



COMMUNITY DEVELOPMENT

## PLANNING COMMISSION

Meeting of June 24, 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

### 5:30 p.m.

#### I. WELCOME

#### II. APPROVAL OF MINUTES from the meeting of June 10, 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 21-028 Shepard Development - Pulled.** [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 21-032 Mountainside Estates – Continued from the June 10<sup>th</sup> meeting.** [Subdivision Permit] Brent J Lawyer/Sugar Plum Logan LLC, authorized agent/owner, request to subdivide 26.14 acres into 64 single-family residential lots, located at approximately 1350 North 1200 East in the Suburban Neighborhood Residential (NR-4) zone; TIN 05-011-0006. (Hillcrest Neighborhood)

**PC 21-033 Café Zupas, Soups, Salads and Sandwiches** [Design Review Permit] Christian Wilson/C A Fullmer Family LLC, authorized agent/owner, request a new 3,600 square foot restaurant with a drive through on a 0.93-acre lot located at approximately 701 North Main in the Commercial (COM) zone; TIN 05-048-0024; -0044. (Bridger Neighborhood)

**PC 21-034 Bull Market Lot 1B Drive-Through - Pulled.** [Design Review Permit] Shannon Stearman & Scott Schoneman/Bullen Family Enterprises LLC, authorized agents/owner, request a new 3,000 square foot restaurant with a drive-through on a 0.60-acre lot located at approximately 1375 North Main in the Commercial (COM) zone; TIN 05-042-0069. (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.*