



COMMUNITY DEVELOPMENT

## PLANNING COMMISSION

Meeting of May 27, 2021

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: NO BUS TOUR**

**5:30 p.m.**

### I. WELCOME

II. **APPROVAL OF MINUTES** from the meeting of May 13, 2021

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 21-023 SoLo VISTAS - Continued from the May 13<sup>th</sup> Meeting** [Design Review & Conditional Use Permit] Steven Taylor/Jeff W. Ballard, authorized agent/owner, request a new 5-story mixed-use building consisting of commercial on the ground floor, and four upper floors of 62 residential condominiums. A Conditional Use Permit is requested for parking in the front of the complex along Main Street, located on a 2.48-acre lot at 790 South Main Street in the commercial (COM) zone; TIN 02-065-0043. (Woodruff Neighborhood)

**PC 21-024 The North Village - Withdrawn** [Zone Change] Nic Porter/CH Champlin LLC, authorized agent/owner, request a rezone of 17.35 acres from Commercial (COM) to Mixed USE (MU) located at 1750 N Main Street; TIN 04-082-0010;-0013, 04-177-0003; -0002; -0005. (Bridger Neighborhood)

**PC 21-025 Logan Regional Hospital Reconfiguration Project - Continued from the May 13<sup>th</sup> Meeting** [Design Review & Conditional Use Permit] Dave Beardsley/IHC Health Services, INC, authorized agent/owner, request to remove the two 3-story towers at the west main entry of the hospital, and the addition of a 3-story patient tower with a cafeteria and food service dock on the east side of the hospital. The patient care additions include: Nuclear Medicine, Echo/EKG Clinic, ICU, TCU, Behavior Health, Pediatrics, Medical, Surgical, and Administrative spaces located on 25.19 acres at 500 East 1400 North in the Commercial (COM) zone; TIN 05-016-0028. (Adams Neighborhood)

**PC 21-027 Land Development Code Amendment-Chapter 17.11** [Code Amendment]

Logan City is requesting minor amendments to table 17.11.030 in chapter 17.11 “District and Corridor Zone Uses” to permit financial institutions, General Sales & Services, and Sales & Services in buildings with a footprint exceeding 1000,000 square feet as a conditional use in the Industrial Park (IP) zone.

**PC 21-028 Shepard Development** – Applicant requesting continuance to the June 10<sup>th</sup> meeting.

[Design Review Permit] Justin Shepard/Shepard Construction Company LLC, authorized agent/owner, request a new 33,477 square foot industrial building on 2.14 acres located at approximately 1766 Blacksmith Court in the Industrial Park (IP) zone; TIN 02-089-0032. (Woodruff Neighborhood)

**PC 21-029 The Homes at The Knoll** [Design Review Permit & Zone Change]

Danny Macfarlane/Stan Checketts Properties LC, authorized agent/owner, request a new development of 32 two-story unit townhomes & 63 three-story units. The existing miniature golf course will be renovated, and a dog park and playground added. A rezone is requested of the 5.48-acre lot from Commercial (COM) to Mixed-Use Medium (MR-20), located at 1975 South 800 West in the Commercial (COM) zone; TIN 03-006-0006. (Woodruff 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.*