



COMMUNITY DEVELOPMENT

## PLANNING COMMISSION

Meeting of December 10, 2020

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

### AGENDA

#### **THERE IS NO PUBLIC MEETING AT CITY HALL**

Notice is hereby given that the Logan Planning Commission will hold its regular meeting beginning at 5:30 p.m. on Thursday, December 10, 2020, via electronic format.

Join [meet.google.com/abw-qhon-wro](https://meet.google.com/abw-qhon-wro)

or

Join by phone (US) [+1 413-418-4811](tel:+14134184811) PIN: [232 166 055#](tel:+14134184811)

**5:30 p.m.**

**I. WELCOME**

**II. APPROVAL OF MINUTES** from the meetings of November 12, 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.*

**Due to meeting restrictions because of COVID-19 precautions, if you want to make public comments on any items, there are two options:**

1. Email comments to [debbie.zilles@loganutah.org](mailto:debbie.zilles@loganutah.org) by Wednesday, December 9, 2020 at 5:00 p.m. who will then distribute them to the Planning Commission members.
2. **Join Hangouts Meet: or [meet.google.com/abw-qhom-wro](https://meet.google.com/abw-qhom-wro) or Join by Phone [+1 413-418-4811](tel:+14134184811) PIN: [232 166 055#](tel:+14134184811)**

When we get to the agenda item where you wish to comment, you may speak during the public comment portion of item when recognized by the Planning Commission Chair. As always, comments are limited to three minutes per person and please make sure to state your name when it is your turn.

**PC 20-040 A-OK RV Park** – [continued from Oct. 22, 2020](#) [Design Review & Conditional Use Permit] Danny MacFarlane/Stan Checketts Properties LLC, authorized agent/owner, request an RV park with 86 sites, 10 cabins and a 3,500 SF office/administrative building located on a 7.87-acre property located at 800 West 2000 South; TIN 03-006-0006. (Woodruff Neighborhood)

**PC 20-055 Palatial Living** – [continued from Nov. 12, 2020](#) [Conditional Use Permit] Cheri Goss/Brian L. Fitterer, authorized agent/owner, request to add additional four (4) trailer sites to the existing mobile home park located at 410 West 725 North in the Mobile Home (MH) zone; TIN 05-044-0007;-0018;-0019 (Bridger Neighborhood).

**PC 20-058 Smith's Fuel Center** [Design Review Permit] Roger Gough/Smith's Food & Drug Centers Inc., authorized agent/owner, request to construct 5 fuel dispensing units complete with a fuel center canopy, attendant kiosk and associated concession sales on 7.08 acres located at 750 North Main Street, in the Commercial (COM) zone; TIN 05-025-0002. (Adams Neighborhood).

**PC 20-059 Foothill Lofts 26-lot Subdivision** [Subdivision Permit] Nic Porter/Foothill Lofts Residential LLC, authorized agent/owner, request a 26-lot subdivision on 8.37 located ~ 1300 North 1300 East in the Neighborhood Residential (NR-4) zone; TIN 05-011-0005. (Hillcrest Neighborhood).

**PC 20-061 Copperwood Townhome Subdivision** [Subdivision Permit] Jake Thompson, authorized agent/owner, request a 19-lot subdivision for 18 townhomes and one single-family home on 1.6 acres located at 550 West 200 South in the Mixed Residential (MR-12) zone; TIN 02-036-0005;-0006;-0007;-0014. (Woodruff Neighborhood).

**PC 20-062 Blue Spring Flex – Building A** [Design Review Permit] Gus Pacheco/Jason Larsen, authorized agent/owner, request to subdivide the existing parcel into three (3) total lots and construct a 40,320 SF flex industrial building and a 1.5-acre storage yard. The building will have multiple bays with entrances on the south for customers and truck doors on the north on ~10 acres located at ~800 West 1000 North in the Industrial Park (IP) zone; TIN 05-050-0021. (Bridger Neighborhood).

**PC 20-060 Woodruff Neighborhood Specific Plan** – Logan City requests to adopt a neighborhood specific plan for the Woodruff Neighborhood.

## 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 an item has been closed, no additional public comments are allowed, unless requested by the Commission.*
- f) *Anyone wishing to speak is asked to clearly state their name prior to speaking.*
- 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.*

*On Thursday, December 3, 2020 a copy of the foregoing notice was posted in conspicuous view in the front foyer of Logan City Hall, Logan, Utah. A copy was also posted on the Logan City website at [loganutah.org](http://loganutah.org) and the State Public Meeting Notice website at <http://pmn.utah.gov>.*

*Based on the rising cases of COVID-19 in the Bear River Health District and State Public Health Order 2020-18 'Adopting COVID-19 Transmission Area Restrictions' categorizing our county designation as a High Transmission Area, it is determined that gathering in-person for the regular Planning Commission meeting is a risk to the health and safety of those present. According to [corona.Utah.gov](http://corona.Utah.gov), people at higher risk for severe illness include: Older adults, people of all ages with certain underlying medical conditions, and pregnant people might also be at increased risk of severe illness from COVID19. Long-standing systemic health and social inequities have put many people from racial and ethnic minority groups at increased risk of getting sick and dying from COVID-19. Given that members of the Commission and community who are required to be in attendance or may choose to attend have these risk factors, a virtual meeting (without an anchor location) will be held.*