Logan Municipal Council
Meeting Minutes for October 20, 2026

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, October 20, 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 20 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 - Participated electronically
- City Attorney Craig Carlston
- Finance Director Richard Anderson
- City Recorder Teresa Harris

Councilmember Simmonds was not in attendance at the beginning of the meeting.

Opening Ceremony

City Attorney Craig Carlston led the audience in the pledge of allegiance.

Meeting Minutes and Agenda

A motion was made and seconded to approve minutes from October 6, 2026, and the October 20, 2026, agenda as presented.

ACTION: Motion by Vice Chair López, seconded by Councilmember Lee-Koven, to approve minutes from October 6, 2026, Regular Council Meeting and the October 20, 2026, meeting agenda, as presented. Motion carried by roll call vote (3-0)
Dahle: Excused
Johnson: Aye
Lee-Koven: Aye
López: Aye
Simmonds: Absent

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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, November 3, 2026.

Chair Johnson announced that Mayor Anderson was attending the meeting via telephone while out of town. Councilmember Jeannie Simmonds plans to join the meeting late due to a prior obligation, and Councilmember Dahle is excused.

Questions and Comments for the Mayor and Council

Link to video recording of meeting at time stamp (2:14)

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.

Kevin Connors (687 Canyon Road). Mr. Connors stated that he and his wife bought their home as first-time homebuyers in 1987, relying on the land survey, title company, realtor, and seller regarding property boundaries. Several months prior, he learned that Logan City holds a map from the 1880s claiming a 99-foot right-of-way along Canyon Road, contrary to the 60-foot right-of-way recognized by title companies, realtors, and neighboring property owners for over a century.

He expressed concern that thousands of dollars and hundreds of hours of labor he invested into a berm on his property now fall within the city's claimed right-of-way. He requested that Logan City review all right-of-way claims throughout the entire city to prevent property owners from discovering hidden city ownership on their land.

Josh Molitor (Logan). Mr. Molitor addressed Mayor Anderson regarding a recent article in the Utah Public Radio (UPR) concerning the mayor's seat on the Cache Water District board. He urged Mayor Anderson to relinquish that seat, stating that holding the position amidst current controversies surrounding the watershed program creates a negative perception. He encouraged the mayor to step down from the water board and allow someone else to fill the position.

Mayor Anderson acknowledged and thanked Mr. Smaller for his input.

Megan Corollo (1233 Canyon Road). Ms. Corollo addressed the Council regarding the First Dam tank and waterline project. She emphasized that Logan utility ratepayers not general taxpayers are funding the project through water reserves and millions of dollars in revenue bonds that do not require a public vote under Utah law.

She criticized the streetscape design portion of the project, noting that 60% of survey respondents indicated sidewalks on both sides would not benefit the community, and hundreds opposed a north-side sidewalk. She cited Logan's Complete Streets code, pointing out that it requires pedestrian access

subject to budget limitations and exempts projects where costs are excessively disproportionate to the need, with national guidelines recommending a sidewalk on at most one side for existing single-family streets like Canyon Road.

She also noted that under Logan Municipal Code 12.12.120, property owners are required to maintain the park strips created by the city at their own expense indefinitely. She submitted documentation and requested answers to specific questions regarding the project's timeline, budget expenditures out of the $70 million, change order costs, streetscape budget, and city attorney fees.

Mayor Anderson stated that staff would reach out to Ms. Corollo to answer her questions.

Ellie Rowser Representative for Little Lambs Foundation for Kids in Logan, and her colleague addressed the Council. They shared that the organization serves over 700 families and helped over 630 children in Logan during September alone. In addition to their diaper bank which distributed over 2 million diapers last year they provide school supplies, car seats, clothing, period products, hygiene items, baby showers, and maternal health/literacy programs.

They announced that they recently broke ground on a new 12,000-square-foot community resource center in Logan and expressed hope to explore future opportunities to collaborate with Logan City.

Finance Director Rich Anderson responded that several statements were made during the public comment, some accurate and some not. He stated that he was not prepared to address the detailed budget questions that evening, other than to confirm that the project total was $70 million. He noted that the City had secured approval for bonding, though it had not issued the bonds yet. He explained that revenue bonding follows a distinct process compared to a general obligation bond, as maintaining a clean water supply is a mandatory municipal duty rather than a discretionary public referendum. Regarding specific line-item budgets, he stated that Public Works Director Paul Lindhardt could address those details in the future as information became available.

Additionally, Mr. Anderson mentioned that formal responses required careful coordination because Ms. Corollo is represented by legal counsel. He stated that the City would navigate those procedural requirements while continuing to advance the project.

Regarding Mr. Connors' concerns, Mr. Anderson expressed that the City's objective throughout the project was to ensure all property owners were treated equitably and that staff would work through those matters moving forward. He then turned the floor over to Mr. Lindhardt to provide a brief update on the construction schedule and upcoming milestones.

Public Works Director Paul Lindhardt provided a construction update for the project, noting that only two pieces of water line pipe remained to be installed on Canyon Road. He stated that installation of the 42-inch water line was underway between Main Street and 200 West, having successfully crossed Main Street the prior week. He reported that pressure testing was currently underway on the installed segments and anticipated that the water line installation would be complete by late fall or early winter.

Regarding the roadway on Canyon Road, Mr. Lindhardt reported that gas line relocations and irrigation piping work were scheduled for that fall and early winter to accommodate upcoming storm

drain work. He explained that the city was prepping the road with temporary asphalt to ensure a continuous surface during the winter for snow plowing and traffic relief. He added that storm drain work and road improvements would commence in the spring once winter passed, likely around late April.

Regarding the water tank, Mr. Lindhardt highlighted that the concrete floor had been poured recently, marking a significant milestone. He stated that contractors were forming the first wall segment, with plans to pour it within the next couple of weeks and continuously construct the remaining wall sections over the subsequent 30 weeks.

Mr. Anderson said that in addressing the right-of-way concerns raised by Mr. Connors, he noted that while property owners may have believed the right-of-way was 60 feet, city records established a 99-foot right-of-way. However, he clarified that the city intended to utilize only 66 feet for the project and vacate the remaining 33 feet back to the property owners.

Chair Johnson added that residents with specific questions or concerns were welcome to reach out directly to Rich Anderson, whom the mayor appointed to manage the project in conjunction with Mr. Lindhardt.

Mr. Anderson explained that the project design had been completed following an extensive public feedback period, and construction had already commenced. Nevertheless, he reiterated that staff remained fully willing to meet with residents, discuss issues, and work toward potential solutions.

Mr. Anderson affirmed that staff intended to work through any unforeseen issues as the project progressed.

Mr. Connor asked for clarification on whether deeding the additional 33 feet of right-of-way back to property owners was guaranteed.

City Attorney Craig Carlston clarified that vacating any right-of-way property was a formal Council decision, meaning the city Council would ultimately make that final determination

Mr. Carlston added that while the vacation had not been finalized, vacating the 33 feet remained the city's clear intent based on all ongoing discussions.

Chair Johnson clarified that the current Council could not legally bind a future council to a decision, meaning the vacation could not be made permanent until a council officially voted on it. He noted that while it was the city's current intent to vacate the right-of-way, membership on the council could change before the project was finished.

Councilmember Lee-Koven asked whether the right-of-way vacation would formally come before the council once the project was complete.

Chair Johnson responded that is correct and that staff would coordinate the timing with Mr. Lindhardt, estimating that late the following year would likely be the earliest timeline, depending on weather and other construction factors. He added that staff would look into whether there was an opportunity to

bring the vacation before the Council earlier than project completion if doing so helped resolve property owner issues.

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

Mayor/Staff Reports

Link to video recording of meeting at time stamp (13:15)

No Mayor/Staff reports were provided.

Council Business

Link to video recording of meeting at time stamp (13:15)

Planning Commission Update – Councilmember Simmonds

Councilmember Simmonds stated there was nothing to report from the Planning Commisison.

Council Announcements – Chair Johnson

Councilmember Lee-Koven reported on attending the Cache Valley Center for the Arts board meeting, highlighting a new program being offered for the first time that year. The initiative provides free tickets to qualifying community members based on income levels to attend center productions. She explained that prior to a show opening, staff review available seats and contact individuals on the list to offer complimentary admission, allowing community members who could not otherwise afford it to experience live theater.

She also announced the upcoming ribbon-cutting ceremony celebrating the opening of the 100 North pedestrian underpass, which is scheduled for Saturday, October 24 at 8:30 a.m. The event is being held in conjunction with a Breast Cancer Awareness 5K and Fun Run, which is free to the public, though advance registration was requested for attendance tracking

Vice Chair López reported on recent discussions from the Renewable Energy & Sustainability Advisory Board (RESAB). He noted that the board reviewed plug-in balcony solar setups, which do not require permitting and have a maximum capacity of 1,200 watts. He pointed out that Utah was the first state to legally permit balcony solar through legislative action, and highlighted options regarding micro-inverters, which represent the primary cost of those systems.

Additionally, he reported that the city had begun exploring options to meet future municipal power generation needs by constructing a local solar project within city limits. A company provided preliminary information regarding a proposed floating solar array occupying one of the city's lagoon ponds. He stated that the proposed installation would be a 3-to-5-megawatt project to remain under the threshold that would necessitate constructing a new substation.

Councilmember Lee-Koven added that she had attended the Homeless Summit organized by the Utah Division of Workforce Services. She shared that the summit offered helpful insights into how different

municipalities, such as Ogden, address homelessness and support vulnerable community members compared to Logan.

Chair Johnson reported that progress was being made on organizing the airport sponsor board alongside the new county airport authority board. Additionally, he reminded residents to vote in the upcoming election, noting that ballots had been mailed and that Election Day was two weeks away.

No further Council Business items were presented.

Action Items

Link to video recording of meeting at time stamp (28:32)

PUBLIC HEARING - CODE AMENDMENT – Consideration of a proposed ordinance amending Section 08.04.019 of the Logan Municipal Code Regulating the Adoption of the 2024 International Wildland-Urban Interface Code and Logan City Wildland-Urban Interface Map – Ordinance 26-18 – Nate Thompson, Fire Chief

Chief Thompson presented a recap of Ordinance 26-18, which updates the city's Wildland-Urban Interface (WUI) map and code. He explained that following House Bill 48 passed in 2025 which required the city to adopt Ordinance 25-21, section 8.04.019, the 2006 Utah WUI code, and a WUI map rated at a risk score of 7—the state legislature passed House Bill 41 in 2026. This new legislation required municipalities to upgrade to the 2024 International Wildland-Urban Interface Code.

Chief Thompson noted that the updated standard requires using the Department of Natural Resources (DNR) Utah Wildfire Risk Explorer map and its refined smooth structure exposure score. While state law requires evaluating risk scores starting at 5 (disallowing scores 1 through 4), staff recommended maintaining Logan City's rating at 7. He highlighted that the 2024 International WUI code categorizes risks into moderate, high, and extreme tiers, offering clearer guidance for building materials, roofing, and landscaping mitigation.

He displayed Logan City GIS department overlays combining state DNR data with local city maps, pointing out that the designated high-risk WUI areas have a very minimal impact on building within city boundaries. He also shared an additional map developed by the GIS department identifying city-owned properties across various risk tiers. He explained that this local data would help the city proactively focus mitigation work on municipal lands following recent incidents like the Canyon Fire and Green Canyon Fire.

Chair Johnson opened the public hearing.

Linda, a Logan resident, stated that she lived in one of the orange-designated areas shown on the map. She asked for clarification regarding the specific action item and how the ordinance was changing, asking if the city was adopting state recommendations to recognize the borders while using the municipal property map internally to manage fire risks at sites like Hyrum Gibbons Park.

Chief Thompson clarified that the ordinance change involved two key components:

1. Transitioning from the 2006 Utah Wildland-Urban Interface Code to the 2024 International Wildland-Urban Interface Code/Fire Code to maintain compliance with Utah's cooperative wildfire system, which serves as fire insurance covering fires that spread across city, state, or federal lands.
2. Utilizing the state's new mapping tool to establish the risk area within the city's WUI ordinance.

Chief Thompson explained that the purple boundary represented the risk level 7 area where the 2024 code would apply to any future construction. He confirmed that it would affect property owners located above or to the right of the purple line. He noted that virtually no development currently exists within that boundary, save for a few structures near First Dam in the state-designated high-risk red area.

Ms. Johnson thanked Chief Thompson for clarifying that the action was primarily to maintain state compliance.

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

Vice Chair López asked Chief Thompson whether designating these risk areas affects private home insurance premiums for residents.

Chief Thompson acknowledged that it was an important and complex question. He noted that state officials, legislators, and the Utah State Fire Chiefs Association had been meeting with insurance leadership statewide. While there were rumors and stories of rate increases in other states due to WUI legislation, he had not heard of residents experiencing premium hikes or policy cancellations in Cache Valley. He emphasized that the state's map was reasonable and focused primarily on extreme-risk areas, sparing most of Cache Valley from heavy impacts, though officials would continue monitoring how insurance industry responses unfold.

ACTION. Motion by Councilmember Lee-Koven seconded by Vice Chair López to adopt Ordinance 26-18 as presented. Motion carried by roll call vote (3-0).
Dahle: Excused
Johnson: Aye
Lee-Koven: Aye
López: Aye
Simmonds: Absent

PUBLIC HEARING - Consideration of a proposed resolution adopting revised Logan Light and Power Electrical Rate Schedules and Fees – Resolution 26-36 – Mark Montgomery, Light & Power Director

Mr. Montgomery provided a brief recap of Resolution 26-36, explaining that the only revision within the rate packet was to the electric vehicle (EV) charging rate schedule. He stated that the adjustment

was necessary to accommodate new management software after the previous software became obsolete, and he reconfirmed that the updated rate structure would remain revenue neutral.

Chair Johnson opened the public hearing.

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

ACTION. Motion by Vice Chair López seconded by Councilmember Lee-Koven to approve Resolution 26-36 as presented. Motion carried by roll call vote (3-0).
Dahle: Excused
Johnson: Aye
Lee-Koven: Aye
López: Aye
Simmonds: Absent

PUBLIC HEARING - Budget Adjustments FY 2026-2027 appropriating: $50,000 donated funds received from Cache Valley Electric for Laub Plaza programming; $10,000,000 to carry forward appropriation from FY 2026 for the purchase of the Public Works building by the electric fund; $750,000 to carry forward appropriation from FY 2026 for the solar infrastructure for the new Public Works Campus - Resolution 26-37 – Richard Anderson, Finance Director

Councilmember Simmonds joined the meeting at 6:12 p.m.

Finance Director Richard Anderson presented Resolution 26-37, which contained three budget adjustments:

1. A request to appropriate $50,000 in donated funds from Cache Valley Electric for community programming, including concerts at Center Street Plaza and other city events.
2. A $10,000,000 carry-forward appropriation from the Electric Fund for the purchase of the existing Public Works building, representing the net difference between the facility being purchased and the building being sold back to the city to meet future municipal needs.
3. A $750,000 carry-forward appropriation for solar electrical infrastructure at the new Public Works campus, enabling the Electric Fund to install solar panels on the new facility when completed.

In response to a council question regarding why the two larger items were missed previously, Mr. Anderson explained that both items occurred right at the end of the fiscal year in June and were accidentally overlooked. He noted that regarding the $10,000,000 building purchase, staff is awaiting an independent appraisal to ensure full market value was maintained between the two properties. He shared that preliminary appraisal figures estimated the valuation gap between the two buildings closer to $11,000,000, but the city determined that setting the transaction figure at $10,000,000 was fair and properly protected the Electric Fund.

Chair Johnson opened the public hearing.

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

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ACTION. Motion by Councilmember Simmonds seconded by Councilmember Lee-Koven to approve Resolution 26-37 as presented. Motion carried by roll call vote (4-0).
Dahle: Excused
Johnson: Aye
Lee-Koven: Aye
López: Aye
Simmonds: Aye

Workshop Items

Link to video recording of meeting at time stamp (43:57)

CODE AMENDMENT – Consideration of a proposed ordinance amending the Land Development Code prohibiting motel/hotel/short-term rentals within a vertical Mixed Use Multifamily Residential structure in the Commercial Zoning District – Ordinance 26-19 – Aimee Egbert, Planner

Planner Aimee Egbert presented Ordinance 26-19, a proposed code amendment regarding land use restrictions for hotels and motels in multi-family residential buildings. She explained that the Planning Commission initiated the amendment following a development proposal from Elevate West featuring upper-floor apartments and ground-floor hotel/motel short-term rental units. Staff expressed concern that developers could use ground-floor lodging units as de facto extended-stay residential housing, creating a loophole to convert entire buildings into 100% residential use, circumvent commercial zone intentions, and exceed maximum residential density limits (capped at 30 units per acre in commercial zones).

Ms. Egbert noted that mixed-use buildings containing ground-floor hotel/motel units beneath upper-floor apartments would continue to be permitted in the Town Center (TC-1) zone but would be restricted in other commercial zones. Standalone commercial hotels (such as a Marriott or Best Western) would remain fully permitted.

The Council discussed short-term rental regulations, including whether the 750-foot buffer rule applied in commercial zones, with staff offering to verify the ordinance details.

The Planning Commission forwarded Ordinance 26-19 to the Council with a 5-0 favorable recommendation. Ms. Egbert reported receiving one written comment in opposition and one written comment in favor.

Councilmembers discussed whether restricting ground-floor lodging or requiring standalone structures was the most effective way to protect commercial space, concluding that preserving commercial land use was essential.

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The proposed ordinance will be an action item and public hearing at the Council meeting on November 3, 2026.

Other Considerations

No further considerations were presented.

Adjournment

There being no further business, the Logan Municipal Council adjourned at 6:20 p.m.

Teresa Harris, City Recorder

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