



COMMUNITY DEVELOPMENT

## PLANNING COMMISSION

Meeting of February 25, 2021

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 25, 2021 via electronic format.

Join Hangouts [meet.google.com/tqs-mwhq-kfj](https://meet.google.com/tqs-mwhq-kfj)

or

Join by phone +1 208-614-3812 PIN: 641 200 816#

5:30 p.m.

#### I. WELCOME

#### II. APPROVAL OF MINUTES from the meetings of February 11, 2021.

#### 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.*

**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](mailto:debbie.zilles@loganutah.org) by Wednesday, February 24, 2020 at 5:00 p.m. who will then distribute them to the Planning Commission members.

2. Join Hangouts [meet.google.com/tqs-mwhq-kfj](https://meet.google.com/tqs-mwhq-kfj)  
or

Join by phone +1 208-614-3812 PIN: 641 200 816#

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 21-006 1200 W 1400 N Rezone** [Zone Change] Craig Winder/Conley & Diana Krebs, authorized agent/owner, request a rezone of approximately 10 acres from Industrial Park (IP) to Mixed Residential (MR-20) located at approximately 1400 North 1200 West; TIN 04-078-0005. (Bridger Neighborhood)

**PC 21-007 8<sup>th</sup> & Main Warehouse Addition** [Design Review Permit] Tyson Coleman/Todd Yates, authorized agent/owner, request a 6,800 SF addition to the west side of the existing furniture store to be used as warehouse space located on 1.97 acres at 1224 North Main in the Commercial (COM) zone; TIN 05-014-0071. (Adams Neighborhood)

-Continued-

**PC 21-009 Willow Lakes Subdivision** [Subdivision Permit] M. Brett Jensen/Darrell Kunzler Landholdings, Charles & Sally Carles, Willard & Elain Jessop, authorized agent/owner(s), request a 135-lot subdivision on 175 acres located approximately 1000 North 1100 South in the Neighborhood Residential (NR-6) zone; TIN 02-080-0003;-0006;-0008;-0007;-0010;0011;0012;0013;02-079-0021;-0003;02-081-0004. (Woodruff Neighborhood)

#### IV. 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.*

*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](http://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](http://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.*