

**Minutes of the North Logan City
Planning Commission
Held on January 8, 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 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, Porter Wilkins, Teresa Theurer, Gavin Payne, and Deidra Hartwell.

Others present were: Mark Hancey, Alan Luce, Scott Perkes, Aaron Thaxton, Russell Goodwin, and Craig Loosle.

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

Adoption of Agenda

(0:01:30)

Motion

Deidra Hartwell made a motion to modify the agenda to move Staff Business under Opening Business. Teresa Theurer 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.

Gavin Payne made a motion to adopt the agenda, as amended. 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.

Approval of Minutes of the October 23, 2025

(0:01:50)

Motion

Teresa Theurer made a motion to approve the minutes, as presented. Gavin Payne 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.

Recognize former Planning Commissioner Heather Ericson

Scott Perkes formally recognized Heather Erickson, who completed her three-year term on the Planning Commission. Her service included significant contributions during the General Plan update and major code amendments. A plaque of appreciation was prepared and would be delivered. The Commission expressed gratitude and well wishes for her future endeavors.

Development Review Committee / Informal Review Process

Scott Perkes provided an overview of discussions held with City Council regarding the Development Review Committee (DRC) - an administrative staff body that meets weekly to review development proposals. He explained the benefit of informal "temperature gauge" meetings for developers wishing to receive early feedback prior to formal application. These meetings would include:

- Two Planning Commissioners
- Two City Council members
- Relevant City staff

56 Key points:

- 57 • No quorum and no formal action
58 • Intended as an informal feedback opportunity
59 • Proposed as a standing monthly placeholder meeting

60

61 Availability Discussion:

- 62 • Porter volunteered to participate in Tuesday midday meetings.
63 • Alternative times (evenings or daytime) were discussed for flexibility.
64 • It was clarified that no more than two commissioners could attend unless properly noticed.

65

66 Staff will circulate a tentative calendar invitation and evaluate the process going forward.

67

68 **Follow-Up from Previous Meetings**

69 Scott Perkes provided an update on the major text amendments approved by City Council in November
70 following the Commission's October 23 recommendation. The amendments are adopted and currently
71 being codified into the online city code.

72

73 **Planning Commission Elections for 2026 Chair and Vice Chair positions**

74 The Commission addressed elections for Chair and Vice Chair positions for 2026.

75

76 **(0:08:00)**

77 **Motion**

78 *Teresa Theurer made a motion to retain the current leadership of Nan Isaacson as Chair and Gavin
79 Payne as Vice-Chair. Porter Wilkins seconded the motion. A vote was called and the motion passed
80 unanimously with Gavin Payne, Teresa Theurer, Porter Wilkins, and Deidra Hartwell voting in favor.*

81

82 **Review Planning Commission meeting schedule for 2026**

83 Staff reviewed the tentative 2026 Planning Commission meeting schedule, noting:

- 84 • Regular meetings typically held on the first Thursday of the month
85 • Adjustments for holidays and known conflicts
86 • A tentative second monthly meeting reserved only if needed

87

88 Commissioners expressed support for maintaining an alternate meeting date as needed. The schedule
89 will remain flexible and agendas will reflect any changes

90

91 **Consent Items**

92 Item #1: CUP-2025-05 (Dye STR CUP) - Review and action regarding a request for a Conditional Use
93 Permit (CUP) to operate a Short-Term Rental (STR) within a Single Family Dwelling located at 2376 N
94 150 E

95

96 Scott summarized the staff report, noting the request was consistent with code requirements and no
97 additional conditions were recommended beyond standard provisions

98

99 **(0:12:00)**

100 **Motion**

101 *Gavin Payne made a motion to approve the consent agenda item, incorporating the staff report with
102 conditions and findings. Deidra Hartwell seconded the motion. A vote was called and the motion passed
103 unanimously with Gavin Payne, Teresa Theurer, Porter Wilkins, and Deidra Hartwell voting in favor.*

104

105 **Adjourn to Joint Work Session**

106 The Chair welcomed the Mayor and City Council members in attendance.

107

108 **(0:13:00)**

109 **Motion**

110 *Gavin Payne to adjourn the Planning Commission meeting and move into a joint Planning Commission /
111 City Council work session. Porter Wilkins seconded the motion. A vote was called and the motion*

112 *passed unanimously with Gavin Payne, Teresa Theurer, Porter Wilkins, and Deidra Hartwell voting in*
113 *favor.*

114
115 **Planning Commission and City Council Joint Work Session**

116
117 Item #2: Joint Work Session - Proactive vs. Reactive Zoning. The Commission and Council will review
118 the recently adopted 2025 General Plan, City Center Master Plan, and corresponding land use code
119 updates. Following review, the bodies will discuss the merits of both proactive and reactive approaches
120 to rezoning of various districts throughout the city.

121
122 Scott Perkes presented an overview, including:

- 123 • Purpose of this joint work session is to facilitate a discussion between the City Council and
- 124 Planning Commission regarding the City's approach to zoning changes - specifically, when the City
- 125 should take a proactive approach versus a reactive approach as development interests emerge.
- 126 • Discussion is intended as a next-step conversation following the completion of several major
- 127 planning policy initiatives undertaken throughout 2024 and 2025, including adoption of the 2025
- 128 General Plan, the 2025 City Center Master Plan, the City Center Form-Based Code, and
- 129 comprehensive updates to the Land Use Ordinance intended to implement the General Plan's
- 130 goals and policies.

131
132 **Focus Area**

133 Discussion between the City Council and the Planning Commission on how the City may wish to

134 approach zoning changes within the following Future Land Use Districts (as depicted in the Future Land

135 Use Map of the 2025 General Plan), including:

- 136
- 137 • **Highway 91 District**
- 138 ○ Potential New Zoning Classification: Main Street Commercial Gateway (MSCG)
- 139 • **City Center District**
- 140 ○ Potential New Zoning Classifications: Mixed Use - City Center (MX-CC)
- 141 ▪ City Center Core
- 142 ▪ Eastside Transition
- 143 ▪ Westside Transition
- 144 • **Wolf Pack Way Corridor District**
- 145 ○ Potential New Zoning Classification: Wolf Pack Way Corridor (WWC)
- 146 • **2500 North Gateway District**
- 147 ○ Potential New Zoning Classifications:
- 148 ▪ 2500 N Gateway Corridor East (GC-E)
- 149 ▪ 2500 N Gateway Corridor West (GC-W)

150
151 *Nan Isaacson adjourned the meeting at 8:30 p.m.*

152
153 Approved by Planning Commission:

March 5, 2026

154
155 Transcribed by: Scott Bennett

156
157 Recorded by:



Scott Bennett/City Recorder