



COMMUNITY DEVELOPMENT

## PLANNING COMMISSION

Meeting of August 8, 2019

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 July 11, 2019

**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 19-023 Harris Commercial Service Development** [Zone Change]

Matthew F. Harris/Eliason Packing Company, authorized agent/owner, request a rezone of 15.64 acres from Commercial (COM) to Commercial Services (CS) to allow for more flexibility in developing the land located at 200 South 1000 West; TIN 05-064-0028. (Ellis Neighborhood)

**PC 19-024 Logan River Trails Subdivision – Phase 4** [Subdivision Permit]

Don Reese/Logan River Trails LLC, authorized agent/owner, request to develop the fourth and final phase (5 lots) of the Logan River Trails Subdivision located at 600 South between 1800-1900 West in the Neighborhood Residential (NR-6) zone; TIN 02-077-0001. (Woodruff Neighborhood)

**PC 19-025 Vrugg Holdings-Westfield Warehouse Complex** [Design Review Permit]

Hal Fronk/Vrugg Holdings, authorized agent/owner, request to build out the remaining subdivision as a light industrial/commercial flex space on 10.15 acres located at 130 South 1100 West in the Commercial Services (CS) zone; TIN 05-107-0019. (Ellis Neighborhood)

**PC 19-026 University Village Pad A** [Design Review Permit]

Melanie Child/Auburn Manor Holding Company, authorized agent/owner, request to construct a new 5,620 SF commercial building located at 1400 North 600 East in the Commercial (COM) zone; TIN 04-086-0017. (Adams Neighborhood)

**PC 19-027 The Old Mann Revival** [Conditional Use Permit]

Alliance Acquisitions LLC/Tony Johnson, authorized agent/owner, request to rehabilitate the existing building to contain two (2) restaurants on the main floor and an event center/meeting space with outdoor deck on the upper floor located at 185 East Cache Valley Boulevard in the Commercial (COM) zone; TIN 05-014-0077. (Adams Neighborhood)

**PC 19-020 LDC Amendment 17.10.100 – Mixed Use Standards (*continued from July 11*)**

Logan City requests to amend the Land Development Code §17.10.100 Mixed Use Development Standards to clarify the ratio of required commercial uses to residential uses in the Mixed-Use zone.

**IV. WORKSHOP ITEMS for August 22, 2019**

- ✓ PC 19-028 Logan Depot [Conditional Use]
- ✓ PC 19-029 Roderick Business Park Bldg 2 [Design Review]
- ✓ PC 19-030 Logan Riverwalk Commercial Bldg [Design Review]

**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.*