



COMMUNITY DEVELOPMENT

PLANNING COMMISSION Meeting of June 25, 2020

City Hall Municipal Council Chambers * 290 North 100 West * Logan, UT 84321 * www.loganutah.org

AGENDA

Notice is hereby given that the Logan Planning Commission will hold its regular meeting beginning at 5:30 p.m. on Thursday, June 25, 2020 in the Logan Municipal Council Chambers located at 290 North 100 West, Logan, Utah following social distancing guidelines. The number of in-person attendees is limited based on social distancing of 6', which will result in less than 50 people allowed in the Council Chambers. All guests present are strongly encouraged to wear a mask as social distancing cannot be guaranteed in the audience.

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 June 11, 2020

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 20-022 Brown Warehouse LLC Mixed-Use Project & Rezone – *continued from May 28, 2020.*

[Design Review & Zone Change] Brown Warehouse LLC/Lance Zollinger, authorized agent/owner request a rezone of 9.12 acres from Resource Conservation (RC) to Mixed-Use (MU). The project proposal is for a mix of 4,500 SF commercial space and 192 apartment units (12% 1-bedroom; 63% 2-bedroom; and 25% 3-bedroom units) located at 1400 South Legrand Street; TIN 02-084-0018;-0019 (Woodruff Neighborhood)

PC 20-023 Global Property Town Home Project & Rezone – *continued from May 28, 2020.*

[Design Review & Zone Change] Global Property 2000 LLC/Lance Zollinger, authorized agent/owner request to rezone 2.72 acres from Neighborhood Residential (NR-6) to Mixed Residential (MR-9). The project proposes 15 town home units located at 295 West 500 North; TIN 05-076-0004;0026. (Ellis Neighborhood)

PC 20-017 Citywide Zoning Map Amendment – *continued from April 23, 2020.*

Logan City Community Development is proposing a zoning map amendment that includes approximately 64 acres in various areas around the City that better reflect the recent changes to the Future Land Use Plan (FLUP).

-Continued-

PC 20-029 Canyon View Cares Pet Boarding [Conditional Use Permit] Kimberley Taylor/Joyce Nicholls, authorized agent/owner, request a temporary intake facility for 20-24 dogs and cats located at 1180 ½ West 200 North in the Commercial Services (CS) zone; TIN 05-064-0022. (Ellis Neighborhood)

PC 20-030 Bad Apple Eddy's [Conditional Use Permit] Parker Real Estate/E&L Goodsell LLC, authorized agent/owner, request a 1,915 SF water sport activities shop located 770 West 200 N #4 in the Commercial Services (CS) zone; TIN 06-108-0009. (Ellis Neighborhood)

PC 20-031 1700 N Retail Development [Design Review Permit] Justin Campbell-Carwright AEC/CH Champlin, authorized agent/owner, request construction of two 11,520 SF retail buildings facing Main Street with parking in the back at 1700 North Main in the Commercial (COM) zone; TIN 04-082-0013;04-177-0002-0003. (Bridger Neighborhood)

PC 20-032 Deer Pen Substation – **requesting continuance to July 9, 2020 meeting.** [Design Review & Conditional Use Permit] Logan City requests to install a substation at approximately 1880 East 1500 North in the Recreation (REC) zone. (Hillcrest Neighborhood)

PC 20-033 LDC Amendment – Public Works Design Standards – **requesting continuance to July 9, 2020 meeting.** [Code Amendment] Logan City requests to amend Chapters 17.29 “Standards, Specifications and Improvements” and 17.30 “Supplemental Development Standards” of the Land Development Code to adopt the City of Logan Public Works Design Standards for sanitary sewer systems, culinary water systems, storm drain systems, and street systems. Amend 17.29.170 to clarify location, design, placement and landscaping of storm water management systems.

PC 20-034 LDC Amendment – 17.39, 17.40, 17.43 – **requesting continuance to July 9, 2020 meeting.** [Code Amendment] Logan City requests to amend Chapters 17.39 “Permit Authority” to include section on accommodating ADA; 17.40 “Subdivisions” to clarify preliminary plat reviews; and 17.43 “Design Review Permits” to clarify wording.

IV. WORKSHOP ITEMS for July 9, 2020:

- ✓ PC 20-035 Harvest Meadows Subdivision
- ✓ PC 20-036 LDC Amendment – 17.38
- ✓ PC 20-037 LDC Amendment – 17.09, 17.12 & 17.20

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.*