



COMMUNITY DEVELOPMENT

## PLANNING COMMISSION

### Meeting of February 9, 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 January 26, 2023

#### 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 22-056 Mountainside Estates Amendment (Public Comment Closed) -Continued from the January 26<sup>th</sup> meeting.** [Subdivision Permit] Brent Lawyer/Capstone Consulting LLC & Shree Giriraj Ji Inc, authorized agent/owner are requesting a Subdivision Permit to modify their existing subdivision plat by adding 4 building lots. The new proposed lots meet the density and minimum lot size requirements for the Suburban Neighborhood Residential (NR-4) zone.

**PC 22-063 Old Ephraim Apartments 2 -Continued from the January 26<sup>th</sup> meeting.** [Design Review Permit] Nathan Whittaker/GBN Enterprises LLC, authorized agent/owner are requesting a Design Review Permit to construct two new 5,456 square foot, 4-level, 11-unit townhomes on three parcels totaling 1.29 acres, each unit will include 6 private bedrooms with bathrooms for a total of 132 bedrooms. There will also be a three-level parking structure built behind the townhomes. This project is located at approximately 655 East 400 North in the Campus Residential (CR) zone; TIN 06-058-0007; -0006; -0005 (Adams Neighborhood).

**PC 22-068 The Yellow House in Logan -Withdrawn.** [Conditional Use Permit] Baylee McKinley/Raeghn Torrie-M&R Rentals, authorized agent/owner are requesting a Conditional Use Permit to host small fundraisers (including live music events) to raise money for charity. The live music nights are at least once a month on Fridays from 7:00 PM to 9:30 PM, located at 130 North 100 East in the Town Center Two (TC-2) Zone; TIN 06-066-0011 (Adams Neighborhood).

**PC 23-006 Land Development Code Amendment 17.07, 17.08, 17.10 (Residential & Commercial Standards) -Requesting continuance to the February 23<sup>rd</sup> meeting.** [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

**-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.

space, open space & landscaping requirements, and minimum lot size in MR-12; amend Chapter 17.08-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 updated useable outdoor space, open space, and landscaping requirements, and include min building heights, min lot coverage, eliminate drive-thru's, and modify commercial parking requirements in TC zone.

**PC 23-007 Land Development Code Amendment 17.52, 17.60, 17.62 (Administrative Updates) - Continued from the January 12<sup>th</sup> meeting.** [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) -Continued from the January 12<sup>th</sup> meeting.** [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) -Continued from the January 12<sup>th</sup> meeting.** [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) -Continued from the January 12<sup>th</sup> meeting.** [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.

#### 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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