



COMMUNITY DEVELOPMENT

PLANNING COMMISSION

Meeting of January 13, 2022

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

5:30 p.m.

- I. WELCOME
- II. APPROVAL OF MINUTES from the meeting of December 9, 2021
- III. ANNUAL ELECTION OF CHAIR & VICE CHAIR
- IV. 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 21-068 Altitude -Requesting continuance to the January 27th meeting [Design Review & Subdivision Permit] Nathan Leishman/Altitude Property LLC, authorized agent/owner, request a design review & subdivision permit to subdivide the first phase of this project into 144, two and three level townhomes with garages on the main level. The overall master plan shows 474 townhomes located on two parcels totaling 24.39 acres at approximately 2012 South 800 West in the Mixed Residential Medium (MR-20) zone: TIN 03-001-0010; -0013. (Woodruff Neighborhood)

PC 21-069 Lloyd Estates -Continued from the December 9th meeting [Subdivision Permit] Riley Duke/Cache Cal Holdings, authorized agent/owner, request a subdivision permit to subdivide 7.23 acres into 44 single family home building lots located at approximately 200 West 600 North in the Traditional Neighborhood Residential (NR-6) zone; TIN 05-045-0016. (Bridger Neighborhood)

PC 22-001 West Pointe Subdivision Rezone -Requesting continuance to the February 10th meeting [Subdivision Permit & Zone Change] Jeremy S Raymond, Olsen & Hoggan LLC/Julie Stoddard, HOA President of West Pointe Subdivision, authorized agent/owner are requesting a zone change of the 1.36-acre condominium subdivision from Mixed Residential Low (MR-12) to Mixed Residential Medium (MR-20) in order to amend the existing plat to remove any reference to 'condominiums' and subdivide into 5 parcels. The project is located at 310 West 1400 North; TIN: 05-089-0001; - 0002; -0003; -0004; -0005. (Bridger Neighborhood)

PC 22-002 1600 Park Avenue-Phase 4 Change -Requesting continuance to the January 27th meeting [Design Review Permit] Marty McFadden/River Valley Development, authorized agent/owner, request a design review permit to amend their previously approved phase 4 design by replacing the two proposed buildings on the northwest corner with one building. The project is located at approximately 200 West 1600 North in the Commercial (COM) zone; TIN 04-082-0019. (Bridger Neighborhood)

PC 22-003 2200 South [Zone Change] Joshua Low/David Nielsen Trust, authorized agent/owner are requesting a zone change of 11.13-acres from Resource Conservation (RC) to Commercial (COM) located at 1262 West 2200 South; TIN: 03-007-0010; -0011; -0023. (Woodruff Neighborhood)

PC 22-004 Costco Wholesale Warehouse and Fuel Facility [Design Review & Conditional Use Permit] Sean Anderson, Barghausen Consulting Engineers/Jason Larsen, Blue Springs Business Park, authorized agent/owner, request a design review and conditional use permit to construct a new 160,526 SF Warehouse/Sales and Service (Big Box) building for Costco Wholesale and a new 8,648 SF fuel facility. This project is located at 1160 North 1000 West in the Industrial Park (IP) zone; TIN: 05-050-0006. (Bridger Neighborhood)

V. UPCOMING AGENDA ITEMS

VI. 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.*