



Minutes of the North Logan City
Planning Commission
Held on May 15, 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, Gavin Payne, and Tracy Walker. (Heather Ericson, Teresa Theurer and Porter Wilkins were excused.)

Others present were: Scott Perkes, Daron Henrie, Steven C Taylor, Larry Emery, Tiffany Atkinson, Melody Taylor, Russel Goodwin, and ... (illegible).

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

(0:00:10)

Adoption of Agenda

Motion

Gavin Payne made a motion to adopt the agenda, as presented. Tracy Walker seconded the motion. A vote was called and the motion passed unanimously with Nan Isaacson, Gavin Payne, and Tracy Walker voting in favor.

(0:00:32)

Approval and Follow-up of Minutes for the April 10, 2025 Planning Commission Meeting.

Motion

Tracy Walker made a motion to approve the minutes, as presented. Gavin Payne seconded the motion. A vote was called and the motion passed unanimously with Nan Isaacson, Gavin Payne, and Tracy Walker voting in favor.

Follow-up

Scott Perkes provided updates on:

- The Joint Work Session with City Council and the 101 Zoning Educational Workshop
- The Storage Town subdivision received preliminary approval from the City Council and is now proceeding with administrative review.
- Staff is monitoring deadlines for the design review of the associated storage unit facility.

New Business

Regular Commission Business:

(0:02:40)

Item # 1 PUBLIC HEARING - ZMA-2025-02 - Lambert/Emery Rezone - Review and recommendation regarding a Zoning Map Amendment (Rezone) of 6 parcels located along 1800 North, and east of 800 East (Parcel IDs: 04-096-0003, 0004, 0005, 0006, 0007, 0008). The rezoning request seeks to upzone the subject properties from A-10 (Agricultural), to R-1-10 (Single-Family Residential).

Scott introduced a rezoning request for six parcels near the intersection of 1800 North and 800 East.

- **Background:** The parcels in question date back prior to the city's zoning ordinance adopted in 1970.
- **Original Request:** Three parcels (Emery and Lambert properties) sought rezoning from A10 to R1-12.

- **Staff Recommendation:** Expand rezone to six parcels and change zone to R1-10 to make all conforming.
- **Conceptual Subdivision Plan:** Proposed shared access easement to improve safety and reduce conflict with the nearby intersection.
- A development agreement was recommended to memorialize the proposed configuration.

Nan Isaacson read aloud the guidelines for speaking at a public hearing, and opened the public hearing at 6:47 p.m.

Larry Emery raised concerns about losing direct access to 1800 East.

Russell Goodwin questioned UDOT's involvement and was informed UDOT funding applies to another intersection, not this one.

Darren Henry, a longtime resident, questioned the necessity of the changes, citing no history of access-related accidents and criticizing the roundabout proposal.

At 6:58pm Nan Isaacson closed the public hearing and opened up the dialogue to the Planning Commission.

Planning Commission discussion with staff, including:

- Staff clarified the design improves safety and aligns with future plans for a roundabout at the intersection.
- Commissioners acknowledged the intersection's increasing traffic and safety concerns.
- All agreed that the proposed rezone and shared rear access design was an improvement.

(0:30:53)

Motion

Gavin Payne made a motion to forward a positive recommendation for ZMA-2025-02 - Lambert/Emery Rezone - Review and recommendation regarding a Zoning Map Amendment (Rezone) of 6 parcels located along 1800 North, and east of 800 East; based on facts and finding in the staff report, and with the condition that we memorialize the accompanying development agreement.. Tracy Walker seconded the motion. A vote was called and the motion passed unanimously with Nan Isaacson, Gavin Payne, and Tracy Walker voting in favor.

(0:32:08)

Item #2: 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 led an in-depth review of a draft zoning text amendment (ZTA 2024-02) focused on:

- Clarification of Terms: Definitions for "parcel," "lot," and legal non-conformance.
- Purpose: Consolidate scattered provisions into one coherent section to address grandfathered parcels, non-compliant structures, and development standards.
- Key Considerations:
 - Establishing a reference date of July 31, 1970, as the cutoff for determining legal non-conformance.
 - Providing clearer guidelines on required improvements for non-conforming parcels.
 - Establishing a process for issuing Letters of Legal Non-Conformance.
 - Draft includes optional amortization tools for phasing out non-compliant uses over time.

Commission Input:

- Suggested adding language to explicitly apply the recently adopted geological hazard ordinance.
- Recognized the need for development protections while maintaining minimum safety standards and infrastructure requirements.

109

110 **(0:56:04)**

111 **Staff Business:**

112 Staff Business/Discussion

113 Scott Perkes mentioned:

- 114 • ULI Conference Recap:
 - 115 ○ City showcased its City Center Master Plan.
 - 116 ○ Submitted for an EPA award; outcome pending.
 - 117 ○ Additional resources and presentations from the conference will be shared online.

118 Planning Commissioner Business/Discussion

119 None

120

121 Set Next Agendas

122 - 06/05/2025 - Regular Meeting

123 - 06/19/2025 - Regular Meeting

124

125 **(0:59:10)**

126 **Motion**

127 *Tracy Walker made a motion to adjourn the meeting. Gavin Payne seconded the motion. A vote was*
128 *called and the motion passed unanimously with Nan Isaacson, Gavin Payne, and Tracy Walker voting in*
129 *favor.*

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132 The meeting adjourned at: 6:35pm

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135 Approved by Planning Commission:

June 19, 2025

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137 Transcribed by: Scott Bennett

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139 Recorded by:

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Scott Bennett/City Recorder