

**Minutes of the North Logan City  
Planning Commission  
Held on February 5, 2026  
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 audio 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, Teresa Theurer, Porter Wilkins, and Deidra Hartwell.

Others present were: Alan Luce, Scott Perkes, Aaron Thaxton, Russell Goodwin, Craig Loosle, David Loosle, Alex Rasmussen, Dave Flandero, Crystal Zurcher, and Bob Strebel.

The Pledge of Allegiance was led by Teresa Theurer  
An invocation was given by Nan Isaacson

**Adoption of Agenda**

**(0:01:25)**

**Motion**

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

**Regular Items**

Item #1: SUB-2025-03 (Beck Farm Subdivision) - Review and recommendation regarding a preliminary plat application to create a 15-lot single-family residential subdivision in the RE-1 Zone at approximately 2800 N 1810 E (Parcel ID: 04-050-0009).

Scott summarized the staff report, noting:

- This item is an administrative subdivision review for the Beck Farm Subdivision.
- The subdivision is a by-right proposal with no zoning changes or bonus density requested.
- It appears on the regular agenda due to unique considerations, including open space dedication, a heritage park, and a development agreement requiring City Council approval due to financial obligations
- Location and Context:
  - The subdivision is located east of the Upper Canal, between 3100 North and 2700 North, along Foothill Drive (1800 East).
  - The property is part of historic Yonker family land, with longstanding discussions regarding preservation and future development.
  - The Parks Master Plan anticipated dedication of this open space.
- Roadway and Connectivity:
  - Foothill Drive is a master-planned roadway extending south.
  - City ordinance limits terminal streets to 750 feet unless part of a master plan street, with a cap of 30 homes without secondary egress.
  - Orchard View Subdivision (10 lots) plus the proposed Beck Farm Subdivision (15 lots) totals 25 lots, remaining within ordinance limits.
  - A mid-block east–west connection is planned to improve connectivity and comply with block-length standards.

- 55 • Heritage Park and Open Space Dedication:
- 56 ○ Approximately 8 acres are envisioned for a heritage park, with 4.18 acres dedicated in this
- 57 phase.
- 58 ○ The park will straddle the canal, providing access from both east and west sides.
- 59 ○ Conceptual elements include green space, trails, and a sledding hill; features may evolve as
- 60 funding and community needs change.
- 61 ○ The land will be dedicated by the developer; improvements will be implemented as funding
- 62 becomes available
- 63 • Density and Subdivision Standards
- 64 ○ All lots meet minimum width and area requirements.
- 65 ○ No bonus density is requested, despite eligibility due to open space dedication.
- 66 ○ The intent is to respect the heritage of the land while complying with code standards.
- 67 • Road Slope Consideration – 2800 North
- 68 ○ City ordinance allows road slopes up to 8% by-right, with approval up to 10% in limited
- 69 circumstances.
- 70 ○ The proposed road reaches the 10% maximum, requiring recommendation from the Planning
- 71 Commission.
- 72 ○ Staff and engineers reviewed alternatives and determined limited design flexibility due to the
- 73 parcel's configuration.
- 74 ○ Discussion included maintenance, snow removal, emergency access, and historical code
- 75 standards.
- 76

77 Commission discussions with staff included:

- 78 • Non-buildable parcel: Staff explained it would remain with adjacent property owners, not part of the
- 79 park.
- 80 • Stormwater: Retention pond planned near the canal, integrated into park design, with overflow to
- 81 the canal.
- 82 • Geologic hazards: Staff confirmed the site is outside special hazard zones; no known failures in
- 83 recent years.
- 84 • Pedestrian connectivity: A trail connection is required from the cul-de-sac to city open space, linking
- 85 to the power line easement and the Bonneville Shoreline Trail.
- 86 • Maintenance: Staff discussed long-term maintenance obligations and funding strategies for the
- 87 park.
- 88 • HOA: No HOA for open space maintenance; the City will maintain public areas. A secondary water
- 89 association will apply.
- 90 • Staff clarified that state law does not allow public hearings for administrative subdivision reviews.
- 91 • Public comments may be directed to City Council when the item advances.
- 92

93 **(0:23:05)**

94 **Motion**

95 *Gavin Payne made a motion to forward a positive recommendation regarding the preliminary plat and*  
96 *subdivision improvement plans for the Beck Farm subdivision, including the facts and findings from the*  
97 *staff report along with the staff recommended conditions. Porter Wilkins seconded the motion. A vote*  
98 *was called and the motion passed unanimously with Gavin Payne, Teresa Theurer, Porter Wilkins, and*  
99 *Deidra Hartwell voting in favor.*

100

101 **Staff Business**

102 Scott Perkes reviewed items, including:

- 103 • Upcoming planning-related conferences and training opportunities:
- 104 ○ Utah Land Use Institute Spring Conference (March 20, livestream available)
- 105 ○ APA Spring Conference (April 8–10, Bryce Canyon)
- 106 ○ ULCT New Year Conference (April 22–24, St. George)
- 107 • The second February meeting is tentative and may be canceled if no items arise.
- 108 • The next regular Planning Commission meeting is scheduled for March 5, 2026.
- 109

110 **Adjourn to Work Session**

111 Work session held in the main conference room adjacent to the Council Chambers. This work session is  
112 open for public attendance, but is not open for public comment. No action will be taken by the Planning  
113 Commission following discussion.

114  
115 **(0:26:30)**

116 **Motion**

117 *Gavin Payne to adjourn the Planning Commission meeting and move into a work session. Porter Wilkins*  
118 *seconded the motion. A vote was called and the motion passed unanimously with Gavin Payne, Teresa*  
119 *Theurer, Porter Wilkins, and Deidra Hartwell voting in favor.*

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121 **Planning Commission Work Session**

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123 Item #2: Work Session - Land Use Regulation/Zoning options for West 2500 North. The Commission will  
124 review various options regarding land use and/or zoning regulations that could be applied to west 2500  
125 north in furtherance of the General Plan's long-term vision for the corridor.

126  
127 Scott Perkes presented an overview of potential land use regulations that have been discussed  
128 previously with the Planning Commission.

- 129 • Rezone to the newly created 2500 North Gateway Corridor Zone (GC-W)
- 130 • Rezone to a modified (softened) 2500 North Gateway Corridor Zone (GC-W)
- 131 • Form-Based Zoning
- 132 • Facade/Frontage Improvement Incentive Program
- 133 • Overlay Zone

134  
135 Scott Perkes presented the following framework for an overlay zone followed by discussion and  
136 feedback with the Planning Commission:

137  
138 **Obligatory Requirements**

139 Within the overlay area, new development or redevelopment (regardless of use) would be required to  
140 implement the following minimum standards:

- 141 • Architectural.
- 142 • Landscaping.
- 143 • Building placement: street facing with minimum "build-to" lines.
- 144 • Outdoor Screening: outdoor storage would only be allowed to the rear of a property behind street-
- 145 fronting structures.
- 146 • Parking Placement: majority of parking located to the side or rear of the building.
- 147 • Signage

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149 **Potential Incentives**

150 Only "Preferred Land Uses" would qualify for available city incentives. Preferred uses would be those  
151 that are compatible with the General Plan's vision (office, retail, hospitality, food & beverage,  
152 entertainment, etc.). Incentives could include:

- 153 • Tax incentives (property and sales tax)
- 154 • Fee Waivers (development, impact, water, stormwater)
- 155 • Financial contribution from CRA funds
- 156 • Infrastructure support
- 157 • Expedited review

158  
159 *Nan Isaacson adjourned the meeting at 8:30 p.m.*

160  
161 Approved by Planning Commission:

March 5, 2026

162  
163 Transcribed by: Scott Bennett

164  
165 Recorded by:

  
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Scott Bennett/City Recorder