



COMMUNITY DEVELOPMENT

PLANNING COMMISSION

Meeting of January 14, 2021

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

AGENDA

THERE IS NO PUBLIC MEETING AT CITY HALL

Notice is hereby given that the Logan Planning Commission will hold its regular meeting beginning at 5:30 p.m. on Thursday, January 14, 2021 via electronic format.

Join meet.google.com/kub-vcex-sja

OR

Join by phone (US) +1 518-897-9068 PIN: 921 411 275#

5:30 p.m.

I. WELCOME

II. APPROVAL OF MINUTES from the meetings of December 10, 2020.

III. Annual Election of Chair and 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.*

Due to meeting restrictions because of COVID-19 precautions, if you want to make public comments on any items, there are two options:

1. Email comments to debbie.zilles@loganutah.org by Wednesday, January 13, 2020 at 5:00 p.m. who will then distribute them to the Planning Commission members.
2. [Join Hangouts Meet: or meet.google.com/kub-vcex-sja](https://meet.google.com/kub-vcex-sja) or [Join by Phone +1 518-897-9068 PIN: 921 411 275#](tel:+15188979068)

When we get to the agenda item where you wish to comment, you may speak during the public comment portion of item when recognized by the Planning Commission Chair. As always, comments are limited to three minutes per person and please make sure to state your name when it is your turn.

PC 21-001 Renewal Rezone [Zone Change] Michael D. Jewell/Regina Avilez/DHZ, LLC, authorized owner/agent a rezone of 1.73 acres located at 286 South 100 West from Mixed-Residential (MR-12) to Commercial (COM) and Mixed-Use (MU); TIN 02-048-0006-0013. (Ellis Neighborhood)

PC 21-002 Logan Gateway Retail Development – **Requesting continuance to January 28, 2021** [Design Review Permit] Scott Hamblin/87 West Partners, LLC, authorized agent/owner, request a retail development at the Logan Gateway Office building site located at 701 South Main in the Commercial (COM) zone; TIN 02-063-0011;-0012;-0013;-0016. (Woodruff Neighborhood)

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.

PC 21-003 LDC Amendment – RV Park Occupancy [Code Amendment] McKay Winkel requests to propose a Land Development Code amendment that would create a permitted use in the Recreation (REC) zone to allow occupancy of up to 90 days or more in RV Parks with an option for the occupant to move to a different site for an additional 90 days.

PC 20-061 Copperwood Townhome Subdivision – **Project Withdrawn.**

PC 20-060 Woodruff Neighborhood Specific Plan – **Continued from December 10, 2020.**

Logan City requests to adopt a neighborhood-specific plan for the Woodruff Neighborhood.

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 an item has been closed, no additional public comments are allowed, unless requested by the Commission.*
- f) *Anyone wishing to speak is asked to clearly state their name prior to speaking.*
- 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.*

On Thursday, January 7, 2020 a copy of the foregoing notice was posted in conspicuous view in the front foyer of Logan City Hall, Logan, Utah. A copy was also posted on the Logan City website at loganutah.org and the State Public Meeting Notice website at <http://pmn.utah.gov>.

Based on the rising cases of COVID-19 in the Bear River Health District and State Public Health Order 2020-18 'Adopting COVID-19 Transmission Area Restrictions' categorizing our county designation as a High Transmission Area, it is determined that gathering in-person for the regular Planning Commission meeting is a risk to the health and safety of those present. According to corona.Utah.gov, people at higher risk for severe illness include: Older adults, people of all ages with certain underlying medical conditions, and pregnant people might also be at increased risk of severe illness from COVID19. Long-standing systemic health and social inequities have put many people from racial and ethnic minority groups at increased risk of getting sick and dying from COVID-19. Given that members of the Commission and community who are required to be in attendance or may choose to attend have these risk factors, a virtual meeting (without an anchor location) will be held.