



COMMUNITY DEVELOPMENT

## PLANNING COMMISSION

Meeting of October 27, 2022

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 October 13, 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 22-056 Mountainside Estates Amendment -Requesting continuance to the November 17<sup>th</sup> meeting.** [Subdivision Permit] Brent Lawyer/Capstone Consulting LLC & Shree Girraj Ji Inc, authorized agent/owner are requesting a Subdivision Permit to modify their existing subdivision plat by adding 4 building lots. The subdivision is located at approximately 1200 East 1400 North in the Suburban Neighborhood Residential NR-4) zone; TIN 05-011-0006 (Hillcrest Neighborhood)

**PC 22-057 The Logan Silos** [Design Review Permit] Tim Rodebush/Logan Silos LLC, authorized agent/owner are requesting a Design Review Permit to repurpose the existing site and structures. Phase one includes outdoor event space and two, two-story mixed-use buildings that will contain approximately 7,000 square feet of commercial space on the main floors and residential units on the 2<sup>nd</sup> floors located at 280 West 300 South in the Mixed Use (MU) zone; TIN 02-050-0012; -0007 (Woodruff Neighborhood).

**PC 22-058 The Watermark** [Zone Change & Design Review Permit] Joshua Low/Watermark Project LLC, authorized agent/owner are requesting a zone change of 11.13 acres from Commercial (COM) to Mixed Residential High (MR-30) to construct 28 townhomes and 204 multi-family condominiums for a total of 232 residential units located at approximately 1262 West 2200 South in the Commercial (COM) zone; TIN 03-007-0010; -0011; -0023 (Woodruff Neighborhood).

**PC 22-061 Fairway Lofts** [Zone Change, Design Review, Conditional Use Permit] Tony Johnson/Alliance Acquisitions LLC are requesting a Zone Change of a 0.26-acre parcel from Mixed Residential Low (MR-12) to Neighborhood Center (NC) and a Design Review and Conditional Use Permit to construct approximately 1,000 SF of commercial space, one residential unit, and one short term rental, located at 391 South 400 West in the Mixed Residential (MR-12) zone; TIN 02-038-0001 (Woodruff Neighborhood).

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Agenda is subject to change

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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.

**PC 22-062 Zollinger Annexation** [Annexation] Lance Zollinger & Guy Marker/Global Property 2000 LLC, authorized agent/owner are requesting the annexation of 18.93 acres, county parcels 04-076-0010 & 04-076-0011, located at approximately 1000 West 2000 North, into Logan City and are requesting that the zoning be Industrial Park (IP).

**PC 22-060 Logan City 2022 Moderate Income Housing Plan** [Plan Amendment] Mike DeSimone/Logan City are requesting to amend the Logan General Plan to comply with UCA 10-9A-401 & 10-9A-403 by adopting the Logan City 2022 Moderate Income Housing Plan

#### 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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