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## PLANNING COMMISSION

Meeting of October 25, 2018

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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 October 11, 2018.

**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 making a decision.*

**PC 18-035 Michael Cooper Building** [Design Review Permit] Michael R. Cooper/Inland Business Forms c/o Craig Larson, authorized agent/owner, request a 7,500 SF building on .70 acres within the Copper Springs Business Park (Lot 10) located at 960 West 400 North in the Commercial Services (CS) zone; TIN 05-085-0010 (Ellis Neighborhood).

**PC 18-036 Denik-Vooray Building** [Design Review Permit] Jon White/Jon M. & Darlene T. White Family Trust, authorized agent/owner, request to construct a 34,560 SF office/warehouse building with truck docks, and employee parking for up to three (3) tenants on 2.04 acres located at 1200 West 2200 South in the Commercial (COM) zone; TIN 03-006-0046 (Woodruff Neighborhood).

**PC 18-037 Gossner Warehouse Addition** [Design Review Permit] Gossner Foods Inc., authorized agent/owner, request construction of a 60,000 SF warehouse addition and 10,000 SF cold storage addition. Both buildings will match the existing building, with a private drive built on the north side located on 9 acres at 1105 North 1000 West in the Industrial Park (IP) zone; TIN 05-050-0002;-0007 (Bridger Neighborhood).

**PC 18-038 Amber Fields Phase 3 Rezone** [Zone Change] Ironwood Development Group LLC, authorized agent/owner, request a zone change from Neighborhood Residential (NR-6) to Industrial Park (IP) on .84 acres located at 200 South 1200 West; TIN 02-066-0036 (Woodruff Neighborhood).

**PC 18-039 Calvary Church Relocation** [Conditional Use Permit] Rudolf Otrisinik/ROMD Holdings LLC, authorized agent/owner, requests use of leased space to operate as a church located at 75 West 300 North in the Town Center (TC) zone; TIN 05-082-0015 (Ellis Neighborhood).

#### IV. WORKSHOP ITEMS for November 8, 2018

- ✓ PC 18-040 Chris Bice's Daycare [Conditional Use Permit]
- ✓ PC 18-041 Meadow Creek Subdivision Rezone [Zone Change]

#### V. ADJOURNMENT

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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.*