



**Minutes of the North Logan City
Planning Commission
Held on April 9, 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, Trent Bateman, Courtney Wallace, Tom Hill, and Russell Goodwin.

An invocation was given by Teresa Theurer
The Pledge of Allegiance was led by Deidra Hartwell

Adoption of Agenda

(0:01:00)

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, Teresa Theurer, Porter Wilkins, and Deidra Hartwell voting in favor.

Approval of Minutes for March 5, 2026.

(0:01:30)

Motion

Porter Wilkins made a motion to approve the minutes for March 5, 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.

Follow-up on Issues from Previous Meetings

Scott Perkes reviewed items with the Commission, including:

- Main Street Commercial Gateway Zone rezone was approved by City Council.
- Updated zoning map now reflects new designation between 2nd West and 1st East.
- Noted that future applications in that area must comply with new zoning requirements.
- Work session on 2500 North Gateway language postponed; draft still in progress.

Regular Items

Item #1: Wolf Pack Commons Commercial Development - Rezone & Preliminary Plat

1(A) - PUBLIC HEARING - ZMA-2026-02 - Wolf Pack Commons Commercial Development Rezone and

1(B) - SUB-2026-02 - Bullen Brothers Subdivision Phase 3 Commercial Preliminary Plat.

1(A) - PUBLIC HEARING - ZMA-2026-02 - Wolf Pack Commons Commercial Development Rezone

Scott Perkes summarized the project:

- Introduced the multi-component project, which includes:
 - Rezone request
 - Master Development Plan
 - Future subdivision plat
- Project Overview:
 - Location: 2500 North & Wolfpack Way

- 56 ○ Current Zoning is Commercial General
- 57 ○ Proposed Zoning:
- 58 ▪ Gateway Commercial East (GCE)
- 59 ▪ Wolfpack Way Corridor (WWC)
- 60 • Key Planning Considerations:
- 61 ○ Alignment with General Plan Future Land Use Map
- 62 ○ Site straddles two districts:
- 63 ▪ Wolfpack Way District
- 64 ▪ 2500 North Corridor
- 65 • Master Development Plan Details:
- 66 ○ Proposed 13-building commercial development
- 67 ○ Includes:
- 68 ▪ Parking analysis based on mixed-use assumptions
- 69 ▪ Stormwater management (on-site retention)
- 70 ▪ Pedestrian connectivity
- 71 ▪ Landscaping and lighting coordination
- 72 ○ Staff evaluated:
- 73 ▪ Maximum build-out scenario
- 74 ▪ Parking demand based on use types (office, retail, restaurant)
- 75 ▪ Infrastructure capacity
- 76 • Zoning Justification:
- 77 ○ Rezone not required but encouraged to align with City vision
- 78 ○ Ensures: Architectural consistency and Long-term compliance with General Plan

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80 *Nan Isaacson read aloud the guidelines for speaking at a public hearing, and opened the public hearing*
 81 *at 6:46 p.m., and then closed it, as there were no public comments forthcoming.*

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83 Commission discussions with staff included:

- 84 • Parking & Use Concerns regarding whether parking assumptions reflect realistic tenant mix or
- 85 worst-case scenario.
- 86 ○ Response: Scott Perkes (Staff)
- 87 ▪ Plan uses a maximum build-out scenario with mixed-use assumptions.
- 88 ▪ Parking ratios vary: Office is ~1 stall per 300 sq ft and Restaurant (highest demand) is ~1 per
- 89 150 sq ft
- 90 ○ If all uses became restaurant, parking demand could nearly double.
- 91 • Phasing & Oversight
- 92 ○ Each phase will be reviewed for consistency with the Master Plan.
- 93 ○ City retains authority to:
- 94 ▪ Deny business licenses if parking becomes insufficient
- 95 ▪ Require adjustments or shared parking agreements
- 96 • Development Agreement will formalize:
- 97 ○ Master Plan expectations
- 98 ○ Architectural standards
- 99 ○ Reversion clause if project deviates significantly.

100

101 **(0:29:37)**

102 **Motion**

103 *Teresa Theurer made a motion to forward a positive recommendation to the City Council regarding the*
 104 *zoning map amendment and master plan development, and base this on the facts and findings and the*
 105 *staff report, along with the following conditions: all remaining DRC comments and red lines should be*
 106 *incorporated in the final plat application submittal, and the applicant shall continue to work toward*
 107 *coordinated outdoor lighting and signage master plan. Porter Wilkins seconded the motion. A vote was*
 108 *called and the motion passed unanimously with Gavin Payne, Teresa Theurer, Porter Wilkins, and*
 109 *Deidra Hartwell voting in favor.*

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1(B) - SUB-2026-02 - Bullen Brothers Subdivision Phase 3 Commercial Preliminary Plat.

Scott Perkes provided an overview of the project, including:

- Preliminary Plat Overview:
 - Commercial subdivision tied to Wolfpack Commons development
 - Individual building lots with shared common areas
 - Managed via ownership association
- Infrastructure & Engineering:
 - Full underground utilities installed upfront: water, sewer, secondary irrigation
 - On-site stormwater retention required
 - Phased construction approach
- Traffic & Access Planning:
 - Multiple access points required for safety:
 - Primary: 2500 North (mid-block access)
 - Secondary: Wolfpack Way (aligned with school access)
 - Additional: Main Street access easement
 - Future potential access to 2600 North (not guaranteed)
- Parking & Circulation:
 - Designed to minimize congestion and unsafe queuing.
 - Emphasis on: Mid-block access and Multi-directional flow
- Landscaping:
 - Provided: 19% landscaping
 - Required:
 - 10% (Commercial General)
 - 35% (New zoning)
 - Staff supports 19% due to:
 - No residential component
 - Balance between aesthetics and functionality
- Architecture:
 - Mixed design styles (modern & Mediterranean) permitted
 - Must meet:
 - Masonry requirements
 - Glazing percentages
 - Final standards to be codified in Development Agreement

Commission expressed strong support, recognized the project as a model for the General Plan implementation, and praised the collaboration between the developer and the city.

(0:46:20)

Motion

Gavin Payne made a motion to forward a positive recommendation to the city council regarding the Preliminary Plat Improvement Plan for the Bullen Brothers subdivision phase three, incorporating the recommendations, findings and facts identified in the staff report. 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.

Item #2: SUB-2025-03 (Beck Farm Subdivision) - Re-review and approval of a revised preliminary plat application to create a 16-lot single-family residential subdivision in the RE-1 Zone at approximately 2800 N 1810 E (Parcel ID: 04-050-0009).

Scott Perkes provided an overview of the project, including:

- Revised Preliminary Plat Overview:
 - Revision converts previously non-buildable parcel into Lot 16
 - Justification:
 - Avoid unused "orphan" parcel
 - Improve land efficiency
- Planning Considerations:
 - Uses Connectivity Incentive to allow density calculation based on gross acreage
 - Provides mid-block east-west connection across canal
 - Supports long-term transportation network

(0:53:22)

Motion

Gavin Payne made a motion to approve the preliminary plat and subdivision improvement plans of the Beck Farm Subdivision, including the exception to allow the 2800 North cul-de-sac to exceed the 8% grade standard. This approval is based on the facts and findings as identified in the staff report, along with following the conditions in the staff report. Porter Wilkins 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.

Staff Business

Scott Perkes reviewed items, including:

- Next regular Planning Commission meeting is scheduled for May 7, 2026.
- Tentative Planning Commission meeting scheduled for May 21, 2026 (if needed).

Nan Isaacson adjourned the meeting at 7:25 p.m.

Approved by Planning Commission:

May 7, 2026

Transcribed by: Scott Bennett

Recorded by:



Scott Bennett/City Recorder