



COMMUNITY DEVELOPMENT

PLANNING COMMISSION

Meeting of April 14, 2022

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

5:30 p.m.

I. WELCOME

II. APPROVAL OF MINUTES from the meeting of March 24, 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 22-019 Altura [Subdivision & Design Review Permit] Dan Larsen/Strata Land Holdings LLC, authorized agent/owner, request a subdivision permit to create 159 lots. The design review permit is to construct 7 5-plex buildings, 21 7-plex buildings, and 13 24-unit apartment buildings for a total of 494 units on 29.09 acres located at approximately 830 West 2075 South in the Mixed Residential Medium (MR-20) zone; TIN 03-006-0016; -0022; -0026. (Woodruff Neighborhood)

PC 22-020 10th West and 2nd South Project - Rezone [Zone Change] Michael Jewell/Triiio QOZB II, LLC, authorized agent/owner, request a rezone of 31.39 acres from Commercial Services (CS) and Commercial (COM) to Mixed Use (MU) to create a multi-faceted development that will include townhomes, apartments, commercial, and retail space, located at approximately 1000 West 200 South; TIN 05-064-0013; -0028, 06-002-0003. (Ellis Neighborhood)

PC 22-021 Brickyard 2.0 [Design Review Permit] Jake Thompson/Direct Homes Inc, authorized agent/owner, request a design review permit to construct two new buildings. The first building is an approximate 27,400 SF, 4 story building with 21 residential units and structured parking. The second building is an approximate 6,500 SF, 4 story mixed use building that includes ground floor commercial space and 3 residential units above the commercial space. The project is located on a .8-acre lot at approximately 800 North 50 West in the Mixed Use (MU) zone; TIN 05-048-0018. (Bridger Neighborhood)

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.*