



COMMUNITY DEVELOPMENT

PLANNING COMMISSION

Meeting of August 11, 2022

City Hall Municipal Council Chambers * 290 North 100 West * Logan, UT 84321 * 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 28, 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 22-039 Northwest Fields Business Park -Requesting continuance to the August 25th meeting [Design Review Permit] Jason Larsen/Quayle Family Properties, authorized agent/owner are requesting a Design Review Permit to construct three new warehouse buildings on 50.69 acres located at approximately 1000 West 1800 North in the Industrial Park (IP) zone; TIN 04-078-0012, 04-081-0002 (Bridger Neighborhood).

PC 22-045 The Human Bean -Requesting continuance to the August 25th meeting [Design Review Permit] Abe Conner/Amsource University Village LLC, authorized agent/owner are requesting a Design Review Permit to construct a new 645-square-foot coffee shop with a drive-thru located at 585 East 1400 North in the Commercial (COM) zone; TIN 04-086-0017 (Adams Neighborhood).

PC 22-046 Cytiva Admin Building [Design Review Permit] Wendy Zane/Hyclone Laboratories Inc Corp, authorized agent/owner are requesting a Design Review Permit to construct a new 20,648 square foot addition to their campus that will house office space, conference room space, and a break room that will provide a central location for campus gathering. This project is located at 1725 Hyclone Rd in the Industrial Park (IP) zone; TIN 02-083-0018; -0016 (Woodruff Neighborhood).

PC 22-038 Land Development Code Amendment-Mixed Use, Chapters 17.10 & 17.34 -Continued from the July 28th 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.

Agenda is subject to change

Notice displayed in the foyer of Logan City Hall, emailed to the Logan Herald Journal, and posted on the Logan City website www.loganutah.org and the State Public Meeting Notice website <http://utah.gov/pmn>
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.

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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