



COMMUNITY DEVELOPMENT

## PLANNING COMMISSION

Meeting of July 28, 2022

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 July 14, 2022

##### 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 22-038 Land Development Code Amendment-Mixed Use, Chapters 17.10 & 17.34 -**

**Requesting Continuance to the August 11<sup>th</sup> meeting** [Code Amendment] Mike DeSimone/Logan City are requesting a Code Amendment to the Land Development Code to Chapter 17.10.100 Mixed-Use Development Standards and Chapter 17.34 Residential Density and Height Bonuses. The changes modify specific density, design & development standards for projects in the mixed-use zones as well as establish a density bonus program for mixed-use projects.

**PC 22-040 Homestead Commercial Building Revision** [Design Review Permit] Klair Fullmer/200 North Land Holdings LLC, authorized agent/owner are requesting a Design Review Permit to construct a new 7,800 square foot commercial building. This application is a revision to the commercial building approved under Design Review Permit #21-035 and is located at approximately 650 West 400 North in the Mixed Use (MU) zone; TIN 05-127-0003 (Ellis Neighborhood)

**PC 22-041 Logan 1000 West Industrial Buildings** [Design Review Permit] Klair Fullmer/Logan 1000 West Industrial Holdings, authorized agent/owner are requesting a Design Review Permit to construct two new industrial buildings, one 87,230 square foot building, and one 98,530 square foot building on a 12.46-acre lot at approximately 1600 South 1000 West in the Industrial Park (IP) zone; TIN 02-083-0008 (Woodruff Neighborhood).

**PC 22-042 Cache Cottage – Short Term Rental** [Conditional Use Permit] Darren & Diane Roundy, owners are requesting to rent their five-bedroom home as a short-term rental located at 295 North 500 East in the Traditional Neighborhood Residential (NR-6) zone; TIN 06-074-0012 (Adams Neighborhood).

**-Continued-**

Agenda is subject to change

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In compliance with the *American with Disabilities Act*, individuals needing special accommodations during this meeting should notify the City Recorder, at 435-716-9002, at least three working days prior to the meeting.

**PC 22-043 Rocky Gardens Subdivision 12** [Subdivision Permit] Nick Watterson/Rocky Gardens LLC, authorized agent/owner are requesting a Subdivision permit to subdivide a 1.75-acre lot into 12 single-family building lots located at approximately 850 North 400 West in the Traditional Neighborhood Residential (NR-6) zone; TIN 05-043-0021 (Bridger Neighborhood).

**PC 22-044 Campbell Scientific Building 05 Addition** [Design Review Permit] Mike Stettler/Northern Front Land & Livestock LLC, authorized agent/owner are requesting a Design Review Permit to construct a new addition directly to the north of their existing campus. The new addition will house additional manufacturing, machine shop space, and office space. A new drive will be completed around the entire building, and additional parking will be installed north and east of the addition. This project is located at 815 West 1800 North in the Industrial Park (IP) zone; TIN 04-076-0016 (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.*

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