

**Minutes of the North Logan City
Planning Commission
Held on July 16, 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 Gavin Payne at 6:30 p.m.

Commission members present were: Gavin Payne, Teresa Theurer, Porter Wilkins, Deidra Hartwell, and Blake Dursteler. (Nan Isaacson was excused).

Others present were: Alan Luce, Scott Perkes, Aaron Thaxton, Mark Hancey, Yvonne Elmore, Susan Coles, Mary Goodnough, Karen Peterson, Ellen Camp, Karen McBride, Craig Mecham, Bill & Chris Tolbert, Steve Moore, Quinn Young, K'Leis Young, Gae Murray, Quila Buhler, Kristy Marshall, Yvonne Norman, Olga Tolbert, Tim Tolbert, Marcia Stewart, Tim Stewart, Eric Hansen, Russell Goodwin, Bonnie Moore, Tom Hill, Brian Cox, David Rawlings, Lisa Aedo, Jake Gunther, and Rex Probst.

The Pledge of Allegiance was led by Deidra Hartwell

An invocation was given by Porter Wilkins

Adoption of Agenda

(0:01:35)

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, Deidra Hartwell, and Blake Dursteler voting in favor.

Approval of Minutes.

(0:01:49)

Motion

Deidra Hartwell made a motion to approve the minutes for May 07, 2026 and June 18, 2026. Porter Wilkins seconded the motion. A vote was called and the motion passed unanimously with Gavin Payne, Teresa Theurer, Deidra Hartwell, and Blake Dursteler voting in favor.

Follow-up on Issues from Previous Meetings

Staff reported City Council approval of the 2500 North Gateway Corridor text amendments and approval of the Harvest Acres development agreement.

Consent Items

Item #1: SUB-2026-08 Aspen Ridge Investors Subdivision

(0:03:12)

Motion

Teresa Theurer made a motion to approve the consent agenda item. Porter Wilkins seconded the motion. A vote was called and the motion passed unanimously with Gavin Payne, Teresa Theurer, Deidra Hartwell, and Blake Dursteler voting in favor.

Regular Business Items

Item #2: PUBLIC HEARING - ZMA-2026-04 - Ashborn Mixed-Use City Center (MX-CC) Rezone & Master Development Plan.

57 Scott Perkes provided a comprehensive staff report reviewing the city planning history, general plan, City
58 Center Master Plan, form-based code, proposed mixed-use development, parking, traffic, utilities,
59 infrastructure, open space, and recommended conditions for any approval. He also presented an
60 overview of the proposed zoning map amendment requesting approximately 9.9 acres be rezoned from
61 R-1-12 Single-Family Residential to City Center Mixed-Use (East Side Transition District)

62
63 Applicant Jake Thompson stated the proposal had been developed over several years with City staff to
64 address housing needs while creating a high-quality project.

65
66 Commission members discussed the legislative nature of the rezone, future development agreement,
67 subdivision process, traffic study timing, owner-occupancy restrictions, and consistency with adopted
68 planning documents.

69
70 *Gavin Payne read aloud the guidelines for speaking at a public hearing, and opened the public hearing*
71 *at 7:19 p.m.*

72
73 Tim Tolbert (resident) expressed concerns regarding:

- 74 • Inconsistency with adopted City Center plans.
- 75 • Insufficient architectural information.
- 76 • Loss of mountain views.
- 77 • Spot zoning concerns.
- 78 • Incomplete traffic analysis.
- 79 • Parking deficiencies.
- 80 • Stormwater basin replacing usable park space.
- 81 • Requested postponement until deficiencies are corrected.

82
83 Steve Moore (resident) expressed concerns regarding:

- 84 • Lack of appropriate transition between existing neighborhoods and proposed development.
- 85 • Three-story townhomes being inconsistent with surrounding development.
- 86 • Density significantly exceeding nearby projects.
- 87 • Requested development densities closer to surrounding neighborhoods.

88
89 Susan Coles (resident) stated:

- 90 • The proposal departs from the City Center vision developed with public input.
- 91 • Warned against incremental zoning changes that undermine adopted plans.
- 92 • Encouraged careful review before approving changes.

93
94 Bill Tolbert (resident) discussed:

- 95 • Building scale.
- 96 • Neighborhood compatibility.
- 97 • Traffic impacts.
- 98 • School impacts.
- 99 • Parking concerns.
- 100 • Unknown future development north of 2200 North.
- 101 • Questions regarding owner occupancy effectiveness.

102
103 Bill Hartman (resident) expressed concerns regarding:

- 104 • Existing parking problems.
- 105 • Traffic safety.
- 106 • Increasing congestion.
- 107 • Building height.
- 108 • Desire for lower-density housing

Quinn Young (resident) acknowledged the work completed by staff and the developer but expressed concern regarding:

- Parking problems.
- Open space.
- Transition to existing neighborhoods.

Christine Tolbert (resident) stated:

- North Logan's character depends upon preserving open space.
- Building heights appear excessive.
- Requested a smaller-scale development better fitting community character.

Yvonne Norman (resident) encouraged:

- Larger public parks.
- More open space.
- Cottage housing.
- Stronger owner occupancy protections beyond the proposed two-year requirement.

Eric Hansen (resident) stated:

- Rezoning decisions are permanent.
- Important information remains incomplete.
- Requested delaying action until traffic studies and other analyses are complete.

Russell Goodwin (resident) encouraged preserving opportunities for:

- Canal trail development.
- Trail connectivity.
- Recreation planning within the project.

K'Leis Young (resident) discussed:

- Existing neighborhood parking issues.
- School traffic.
- Safety concerns.
- Appreciated the proposed architecture while encouraging additional consideration of neighborhood impacts.

Tim Stewart (resident) stated:

- The City has one opportunity to properly establish the City Center.
- Several staff recommendations remain unresolved.
- Encouraged postponement until outstanding issues are addressed.
- Suggested relocating open space adjacent to the canal to improve neighborhood transition.

Brian Cox ((resident) expressed concerns regarding:

- Neighborhood transition.
- Building heights.
- Parking.
- School traffic.
- Long-term owner occupancy enforcement.

Sheri Israelson (resident) discussed:

- School capacity.
- Student safety.
- Traffic congestion.
- Need for slower, more deliberate planning.

Olga Tolbert (resident) suggested:

- Higher-density development would be more appropriate closer to Main Street.
- The proposed location is inconsistent with surrounding residential neighborhoods.

Jake Gunther (resident) stated:

- Parking standards should be reevaluated citywide.
- Existing parking requirements have proven insufficient.
- Additional trailer and recreational vehicle parking should be considered.

Rex Probst (resident) stated:

- Fourth East should remain the dividing line between higher-density development and lower-density neighborhoods.
- Snow removal presents additional concerns.
- Requested higher-density development remain west of Fourth East.

At 7:55 p.m. Gavin Payne closed the public hearing and opened up dialogue to the Planning Commission.

Commission members began deliberations, with discussions including:

- Appreciation for extensive public participation.
- Recognition that the proposal aligns more closely with the adopted City Center vision than previous proposals.
- Continued concerns regarding parking, usable open space, traffic, and neighborhood transition.
- Support for the City's owner occupancy initiative as a unique approach to promoting long-term neighborhood stability.
- Recognition that additional refinements may still be necessary before a final recommendation is made.

(1:43:09)

Motion

Teresa Theurer made a motion to table the Ashbourne Mixed-Use City Center Rezone and Master Development Plan until a traffic impact analysis has been reviewed and allow staff to work with the developer with changes including, but not limited to, number of parking spaces, density, amount of open space, common area, consideration of variation in colors and architectural elements of townhouses, and anticipating taking further action at a future meeting. Deidra Hartwell seconded the motion. A vote was called and the motion passed unanimously with Gavin Payne, Teresa Theurer, Deidra Hartwell, and Blake Dursteler voting in favor.

Work Session Items:

Item #3: ZTA-2026-02 - Misc. Land Use Matrix Amendments

Staff emphasized that the discussion was informational only and intended to identify code cleanup items and future policy considerations before formal amendments are drafted.

Staff presented an updated working version of the City's Land Use Matrix, reflecting amendments adopted by the City Council the previous evening. The consolidated matrix allows staff and commissioners to more easily compare permitted and prohibited uses across all zoning districts and identify inconsistencies or omissions requiring correction.

Staff identified several land uses for future review, including:

- Data centers
- Adult-oriented businesses
 - Tattoo and body piercing parlors
 - Vape and smoke shops
- Rental service stores

- Indoor shooting and archery ranges
- Financial institutions

Staff noted that many of these uses are already prohibited but are either not specifically defined or are listed inconsistently within portions of the zoning code. The proposed amendments would clarify definitions, eliminate conflicting language, and improve the overall organization of the code.

Data Centers

The Commission discussed the increasing interest in data centers throughout Utah. Staff explained that although North Logan currently lacks the water capacity necessary to support large-scale facilities, smaller "micro" data centers are becoming increasingly common and should be addressed in the zoning ordinance.

Discussion included:

- Establishing a formal definition for data centers.
- Distinguishing between hyperscale facilities and smaller installations.
- Considering power consumption, cooling systems, and operational characteristics as potential regulatory criteria.
- Monitoring regional developments, including proposals in neighboring communities, to inform future policy decisions.

Staff indicated additional research would be completed before returning with proposed ordinance language.

Commercial Corridor Discussion

The Commission held an extended discussion regarding financial institutions and their role within the City's limited commercial corridors, particularly along 2500 North and Main Street.

Discussion included:

- Banks are generally attractive developments and good community neighbors.
- Stand-alone bank buildings generate relatively little customer activity compared to retail and restaurant uses.
- Commercial land within North Logan is limited due to the City's largely built-out nature.
- Higher-traffic retail uses generally provide greater sales tax revenue and contribute more to long-term economic vitality.
- Commissioners expressed support for encouraging mixed-use buildings where financial institutions occupy tenant space rather than entire commercial parcels.

Staff emphasized that the discussion was intended to evaluate land use priorities rather than discourage financial institutions altogether.

Other Land Use Considerations

Additional discussion included:

- Previous code changes prohibiting storage facilities and limiting warehouse development along major corridors.
- Existing prohibitions on car washes due to water resource concerns.
- The importance of balancing economic development opportunities with long-term land use planning.
- Encouraging commissioners to review the current Land Use Matrix and identify any additional uses that may warrant future consideration.

Staff Business

Planning Commission Training

Staff provided updates regarding commissioner training requirements and upcoming educational opportunities.

Topics include:

- Utah Chapter APA Fall Conference scheduled for September 9–10 in Layton.
- Annual training requirements for Planning Commissioners.
- Open and Public Meetings Act (OPMA) training requirements.
- Newly required annual ethics training resulting from recent legislative changes.
- Development of a Planning Commissioner 101 educational program and invitation for commissioners to provide suggestions regarding desired training topics.

Upcoming Meetings

Staff advised:

- The next regular Planning Commission meeting is scheduled for August 6, 2026.
- The discussed Land Use Matrix amendments may return for additional review once staff prepares draft language.
- Depending on future agenda items, the Commission may consider holding an additional public hearing on the previously discussed zoning matter, although only one public hearing is legally required. Staff also reviewed public notice procedures for any subsequent hearings.

Gavin Payne adjourned the meeting at 8:37 p.m.

Approved by Planning Commission:

August 6, 2026

Transcribed by: Scott Bennett

Recorded by:



Scott Bennett/City Recorder