



PLANNING COMMISSION

Meeting of September 8, 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 August 25, 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PC 22-045 The Human Bean -Withdrawn by applicant [Design Review Permit] Abe Conner/Amsource University Village LLC, authorized agent/owner are requesting a Design Review Permit to construct a new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 22-050 Casa Cliffside-Short Term Rental [Conditional Use Permit] Adam KS Tripp/Steven & Jessica Lucero, authorized agent/owner are requesting a Conditional Use Permit to rent out a five-bedroom home as a short-term rental located at 93 South 1250 East in the Traditional Neighborhood Residential (NR-6) zone; TIN 07-160-0020 (Wilson Neighborhood).

PC 22-051 Cozy Cottage in Downtown Logan – Short Term Rental [Conditional Use Permit] Gerri Waters Scholdei is requesting a Conditional Use Permit to rent out a three-bedroom home as a short-term rental located at 560 North 100 East in the Traditional Neighborhood Residential (NR-6) zone; TIN 06-036-0012 (Adams Neighborhood).

PC 22-052 Quick Quack Car Wash [Design Review Permit] Jeremy Weber/Lower Willow LLC, authorized agent/owner are requesting a Design Review Permit to construct a new 4,090 square foot express car wash located at 1960 South 1000 West in the Commercial (COM) zone; TIN 03-207-0001 (Woodruff Neighborhood).

PC 22-053 Black Rifle Coffee Company [Design Review Permit] Julianne McGee/Logan Main & 4th Pads LLC, authorized agent/owner are requesting a Design Review Permit to construct a new 2,718 square foot coffee shop with a drive-thru located at 398 North Main Street in the Town Center One (TC-1) zone; TIN 06-043-0017; -0015 (Adams Neighborhood).

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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