



COMMUNITY DEVELOPMENT

PLANNING COMMISSION

Meeting of March 12, 2020

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 27, 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 a decision.*

PC 20-014 Merrill Rezone [Zone Change] Dan Larsen-Kartchner Land Management/Jed Merrill, authorized agent/owner, request a rezone of 8.11 acres from Commercial (COM) to Mixed Use (MU) located at 1105 West 2200 South; TIN 03-006-0009. (Woodruff Neighborhood)

PC 20-015 Bruno's Alpine Apartments (Student Housing) [Design Review Permit] Center Street Architects/Grateful Properties LLC, authorized agent/owner, request construction of five (5) 3-story student housing units with four (4) bedrooms in each unit. The four (4) smaller buildings will contain one unit per floor with three (3) bedrooms per unit. Total of 15 apartment units with 48 total beds and 50 parking stalls provided on 0.7 acres located at 674 East 700 North in the Campus Residential (CR) zone; TIN 06-052-0018;-0019. (Adams Neighborhood)

PC 20-016 CJ Goettsche Properties [Design Review Permit] Courtney Wallace-Cartwright AEC, Inc./Kristine & Garret Fronk/CJ Goettsche Properties, authorized agent/owners, request construction of one (1) new metal building in the Westfield Subdivision Phase 1. The building will be a 10,500 SF mixed use building, split into six (6) equal spaces and will be used for commercial office space and industrial business/storage purposes on 0.81 acres located at 1024 West 130 South in the Commercial Services (CS) zone; TIN 05-107-0009. (Ellis Neighborhood)

PC 20-017 Citywide Zoning Map Amendment Logan City Community Development is proposing a zoning map amendment that includes approximately 64 acres in various areas around the City that better reflect the recent changes to the Future Land Use Plan (FLUP).

Continued 

PC 20-010 Quayle Hollow Subdivision – continued from February 27, 2020 - [Subdivision Permit]
Nic Porter/Dean & Luann Quayle, authorized agent/owner, request a 27-lot subdivision on 6.80 acres located at approximately 1800 North 200 West in the Neighborhood Residential (NR-6) zone; TIN 04-080-0032. (Bridger Neighborhood)

IV. WORKSHOP ITEMS for March 26, 2020:

- ✓ PC 20-018 Rocky Garden Subdivision
- ✓ PC 20-019 Homestead (Design Review Permit)

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.*