

**Minutes of the North Logan City
Planning Commission
Held on October 23, 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, Porter Wilkins, and Deidra Hartwell. (Heather Ericson and Teresa Theurer were excused.)

Others present were: Mark Hancey, Alan Luce, Scott Perkes, Aaron Thaxton, Russell Goodwin, Craig Loosle, Mike Chalmers, David Loosle, Blake Parker, LaNae Richardson, Brent Dahle, and Shelley Dahle.

The Pledge of Allegiance was led by Deidra Hartwell
An invocation was given by Gavin Payne

Adoption of Agenda

(0:01:33)

Motion

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

Approval and Follow-up of Minutes of the August 7, 2025

(0:01:53)

Motion

Deidra Hartwell 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, Porter Wilkins, Deidra Hartwell voting in favor.

Consent Items

Item #1: CUP-2025-04 (Richardson STR CUP) - Review and action regarding a request for a Conditional Use Permit (CUP) to operate a Short-Term Rental (STR) within a Single Family Dwelling located at 1570 E 2100 N.

Scott Perkes presented an overview, including:

- This request is a standard conditional use permit for a short-term rental within a single-family dwelling.
- The application met all requirements and was placed on the consent agenda.
- Conditions follow standard city guidelines and staff recommendations.

(0:03:54)

Motion

Gavin Payne made a motion to approve the consent agenda with the single item in it according to the staff recommendation, incorporating the facts, findings, conditions in the staff report. Porter Wilkins seconded the motion. A vote was called and the motion passed unanimously with Gavin Payne, Porter Wilkins, Deidra Hartwell voting in favor.

Regular Commission Business

Item #2: PUBLIC HEARING: ZTA-2025-01 (2025 General Plan Implementation Amendments) - Review and potential action regarding the draft zoning text amendments to NLMC Title 12 (Land Use) intended to implement the goals and policies contained within the recently adopted 2025 General Plan and City Center Master Plan. Access to the proposed amendments is available at NLCPLAN.ORG.

Scott Perkes presented an overview, including:

- Provided background on the project begun in late 2023 with UDOT grant funding.
- Outlined public engagement including:
 - Over 400 public comments via the online portal.
 - Multiple open houses, surveys, and joint workshops with City Council.
- Emphasized that this proposal:
 - Does not change zoning of any property.
 - Creates tools and updated code structure to implement the 20-year General Plan vision.
- Key components included:
 - New zoning classifications for City Center, Wolfpack Way, Highway 91, and 2500 North corridors.
 - Form-based codes, moderate income housing incentives, ADU provisions, and parking management reform.
- Clarified the Planning Commission's role as a recommending body; City Council holds legislative authority for adoption.

Nan Isaacson read aloud the guidelines for speaking at a public hearing, and opened the public hearing at 6:53 p.m.

Blake Parker (Parker Real Estate) comments include:

- Owner on 2500 North corridor.
- Expressed concern over the prohibition of auto repair and warehousing uses under the proposed Gateway zone.
- Requested clarification on grandfathering of existing uses and duration of nonconforming status.

Craig Loosley (property owner) comments include:

- Representing multiple owners along 2500 North.
- Concerned about vacant land taxation and inability to sell or lease under the envisioned restrictions.
- Highlighted financial hardship from high commercial property taxes and questioned the practical timing of redevelopment.

Mike Chalmers (owner of Auto Evolution) comments include:

- Longtime auto repair operator.
- Worried that new prohibitions would devalue his property and prevent resale of his business as a functioning auto shop.

Brent Dahle (property owner) comments include:

- Noted significant tax increases after removal from Greenbelt status.
- Feared restrictions would further reduce rental options and property value.
- Requested flexibility for longtime owners.

Russell Goodwin (former Planning Commission member) comments include:

- Provided historical context of City Center concept; questioned its realism and sustainability.
- Suggested reevaluating the need for a "Disneyland-style" form-based core.

David Loosle (property owner) comments include:

- Opposed transition from industrial to commercial use on 2500 North.
- Cited lack of current market demand and vacant storefronts elsewhere in the valley.

At 7:09pm Nan Isaacson closed the public hearing and opened up the dialogue to the Planning Commission.

Planning Commissioners continued discussions included:

- Clarified that the proposed action is not a zone change but rather an adoption of the framework for future zones.
- Asked about the process and implications for existing auto repair businesses.
- Acknowledged emotional and economic stakes.
- Emphasized this proposal creates future opportunities and does not compel change.

Scott Perkes comments included:

- Explained options for city-initiated or owner-initiated zone changes.
- Reassured that existing uses would be legally nonconforming ("grandfathered").
- Noted such uses could continue indefinitely unless otherwise limited by the Planning Commission and City Council, establishing terms for the grandfathered business through amortization.
- New owners could continue similar operations if there is no lapse exceeding one year.
- Discussed long-term planning along 2500 North with potential new intersections and development pressures over decades.
- Reiterated intent to collaborate with current business owners and avoid hardship.

Planning Commissioners and Scott Perkes continued discussion:

- Commissioners and staff confirmed tax assessments are set by Cache County, not the city.
- Commission Chair encouraged property owners to appeal assessments and participate in county budget hearings.
- North Logan's city property tax rate is among the lowest in the county (approx. 13%).
- Commissioners agreed that timing and market forces would determine when new zoning tools might be applied; and reaffirmed the city's goal of gradual transition, not immediate enforcement.
- Commissioners praised the multi-year planning process and extensive community participation (over 1,600 survey responses, numerous workshops); and expressed confidence that the reorganization of Title 12 provides clarity and usability for both developers and staff.

(1:03:15)

Motion

Porter Wilkins made a motion to forward a positive recommendation to the city council concerning the general plan implementation amendments, ZTA-2025-01. Gavin Payne seconded the motion. A vote was called and the motion passed unanimously with Gavin Payne, Porter Wilkins, Deidra Hartwell voting in favor.

Item #3: SUB-2025-05 (Electric Power Systems Subdivision Phase 1 1st Amendment) - Review and action regarding a plat amendment of the Electric Power Systems Phase 1 Subdivision intended to create an additional building lot.

Scott Perkes presented an overview, including:

- Amendment creates one additional buildable lot from an agricultural remainder parcel east of the airport.
- Existing private access easement provides compliant fire access.
- No new public street is required; findings for a flag lot are supported.

(1:14:40)

Motion

Gavin Payne made a motion we approve SUB-2025-01 Electric Power Systems Subdivision Phase 1 1st Amendment incorporating the staff report with its facts, findings, and also that we consider the flag lot portion of our code. Porter Wilkins seconded the motion. A vote was called and the motion passed unanimously with Gavin Payne, Porter Wilkins, Deidra Hartwell voting in favor.

Staff Business/Discussion

Scott Perkes announced the upcoming Cache Summit (BRAG), scheduled for October 27–28, 2025 at the Riverwoods Conference Center, encouraging commissioners to attend for training hours.

- 167 Upcoming meeting dates confirmed for November 6 and November 20, 2025.
168 • Staff will present the 2026 meeting schedule draft for review.
169 • Commissioners noted potential scheduling conflicts near holidays
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171 *Nan Isaacson adjourned the meeting at 7:50p.m.*
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173 Approved by Planning Commission: January 8, 2026
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175 Transcribed by: Scott Bennett
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177 Recorded by:
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Scott Bennett/City Recorder