



COMMUNITY DEVELOPMENT

## PLANNING COMMISSION

Meeting of February 10, 2022

City Hall Municipal Council Chambers \* 290 North 100 West \* Logan, UT 84321 \* [www.loganutah.org](http://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, February 10, 2022 via electronic format.

Join Hangouts [meet.google.com/nbv-mupw-atf](https://meet.google.com/nbv-mupw-atf)

or

Join by phone [+1 302-440-5798](tel:+13024405798) PIN: 414 723 679

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 [planning.commission@loganutah.org](mailto:planning.commission@loganutah.org)** by Wednesday, February 9, 2022 at **12:00 p.m.** the comments will then be distributed to the Planning Commission members.
2. **Join Hangouts at the web address or phone number listed above**

When we get to the agenda item where you wish to comment, you may speak during the public comment portion of the 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.

#### **5:30 p.m.**

##### **I. WELCOME**

##### **II. APPROVAL OF MINUTES** from the meeting of January 27, 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##### **PC 21-068 Altitude -Withdrawn by Applicant**

[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)

-continued-

**PC 21-069 Lloyd Estates -Requesting continuance to the February 24<sup>th</sup> 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 -Continued from the January 13<sup>th</sup> 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 22-009 Foothill Lofts Residential Subdivision-Plat Modification -Requesting continuance to the February 24<sup>th</sup> meeting** [Subdivision Permit] Rick Champlin/Foothill Lofts Residential LLC, authorized agent/owner, request a subdivision permit to amend their previously approved plan and remove the required third access off 1300 East. The project is located at approximately 1250 North 1350 East in the Suburban Neighborhood Residential (NR-4) zone; TIN 05-011-0005. (Hillcrest Neighborhood)

**PC 22-010 Hoggan Property-Subdivision** [Subdivision Permit] Bradley Hoggan/Bradley & Cathy Hoggan, authorized agent/owner, request a subdivision permit to create 30 single family home building lots located at 1800 South 1600 West in the Traditional Neighborhood Residential (NR-6) zone; TIN 03-005-0048. (Woodruff Neighborhood)

**PC 22-011 Young Trailer & Small Tractor Sales** [Conditional Use Permit] Nicholas Hart/Dahles Toyota Inc., request a conditional use permit to sell flatbed trailers, enclosed trailers, and small tractors (under 5000 pounds) at 1815 North Main Street in the Commercial (COM) zone; TIN 04-080-0036; -0025

#### 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.*