



COMMUNITY DEVELOPMENT

## PLANNING COMMISSION

### Meeting of March 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 February 23, 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 22-063 Old Ephraim Apartments 2 -Continued from the February 23<sup>rd</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 23-015 Willets Rezone** [Zone Change & Design Review Permit] Jed Willets, authorized agent/owner is requesting a rezone of a vacant .24-acre parcel from Mixed Residential Low (MR-12) to Mixed Residential Medium (MR-20), to build a new 3,000 square foot duplex located at 1354 N 220 W in the MR-12 zone; TIN 05-041-0056 (Bridger Neighborhood).

**PC 23-016 Iglesia De Dios Peniel Church** [Conditional Use & Design Review Permit] Francisco Montufar/Iglesia De Dios Peneil, Inc., authorized agent/owner are requesting a Design Review & Conditional Use Permit for a new 5,000 square foot church building on a 1.47-acre parcel located at approximately 673 Riverwalk Pkwy in the Traditional Neighborhood Residential (NR-6) zone; TIN 02-062-0013 (Woodruff Neighborhood).

**PC 23-006 Land Development Code Amendment 17.07, 17.08, 17.10 (Residential & Commercial Standards) -Continued from 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 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

Agenda is subject to change

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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-through's and modify commercial parking requirements in TC zone.

**PC 23-017 Land Development Code Amendment-17.13, 17.14, 17.15 & 17.62(Public Zone & Homeless Shelters)** [Code Amendment] Mike DeSimone/Logan City are requesting a Code Amendment to the Land Development Code, Chapter 17.13-Public Zones, to include purpose/intent language for non-profit uses in a public zone; amend Chapter 17.14-Public Zone Uses, to include behavioral and mental health receiving centers, homeless resource centers and homeless shelters in the public zone as a conditional use; amend Chapter 17.15-Development Standards: Public Zones, to include a proximity standard for mental health receiving centers, homeless resource centers and homeless shelters; and amend Chapter 17.62-Defenitions.

#### 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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