



COMMUNITY DEVELOPMENT

## PLANNING COMMISSION

Meeting of May 23, 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 May 9, 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 19-012 L59 – continued from Apr. 25, 2019** - [Design Review & Zone Change] Beth Larchar/Trent Cragun, authorized agent/owner, request to construct one (1) 120-unit apartment building with ground floor commercial fronting Main Street, and ten (10) town-homes in two (2) buildings fronting 100 East. The project is located at 150 South 100 East. Total project boundary is 2.89 acres, is currently zoned TC-1, Recreation, and NR-6 and includes the following parcels, or portions thereof, 02-047-0017, 02-047-0023, 02-047-0019, 02-047-0020, 02-047-0021, 02-047-0005, 02-047-0025 & 02-047-0014. The proposed rezone request includes the following: rezone approximately 0.50 acres of REC to TC-1 on a portion of 02-047-0014 (southern portion of Garff Gardens Park), rezone approximately 0.57 acres of NR-6 to MR-20 on the easterly 80' of 02-047-0017, 02-047-0023, 02-047-0019, 02-047-0020, & 02-047-0021 (100 East frontage), and rezone approximately .88 acres of NR-6 to TC-1 on the westerly portions (west of the proposed 80' boundary for MR-20) of 02-047-0017, 02-047-0023, 02-047-0019, 02-047-0020, & 02-047-0021. The rezone request also includes rezoning 02-047-0022 (LDS Church) from NR-6 to MR-20; however, this parcel is not included in the proposed project boundaries. (Wilson Neighborhood)

**PC 19-017 Champlin/Storm Rider Properties Rezone** [Zone Change] Travis S. Taylor/CH Champlin LLC-Storm Rider Properties LLC, authorized agent/owner(s), request to rezone of portion (11.43 acres out of a total of 17.35 acres) of five (5) parcels from Commercial (COM) to Mixed Residential (MR-30) located at 1760 N. 200 W. (04-082-0010), 1739 N. Main (04-082-0013), 1676 N. Main (04-177-0005), 1707 N. Main (04-177-0002) and 1700 N. 80 W (04-177-0003). (Bridger Neighborhood)

**Continued** 

**PC 19-018 EKS Storage North** [Design Review & Conditional Use Permit] Craig Kendrick/EKS Properties, authorized agent/owner, request to construct nine (9) buildings, totaling 120,000 SF, consisting of approximately 600 mini-storage units located at 2349 North 600 West in the Industrial Park (IP) zone; TIN 04-062-0301. (Bridger Neighborhood)

**PC 19-019 North Eastern Services** [Conditional Use Permit] Melissa Brakefield/Wayne Crabb, authorized agent/owner, request to use the existing structure for adult day services located 265 West 1400 North in the Commercial Services (CS) zone; TIN 04-082-0036. (Bridger Neighborhood)

#### IV. WORKSHOP ITEMS for June 13, 2019

- ✓ PC 19-020 LDC Amendment - Mixed Use Commercial/Residential Ratios
- ✓ Short Term Rentals

#### 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.*