



COMMUNITY DEVELOPMENT

## PLANNING COMMISSION Meeting of October 8, 2020

City Hall Municipal Council Chambers \* 290 North 100 West \* Logan, UT 84321 \* [www.loganutah.org](http://www.loganutah.org)

### AGENDA

Notice is hereby given that the Logan Planning Commission will hold its regular meeting beginning at 5:30 p.m. on Thursday, October 8, 2020 in the Logan Municipal Council Chambers. located at 290 North 100 West, Logan, Utah following social distancing guidelines. The number of in-person attendees is limited based on social distancing of 6', which will result in less than 50 people allowed in the Council Chambers. All guests present are strongly encouraged to wear a mask as social distancing cannot be guaranteed in the audience.

#### **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 September 24, 2020

##### **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 20-032 Deer Pen Substation** – **requesting continuance to the November 12, 2020 meeting**  
[Design Review & Conditional Use Permit] Logan City requests to install a substation at approximately 1880 East 1500 North in the Recreation (REC) zone. (Hillcrest Neighborhood)

**PC 20-048 LDC Code Amendment – RV Park Occupancy** [Code Amendment] McKay Winkel is requesting a Code amendment that would create a conditionally-permitted use in the Recreation (REC) zone to allow long-term occupancy of 30 days or more in RV parks.

**PC 20-049 Meadow Brook Subdivision** [Subdivision Permit] Parker McGarvey-Visionary Homes/Land Haven Inc. & Sterling Land Holdings LLC, authorized agent/owner, request that recently rezoned parcels be added to the preliminary plat for Meadow Creek Subdivision with the purpose of developing additional single-family lots and open space, to total 45 lots on 9.51 acres located at 2200 South 1600 West in the Mixed Residential (MR-9) zone; TIN 03-005-0029;-0060. (Woodruff Neighborhood).

**-Continued-**

**PC 20-050 Woodmore Pointe** [Design Review, Subdivision & Zone Change] Bryce Goodin-Visionary Homes/Sterling Land Holdings LLC, authorized agent/owner, request that two (2) recently-purchased parcels, totally 2.99 acres be integrated into the approved 150 townhome subdivision (adding 10 additional townhomes) located at 1200 West 1800 South in the Mixed Residential (MR-9) zone; TIN 03-005-0003;0063. The proposal includes a request to rezone parcel 03-005-0063 from Neighborhood Residential (NR-6) to Mixed Residential (MR-9) (Woodruff Neighborhood)

**PC 20-051 100 West Apartments** [Design Review Permit] Justin Campbell-Cartwright/Gene Needham, authorized agent/owner, request to construct a 55,460 SF 4-story apartment building with 37 2-bedroom units over a 42,480 SF 2-story parking structure with 74 parking stalls located on .60 acres at 162 South 100 West in the Town Center (TC) zone; TIN 02-046-0019. (Ellis Neighborhood)

**IV. WORKSHOP ITEMS** for October 22, 2020:

- ✓ PC 20-052 Foothill Residential Subdivision (25-lot)
- ✓ PC 20-053 Dominion Energy (Conditional Use Permit)

**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.*