



COMMUNITY DEVELOPMENT

## PLANNING COMMISSION

Meeting of September 9, 2021

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 August 26, 2021

#### 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 21-050 Infinite Storage -Requesting continuance to the September 23<sup>rd</sup> meeting**  
[Design Review & Conditional Use Permit] Sydnie Wilda & Skylar Hartman/Jef Hoggan, authorized agent/owner request a design review & conditional use permit to build a new 100,000 SF storage facility that includes 700-900 units on a 4.43 acre lot at approximately 1900 North 1000 West in the Industrial Park (IP) zone; TIN 04-076-0015. (Bridger Neighborhood)

**PC 21-052 Logan Cstore Heiner Land Co** [Design Review Permit] John Heiner/10<sup>th</sup> & 89 LLC & Lal Jaswinder, authorized agent/owners request a design review permit to build a new 7000 SF convenience store/gas station on 5.53 acres at approximately 1977 South 1000 West in the Commercial (COM) zone; TIN 03-207-0003, 03-006-0043. (Woodruff Neighborhood)

**PC 21-053 Old Ephraim Apartments** [Design Review Permit] Nathan Whittaker/KSF Properties LLC & GBN Enterprises, authorized agent/owners, request a design review permit to build two 6000 sq ft apartment buildings that include eight townhomes with three levels, three bedrooms and a two car garage on the main level on a .45 acre lot at 655 East 400 North in the Campus Residential (CR) zone; TIN 06-058-0006, with alternate parking on 06-058-0005; -0004; -0003. (Adams Neighborhood)

-Continued-

**PC 21-054 Nielsen Rezone** [Zone Change] Alex Bearnson/Bernice C Nielsen Trust, authorized agent/owner, request a zone change of 11.13 acres from Resource Conservation (RC) to Commercial (COM) located at 1262 West 2200 South; TIN 03-007-0010; -0011; -0023. (Woodruff Neighborhood)

**PC 21-055 Serenbe Rezone** [Zone Change] Riley Duke, owner/authorized agent is requesting a zone change of 7.25 acres from Traditional Neighborhood Residential (NR-6) to Mixed Residential Transitional (MR-9) to create a new subdivision located at approximately 600 North 200 West; TIN 05-045-0016. (Bridger Neighborhood)

**PC 21-051 Land Development Code Amendment-Chapters 17.08, 17.11, 17.37, 17.62** [Code Amendment] Mike DeSimone/Logan City, request to amend chapter 17.08 "Neighborhood Residential Uses"; Chapter 17.11 "District and Corridor Zone Uses"; Chapter 17.37 "Additional Development Standards"; and Chapter 17.62 "Definitions" To include standards for community agricultural uses, urban agricultural uses, and the keeping of domestic fowl, bees, and livestock in urban areas.

#### **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.*