



Minutes of the North Logan City  
Planning Commission  
Held on June 5, 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.)

Opening Business

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

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

Others present were: Scott Perkes, Alan Luce, Rick Champlin, Cindy Beeston, Karen W. Palkki, Jason D. Holmes, Susan Coles, Graig Winder, Deanne Kirby, Barb Wood, Barbara Middleton, and Stefanie Sorensen.

The Pledge of Allegiance was led by Heather Ericson  
An invocation was given by Teresa Theurer

(0:01:19)

Adoption of Agenda

Motion

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

Follow-up

Scott Perkes provided updates on:

- Deidre Hartwell would fill the alternate Commission position, and Porter would become a regular member.
- The Lambert rezone at 1800 North was approved by the City Council.

New Business

Regular Commission Business:

(0:13:00)

Item # 1 PUBLIC HEARING - SUB-2024-04 - Village Springs 55+ Subdivision - Review and recommendation of a Preliminary Plat, Subdivision Improvement Plans, and Public Right-Of-Way Vacation (200 East) with the Village Springs Subdivision, a proposed 51-lot 55+ single-family subdivision, on Parcel ID: 04-060-0027 (~ 2300 N Wolf Pack Way).

Scott Perkes introduced the preliminary plat, subdivision improvement plans, and the vacation of public right-of-way:

- The SF6-zoned property would contain 51 lots over 11.05 acres, under the 6 units/acre limit.
- Stormwater infrastructure adjustments are required as the current design overburdens the city's west catch basin. The developer must retain stormwater onsite, and staff will monitor this condition.
- A gap parcel exists along the north and west sides, determined to be old public right-of-way. A public hearing and council approval are required for its vacation.

Rick Champlin, the applicant, stated that they could meet the stormwater conditions by utilizing excess lot space.

*Nan Isaacson read aloud the guidelines for speaking at a public hearing, and opened the public hearing at 6:43 p.m.*

Cindy Beeston expressed concerns about traffic impact and lack of notice to residents of Cinnamon Ridge losing backyard space due to right-of-way enforcement.

*At 6:47pm Nan Isaacson closed the public hearing and opened up the dialogue to the Planning Commission.*

Planning Commission asked clarifying questions, Scott Perkes responded including:

- Staff clarified the right-of-way was always city-owned, though encroached upon by Cinnamon Ridge residents. Only properties impacted by the road would be asked to move sheds or structures. City Council aims to minimize disruption.
- Due to the vacation of public right-of-way, the Commission would act as a recommending body to the City Council.

**(0:21:35)**

**Motion**

*Teresa Theurer made a motion approve the preliminary plat and vacation recommendation with the condition on stormwater infrastructure. Heather Ericson seconded the motion. A vote was called and the motion passed unanimously with Heather Ericson, Teresa Theurer, Tracy Walker, and Porter Wilkins voting in favor.*

**(0:39:10)**

Item #2: PUBLIC HEARING - SUB-2025-04 - Easthaven Subdivision - Review and recommendation of a Preliminary Plat, Subdivision Improvement plans, Public Right-Of-Way Vacation (1000 E), and a Development Agreement containing zoning modifications for a proposed 36-lot single-family subdivision in the R-1-20 zone (Parcel IDs: 04-051-0023, 0024, & 0030)(~2750 N 1200 E).

Scott Perkes presented a complex application including a preliminary plat, public right-of-way vacation, and a development agreement with zoning modifications.

- The R120-zoned property (15.26 acres) would typically allow 37 lots with a 25% open space density bonus. The applicant proposes 36 lots with 13.5% open space, citing cost burdens from a \$100k PRV and a \$200k canal crossing (box culverts).
- Two flag lots were added by a reduction of open space (zoning modification) to help offset the infrastructure costs.

Craig Winder, applicant, expressed support for the plan and desire to connect 2750 North to 1200 East despite high costs. He emphasized neighborhood integration and usability of open space, which will be HOA-managed.

*Nan Isaacson stated the previous guidelines for speaking at a public hearing were still in effect, and opened the public hearing at 7:09 p.m., and then closed it, as there were no public comments forthcoming.*

Scott Perkes noted minor items: cleanup of an outdated 10th East right-of-way and formalizing that the HOA will maintain the open space (rather than city ownership).

**(0:43:05)**

**Motion**

*Teresa Theurer made a motion to forward a positive recommendation to the City Council for a Preliminary Plat, Subdivision Improvement plans, Public Right-Of-Way Vacation (1000 E), and a Development Agreement containing zoning modifications for a proposed 36-lot single-family subdivision in the R-1-20 zone, including the conditions in the staff report, and the facts and findings. Heather Ericson seconded the motion. A vote was called and the motion passed unanimously with Heather Ericson, Teresa*

*Theurer, Tracy Walker, and Porter Wilkins voting in favor.*  
Heather Ericson leaves the meeting

**(0:44:50)**

Item #3: 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 reviewed a proposed ordinance for small-scale, pedestrian-friendly neighborhood commercial nodes integrated into residential areas (e.g., corner markets, cafes, pharmacy, flower shop).

- Uses would require legislative rezoning and conditional use permits.
- Commissioners discussed parking limitations, aesthetics, and long-term vision.
- Staff will revise the draft to better define parking limits and architectural standards.

**(1:09:35)**

**Staff Business:**

Staff Business/Discussion

Scott Perkes mentioned:

- Next code amendments discussion will be Form Based Code for the City Center in Title 12C, probably in July.
- Introduced Aaron Thaxton, new Planner.

Planning Commissioner Business/Discussion

Commissioners wished outgoing member Tracy well. Tracy expressed appreciation for the learning experience and the efforts behind city planning.

Set Next Agendas

- 06/19/2025 - Regular Meeting
- 07/10/2025 - Regular Meeting

**(1:13:55)**

**Motion**

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

The meeting adjourned at: 7:44pm

Approved by Planning Commission:

June 19, 2025

Transcribed by: Scott Bennett

Recorded by:

  
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Scott Bennett/City Recorder