



COMMUNITY DEVELOPMENT

## PLANNING COMMISSION

### Meeting of September 12, 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:** The Planning Commission will travel in a city bus to drive by each of the agenda sites for which hearings are scheduled. No decisions are made during the tour. The bus leaves from City Hall and the public is invited.

**5:30 p.m.**

### I. WELCOME

II. **APPROVAL OF MINUTES** from the meeting of August 22, 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 19-031 Kearl Property Rezone** [Zone Change] Travis S. Taylor/Leonard C. Kearl Jr. Trust, authorized agent/owner, request a rezone of 6.46 acres from Neighborhood Residential (NR-6) to Mixed Residential (MR-9) located at approximately 1136 North 600 West; TIN 05-041-0006. (Bridger Neighborhood)

**PC 19-032 L59 Subdivision** [Subdivision Permit] Beth Larchar/DC1, LLC, authorized agent/owner request a 12-lot subdivision on 2.64 acres for property located at 150 South 100 East in order to be able to sell ten individual townhomes; TIN 02-047-0017;-0023;-0019;-0020;-0005;-0025;-0014. (Wilson Neighborhood)

**PC 19-033 Dwell Campus** [Design Review & Conditional Use Permit] Ironwood Construction/Lincoln Ridge Properties LLC, authorized agent/owner, request to construct a new 5,300 SF, 1-story office building on .44 acres located at 850 North 200 West in the Community Commercial (CC) zone; TIN 05-047-0067. (Bridger Neighborhood)

**PC 19-034 UT1 Redfield Verizon Tower** [Design Review & Conditional Use Permit] Troy Benson/Geraldine Niederhauser TR, authorized agent/owner request to construct a Verizon Wireless communication facility with a 70' tall monopole, backup generator and single equipment cabinet, to be installed within a 20' x 38' lease area surrounded by chain link fence with barbed wire and black privacy slats located at 790 South Main in the Commercial (COM) zone; TIN 02-065-0043. (Woodruff Neighborhood)

-Continued-

**PC 19-035 Mill Creek** [Design Review Permit] Jared Nielson/Mill Creek of Logan LLC, authorized agent/owner, request a 5-story, 68-unit apartment complex, with 1 and 2 bedroom units and a lower level parking garage. There will be 4 levels of living and 2 levels of parking on .94 acres located at 100 West 100 South in the Town Center (TC-1) zone; 02-046-0015;-0016. (Ellis Neighborhood)

**PC 19-036 Logan Gateway Retail Development** [Zone Change & Design Review Permit] Craig Adams, authorized agent/owner, requests to construct a retail development along Main Street containing four separate buildings for a total of 20,700 SF at the Logan Gateway Office building site and rezone the southeast parcel from Mixed-Use (MU) to Commercial (COM). TIN 02-063-0017;-0019;-0016. (Woodruff Neighborhood)

**PC 19-030 Logan Riverwalk Commercial Building** – [continued from Aug 22, 2019](#)  
[Design Review Permit] Bracken Atkinson/Riverwalk Q02 Office LLC, authorized agent/owner, request construction of a 2-story (18,000 SF each level) office building on 1.77 acres located at ~80 East 400 South in the Commercial (COM) zone; TIN 02-054-0008;-0009;-0043. (Wilson Neighborhood)

**IV. WORKSHOP ITEMS for September 26, 2019**

- ✓ PC 19-037 Cannon Heritage Consulting – Conditional Use Permit
- ✓ PC 19-038 Westside Coffee Shop (East location) – Conditional Use Permit
- ✓ PC 19-039 Merrill Rezone – Zone change

**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.*