

**Minutes of the North Logan City
Planning Commission
Held on August 6, 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, Teresa Theurer, Porter Wilkins, and Blake Dursteler. (Gavin Payne and Deidra Hartwell were excused).

Others present were: Alan Luce, Scott Perkes, Aaron Thaxston, Mark Hancey, Tim Tolbert, Mont Robinson, Wes Lewis, Blake Parker, Brad Brown, Ed Grampp, Bill Tolbert, Olga Tolbert, Cindy Beeston, Ryan Meeks, Jesse Jensen, Brian Carling, Alan Allred, Quila Buhler, K. Cig Lure [sp.], Marcia Stewart, Tim Stewart, Jenn Bettencourt, Jeff Jackson, Susan Coles, Quinn & K'Leis Young, Karen Palkki, Kristy Marshall, Tom Hill, Russell Goodwin, Christine Tolbert, and Steven Moore.

The Pledge of Allegiance was led by Teresa Theurer

An invocation was given by Nan Isaacson

Adoption of Agenda

(0:01:50)

Motion

Teresa Theurer made a motion to adopt the agenda, as presented. Blake Dursteler seconded the motion. A vote was called and the motion passed unanimously with Teresa Theurer, Porter Wilkins, and Blake Dursteler voting in favor.

Approval of Minutes.

(0:02:20)

Motion

Blake Dursteler made a motion to approve the minutes for July 16, 2026. Porter Wilkins seconded the motion. A vote was called and the motion passed unanimously with Teresa Theurer, Porter Wilkins, and Blake Dursteler voting in favor.

Regular Business Items

Item #1: PUBLIC HEARING - ZMA-2026-05 - North Logan Townhomes Mixed-Use City Center (MX-CC) Rezone & Master Development Plan.

Scott Perkes introduced the proposal submitted by Brad Brown of Steward Land Company. The property, located behind the Four Seasons Apartments and Main Street, is currently zoned Commercial General (CG) and is proposed for rezoning to Mixed Use City Center (MXCC).

Staff explained that the property is within the Westside Transition District of the City Center Master Plan. The City Center is intended to accommodate a mixture of commercial uses and higher-density residential development. The proposal involved attached row homes/townhomes and was subject to the City's form-based architectural requirements.

Applicant Brad Brown presented several iterations of the proposed development. The applicant explained that the design had evolved through discussions with staff, including:

- A ring-road/courtyard concept;
- A spine-road and alley configuration; and
- A revised configuration emphasizing usable interior open space and a pedestrian pathway.

The applicant discussed two proposed building types, architectural variation, owner-occupancy requirements, traffic-study requirements, and the need to further develop architectural elevations..

(0:14:00)

Nan Isaacson read aloud the guidelines for speaking at a public hearing, and opened the public hearing at 6:45 p.m.

Karen Palkki (resident) expressed concerns regarding the amount and usability of green space and the proposed three-story housing. She favored consideration of a mixture of two- and three-story housing.

Bill Tolbert (resident) raised concerns about parking, green space, building height, snow removal, traffic, and the potential for four- or five-story development. He requested that development conditions be clearly identified.

Jesse Jensen, owner of the former Golden Corral property, expressed general support for development but raised concerns regarding:

- Whether a valid easement exists for access from Main Street;
- Vehicles cutting through his parking lot;
- Parking impacts; and
- Security issues associated with activity around his property.
- Drainage and detention.
- He emphasized that access and drainage needed to be addressed.

Seth Tolbert (resident) questioned the number and location of guest parking spaces shown on the plan.

Tim Tolbert (resident) stated that he was not necessarily opposed to the project but questioned converting commercially zoned property to residential use. He expressed concern that the City Center Master Plan could become predominantly residential rather than providing the intended mixture of commercial and residential uses.

Brian Carling, an adjacent property owner, strongly supported the rezone. He stated there was little market interest in additional commercial/automotive uses at his property and supported higher-density housing, while also noting concerns regarding the narrow access road and possible widening.

Laurie Robinson (resident) opposed three-level housing and expressed concern about the practicality of three-story homes for families with young children.

Cindy Beeston (resident) expressed opposition to the City's City Center Plan, stating that citizen input had not supported three- and four-story housing and expressing concern that development and tax revenue were influencing the City's decisions.

Blake Parker, property owner and former developer, supported the concept. He explained that successful City Center development requires sufficient residential rooftops to support businesses and other amenities. He also discussed the need for housing and the effect of State requirements on housing development.

Mont Robinson (resident) raised concerns from personal experience regarding traffic, parking, building height, and the compactness of new home builds. He would rather see a "planned area that's one and two stories, and larger garages".

Russell Goodwin (resident) would like to see 2000 North remain a through street.

Cindy Beeston requested to make an additional statement: "If we want to encourage young families to live in our community and grow our community, then we need to look at housing that will appeal to them. A smaller home on a smaller lot is just as cost effective as a three-story townhome."

Craig Loosle (resident) raised concerns regarding parking, with builders designating garages as parking spot, but owners using them for storage and parking on the street instead.

With no additional comment's forthcoming, Nan Isaacson closed the public hearing at 7:06 p.m. and opened up dialogue to the Planning Commission.

The Commission reviewed the staff recommendations, including:

- Reduction and reconfiguration of overall density;
- Clear identification of building types;
- Additional site, rear, and architectural details;
- Variation in colors, materials, and architectural elements;
- A traffic impact study; and
- An owner-occupancy deed restriction mechanism.

The Commission discussed:

- Whether the proposed building types were sufficiently distinct;
- The lack of a commercial requirement for this particular property;
- The 2000 North master-planned connection;
- The 33-foot access lane;
- Easement concerns;
- Guest parking;
- Density;
- Usability of green space; and
- Overall development intensity.

Several Commissioners expressed the view that the concept had merit but required additional work, particularly regarding density, parking, and usable open space.

(0:51:10)

Motion

Teresa Theurer made a motion that the commission table this item, with follow-up for more information concerning staff recommendation, guest parking, easements, and the two different building types. Porter Wilkins seconded the motion. A vote was called and the motion passed unanimously with Teresa Theurer, Porter Wilkins, and Blake Dursteler voting in favor.

Item #2: PUBLIC HEARING - SUB-2026-09 - Hidden Hollow Subdivision.

Scott Perkes presented the proposed two-lot subdivision, located in the Foothill Residential/RE-5 area on the eastern bench. The approximately 30-acre property would be divided into two building lots:

- Lot 1: approximately 10.5 acres;
- Lot 2: just under 20 acres.

Under existing zoning, the property could potentially accommodate up to six homes. The proposed development agreement would reduce the development rights permanently to two lots in exchange for public benefits, including extension of a City waterline and the Bonneville Shoreline Trail. Only one lot would initially be eligible for development. The second would become buildable after specified access issues were resolved through a future roadway connection.

(0:58:44)

Nan Isaacson stated the guidelines for speaking at a public hearing, and opened the public hearing at 7:30 p.m.

Olga Tolbert (resident) expressed concern regarding seismic and geotechnical conditions in the area and requested assurance that the property would be determined buildable before someone purchased it and attempted construction.

With no additional comment's forthcoming, Nan Isaacson closed the public hearing at 7:34 p.m. and opened up dialogue to the Planning Commission.

Commission discussion with staff included that the property is within a mapped geologic-hazard area and is subject to the City's geotechnical ordinance. A prior geotechnical evaluation had been conducted for the larger hillside area. Additionally, each future building lot would require a site-specific geologic-hazard investigation before a building permit could be issued, including review of fault lines, slope stability, soil stability, and other applicable hazards.

(1:03:38)

Motion

Porter Wilkins made a motion that the commission forward a positive recommendation to city council regarding the proposed hidden hollow subdivision at approximately 2700 North 2350 East subject to the facts and findings and conditions in the staff report along with the proposed legislatively approved development. Blake Dursteler seconded the motion. A vote was called and the motion passed unanimously with Teresa Theurer, Porter Wilkins, and Blake Dursteler voting in favor.

Item #3: PUBLIC HEARING - ZMA-2026-06 - West 2500 N Gateway Corridor Rezone.

Scott Perkes presented the city-initiated 2500 North Gateway Corridor West rezone. The proposal followed the City's General Plan and prior work to establish zoning standards intended to improve the appearance and commercial functionality of the 2500 North gateway corridor.

Staff noted that the City had previously paused implementation after receiving concerns from property and business owners. The zoning ordinance was subsequently revised through additional public and stakeholder input and adopted by the City Council.

(1:08:40)

Nan Isaacson stated the guidelines for speaking at a public hearing, and opened the public hearing at 7:39 p.m.

Craig Loosle (resident) spoke in favor of the proposal, expressing appreciation for the City's willingness to step back, consider concerns from small businesses and property owners, and modify the proposal while maintaining the long-term corridor vision.

With no additional comment's forthcoming, Nan Isaacson closed the public hearing at 7:40 p.m. and opened up dialogue to the Planning Commission.

Commissioners acknowledged the extensive public involvement and work sessions that had gone into developing the corridor standards.

(1:12:06)

Motion

Porter Wilkins made a motion that the commission forward a positive recommendation to city council regarding the city-initiated zoning map amendment of 16 full parcels and 14 partial parcels from the commercial general and manufacturing heavy commercial zones to the 2500 North Gateway Corridor West zone subject to the facts and findings in the staff report. Teresa Theurer seconded the motion. A vote was called and the motion passed unanimously with Teresa Theurer, Porter Wilkins, and Blake Dursteler voting in favor.

Item #4: ZMA-2026-04 - Ashbourne Mixed-Use City Center (MX-CC) Rezone & Master Development Plan.

Scott Perkes presented the updated Ashbourne proposal at the northeast corner of 2200 North and 400 East. The approximately 10-acre property was currently zoned R112 and was proposed for rezoning to Mixed Use City Center.

The revised plan included:

- Reduction of 12 residential units;
- Increased contiguous open space;
- Additional parking;
- Five live-work units;
- Greater architectural variety;
- Additional side and rear architectural details;
- A traffic impact study; and
- An increase of 42 parking stalls, from 443 to 485.

The traffic study indicated that anticipated intersections would continue operating at acceptable levels of service, including during school-year conditions. The study projected approximately 480 additional trips but did not identify failing intersections. A dedicated left-turn lane into the first project entrance was recommended.

Tom Hill of White Pine Engineering explained the revisions, including clarification that the central detention area would be approximately two feet deep with a gradual six-to-one slope, making the area more usable.

The developer also explained that additional guest parking had been created by strategically removing units and that the project exceeded the City's parking requirement. Architectural revisions were intended to provide greater variety rather than repetitive buildings.

Commission Discussion included:

- Adequacy and location of parking;
- Whether garages would realistically be used for vehicle parking;
- Parking for customers of the live-work units;
- Potential impacts of snow storage on parking and pedestrian access;
- The central open-space area;
- The number and configuration of single-family homes;
- The required "sensitive transition" between the townhomes and existing/surrounding single-family housing;
- Alternative building orientations; and
- Whether the proposal appropriately balanced density with the City's small-town character.

The Commission recognized that the developer had substantially addressed earlier concerns but concluded that the sensitive transition on the east side remained the principal issue. The Commission discussed several possible approaches to the transition, including:

- Adding another row of single-family homes;
- Using front-facing townhomes toward the single-family homes; or
- Breaking the existing townhome buildings into smaller buildings, adding landscaping/open space, and using front-loaded designs with improved architectural treatment.

The Commission also identified a need to ensure adequate customer parking in proximity to the southwest live-work units.

(2:02:05)

Motion

Porter Wilkins made a motion that the commission make a positive recommendation to city council regarding the proposed zoning map amendment and master development plan, located on the northeast corner of 2200 North and 400 East, known as Ashbourne, subject to the facts, findings and conditions of the staff report, with the addition of the conditions that we look at the parking proximity to the live-work units suggesting moving those live-work units to accommodate that as well as improving the sensitive transition from the east-most row of townhomes to the single-family homes in one of three ways: a second row of single-family homes, forward-facing townhomes, or breaking up the two rows into four

buildings with front load and improved architectural elevation on that site. Teresa Theurer seconded the motion. A vote was called and the motion passed with Nan Israelson, Teresa Theurer, and Porter Wilkins, voting in favor. Blake Dursteler voted against.

Item #5: SUB-2026-07 - Altitude Business Park Subdivision.

Scott Perkes presented the proposed four-lot commercial subdivision on 2500 North west of Main Street.

The proposal would:

- Create four approximately equal building lots;
- Provide two lots fronting 2500 North;
- Provide a private access lane to two rear lots;
- Vacate an existing 2400 North public right-of-way that is not a master-planned roadway;
- Maintain private access to the rear properties.

No additional public right-of-way was proposed. Internal utilities and improvements would be private.

(2:08:22)

Motion

Blake Dursteler made a motion that the commission approve it as is and send it on to the City Council with a positive recommendation. Porter Wilkins seconded the motion. A vote was called and the motion passed unanimously with Teresa Theurer, Porter Wilkins, and Blake Dursteler voting in favor.

Staff Business

Staff provided updates, including:

- Utah Chapter APA Fall Conference scheduled for September 9-10 in Layton.
- Next regular meeting anticipated to be September 3.

Work Session Items:

Item #6: ZTA-2026-02 - Misc. Land Use Matrix Amendments.

Item #7: ZTA-2026-03 - Proportionate Infrastructure Exactions.

The Commission briefly discussed the two items listed for work-session discussion. Because of the length of the meeting, staff recommended formally acknowledging the items and returning to them for substantive discussion at a future work session. The Commission agreed.

(2:10:09)

Motion

Porter Wilkins made a motion to adjourn. Blake Dursteler seconded the motion. A vote was called and the motion passed unanimously with Teresa Theurer, Porter Wilkins, and Blake Dursteler voting in favor.

Approved by Planning Commission:

September 3, 2026

Transcribed by: Scott Bennett

Recorded by:



Scott Bennett/City Recorder