



## North Logan Planning Commission

April 10, 2025

Minutes of the North Logan City  
Planning Commission  
Held on April 10, 2025

*(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:

## 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

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**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 radiiuses for emergency vehicles,  
71 water, sewer, stormwater, secondary water, etc. There is a 40-foot right-of-way dedication on 2<sup>nd</sup>  
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 

- 100 • Request: Merge Lots 36 & 65 (same owner) into one parcel and vacate interior public utility  
101 acres (RE-1 Zone).
- 102 • Purpose: Enable a better home footprint layout.
- 103 • No known infrastructure conflicts; notifications will be sent to utility companies prior to County  
104 Council public hearing in May.

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.



110 (0:22:27)

111 **Motion**

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

116

117 (0:23:00)

118 Item #3: CUP-2025-02 - Newman Daycare Expansion - Review and action regarding a  
119 conditional use permit request to expand an existing daycare from a capacity of 8 children up to  
120 16 children within a single-family residence located at 2566 N 370 E (Parcel ID: 07-158-0103).

121

122 Scott Perkes provided an overview regarding this agenda item:

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

128

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

131

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

134

135 (0:35:03)

136 **Motion**

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

141

142 (0:35:56)

143 Item #4: Work Session: Review and discussion regarding draft zoning text amendments to NLMC  
144 Section 12C intended to implement the goals and policies contained within the recently adopted  
145 2025 General Plan.

146

147 Scott Perkes provided an overview regarding this agenda item:

- 148 • Purpose: To align land use code (Title 12) with recently adopted General Plan.
- 149 • Key Topics:
  - 150 ○ 2500 North Gateway District: transition away from industrial uses; encourage office, retail,  
151 food, beverage, and hospitality; prohibit residential west of Main; potential for non-  
152 residential uses between Main and Wolf Pack Way; and east of Wolf Pack Way be owner-  
153 occupied.
  - 154 ○ Wolf Pack Way Corridor and City Center: mixed-use district with strong emphasis on  
155 owner-occupied townhomes/condos; avoid "predominantly rental" multi-family; and  
156 emphasis on long-term affordability and ownership.
- 157 • Policy Intent: maintain high standards for aesthetics, design, and density control; encourage  
158 development that supports long-term community values; and avoid ambiguous language.
- 159 • Mechanics of Enforcement: owner-occupancy difficult to enforce without a housing authority;  
160 deed restrictions discussed as potential tool - would need third-party oversight; housing  
161 authorities exist in Summit County and Weber County - consider regional solution for Cache  
162 Valley.
- 163 • Legacy Zones: Existing neighborhoods (e.g., SF6) will remain unchanged but may be retired  
164 from future development. Legacy zones will still be shown in tables for regulatory continuity.



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

168  
169 Planning Commission discussion with staff.

170  
171 **(1:31:00)**

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

177  
178 Scott Perkes provided an overview regarding this agenda item:  
179 • Purpose: State legislature is making changes to zoning development bonding requirements  
180 and timelines for required subdivision improvements.  
181 • Key Topics:  
182 City legislation to protect its own interest and the health, safety, and welfare of citizens;  
183 covering items such as when subdivision improvements are installed (i.e. sidewalks, ADA  
184 ramps, road base), developer is responsible to install all improvements, timeline for  
185 improvements to be installed, bonding requirements, and increasing subdivision inspection  
186 fee.

187  
188 Planning Commission discussion with staff.

189  
190 **(1:54:10)**

191 **Staff Business:**

192 **Staff Business/Discussion**

193 Scott Perkes mentioned:

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

196 **Planning Commissioner Business/Discussion**

197 None

198  
199 **Set Next Agendas**

200 - 04/24/2025 - Special Meeting - Joint Work Session with City Council  
201 - 05/15/2025 - Regular Meeting

202  
203 **(2:04:21)**

204 **Motion**

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

208  
209 The meeting adjourned at: 8:05pm

210  
211 212 Approved by Planning Commission: May 15, 2025

213  
214 Transcribed by: Scott Bennett

215  
216 Recorded by:

  
217 Scott Bennett/City Recorder