

**Minutes of the North Logan City
Planning Commission
Held on February 6, 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: Alan Luce, Scott Perkes, Susan Smart, Bill Tolbert, Russell Goodwin, Mark Hancey, Cindy Beeston, and Karen Palkki.

An invocation was given by Teresa Theurer
The Pledge of Allegiance was led by Porter Wilkins

(0:01:20)

Adoption of Agenda

Motion

Teresa Theurer made a motion to adopt the agenda, as presented. Heather Erikson 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.

(0:01:31)

Approval and Follow-up of Minutes for the January 16, 2024 Planning Commission

Meeting.

Motion

Gavin Payne made a motion to approve the 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.

(0:02:00)

Follow-up

Scott Perkes provided updates on ongoing projects:

- **Sage Hills Subdivision:** An 18-lot subdivision, currently awaiting the submission of the final plat.
- **Village Springs Project:** Approved by City Council; awaiting formal submission for preliminary plat.
- **Geologic Hazard Ordinance:** The ordinance has been adopted, and a third-party geologist from IGES Salt Lake has been hired to review relevant applications.

New Business

Regular Commission Business:

(0:04:05)

Item # 1 Public Hearing regarding the 2025 General Plan and City Center Master Plan

Scott Perkes provided an overview of the General Plan and City Center Plan, highlighting the extensive public input gathered over the past year. Key topics discussed included:

- **What the General Plan is:** including land use, parks, transportation, and goals for the future.
- **The planning process:** including public surveys, workshops, and feedback sessions.
There was a public meeting on January 15, 2024 with 344 public input recommendations. A steering committee served as the sounding board to review public comment. In February 2024 a public workshop was held at the North Logan Library to solicit feedback. Over 200 comments were provided. From March – April four additional surveys were sent out to the

public. Over 1,500 total comments were provided related to General Direction, Transportation, Parks and Recreation and Land use. Additional feedback was solicited through the North Logan Newsletter, Social Media, and Email Listservs. In April 2024 a Public Workshop was held to go over the public input. On June 6, 2024 another public workshop was held at Meadow View Park and some exhibits were provided to the public regarding housing products, districts, and zones, and public comment options were provided. In September 2024, another public workshop was held, and draft maps were present for comment from the Public.

- **The City Center Plan:** which incorporates a pedestrian-friendly mixed-use development concept. Economic feasibility analysis was conducted by Zion's Public Finance, confirming the viability of a walkable mixed-use city center. In January 2025 there was another push from the City for public input on the draft plans. There was minimal public input on this final push for public feedback.

Staff provided final findings and recommendations regarding the draft General Plan and City Center Plans. Scott Perkes concluded his overview of this agenda item.

(0:17:58)

At 6:50pm Nan Isaacson opened up the meeting for public input.

Cindy Beeston: She expressed concerns about the city center design, arguing that a Main Street-style shopping area is outdated and not aligned with current shopping habits. She attended the public workshop meetings and met with Scott Perkes, and she did not hear anyone wanting a Main Street with shops other than a member of City Council. She asked her neighbors thoughts about the City Center Plan and only people over 80 years old wanted a City Center with a Main Street. with shops. The City Center should be a place where the community comes together, and mentioned the Community Center can be this place and that the city does not need a Main Street with shops.

Russell Goodwin: He received a hard copy of the Plan on June 30th. Russell provided a handout with an overview of his views regarding the General Plan Update and City Center Plan. He criticized the city center concept, suggesting resources should be invested in revitalizing existing commercial areas. His views are the City Center concept came from a California idea, which was based on Disneyland and Williamsburg destination concept with New England sensibilities. The existing downtown Main Street is a used car lot.

Karen Palkki: She raised concerns about the lack of affordable housing and the need for smaller lot sizes to make homeownership accessible. She mentioned Village Springs is requiring larger homes than most seniors want.

(0:27:56)

At 7:00pm Nan Isaacson closed the public hearing and opened up the dialogue to the Planning Commission.

Theresa Theurer mentioned that she was extremely supportive of the General Plan and the City Center and thanked the staff.

Gavin Payne thanked the staff for their efforts, and thanked the residents for their attendance and online feedback. Gavin was appreciative of the thought that went into the plans and he was supportive of both.

Heather Ericson has mentioned that she recognizes all of the public feedback and the difficulty in making everyone's views heard. She was grateful for all of the feedback and mentioned that in any plan someone will be disgruntled. She mentioned that the majority of the community has come to this conclusion.

Porter Wilkins supported the City Center plan. It consolidates density and leaves the rest of the community more open and these plans balance those plans. A lot of civic engagement can occur with this plan; implementation may be hard, but the General Plan is a great vision to help it come to fruition.

(0:32:36)

Motion at 7:05pm

Gavin Payne made a motion to make a positive recommendation to the City Council regarding the 2025 General Plan and City Center Master Plan, including the facts, findings, and recommendations from the City Staff. Theresa 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.

Nan Isaacson mentioned that she moved here 32 years ago and mentioned how much they loved this town and they didn't want anyone else to move to North Logan, but that really isn't realistic. She is very happy with this plan to accommodate the growth, and the guidance it will provide, and the beautiful community it will create.

(0:34:46)

Staff Business:

Staff Business/Discussion

Scott mentioned the spring APA Conference in May 7-9, 2025 in Logan, UT. He encouraged the Planning Commission to register and attend this conference.

Planning Commissioner Business/Discussion

Set Next Agenda (2/20/2025) and/or Adjourn

(0:36:38)

Motion

Theresa Theurer made a motion to adjourn the meeting. Gavin Payne 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: 7:09pm

Approved by Planning Commission:

February 20, 2025

Transcribed by: Alan Luce

Recorded by:



Scott Bennett/City Recorder