

**Minutes of the North Logan City
Planning Commission & City Council Workshop
Held on April 24, 2025
At the North Logan City Offices, North Logan, Utah**

(0:00:00 - Time stamps throughout the minutes below, indicate the time an item begins in the recording of the meeting.)

00:00:01

The meeting was called to order by Lyndsay Peterson at 6:30 p.m.

No Planning Commission members were present. (Nan Isaacson, Gavin Payne, Teresa Theurer, Porter Wilkins, Heather Ericson and Tracy Walker were excused.)

City Council members present were: Mayor Lyndsay Peterson and City Council member Kenneth Reese. (Buzzy Mullahkhel, Emily Schmidt, Joni Kartchner, Mark Hancey were excused)

Others present were: Alan Luce, Scott Perkes, and Consultant Ben Levenger (Downtown Redevelopment Services, LLC).

Opening Ceremony

Due to low attendance, the opening ceremony was skipped. It was noted that the meeting was recorded for public record.

General Business and Workshop Instructions

00:00:21

An overview of the workshop agenda was provided. The purpose of the session was to educate attendees about form-based code and its implications for the City Center development.

Presentation and Discussion: What is Form-Based Code?

00:00:43

The session covered the principles and benefits of form-based code versus traditional Euclidean zoning. Highlights included:

- Emphasis on building form and placement over land use;
- Mixed-use development promotion;
- Flexibility for developers and predictability for the community;
- Design standards for transitions between residential and commercial zones;
- Visual examples and best practices from other cities (e.g., Murray, UT); and
- Case studies and insights on implementation processes.

Discussion topics included:

- Regulated building types and permitted uses by district;
- Parking maximums and shared parking concepts;
- Open space and public realm design standards; and
- Signage, transparency (windows), and architectural elements.

Discussion: Proposed Districts and Boundaries

00:36:21

Staff and consultants proposed three core form districts:

1. **City Center Core** (civic and mixed-use focus).
2. **Western Transition Zone** (higher density, adjacent to commercial/industrial areas).
3. **Eastern Transition Zone** (lower density, adjacent to single-family homes).

Additional points:

- Emphasis on respecting height limits near the canal and adjacent neighborhoods.
- Use of a transition height plane on the east to prevent overshadowing.
- Potential for further dividing the City Center Core for architectural diversity.

Public Realm and Design Elements

00:52:19

Discussion included:

- Encouraging dual-entry for retail spaces (front and back entrances);
- Use of porticos, arcades, and walk-throughs for improved pedestrian flow;
- Open space amenities like benches, outdoor dining, and activation zones; and
- Signage and facade design to maintain a cohesive New England-style aesthetic.

Uses and Restrictions

01:05:01

Participants discussed controlling undesirable uses and reinforcing a vibrant, community-friendly atmosphere:

- Limitations on ground-floor residential in specific areas.
- Potential exclusion of certain businesses (e.g., vape shops, pawn shops).
- Allowance for restaurants that serve alcohol to promote nightlife.
- Consideration of office and retail distribution along arterial and interior roads.

Implementation and Next Steps

01:14:54

Key next steps include:

- Drafting the form-based code;
- Receiving feedback on the FAQ and draft guidelines;
- Engaging property owners, particularly IHC, in further discussions; and
- Proceeding with master developer agreements and easement acquisitions.

Adjourn:

01:24:44

No formal motion of adjournment recorded.


The meeting adjourned at: 7:54 p.m.

Approved by City Council:

May 14, 2025

Transcribed by: Scott Bennett

Recorded by



Scott Bennett/City Recorder

Note: These minutes summarize discussions and concepts presented during an educational session. No formal decisions or votes were taken during the workshop.