



Minutes of the North Logan City
Planning Commission
Held on April 10, 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.)

Item #1 - Opening Business

The meeting was called to order by Nan Isaacson at 6:30 p.m.

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

Others present were: Alan Luce, Scott Perkes, Kent Curtis, Bill Tolbert, Chris Tolbert, Susan Coles, Ashley Newman, and Braxton Newman.

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

(0:01:25)

Adoption of Agenda

Motion

Teresa Theurer made a motion to adopt the agenda, as presented. Gavin Payne seconded the motion. A vote was called and the motion passed unanimously with Gavin Payne, Teresa Theurer, and Porter Wilkins voting in favor.

(0:01:40)

Approval and Follow-up of Minutes for the March 20, 2025 Planning Commission Meeting.

Motion

Teresa Theurer made a motion to approve the minutes, as presented. Porter Wilkins seconded the motion. A vote was called and the motion passed unanimously with Gavin Payne, Teresa Theurer, and Porter Wilkins voting in favor.

Follow-up

Scott Perkes provided updates on:

- **Amendments to Title 12 and Land use adjustments:** No action is being taken as a reminder on that until we get through the rest of the sections of code that need to be updated for the general plan
- **Conditional use permit for short-term rental at 2856 North 1000 East.** Conditional use permit was issued and we're waiting for the business license and inspection.

New Business

Regular Commission Business:

(0:03:02)

Item # 1 PUBLIC HEARING - SUB-2024-05 - Storage Downs Subdivision - Review and action regarding the Preliminary Plat and Subdivision Improvement Plans for the Storage Downs Subdivision, a two lot commercial subdivision located at approximately 2042 North 200 West (Parcel ID: 04-080-0015).

Scott Perkes provided an overview regarding review and recommendation for a preliminary plat and two lot subdivision improvement plan for 2042 North 200 West in the Commercial General (CG) Zone. Planning Commission action is administrative in nature, and provides a

55 *recommendation to the City Council. The two lots would total 10 acres and are configured a little*
56 *non-standard with a narrow access for lot number one (and that was done intentionally), with lot*
57 *two more square for future development.*

58
59 *This projects original application came to the City in 2021, with discussions about potential self-*
60 *storage which would require a conditional use permit. The applicant obtained the conditional use*
61 *permit from the Planning Commission in December of 2021 and a year went by without any*
62 *physical changes to the property, and the City issued a notice of expiration. The property owner*
63 *asked for an extension due to having done engineering work on the project, and the Planning*
64 *Commission extended the permit in July of 2023 with very specific timeline for action towards*
65 *project completion and obtaining a building permit by late summer this year.*

66
67 *First step is to prepare the property with the subdivision plat and create the parcel that the*
68 *storage units will occupy (lot one). Once platted, the design review process (site plan review)*
69 *through the Development Review Committee (DRC) will continue to make sure city guidelines are*
70 *met for items such as landscaping, building setbacks, turning radiuses for emergency vehicles,*
71 *water, sewer, stormwater, secondary water, etc. There is a 40-foot right-of-way dedication on 2nd*
72 *West per City standards. The DRC provided a positive recommendation for the Preliminary Plat*
73 *and Subdivision Improvement Plan.*

74
75 Planning Commission Council discussion.

76
77 *Nan Isaacson read aloud the guidelines for speaking at a public hearing, and opened the public*
78 *hearing at 6:40 p.m., and then closed it, as there were no public comments forthcoming.*

79
80 Planning Commission discussion with staff, including supportive comments regarding storage
81 location and commercial frontage preservation.

82
83 **(0:12:35)**

84 **Motion**

85 *Gavin Payne made a motion to forward a positive recommendation for the Preliminary Plat and*
86 *Subdivision Improvement Plans for file SUB-2024-05 based on the facts and finds of the staff*
87 *report. Porter Wilkins seconded the motion. A vote was called and the motion passed*
88 *unanimously with Gavin Payne, Teresa Theurer, and Porter Wilkins voting in favor.*

89
90 **(0:13:10)**

91 Item #2: SUB-2025-02 - Mahogany Ridge Phases 5 & 6 Amendment and Public Utility Easement
92 Vacation - Review and recommendation regarding a plat amendment of the Mahogany Ridge
93 Phase 5 and Phase 6 subdivisions to merge Lots 36 & 65 into a single building lot. The
94 subdivision amendment also seeks to vacate the public utility easements currently occupying
95 both sides of the adjoining side property lines of Lots 36 and 65 (15-feet total) (Parcel IDs: 04-
96 188-0036 & 0065).

97
98 Scott Perkes provided an overview regarding this agenda item:

- 99
 - Request: Merge Lots 36 & 65 (same owner) into one parcel and vacate interior public utility easements. Address is 3512 Pinion Circle & 1892 Sundancer Loop with a total area of 1.32 acres (RE-1 Zone).
 - Purpose: Enable a better home footprint layout.
 - No known infrastructure conflicts; notifications will be sent to utility companies prior to County Council public hearing in May.

100
101
102
103
104
105
106 Planning Commission discussion with staff, including supportive comments regarding merging
107 lots. State code requires this merger be done through a Plat amendment, since it involves lots
108 from different phases of the subdivision and drawing a new boundary (a new plan). There will be
109 a City Council Public Hearing, because of vacating the public utility easement.

(0:22:27)

Motion

Gavin Payne made a motion to forward a positive recommendation regarding the proposed Plat Amendment and associated Public Utility Easement Vacation along with the two findings of fact in the staff report. Teresa Theurer seconded the motion. A vote was called and the motion passed unanimously with Gavin Payne, Teresa Theurer, and Porter Wilkins voting in favor.

(0:23:00)

Item #3: CUP-2025-02 - Newman Daycare Expansion - Review and action regarding a conditional use permit request to expand an existing daycare from a capacity of 8 children up to 16 children within a single-family residence located at 2566 N 370 E (Parcel ID: 07-158-0103).

Scott Perkes provided an overview regarding this agenda item:

- Request: Expand capacity from 8 to 16 children at 2566 N 370 E.
- State licensing inspection completed.
- City concerns: Drop-off/pick-up logistics; and safety, noise, and neighborhood impact.
- Staff recommendations: implement circulation plan for pick-up/drop-off to avoid backing out into the street; and ongoing communication with parents for compliance.

Applicant (Ashley) described variable hours (6 AM to 6 PM) and explained operations and safety practices.

Planning Commission discussion with staff, including clarified enforcement options for noise and traffic issues, and noted potential for license revocation if issues arise.

(0:35:03)

Motion

Gavin Payne made a motion to approve the conditional use permit for the home based facility for up to 16 children subject to the conditions and findings from the staff report. Porter Wilkins seconded the motion. A vote was called and the motion passed unanimously with Gavin Payne, Teresa Theurer, and Porter Wilkins voting in favor.

(0:35:56)

Item #4: Work Session: Review and discussion regarding draft zoning text amendments to NLMC Section 12C intended to implement the goals and policies contained within the recently adopted 2025 General Plan.

Scott Perkes provided an overview regarding this agenda item:

- Purpose: To align land use code (Title 12) with recently adopted General Plan.
- Key Topics:
 - 2500 North Gateway District: transition away from industrial uses; encourage office, retail, food, beverage, and hospitality; prohibit residential west of Main; potential for non-residential uses between Main and Wolf Pack Way; and east of Wolf Pack Way be owner-occupied.
 - Wolf Pack Way Corridor and City Center: mixed-use district with strong emphasis on owner-occupied townhomes/condos; avoid "predominantly rental" multi-family; and emphasis on long-term affordability and ownership.
- Policy Intent: maintain high standards for aesthetics, design, and density control; encourage development that supports long-term community values; and avoid ambiguous language.
- Mechanics of Enforcement: owner-occupancy difficult to enforce without a housing authority; deed restrictions discussed as potential tool - would need third-party oversight; housing authorities exist in Summit County and Weber County - consider regional solution for Cache Valley.
- Legacy Zones: Existing neighborhoods (e.g., SF6) will remain unchanged but may be retired from future development. Legacy zones will still be shown in tables for regulatory continuity.

- Form-Based Code: New development in City Center will be governed by urban design standards (mass, form, connectivity, etc.). City Center parcels already developed will remain in their zones unless rezoned by request.

Planning Commission discussion with staff.

(1:31:00)

Item #5: Work Session: Review and discussion regarding draft zoning text amendments to both NLMC Section 12 and the Design Standards Technical Manual (DSTM) regarding subdivision improvements, including specific parameters for the installation of various improvements, clarifications regarding improvement bonding, and clarifications regarding the timing of improvement installation.

Scott Perkes provided an overview regarding this agenda item:

- Purpose: State legislature is making changes to zoning development bonding requirements and timelines for required subdivision improvements.
- Key Topics:
City legislation to protect its own interest and the health, safety, and welfare of citizens; covering items such as when subdivision improvements are installed (i.e. sidewalks, ADA ramps, road base), developer is responsible to install all improvements, timeline for improvements to be installed, bonding requirements, and increasing subdivision inspection fee.

Planning Commission discussion with staff.

(1:54:10)

Staff Business:

Staff Business/Discussion

Scott Perkes 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

None

Set Next Agendas

- 04/24/2025 - Special Meeting - Joint Work Session with City Council
- 05/15/2025 - Regular Meeting

(2:04:21)

Motion

Teresa Theurer made a motion to adjourn the meeting. Gavin Payne seconded the motion. A vote was called and the motion passed unanimously with Gavin Payne, Teresa Theurer, and Porter Wilkins voting in favor.

The meeting adjourned at: 8:05pm

Approved by Planning Commission:

May 15, 2025

Transcribed by: Scott Bennett

Recorded by:



Scott Bennett/City Recorder