

**Minutes of the North Logan City
Planning Commission
Held on June 18, 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, Deidra Hartwell, and Blake Dursteler. (Porter Wilkins was excused).

Others present were: Alan Luce, Scott Perkes, Aaron Thaxton, Mark, Hancey, Braden Reeder, Steve Coppieters, Brenton Stewart, Laurel Hayes, Russell Goodwin, Curtis Hanks, Nancy Hanks, Graig Loosle, and Barbara Middleton.

An invocation was given by Deidra Hartwell
The Pledge of Allegiance was led by Nan Isaacson

Adoption of Agenda

(0:01:35)

Motion

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

The Commission welcomed newly appointed alternate Planning Commissioner Blake Dursteler. Mr. Dursteler introduced himself and shared that he has been a North Logan resident for more than 40 years and has spent much of his professional career involved in real estate development within Cache Valley. He expressed appreciation for the opportunity to serve and indicated enthusiasm for participating in the Commission's work.

Approval of Minutes.

(0:02:35)

Motion

Deidra Hartwell made a motion to approve the minutes for May 21, 2026, with minor correction noted that Gavin Payne was not present. Teresa Theurer seconded the motion. A vote was called and the motion passed unanimously with Nan Isaacson, Gavin Payne, Teresa Theurer, and Deidra Hartwell voting in favor.

Follow-up on Issues from Previous Meetings

Planning Staff briefly referenced follow-up items from the previous joint work session and noted that staff members were continuing to review and evaluate several matters previously discussed.

Consent Items

Item #1: CUP-2026-02 Kiddie Adventures Preschool CUP

Scott Perkes explained the proposal related to an existing home-based preschool facility located at a residential property. The request was considered routine in nature and qualified for placement on the consent agenda because it complied with applicable standards and did not present significant concerns.

Staff explained that the application sought approval to expand the number of children permitted within the preschool operation to 16 children. The use already existed and the request represented an

operational expansion rather than establishment of a new use and is consistent with code requirements. City code requires Planning Commission approval through a Conditional Use Permit process for this type of expansion.

(0:06:10)

Motion

Teresa Theurer made a motion to approve the consent agenda item, based on the facts, findings, and conditions contained within the staff report. Gavin Payne seconded the motion. A vote was called and the motion passed unanimously with Nan Isaacson, Gavin Payne, Teresa Theurer, and Deidra Hartwell voting in favor.

Regular Business Items

Item #2: PUBLIC HEARING - ZTA-2026-01 ((GC-W) W 2500 N Gateway Corridor Amendments).

Scott Perkes explained that the city had been studying the 2500 North Gateway Corridor for approximately six months following adoption of the General Plan. The corridor was identified as a key entrance into the city and an area needing both short-term and long-term planning attention. He described anticipated transportation changes, including future 200 West and 400 West and bypass road connections, which are expected to increase the corridor's visibility and importance.

The General Plan directs the city to evaluate:

- Corridor aesthetics
- Appropriate land uses
- Architectural and design standards
- Future redevelopment opportunities

Staff noted that the proposed zoning framework had been created as a planning tool but had not yet been applied to properties, and that the current amendment was intended to refine that tool before implementation.

Scott Perkes reviewed the zoning tables and described the city's focus on the Gateway Corridor East and Gateway Corridor West districts. He highlighted several land-use categories that received significant review during work sessions, including:

- Construction trade shops
- Manufacturing uses
- Heavy sales and service uses
- Rental service stores

Originally, some uses were prohibited within the Gateway Commercial West zone. However, after additional discussion with the Planning Commission and stakeholders, staff revised the proposal to allow them as conditional uses instead. Scott explained that conditional use standards were added to better regulate:

- Scale and intensity
- Operational impacts
- Compatibility with surrounding development

Scott stated that the revised language "softened" the ordinance and made the zoning framework more workable in the short term while still preserving the city's long-term vision for corridor redevelopment. Staff wanted to avoid unintentionally limiting economic growth or redevelopment opportunities too early in the transition process. Scott also noted that:

- The Planning Commission had reviewed the proposal extensively in work sessions.
- Additional refinements were made to architectural material standards.
- The item was legislative in nature and therefore required a public hearing and recommendation to the City Council.

Nan Isaacson read aloud the guidelines for speaking at a public hearing, and opened the public hearing at 6:42 p.m.

Craig Loosle (resident) comments included:

- The rezoning process had been lengthy and involved substantial discussion between property owners, staff, and the Commission. He expressed appreciation for the willingness of the Commission and staff to listen to concerns raised by businesses located along the corridor.
- From the perspective of existing property owners and businesses, the revised proposal represented a workable compromise that balanced current economic realities with the City's future vision for the area. He emphasized the importance of recognizing the existing conditions and operational needs of current businesses while still planning for long-term redevelopment goals.
- He described 2500 North as a very busy and noisy corridor with significant traffic speeds and volumes.
- He concluded by thanking the Commission and staff for their patience, responsiveness, and extensive work on the amendments.

At 6:46 p.m. Nan Isaacson closed the public hearing and opened up dialogue to the Planning Commission.

(0:16:05)

Motion

Gavin Payne made a motion to forward a positive recommendation on ZTA-2026-01 regarding the West 2,500 North Gateway Corridor amendments. Deidra Hartwell seconded the motion. A vote was called and the motion passed unanimously with Nan Isaacson, Gavin Payne, Teresa Theurer, and Deidra Hartwell voting in favor.

Item #3: SUB-2026-03 - Harvest Acres Subdivision.

Staff presented the proposed Harvest Acres Subdivision, an 11-lot single-family residential subdivision located near 2500 North and 1400 East. The project encompassed approximately 7.5 acres within the RE-1 Residential Estate zoning district and utilized the City's bonus density provisions under the subdivision ordinance. Staff explained:

- The subdivision is considered a "by-right" subdivision because the proposal complied with all applicable subdivision and zoning regulations and did not request any code exceptions or modifications.
- The preliminary plat included:
 - Eleven residential lots averaging approximately one-half acre in size.
 - A cul-de-sac meeting the City's right-of-way standards
 - Extension of the planned 2500 North collector corridor through the property
 - An eight-foot detached pedestrian pathway consistent with the City's master transportation and trails plans

Staff further noted that 2500 North is designated as a major east-west connector roadway and contains important utility infrastructure, including water and sewer lines serving other areas of the City. Because the utilities would be upsized beyond the needs of the subdivision itself, the City anticipated participating financially in portions of the infrastructure improvements through a future development agreement that would later be reviewed by the City Council. The subdivision would also include secondary irrigation water service to each lot, helping reduce demand on the City's culinary water system.

Commissioners noted appreciation that the developer had chosen to develop only 11 lots.

(0:22:40)

Motion

Gavin Payne made a motion to approve the preliminary plat subdivision improvement plans for the Harvest Acres subdivision based on the facts and findings identified in the staff report, on condition that the applicant satisfy all the remaining DRC comments regarding the preliminary plat and subdivision improvement plans prior to the final plat application being submitted. Teresa Theurer seconded the motion. A vote was called and the motion passed unanimously with Nan Isaacson, Gavin Payne, Teresa Theurer, and Deidra Hartwell voting in favor.

Item #4: SUB-2026-06 - Randy and Eve Jones Subdivision.

Staff presented a proposed single-lot subdivision located at approximately 1711 North 1200 East. The 3.9-acres would be subdivided to create a single residential lot for construction of a single-family home, and met subdivision and zoning standards, including lot size, frontage, stormwater requirements, and infrastructure standards. Existing right-of-way improvements had been completed along the property frontage, and no additional roadway improvements would be required from the applicant at this time.

Commission discussion clarified that the subdivision process was necessary because the parcel had not previously been formally platted as a legal building lot.

(0:25:55)

Motion

Deidra Hartwell made a motion to approve the preliminary plat and subdivision improvement plans for the one single family subdivision at 1711 North 1200 East with all of the staff recommendations, facts, findings, and conditions. Nan Isaacson seconded the motion. A vote was called and the motion passed unanimously with Nan Isaacson, Gavin Payne, Teresa Theurer, and Deidra Hartwell voting in favor.

Item #5: SUB-2026-04 - Wiberg Subdivision 1st Amendment (Renamed to "Limberpine Subdivision").

Staff presented a plat amendment request associated with the Weiberg property located near 2600 North. The amendment proposed:

- Expansion of an existing buildable lot
- Creation of two additional agricultural remainder parcels
- Vacation of existing public utility easements
- Renaming of the subdivision to "Limber Pine Subdivision"

Staff explained that the property included both RE-1 Residential Estate and Residential Business zoning designations. Single-family dwellings are permitted within both zones, so the split zoning did not create compliance concerns. Because existing utility easements would be vacated and replaced, the proposal required recommendation to the City Council for final action. Staff also noted that 2600 North is a master-planned roadway corridor, but roadway improvements along the subject frontage had already been completed.

Commission discussion included clarification that the public utility easement vacation would ultimately require a public hearing before the City Council.

(0:29:20)

Motion

Teresa Theurer made a motion to send a positive recommendation to the city council regarding the plat amendment of the Weiberg subdivision intended to expand the existing building lot, create two additional remainder parcels and vacate public utility easements and also to send a positive recommendation to rename the subdivision "Limberpine Subdivision". Deidra Hartwell seconded the motion. A vote was called and the motion passed unanimously with Nan Isaacson, Gavin Payne, Teresa Theurer, and Deidra Hartwell voting in favor.

Staff Business

Staff noted that the July meeting schedule would be modified due to holidays, with the next Planning Commission meeting scheduled for July 16th.

Nan Isaacson adjourned the meeting at 7:01 p.m.

Approved by Planning Commission:

July 16, 2026

Transcribed by: Scott Bennett

Recorded by:



Scott Bennett/City Recorder