

## **Logan Municipal Council Meeting Minutes for October 6, 2026**

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, October 6, 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](https://www.cityofloganutah.gov/CouncilMeetings) at: [go.loganutah.gov/CouncilMeetings](https://www.cityofloganutah.gov/CouncilMeetings)

### **Meeting Attendance**

Approximately 18 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 - Participated electronically
- Councilmember Jeannie F. Simmonds
- Councilmember Melissa Dahle
- Councilmember Katie Lee-Koven - Excused

Administration present:

- Mayor Mark A. Anderson
- City Attorney Craig Carlston
- Finance Director Richard Anderson
- City Recorder Teresa Harris

### **Opening Ceremony**

Councilmember Dahle led the audience in the pledge of allegiance.

### **Meeting Minutes and Agenda**

A motion was made and seconded to approve minutes from September 15, 2026, and October 6, 2026, agenda as presented.

**ACTION: Motion by Councilmember Simmonds, seconded by Councilmember Dahle, to approve minutes from September 15, 2026, Regular Council Meeting and October 6, 2026, meeting agenda, as presented. Motion carried by roll call vote (4-0)**

**Dahle: Aye**

**Johnson: Aye**

**Lee-Koven: Excused**

**López: Aye**

**Simmonds: Aye**

Chair Johnson announced that regular Council meetings are held on the first and third Tuesdays of the month at 5:30 p.m. The next regular Council meeting is Tuesday, October 20, 2026.

### **Questions and Comments for the Mayor and Council**

#### **[Link to video recording of meeting at time stamp \(4:10\)](#)**

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.

Matthew Fatuesi, a resident of the Wilson neighborhood in Logan, addressed the Council regarding worker pay and cost-of-living adjustments. He shared details about his past employment history, including previous positions with Logan City as a janitor and through a third-party company at the wastewater treatment facility. He raised concerns about low wages for part-time workers, contrasting part-time compensation with votes for Council member pay raises, and shared details regarding his current employment earning \$10 per hour.

Linda Johnson, a resident of Logan, expressed appreciation for public department presentations during Council meetings. She specifically noted her interest in the Light and Power Department's future planning and discussed the advantages and challenges of Logan owning its power utility. She advocated for potential city budget incentives or state funding partnerships to encourage water conservation, flip-the-strip programs, and water-wise gardening choices. Additionally, she commented on proposed state legislation regarding park strip watering mandates and requested that the City consider issuing a public survey regarding potential long-term geothermal energy options.

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

### **Mayor/Staff Reports**

#### **[Link to video recording of meeting at time stamp \(11:03\)](#)**

#### **Board Appointments – Mayor Anderson**

Mayor Anderson requested ratification of the following reappointments to the Parks and Recreation Advisory Board: Rachel Behm, Val Christensen and Alyson Ward. He also requested ratification for the reappointment of Bill Peterson to serve on the Civil Service Commission and Robert D. Payne which is a new appointment.

Police Chief Jeff Simmons provided a brief overview explaining that the Civil Service Commission is a three-member resident advisory board governing public safety, fire, and police personnel regarding conduct codes, discipline recourse, due process, and dispute mediation.

**ACTION. Motion by Councilmember Simmonds seconded by Councilmember Dahle to approve ratification of the names presented. Motion carried by roll call vote (4-0).**

**Dahle: Aye**

**Johnson: Aye**

**Lee-Koven: Excused**

**López: Aye**

**Simmonds: Aye**

### **Logan City School District Update – Superintendent Frank Schofield**

Superintendent Frank Schofield presented an annual update regarding the Logan City School District. He shared demographic data, noting that the district serves just over 5,000 students, with 44 percent classified as low-income, 47 percent as ethnic minority students, and 37 percent having been classified as English learners at some point in their school career. He highlighted that 407 students attend Logan schools from outside district boundaries.

Achievements noted included a high school graduation rate exceeding 92 percent, a National Merit Scholar semi-finalist, 44 Academic All-State students (tying for the highest number in 3A), state-leading kindergarten reading scores, and 71 percent of juniors scoring 18 or higher on the ACT.

Superintendent Schofield described the new "On Track" intervention program at Logan High School designed to support students who are behind on credits through dedicated counseling and specialized coursework. He detailed facility upgrades, including playground installations, completed remodels at the Early Childhood Center preschool, replacement of the Logan High football field turf and scoreboard, a new turf practice field, a new flagpole and public outdoor restrooms at the outdoor learning center up Logan Canyon, and the return of the Logan High marching band for the first time since the 1980's.

Councilmember Simmonds thanked Mr. Schofield and the School Board for their service and their support of the City.

No further Mayor/Staff reports were provided.

### **Council Business**

**[Link to video recording of meeting at time stamp \(31:08\)](#)**

### **Planning Commission Update – Councilmember Simmonds**

Councilmember Simmonds reported that the Planning Commission recently reviewed two items, one of which the Council will hear tonight, while discussions on the draft land use and housing code were postponed for an additional week.

### **Council Announcements – Chair Johnson**

Councilmember Dahle reported on a recent Parks and Recreation Advisory Board meeting, highlighting staff visits to local elementary schools to promote recreation programs. She described a

new initiative where children earn points or tokens for signing up, participating, and demonstrating good sportsmanship in city recreation programs, which can be redeemed for prizes such as candy or aquatic center passes.

No further Council Business items were presented.

### **Action Items**

**[Link to video recording of meeting at time stamp \(33:00\)](#)**

### **PUBLIC HEARING - Consideration of a proposed resolution approving the Wastewater Master Plan Update – Resolution 26-34 – Joe Hawkes, Water/Wastewater Manager**

Joe Hawkes, Logan City Water and Wastewater Division Manager, presented Resolution 26-34 regarding the updated Wastewater Master Plan. He explained that the master plan evaluates future city needs for collecting and transporting wastewater to the treatment plant, projects high-level cost estimates for rate and impact fee studies and assesses inflow and infiltration from rainfall and groundwater across Logan and six contributing surrounding communities.

Chair Johnson opened the public hearing.

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

**ACTION. Motion by Councilmember Simmonds seconded by Councilmember Dahle to approve Resolution 26-34 as presented. Motion carried by roll call vote (4-0).**

**Dahle: Aye**

**Johnson: Aye**

**Lee-Koven: Excused**

**López: Aye**

**Simmonds: Aye**

### **PUBLIC HEARING - REZONE – Consideration of a proposed rezone. Daniel Berger/DSD Elevate West, authorized agent/owner, is requesting approval of a zone change of 5.08 acres from Commercial to Mixed Residential 20 located at approximately 1200 West 200 South in the Ellis Neighborhood – Ordinance 26-17 – Aaron Smith, Planner**

Planner Aaron Smith presented Ordinance 26-17, a request to rezone approximately 5 acres located near 1200 West and 200 South from Commercial (COM) to Mixed Residential High (MR20) to permit the development of 100 townhome units. Director Smith explained that City staff recommended denial of the application based on its non-compliance with the recently adopted Future Land Use Plan and potential land-use compatibility issues with adjacent commercial services. He noted, however, that the Planning Commission had previously forwarded a recommendation of approval to the City Council following a 4-2 vote.

Chair Johnson opened the public hearing.

Jaxon Didericksen, a resident living on 200 South directly across from the proposed site, spoke in favor of the rezone. Mr. Didericksen expressed appreciation for the developer's generous parking design and stated that he and his wife preferred residential neighbors over commercial uses, noting that residential development would likely generate less commercial traffic and noise impact for the neighborhood.

Danny MacFarlane, speaking on behalf of the property ownership group, presented the rationale behind the rezone request. Mr. MacFarlane emphasized that shifting the zoning from Commercial to MR20 represents a voluntary down-zone from 30 residential units per acre allowed under commercial standards to 20 units per acre. He highlighted key aspects of the preliminary design, including 304 parking spaces, 25 percent usable open space, and the creation of for-sale townhomes that would increase homeownership opportunities in Logan rather than rental units.

Following the closure of the public hearing, the Council entered into discussion. Council Members raised concerns regarding the ongoing reduction of commercial-designated acreage on the west side of Logan, emphasizing the long-term necessity of preserving commercial zones to support local services such as grocery stores and restaurants for neighborhood residents. Additional concerns were raised regarding the spatial friction of shoehorning high-density residential units immediately adjacent to active commercial facilities.

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

Councilmember Simmonds reported that the Planning Commission received a letter from the owner of the commercial business situated directly in the middle of the subject property parcel. The Planning Commission members had indicated they wished they had been able to review the business owner's letter prior to taking their vote.

Councilmember Simmonds was asked whether having access to the letter prior to the meeting would have altered the Planning Commission's final vote, she responded that she did not know but suggested it likely would not have changed the outcome.

During the discussion on Ordinance 26-17, Council members requested clarification regarding the primary findings supporting staff's recommendation for denial.

Mr. Smith explained that the city's recently adopted Future Land Use Plan specifically designates this site for commercial use, and approving a rezone to Mixed Residential High (MR20) would completely remove the commercial opportunity on the property, creating a direct conflict with the plan.

In response to questions regarding the timeline and zoning history of the property, Mr. Smith confirmed that the current Future Land Use Plan was adopted within the past year. He reviewed the zoning background, noting that the property had been zoned Commercial Services since at least 2014 before being rezoned to Commercial in 2020.

Council members noted that neighboring residential developments, such as the Amber Fields subdivision, were built around 2018 or 2019. It was observed during the discussion that despite the

property retaining a commercial zoning designation for over a decade, relatively few commercial businesses had established themselves on the parcel during that time.

Councilmember Simmonds noted that continued residential construction without designated commercial space forces residents into driving-dependent routines where automobile travel is required for basic needs such as purchasing groceries or accessing local amenities. She stated that constantly approving high-density housing projects on the west side without incorporating neighborhood commercial options fails to enhance residents' overall quality of life.

Furthermore, Councilmember Simmonds suggested that retaining the property's commercial designation could allow for future park-adjacent commercial ventures, such as a restaurant or similar business, which would complement the nearby park and directly serve the surrounding residential community. She reiterated her overarching concern regarding the persistent approval and cramming of high-density housing in areas lacking essential neighborhood services.

Councilmember López noted that while the City has made significant efforts to address housing demands by approving numerous residential projects across the community, very few parcels on the west side remain designated for commercial use under the Future Land Use Plan. He emphasized that because the subject property is one of those rare designated commercial parcels, the Council needs to carefully evaluate whether to protect the land for future commercial development rather than converting it to residential zoning.

Councilmember Dahle inquired whether it was legally permissible to approve a portion of the rezone request while denying another portion, such as excluding the western section of the parcel.

City Attorney Craig Carlston advised that because the rezone application was submitted for the entire parcel as a single proposal, the Council could not unilaterally divide or siphon out specific sections of the property for partial approval. Consequently, the Council was advised that the decision before them must be a complete approval or a denial of the rezone request as presented.

The Council expressed concerns regarding the spatial density and proximity of wedging new residential housing directly adjacent to an existing commercial structure, specifically Infinite Discs. The further expressed reservations about shoehorning high-density housing into the tight spaces surrounding established commercial facilities.

Councilmembers requested detailed measurements from Mr. Smith regarding property setbacks between the commercial building and the proposed residential development.

Mr. Smith reviewed the proposed site plan and reported that the minimum side setback for the proposed townhomes is 8 feet from the property line. Upon reviewing visual estimates of the existing Infinite Discs structure, Mr. Smith noted that its setback appears to be approximately 10 feet from its property line, which is consistent with standard commercial service zoning requirements.

Councilmember Dahle stated that she had visited with several neighboring residents in Amber Fields and reported that every resident she spoke with indicated a preference for housing and families over commercial development on the site.

Councilmember Simmonds noted that a resident had also spoken during the public hearing in support of residential development, reflecting that in her six years on the Council, she did not recall residents from that specific area coming forward to request housing.

Chair Johnson shared details from his own informal survey of the neighborhood, noting that public opinion varied depending on proximity to the site. He reported that residents living a block or two away generally expressed a preference for commercial development, though their primary concern was that the property be cleaned up and no longer remains an untended field. He observed that residents living directly across the street favored housing, highlighting how community perspectives differed between those immediately adjacent to the parcel and those living slightly further back in the neighborhood.

Councilmember Simmonds reiterated her primary concerns regarding the lack of commercial development in the surrounding area. She emphasized her strong reservations about approving additional residential projects without providing essential commercial services for nearby residents, pointing out that current land-use patterns force community members to drive everywhere for basic daily necessities, including grocery shopping.

**ACTION. Motion by Councilmember Simmonds seconded by Vice Chair López to deny Ordinance 26-17 as presented. Motion carried by roll call vote (3-1).**

**Dahle: Nay to denial**

**Johnson: Aye to deny**

**Lee-Koven: Excused**

**López: Aye to deny**

**Simmonds: Aye to deny**

Chair Johnson explained that the City is currently in the middle of updating its residential zoning ordinances, and he would prefer to see the outcome and direction of those comprehensive housing code revisions before approving a significant rezone request of this scale.

**PUBLIC HEARING - Budget Adjustments FY 2026-2027 appropriating: \$85,000 funds the State Task Force was awarded from the State of Utah to reduce, prevent and investigate drug usage; \$6,541 fund the library received from the State of Utah to support the Libraries Interlibrary Loan Program - Resolution 26-35 – Richard Anderson, Finance Director**

Finance Director Rich Anderson presented Resolution 26-35, which requested budget adjustments for two state grants routinely received by the city each year. The first request was to appropriate \$85,000 from the State Drug Task Force to support drug use prevention efforts. The second request was to appropriate \$6,541 from a state Inter-Library Loan grant, which assists the Logan Library in covering costs associated with loaning and acquiring books to and from other libraries.

Chair Johnson opened the public hearing.

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

**ACTION. Motion by Councilmember Dahle seconded by Councilmember Simmonds to approve Resolution 26-35 as presented. Motion carried by roll call vote (4-0).**

**Dahle: Aye**

**Johnson: Aye**

**Lee-Koven: Excused**

**López: Aye**

**Simmonds: Aye**

**PUBLIC HEARING - Consideration of a proposed resolution approving rates for the City of Logan Solid Waste Collection and Disposal Fees – Resolution 26-33 - Tyler Richards, Environmental Director**

Environmental Department Director Tyler Richards presented Resolution 26-33 regarding fee adjustments for commercial front-load garbage container rates. He explained that the proposal was a routine housekeeping measure designed to align rate calculations with a pending software update to the city's utility billing system. He clarified that the intent of the fee structure was to multiply the base rate by the number of days a bin is serviced. However, the current billing system previously calculated rounding out to three decimal places rather than two, necessitating an adjustment to resolve the discrepancy.

Mr. Richards noted that commercial front-load garbage service was the only rate being modified, with adjustments amounting to minor rounding differences between one and four cents per container, while all other service rates remained unchanged.

Chair Johnson opened the public hearing.

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

**ACTION. Motion by Councilmember Dahle seconded by Councilmember Simmonds to approve Resolution 26-33 as presented. Motion carried by roll call vote (4-0).**

**Dahle: Aye**

**Johnson: Aye**

**Lee-Koven: Excused**

**López: Aye**

**Simmonds: Aye**

**Workshop Items**

**[Link to video recording of meeting at time stamp \(1:01:53\)](#)**

**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**

Fire Chief Nate Thompson presented a workshop overview of Ordinance 26-18, proposing updates to Logan City's Wildland-Urban Interface (WUI) Code and mapping. Chief Thompson provided

historical context, recalling that following Utah House Bill 48 in 2025, the City enacted Ordinance 25-21 to adopt the 2006 Utah Wildland-Urban Interface Building Code along with a WUI map designated at a Structure Exposure Score risk level of seven.

Chief Thompson reported that during the 2026 Utah Legislative Session, House Bill 41 was passed, requiring municipalities to update local WUI regulations. He emphasized that maintaining compliance with State WUI mandates is critical to preserving Logan City's coverage under the Utah Cooperative Wildfire System (CWS), which acts as municipal insurance covering costs when local wildfires cross onto state or federal lands.

Ordinance 26-18 proposes two primary state-mandated actions:

1. Adopting the updated 2024 International Wildland-Urban Interface Code.
2. Updating the official Logan City WUI map utilizing the State Department of Natural Resources' (DNR) new smoothed structure exposure scoring tool.

Chief Thompson reviewed the provisions of the 2024 International WUI Code, explaining that it establishes defensible space requirements, roofing and exterior building material guidelines, and risk categorizations (moderate, high, and extreme). He noted that House Bill 41 specifically excluded Section 602, meaning residential fire sprinkler mandates will not be required for homes in these areas at this time.

Regarding local mapping, Chief Thompson demonstrated the DNR's new scoring tool, showing how risk levels 1 through 8 spans across eastern Logan. He recommended that Logan maintain its established risk threshold of seven (and above), which corresponds to the "High" risk category. Under a risk level of seven, the affected municipal land consists almost entirely of undeveloped areas along the eastern boundary and mouth of Logan Canyon, containing only a couple of existing structures.

Councilmembers inquired about the implications of lowering the risk threshold to level five.

Chief Thompson explained that establishing the line at level five would encompass significantly more existing homes, subjecting any new construction or permitted major remodels in those neighborhoods to the 2024 International WUI building standards. Existing homes without active building permits would not be affected. He noted that remaining at level seven remains a reasonable approach for Logan, while voluntary participation in local "Firewise" landscaping and "Ready, Set, Go!" programs can address risks in moderate-risk neighborhoods.

Councilmembers also asked whether state WUI designations impact homeowner insurance.

Chief Thompson confirmed that state-designated high-risk areas have led to increased insurance premiums for some property owners, with some carriers refusing coverage in high-risk zones. Additionally, he acknowledged City GIS staff member Chuck Shaw for developing a localized, detailed neighborhood mapping tool to help guide future Council determination

The proposed ordinance will be an action item and public hearing at the Council meeting on October 20, 2026.

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

Light and Power Director Mark Montgomery presented a workshop overview of Resolution 26-36, proposing adjustments to the city's electric vehicle (EV) charging rate structure. Mr. Montgomery explained that the City recently installed new EV charging stations administered through EnergyHub, replacing or supplementing older stations managed by ChargePoint. Because the new vendor's billing software cannot accommodate the city's existing fee schedule, the proposed resolution updates the rate structure to align with software capabilities while keeping overall costs essentially equivalent for users.

Under the former rate structure, users paid a \$1.00 connection fee, received the first hour of charging for free, and were charged \$1.00 per hour thereafter. The proposed rate schedule eliminates the separate connection fee and establishes a straightforward rate of \$1.00 per hour for hours one through four. For any additional time beyond four hours, the rate increases to \$3.00 per hour.

Mr. Montgomery clarified that the higher \$3.00 per hour rate for extended parking is intentionally designed to discourage drivers from leaving vehicles plugged in overnight or using public charging stalls as cheap, long-term parking spaces after charging is complete. During discussion on how EV charging fees are calculated, Mr. Montgomery noted that Level 2 public chargers bill based on total time plugged into the station rather than active energy transfer, whereas fast chargers assess fees directly per kilowatt-hour. He added that most modern EV charging software sends mobile notifications to drivers once their vehicle reaches full battery capacity.

Councilmembers engaged in a brief, informal discussion regarding EV charging habits, comparing public charging speeds to home charging economics.

Mr. Montgomery observed that residential home charging remains significantly less expensive for vehicle owners than public charging infrastructure.

The proposed resolution will be an action item and public hearing at the Council meeting on October 20, 2026.

**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**

Finance Director Rich Anderson presented a workshop overview of Resolution 26-37, proposing three distinct budget appropriations and carry-forward adjustments.

The first item requests the appropriation of \$50,000 in donated funds received from Cache Valley Electric to support community events and operational programming at the Carol and Jim Laub Plaza.

The second item is a carry-forward appropriation authorizing an inter-fund property transfer of up to \$10,000,000 for the Electric Fund to acquire the existing Public Works property. Director Anderson explained that with construction progressing on the city's new Public Works campus, the plan involves selling the current Public Works building to the Electric Fund, providing the Light and Power Department with a major facility upgrade. Subsequently, the existing Light and Power building will be sold to the General Fund to house the Parks and Recreation Department.

Mr. Anderson clarified that a formal professional valuation of the municipal properties is currently underway to ensure fair financial treatment across all city entities, particularly between enterprise funds and the general fund. He noted that if the final appraisal comes in below the \$10,000,000 estimate, the appropriation figure will be reduced accordingly; if appraised higher, the transfer will remain capped at the estimated amount. He assured the Council that the Public Works campus project remains fully funded and will not be impacted by the property valuation results.

The third item is a carry-forward appropriation of \$7,000 originally approved near the end of the previous fiscal year. Mr. Anderson explained that these funds will cover the necessary electrical and structural infrastructure to prepare the new Public Works campus for future solar panel installation, noting that the purchase and installation of the actual solar panels will take place at a later date.

The proposed resolution will be an action item and public hearing at the Council meeting on October 20, 2026.

### **Other Considerations**

Councilmembers engaged in a brief informal discussion regarding the recent Center Street Giant Pumpkin Festival held on Saturday, October 3, 2026.

Mayor Anderson noted there the high public attendance and estimated that between 20,000 and 25,000 people attended the festival throughout the day.

He noted the giant pumpkin weigh-off competition, stating that the largest pumpkin brought to the event weighed 2,258 pounds but was disqualified by the Utah Giant Pumpkin Growers Association. He clarified that official competition judges disqualified the entry in accordance with specific international weigh-off rules after discovering a soft spot on the pumpkin that exceeded the allowable depth limit of three inches. The official winning pumpkin that passed inspection weighed 2,144 pounds.

No further considerations were presented.

### **Adjournment**

There being no further business, the Logan Municipal Council adjourned at 7:00 p.m.

Teresa Harris, City Recorder