



COMMUNITY DEVELOPMENT

## PLANNING COMMISSION

Meeting of January 12, 2023

City Hall Municipal Council Chambers \* 290 North 100 West \* Logan, UT 84321 \* [www.loganutah.org](http://www.loganutah.org)

# AGENDA

### 4:30 p.m. Bus Tour of Agenda Sites

### 5:30 p.m.

#### I. WELCOME

#### II. APPROVAL OF MINUTES from the meeting of December 15, 2022

#### 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 22-053 Black Rifle Coffee Company -Requesting continuance to the January 26<sup>th</sup> meeting.**

[Design Review Permit] Julianne McGee/Logan Main & 4<sup>th</sup> Pads LLC, authorized agent/owner are requesting a Design Review Permit to construct a new 2,718 square foot coffee shop with a drive-thru located at 398 North Main Street in the Town Center One (TC-1) zone; TIN 06-043-0017; -0015 (Adams Neighborhood).

**PC 23-001 Cache County Wireless Pt2Pt Network-Sherriff Tower** [Conditional Use Permit] Sheriff Chad Jensen, Bartt Nelson/Cache County Corp, authorized agent/owner are requesting a Conditional Use Permit for a new 120-foot wireless pt-2-pt network tower located at 1225 West Gateway Drive in the Public (PUB) zone; TIN 05-061-0017 (Ellis Neighborhood).

**PC 23-002 Cache County Wireless Pt2Pt Network-Fairgrounds Tower** [Conditional Use Permit] Bart Esplin, Bartt Nelson/Cache County Corp, authorized agent/owner are requesting a Conditional Use Permit for a new 120-foot wireless pt-2-pt network tower located at 510 South 400 West in the Recreation (REC) zone; TIN 02-058-0056 (Woodruff Neighborhood).

**PC 23-003 Stephens Rezone** [Zone Change] Barak Stephens/Shon T & Cory Alicee Hender TRS, authorized agent/owner are requesting a zone change of a vacant .25-acre lot located at approximately 745 East Canyon Road from Traditional Neighborhood Residential (NR-6) to Mixed Residential Low (MR-12) zone; TIN 06-048-0011 (Wilson Neighborhood).

**-Continued-**

Agenda is subject to change

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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.

**PC 23-004 Logan Institute of Religion** [Design Review & Conditional Use Permit] Michael Lambert/Corp Presiding Bishop LDS, authorized agent/owner are requesting a Design Review & Conditional Use Permit for a new two-story, 100,500 square foot institute of religion building located at 600 Darwin Avenue in the Mixed Use (MU) zone; TIN 06-053-0013; -0016; -0019 (Adams Neighborhood).

**PC 23-005 Altitude** [Design Review & Subdivision Permit] Nathan Leishman/Altitude Property LLC, owner/authorized agent are requesting a Design Review and Subdivision Permit to create three new building lots for 751 multifamily units consisting of townhomes and three-story apartments located at approximately 2100 South 800 West in the Mixed Residential Medium (MR-20) zone; TIN 03-001-0010; -0013 (Woodruff Neighborhood).

**PC 23-006 Land Development Code Amendment 17.07, 17.08, 17.10 (Residential & Commercial Standards)** [Code Amendment] Mike DeSimone/Logan City are requesting a Code Amendment to the Land Development Code, Chapter 17.07-Specific Development Standards; Residential Zones to include transparency, useable outdoor space, open space & landscaping requirements, and minimum lot size in MR-12; amend Chapter 17.07-Neighborhood Residential Zone Uses to clarify permitted residential structure types in NC Zone; and amend Chapter 17.10 Specific Development Standards; District and Corridor Zones to reflect changes to useable outdoor space, open space, and landscaping requirements.

**PC 23-007 Land Development Code Amendment 17.52, 17.60, 17.62 (Administrative Updates)** [Code Amendment] Mike DeSimone/Logan City are requesting a Code Amendment to the Land Development Code, Chapter 17.52-Legally Existing Nonconformities clarifying how the city regulates nonconforming uses and structures; amend Chapter 17.60-Administrative Enforcement to update procedural language and civil fees; and amend Chapter 17.62-Definitions to reflect recent and pending LDC changes.

**PC 23-008 Land Development Code Amendment 17.09, 17.29, 17.30, 17.31 (Residential Driveway & Parking Standards)** [Code Amendment] Mike DeSimone/Logan City are requesting a Code Amendment to the Land Development Code, Chapter 17.07-General Development Standards; Residential Zones to remove residential driveway requirements; amend chapter 17.29-Standards, Specifications, and Improvements to include residential driveway requirements; amend Chapter 17.30-Supplemental Development Standards to modify street connection requirements; and amend Chapter 17.31-Parking to update RV & Utility Trailer Parking in Residential Neighborhoods.

**PC 23-009 Land Development Code Amendment 17.28, 17.32 (Open Space, Landscaping, Useable Outdoor Space)** [Code Amendment] Mike DeSimone/Logan City are requesting a Code Amendment to the Land Development Code, Chapter 17.28-Open Space to eliminate open space code language and consolidate useable outdoor space requirements into landscaping requirements for new development; amend Chapter 17.32-Landscaping to incorporate useable outdoor space into landscaping requirements.

**PC 23-010 Land Development Code Amendment 17.20 & 17.33 (Signs & Murals)** [Code Amendment] Mike DeSimone/Logan City are requesting a Code Amendment to the Land Development Code, Chapter 17.20-Historic District Overlay Zone and Chapter 17.33-Signs to update regulatory standards for murals/wall art in the Historic District and other minor regulatory amendments to the sign code.

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**PC 22-059 Land Development Code Amendment 17.24-Critical Lands Overlay Zone -Continued from the November 17<sup>th</sup> meeting.** [Code Amendment] Mike DeSimone/Logan City are requesting a Code Amendment to the Land Development Code, Chapter 17.24 Critical Lands Overlay Zone to amend current standards regulating development within or adjacent to Floodplains, Riparian Areas, Geologically Unstable Areas, Wildland Urban Interface Areas, Lands above 4,850 feet, and Wetlands.

**IV. UPCOMING AGENDA ITEMS**

**V. 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.*

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