



COMMUNITY DEVELOPMENT

PLANNING COMMISSION

Meeting of November 18, 2021

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 28, 2021

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 21-059 Brickyard -Continued from the October 28, 2021 meeting. [Design Review Permit] Jake Thompson/Direct Homes Inc, authorized agent/owner, request a design review permit to build a new 37,789 SF building, with 30 residential units, 2 commercial units, and underground parking structure, located on .8 acres at approximately 50 West 800 North in the Mixed Use (MU) zone; TIN 05-048-0018. (Bridger Neighborhood)

PC 21-064 Cache County Food Pantry -Continued from the October 28, 2021 meeting. [Design Review Permit] Courtney Wallace/Cache Community Food Pantry, Inc., authorized agent/owner, request a design review permit to build a new 9240 SF building to the west of their existing building to use for additional food storage. The project is located at approximately 359 South Main Street in the Commercial (COM) zone; TIN 02-052-0029; - 0001. (Ellis Neighborhood)

PC 21-065 Zeppe's Italian Ice & Custard [Design Review Permit] Todd Coleman/Richard W Sackett TR, authorized agent/owner, request a design review permit to build a new 1600 SF drive thru that serves Italian Ice & Custard that has both indoor, outdoor, and rooftop dining areas. There will also be site improvements made to the .58-acre lot. Located at 811 North Main in the Commercial (COM) zone: TIN 05-047-0035. (Bridger Neighborhood)

-Continued-

PC 21-066 Ethan's Honest Automotive Service and Repair Zone Change [Zone Change]
Jason Thompson/Miller Real Estate Enterprises LLC., authorized agent/owner, request a zone change of a 2-acre lot from Commercial (COM) to Commercial Services (CS) to build a new 8,000-11,000 SF automotive service and repair shop. The project is located at 175 West 1950 North in the Commercial (COM) zone; TIN 04-232-4275. (Bridger 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.*