

#### **D. Density**

Overall density was identified by several Councilmembers as a principal concern.

Discussion focused on whether approximately 120 residential units on the 9.9-acre parcel represented an appropriate density for the East Side Transition area. The discussion included differing views about the appropriate balance between density, housing affordability, owner occupancy, and neighborhood character.

One Councilmember expressed the view that reducing density would simultaneously reduce potential:

- parking pressure;
- traffic impacts;
- infrastructure demands; and
- transition concerns.

Another Councilmember emphasized that higher-density housing can provide an ownership opportunity for first-time buyers who may not be able to afford detached single-family homes.

#### **E. Transition / Viewshed**

The Planning Commission had identified three potential approaches for improving the transition between

the proposed development and existing lower-density neighborhoods:

1. Incorporating more single-family homes;
2. Breaking townhome units into multiple buildings to create view corridors; and
3. Reorienting some buildings so front doors would face the existing single-family homes.

Councilmembers differed regarding whether the proposed layout adequately addressed the transition requirement. Some Councilmembers focused on density and massing, while others considered the site's natural topography, canal, setbacks, building orientation, and existing development patterns. Another Councilmember expressed that the transition should provide approximately a 50% reduction in density and more single-family homes. Some questioned whether such a reduction was necessary or desirable.

#### **F. Housing / Home Ownership**

The Council also discussed housing affordability and opportunities for first-time homebuyers. Mayor/Council discussion noted that detached single-family homes in North Logan can be financially difficult for first-time buyers, while townhomes may provide an entry point into home ownership. The discussion recognized that the proposed Ashborne project was not specifically an affordable-housing project, but that the proposed townhome product could potentially provide a lower-cost ownership option compared with detached homes.

#### **G. Owner Occupancy**

Council discussed the project's proposed owner-occupancy requirements. Some Councilmembers considered owner occupancy an important component in mitigating some neighborhood impacts associated with higher density. Others noted that higher density can make owner occupancy more difficult to achieve, reinforcing the need for appropriate project requirements.

#### **H. Development Agreement / HOA Requirements**

Councilmembers identified the development agreement as an important unresolved issue. Topics suggested for further consideration included:

- parking enforcement;
- HOA requirements;
- guest parking restrictions;
- on-street parking;
- commercial parking;
- transition requirements; and
- other protections intended to ensure the project performs as represented.

Council expressed interest in reviewing a development agreement before taking final action, and concluded that additional time was needed to work through the unresolved issues.

Primary issues identified for further work were:

1. Density
2. Traffic
3. Parking
4. Three Peaks Medical Center parking
5. Transition between the proposed development and existing neighborhoods
6. Development agreement
7. HOA/parking enforcement provisions

The applicant, Jake Thompson, addressed the Council and stated that the development team had been working on the project for approximately 18 months. He expressed willingness to participate in additional workshops and discussions, provided the process remained productive.

Council discussed holding a publicly noticed special meeting/workshop and/or smaller Council-member meetings to work through the outstanding issues; and indicated that the applicant should have sufficient time to respond to Council feedback before the next formal consideration.

**(2:08:41)**

**Motion**

*Buzzy Mullahkhel made a motion table the rezone request for the 9.9 acre Parcel ID 04-061-0037 pending a publicly notified meeting and workshop with the City Council developer. Emily Schmidt seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Emily Schmidt, Kenny Reese, Mark Hancey, and Larry Hepworth voting in favor.*

Item #6: Consider approval of a Zoning Text Amendment to the City's Land Use Matrices. Adjustments being considered entail potentially problematic land uses such as: Residential Care Facilities, Data Centers, Shooting Ranges, Funeral Homes, Tattoo and Body Piercing Parlors; and Banks and Financial Institutions.

Scott Perkes presented proposed amendments to the City's land-use matrices. The proposed changes would:

- Define accessory, micro, and large-scale data centers.
- Prohibit large-scale data centers.
- Define micro data centers as uses between approximately 2,000 and 20,000 square feet, subject to conditional-use requirements.
- Establish water-use, noise, screening, and other standards.
- Clarify categories of financial institutions consistent with state definitions.
- Generally require future financial institutions in commercial zones to be accessory rather than primary uses.
- Review potentially problematic uses such as funeral homes, shooting/archery ranges, tattoo and body-piercing businesses, residential care facilities, and certain heavier commercial/industrial uses.
- Consolidate the City's land-use tables into a single, searchable document.

Council discussed whether the proposed restrictions could unintentionally prohibit certain family-oriented businesses, such as children's ear-piercing services. Staff explained that the City's adult-oriented-use definitions consider the percentage of products or sales devoted to such uses.

**(2:20:20)**

**Motion**

*Emily Schmidt made a motion to the zoning text amendment to the city's land use matrices as detailed in the ordinance, accepting the facts and findings in the staff report. Buzzy Mullahkhel seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Emily Schmidt, Kenny Reese, Mark Hancey, and Larry Hepworth voting in favor.*

**City Council Work Session Items**

**7. Discussion regarding potential updates to Water Rates, Water Fines, and Utility Contracts.**

Alan Luce presented proposed water-rate, utility-fee, and utility-contract concepts for Council feedback. No final action was requested at this time.

**Advanced Water Meters**

Staff proposed potentially increasing the monthly base fee by approximately \$1 to fund cellular-enabled water meters. The City currently has approximately 2,600 residential meters and replaces approximately 10% annually. New meters would be phased in over time. Benefits discussed included:

- real-time water-use information;
- faster leak detection;
- reduced water loss;
- improved customer information;
- improved utility-management data.

**Tiered Water Rates**

Staff reviewed the City's nine residential water-use tiers and proposed modest increases to some higher-use tiers to further encourage conservation.

**Water Payment Notifications**

Staff discussed a more structured notification process for accounts that remain unpaid after repeated notices; and emphasized that the process is not intended to penalize residents experiencing financial hardship and that existing provisions are available to assist residents who contact the City regarding financial difficulties.

**Electronic Billing / Online Payments**

Council discussed increasing public awareness of online bill payment and electronic billing options. Staff acknowledged that electronic billing was temporarily affected by software and printing-system transitions but expected the service to become more broadly available.

**Landlord Utility Accounts**

Staff discussed requiring landlords of single-family homes and duplexes to assume responsibility for utility accounts in certain circumstances to reduce unpaid balances when tenants move out.

**Sewer Fees for Well Users**

Staff discussed potentially developing a more equitable method of calculating sewer charges for properties that use wells for water but are connected to the City's sewer system.

No formal action was taken; staff will continue developing proposals for future Council consideration.

**8. Updates regarding North Logan's water capital improvement projects.**

Council briefly discussed the Water Capital Improvement Project and the Civic Center.

For the Civic Center:

- Landscaping work is progressing.
- Irrigation installation is being prepared for this fall.
- Grass and trees will likely be installed in early spring due to seasonal irrigation availability.
- A tentative grand-opening/ribbon-cutting date of approximately October 19 was discussed.

**Item #9: Updates on Civic Center.**

Alan Luce reviewed the Civic Center:

- Landscaping work is progressing.
- Irrigation installation is being prepared for this fall.
- Grass and trees will likely be installed in early spring due to seasonal irrigation availability.
- A tentative grand-opening/ribbon-cutting date of approximately October 19 was discussed.

**Item #10: Reports from City officers, boards, and committees.**

Scott Perkes reported:

- North Logan Town Homes, located in the West Side Transition District, remains under Planning Commission review and is not yet ready for Council.
- A residential subdivision on the Wilhelm property near 8th East and approximately 1800 North will proceed through Planning Commission because it is residential.

Alan Luce reported:

- Day of Service activities were highly attended.
- Green Canyon High School planned fireworks following the Friday football game.
- Pumpkin Days events will occur throughout October.
- Councilmembers were encouraged to attend the Utah Fall League conference in Salt Lake City on October 27–28.
- The Library Grand Opening remains tentatively planned for approximately October 19.

**Item #11: Mayor item updates and coordination with legislators, ULCT, Fire District, CMPO, COG, CWC, RAPZ, Recreation Center Committee, Public Communication,...etc.**

Mayor Peterson requested Council feedback on whether to proceed to the next stage of studying a potential city-name change, focused primarily on North Logan versus Greenville. Greenville was the

historical name of the community from the 1880s through the 1930s.

A previous informal community survey had reportedly indicated approximately 60% support for Greenville, but the survey was not statistically valid. A business survey had reportedly indicated approximately 80% support for the name Greenville.

Councilmembers generally supported investigating the cost and feasibility of obtaining statistically valid resident input.

No formal action was taken.

**(2:51:19)**

**Motion**

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

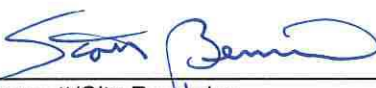
The meeting adjourned at: 8:20 p.m.

Approved by City Council:

October 14, 2026

Transcribed by: Scott Bennett

Recorded by:

  
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Scott Bennett/City Recorder