Minutes of the North Logan City
Planning Commission
Held on January 16, 2025
At the North Logan City Offices, North Logan, Utah

The meeting was called to order by Nan Isaacson at 6:32 p.m.

Commission members present were: Nan Isaacson, Heather Ericson, Gavin Payne, Teresa Theurer, Tracy Walker, and Porter Wilkins.

Others present were: Barb Wood, Deanne Kirby, Scott Perkes, and Marie Power.

The Pledge of Allegiance was led by Gavin Payne.
An invocation was given by Nan Isaacson.

Adoption of Agenda

Motion
Gavin Payne made a motion to adopt the agenda, as presented. Teresa Theurer seconded the motion. A vote was called and the motion passed unanimously with Nan Isaacson, Heather Ericson, Gavin Payne, Teresa Theurer, and Tracy Walker voting in favor.

Approval and Follow-up of Minutes for the December 12, 2024 Planning Commission Meeting.

Motion
Heather Ericson made a motion to approve the December 12, 2024 Planning Commission Meeting minutes, as presented. Tracy Walker seconded the motion. A vote was called and the motion passed unanimously with Nan Isaacson, Heather Ericson, Gavin Payne, Teresa Theurer, and Tracy Walker voting in favor.

Follow-up
Scott Perkes referred to the home-based business application that the Planning Commission reviewed at their last meeting, which was in December, that the commission ultimately denied; and Scott explained that the applicant received that notice of decision, but the City has not heard anything further from them.

New Business

Regular Commission Business:

Item #1 - Elections of Planning Commission Chair and Vice Chair for 2025.

Motion
Gavin Payne made a motion to re-elect Nan Isaacson as Chair of the Planning Commission for 2025. Tracy Walker seconded the motion.

Teresa Theurer made a motion to amend the motion to add the recommendation to also re-elect Gavin Payne as the Vice-Chair for 2025, which position he agreed to, and which amendment to the motion he accepted. Tracy Walker also accepted the amendment to the motion. A vote was called and the motion passed unanimously with Nan Isaacson, Heather Ericson, Gavin Payne, Teresa Theurer, and Tracy Walker voting in favor.

Commission Work Session:

Item #2 - Review of the draft General Plan V3, draft City Center Master Plan, and discussion regarding upcoming code implementation timeline.
Scott Perkes gave the most recent status of where the General Plan Rewrite is, in the rewrite process, and also what went out to the public in order for the City to receive input. He outlined upcoming meetings and public hearings, with the next public hearing being held at the first

Planning Commission meeting in February, in two weeks, on February 6th. Scott explained that this is a legislatively adopted document, and serves as a guiding document for the community. He said that any time we made amendments to this, it has to go to the Planning Commission for a public hearing, and a recommendation to the City Council for their consideration of approval.

Scott also discussed the work, meetings, public workshops, and more, that this project has undertaken for approximately a year, to get input from these various forums. He also discussed which elements are included in the General Plan document, as well as what the process is for working through the document, and moving the draft forward for ultimate approval.

Scott continued with a general review of the document with the Planning Commission, beginning with the Table of Contents, and detailing specific elements in the plan. He reviewed the Land Use Element, and additional related items. He also discussed the plan for City Center that was part of this, and the previous vision the City had for it; and explained that the City Center portion of it was singled out and worked on as a separate plan, which he explained further.

Scott continued to review the various sections of the plan document, as well as the City's intentions for various areas in the City. He also discussed the very lengthy process, research, studies, meetings, and more, that have been done to produce this rewrite. Scott addressed questions from the commission, clarifying how the process for receiving public input is accomplished, and how it will be included. Scott also explained what the Planning Commission's role is in this process, and what they need to do in order to move this forward for approval; including that there role is to move it to the City Council with their recommendation regarding approval. Scott emphasized that he hopes that the Planning Commission will go through these documents, and make sure they are "up to speed" and familiar with what's included, and that they understand that there are still adjustments that can be made; and, are prepared to have the formal discussions on this at that meeting in February, where the public hearing will take place, and will ultimately pass on a recommendation to the City Council, when they are ready to so.

Scott and the Planning Commission continued their review and discussion of the document. The Planning Commission members expressed their support and appreciation to Scott for the way in which he has managed this whole process; and for all of the time, effort, work, and more, that he has done on this, including maintaining the pace in keeping it moving forward towards completion.

Scott discussed how fully the public has been a part of this whole process; and expressed how much they have been willing to give their input, and participate in the process. He said he really hopes the public understands how much their hand has been on this document, throughout the entire process, and commented further. The Planning Commission commented on this further.

Scott outlined the next steps that will be done, and what will take place; including the codification of the policies that the amendments initiated, which will become part of the laws for how land-use is managed and land is developed in the City. He further detailed the steps for moving this forward.

Staff Business:

• Staff Business/Discussion

Scott Perkes discussed the upcoming APA Conference, and what items the City might consider presenting at that conference, which will be taking place in the Spring 2025.

• Planning Commissioner Business/Discussion

Nan Isaacson asked about the annual training hours, and what is required of the Planning Commission. Scott addressed this, and said they are required to have four hours of training per year, which he further explained in detail. He also explained the importance of the commissioners being committed in completing their training, and commented that the public has actually noticed when previous commissions were lax in doing their training. Scott said he really appreciated this commission for being so diligent in completing their training.

Teresa Theurer asked about the 55-and-over development the Planning Commission recently reviewed; which Scott addressed, and further explained the items that the applicants are still working through, before they can submit their entire application.

Adjourn

Motion

Gavin Payne made a motion to adjourn the meeting. Teresa Theurer seconded the motion. A vote was called and the motion passed unanimously with Nan Isaacson, Heather Ericson, Gavin Payne, Teresa Theurer, and Tracy Walker voting in favor.

The meeting adjourned at: 7:19 p.m.

Approved by Planning Commission: February 6, 2025

Transcribed by: Marie Power

Recorded by:

Scott Bennett/City Recorder