



COMMUNITY DEVELOPMENT

PLANNING COMMISSION Meeting of July 9, 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 25, 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 20-032 Deer Pen Substation [Design Review & Conditional Use Permit] – *continued from June 25, 2020.* Logan City requests to install a substation at approximately 1880 East 1500 North in the Recreation (REC) zone. (Hillcrest Neighborhood)

PC 20-035 Harvest Meadows Subdivision – *requesting continuance to July 23, 2020.* [Design Review & Subdivision Permit] Travis S. Taylor/Johnson Property Holdings, LC, authorized agent/owner, request a 39-lot subdivision on approximately 6.46 acres for 16 townhome buildings and 23 single-family home lots at approximately 1136 North 560 West in the Mixed Residential (MR-9) zone; TIN 05-041-0006. (Bridger Neighborhood)

PC 20-033 LDC Amendment – Public Works Design Standards 17.29 & 17.30 *continued from June 25, 2020.* [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.

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PC 20-034 LDC Amendment – ADA, Subdivisions & Procedural Updates 17.39, 17.40, 17.43
continued from June 25, 2020. [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.

PC 20-036 LDC Amendment – Wireless Telecommunication Updates 17.38 & 17.62
[Code Amendment] Logan City requests to amend Chapters 17.38 “Wireless Telecommunication Facilities” and 17.62 “Definitions” to update the placement and design standards for wireless telecommunication facilities.

PC 20-037 LDC Amendment – Commercial Design Standards 17.09, 17.12 & 17.20
[Code Amendment] Logan City requests to amend Chapters 17.09 “General Development Standards; Residential Zones” to clarify carport standards; 17.12 “General Development Standards; Districts and Corridor Zones” to clarify the use of architectural/decorative concrete; and 17.20 “Historic District Overlay Zone” to clarify sign review and appeal period.

IV. WORKSHOP ITEMS for July 23, 2020:

- ✓ PC 20-308 Living the Good Life Building (Design Review Permit)

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.*