



COMMUNITY DEVELOPMENT

PLANNING COMMISSION

Meeting of November 17, 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 October 27, 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 22-053 Black Rifle Coffee Company -Requesting Continuance January 12th meeting. [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).

PC 22-056 Mountainside Estates Amendment -Requesting Continuance to the December 15th meeting. [Subdivision Permit] Brent Lawyer/Capstone Consulting LLC & Shree Giriraj 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 -Requesting Continuance to the December 15th meeting. [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 2nd floors located at 280 West 300 South in the Mixed Use (MU) zone; TIN 02-050-0012; -0007 (Woodruff Neighborhood).

PC 22-059 Land Development Code Amendment 17.24-Critical Lands Overlay Zone [Code Amendment] Mike DeSimone/Logan City are requesting a Code Amendment to the Land Development Code, Chapter 17.24 Critical Lands Overlay Zone to amend current standards regulating development within or adjacent to Floodplains, Riparian Areas, Geologically Unstable Areas, Wildland Urban Interface Areas, Lands above 4,850 feet, and Wetlands.

~Continued~

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.

PC 22-063 Old Ephraim Apartments 2 -Requesting continuance to the December 15th meeting.

[Design Review Permit] Nathan Whittaker/GBN Enterprises LLC, authorized agent/owner are requesting a Design Review Permit to construct two new 5,456 square foot, 4-level, 11-unit townhomes on three parcels totaling 1.29 acres, each unit will include 6 private bedrooms with bathrooms for a total of 132 bedrooms. There will also be a three-level parking structure built behind the townhomes. This project is located at approximately 655 East 400 North in the Campus Residential (CR) zone; TIN 06-058-0007; -0006; -0005 (Adams Neighborhood).

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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