



COMMUNITY DEVELOPMENT

PLANNING COMMISSION

Meeting of February 24, 2022

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, February 24, 2022 via electronic format.

Join Hangouts meet.google.com/ogt-vfga-oqu

or

Join by phone 1 484-321-6867 PIN: 878 698 435

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** by Wednesday, February 23, 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 February 10, 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 21-069 Lloyd Estates -continued from the February 10th 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)

-continued-

PC 22-002 1600 Park Avenue-Phase 4 Change -Requesting continuance to the March 24th 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 W 1600 N in the Commercial (COM) zone; TIN 04-082-0019. (Bridger Neighborhood)

PC 22-012 Cytiva-Logan Expansion [Design Review & Conditional Use Permit] David Johnson/Hyclone Laboratories LLC, request a design review permit for a new addition to the existing structure that will house a manufacturing area, utility, and maintenance and process support. The conditional use is to allow for the height of the building. This project is located at approximately 1725 Hyclone Road in the Industrial Park (IP) zone; TIN 02-083-0016; -0018. (Woodruff Neighborhood)

PC 22-013 261 East 300 North Apartments [Design Review Permit] Matthew Olsen/Don Olsen, request a design review permit for a new 3-story, 5,934 SF, 12 unit apartment building. The existing grandfathered 5 plex will be demolished. This project is located at 261 East 300 North in the Mixed Residential Medium (MR-20) zone; TIN 06-045-0007. (Adams Neighborhood)

PC 22-014 Land Development Code Amendment-Park Strips [Code Amendment] Russ Holley/Logan City are requesting an amendment to the Land Development Code and specifications concerning parks strips along all types of streets. Landscaping standards, street trees, and ground cover treatments.

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.*