



COMMUNITY DEVELOPMENT

PLANNING COMMISSION

Meeting of February 28, 2019

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

AGENDA

4:30 p.m. Bus Tour of Agenda Sites: The Planning Commission will travel in a city bus to drive by each of the agenda sites for which hearings are scheduled. No decisions are made during the tour. The bus leaves from City Hall and the public is invited.

5:30 p.m.

I. WELCOME

II. **APPROVAL OF MINUTES** from the meeting of February 14, 2019

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 making a decision.*

PC 19-001 Logan Gateway Office Building – *continued from January 10, 2019*

[Zone Change, Design Review & Conditional Use Permit] Gary Blazzard/Craig Adams, authorized agent/owner, are requesting a zone change from Mixed-Use (MU) to Commercial (COM) and Mixed Residential Medium (MR-20) of ~7.8 acres (COM east of the new 100 West Street and MR-20 west of the new 100 West Street; a Design Review and Conditional Use Permit for a 68,000 SF office building, parking and site improvements located at 701 South Main Street; TIN 02-063-0013;-0016;-0012;-0010;-0011. (Woodruff Neighborhood)

PC 19-005 LDC Amendment & Zone Change – Chapter 17.21 (South Gateway Overlay)

requesting continuance to March 14, 2019 – Logan City requests to amend the Land Development Code, Chapter 17.21 to modify the South Gateway Overlay Zone as follows: increase the extent of the overlay boundaries from the railroad tracks to 3200 South; increase the setback from Hwy 89/91 to 100' and 150'; create three (3) commercial nodes at 1000 West, 2600 West and 3200 West, with associated setbacks from Hwy 89/91 at 50' and 75'; and modify the format of the chapter.

IV. WORKSHOP ITEMS for March 14, 2019

- ✓ PC 19-006 Schaefer Bed & Breakfast (Conditional Use Permit)
- ✓ PC 19-007 Essex Vintage Cars (Conditional Use Permit)
- ✓ PC 19-008 600 West Railroad Spur Rezone

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.*