



COMMUNITY DEVELOPMENT

## PLANNING COMMISSION

Meeting of May 9, 2019

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:** 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 April 25, 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 19-016 UT1-Larry (Verizon Wireless Cell Tower)** Troy Benson/Gunho Logan LLC, authorized agent/owner, requests to construct a communication facility to include a 70' tall tower and single equipment cabinet within a 20'x38' lease area. The equipment will be surrounded by a 6' tall chain-link fence located at 1750 North 800 West in the Industrial Park (IP) zone; TIN 07-176-0020. (Bridger Neighborhood)

**PC 19-015 LDC Amendment (Various Minor Changes)** – **continued from Apr. 25, 2019**

Logan City requests to amend the Land Development Code (LDC) 17.08.040 Residential Use Table; 17.09.030 Residential Driveway Length; 17.11.030 District & Corridors Use Table; 17.12.050 Building Height; 17.30.100 Temporary Fencing; 17.30.200 Outdoor Storage & Display; 17.31.040 Parking Requirements; 17.37.060 Small Auto Dealerships; 17.62. Definitions.

**PC 19-009 Logan City 2019 Moderate Income Housing Plan** – **continued from Apr. 25, 2019**

Amend the Logan General Plan to comply with Utah State Statute 10-9A-401 adopting the Logan City 2019 Moderate Income Housing Plan as an element of the Logan General Plan.

#### IV. WORKSHOP ITEMS for May 23, 2019

- ✓ PC 19-017 Champlin/Storm Rider Properties Rezone
- ✓ PC 19-018 EKS Storage (Design Review)
- ✓ PC 19-019 North Eastern Services (Conditional Use Permit)

#### V. ADJOURN

\* \* \* \* \*

*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.*