



COMMUNITY DEVELOPMENT

PLANNING COMMISSION

Meeting of April 22, 2021

City Hall Municipal Council Chambers * 290 North 100 West * Logan, UT 84321 * www.loganutah.org

AGENDA

4:30 p.m. Bus Tour of Agenda Sites: NO BUS TOUR

5:30 p.m.

I. WELCOME

II. APPROVAL OF MINUTES from the meeting of March 25, 2021

III. PUBLIC HEARING *The following items are scheduled for a public hearing before the Commission. The order of the meeting is for the Chair to read the agenda item. Staff will summarize its report to the Commission. The proponent of the project can make a presentation. Public comment is encouraged. The Commission will close the public hearing and deliberate prior to a decision.*

PC 21-015 Logan City – Center Block Public Plaza Project [Design Review Permit] Mike DeSimone/Logan City, authorized agent/owner, request to construct a new 17,000 SF Public Plaza containing a portable ice rink, covered stage, restrooms, storage, splash pad, fire pits, entry features (east & west sides), shade structures, landscaping, lighting and street trees; demolish 47-67 N. Main buildings; interior/exterior renovation of 41-45 N. Main Street buildings and upgrade utility services where necessary located at 41-67 North Main in the Town Center (TC-1) zone. 06-025-0011, 06-025-0009, 06-028-0015, 06-028-016. (Ellis Neighborhood)

PC 21-013 Logan 100 W Mixed-Use Apartments – continued from the March 25, 2021 meeting - [Design Review & Subdivision Permit] Austin Lundskog/LMP Properties One LLC, authorized agent/owner, request 2-lot subdivision with a mixed-use infill development. The project will be a 3-story structure incorporating eight (8) residential units and 660 SF of commercial space located at approximately 456 North 100 West in the Town Center (TC-1) zone; TIN 05-081-0032. (Ellis Neighborhood).

PC 21-016 Logan 100 West Rezone [Zone Change] Craig Adams/Logan 100 W, LLC, authorized agent/owner, request a rezone of 2.07 acres from Mixed Residential Medium (MR-20) to Mixed Residential High (MR-30) located at 721 S 100 W; TIN 02-063-0035. (Woodruff Neighborhood)

PC 21-017 Aggie Estates [Design Review Permit] Jordan Leishman/Aggie Estates LLC, authorized agent/owner, request a demolition of an existing older home and the building of six student housing units located on .258 acres at 626 E 800 N in the Campus Residential (CR) zone; TIN 05-039-0017. (Adams Neighborhood)

PC 21-018 Riverside RV Park Rezone [Zone Change] Jacob Howell/Rex Petersen, authorized agent/owner, request a rezone of 4.78 acres from Recreation (REC) to Mixed Residential Medium (MR-20) located at 447 W 1700 S; TIN 02-089-0028. (Woodruff Neighborhood)

PC 21-019 Quale Hollow Subdivision [Subdivision] Nic Porter/Champlin Homes LLC, authorized agent/owner, request to change two common area lots to buildable lots, remove one additional common area lot from the subdivision (lots 25, 26, 27) and reroute storm drainage easements from lots 26 and 27 located at 300 W 1800 N in the Neighborhood Residential (NR-6) zone; TIN 04-244-0025, -0026, -0027. (Bridger Neighborhood)

IV. ADJOURN

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The Logan City Planning Commission is a quasi-judicial body established for purposes of reviewing applications for development as required by the Land Development Code. The Planning Commission is charged to carry out the growth and development policies of the Municipal Council as expressed in the General Plan and to implement the programs of the plan. The Commission functions as the approval body for certain planning and zoning matters, and reviews and recommends on legislative matters related to planning and zoning, in conformance with Utah law.

As a quasi-judicial body, the decisions made by this body pertain only to matters proposed on the published agenda, upon consideration of facts, reports and testimony provided in evidence of a project. The Commission must rely on substantial evidence in determining whether a project complies with the law. Emotional pleas or personal opinions are not substantive evidence.

Meetings are conducted at the discretion of the Commission, and we ask for your cooperation in maintaining the following:

- a) *Consideration of items will occur as indicated on the printed agenda, although the Commission reserves the right to alter the order if the need arises.*
- b) *Those speaking are asked to keep comments relevant to the matter being considered.*
- c) *Outbursts, including cheers, jeers, and applause are not appropriate as they may discourage those with opposing views from speaking.*
- d) *Items involving a large number of people wishing to make comments, a time limit may be imposed.*
- e) *Once the public comment portion for a particular item has been closed, no additional public comments are allowed, unless requested by the Commission.*
- f) *Anyone wishing to speak is asked to sign in at the podium.*
- g) *All public comment and questions will be made into the microphone at the podium to allow for recording of the proceeding.*
- h) *The meeting is managed by the Chair. All questions/comments will be directed to the Commission.*

Notice displayed in the foyer of Logan City Hall, emailed to the Logan Herald Journal and posted on the Logan City website www.loganutah.org and the State Public Meeting Notice website <http://utah.gov/pmn>
In compliance with the *American with Disabilities Act*, individuals needing special accommodations during this meeting should notify the City Recorder, at 435-716-9002, at least three working days prior to the meeting.