



COMMUNITY DEVELOPMENT

## PLANNING COMMISSION

### Meeting of December 15, 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 November 17, 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 -Continued from the November 17<sup>th</sup> 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 January 26<sup>th</sup> 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 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 22-063 Old Ephraim Apartments 2 -Requesting continuance to the January 26<sup>th</sup> 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).

**PC 22-064 Raising Cane's** [Design Review Permit] Chris Black/Hopkins Family Properties LLC, authorized agent/owner are requesting a Design Review Permit to demolish an existing building and construct a new 3,026 square foot restaurant with drive-through located on a 1.01-acre lot at 1165 North Main in the Commercial (COM) zone; TIN 05-042-0023 (Bridger Neighborhood).

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 22-065 La Ranita Daycare** [Conditional Use Permit] Adnana Rodriguez & Jose M Casillas Herrera are requesting a Conditional Use Permit to operate an in home daycare for up to 16 children from 6:00 AM to 5:00 PM located at 1485 Stonecrest Lane in the Suburban Neighborhood Residential (NR-4) Zone; TIN 05-109-0023 (Hillcrest Neighborhood).

**PC 22-066 Rivergate** [Subdivision Permit] Ben Steele/Rivergate LLC, authorized agent/owner are requesting a Subdivision Permit to subdivide approximately 30.54 acres into 109 single family residential building lots located at 1900 West 600 South in the Traditional Neighborhood Residential (NR-6) Zone; TIN 02-076-0002; -0008 (Woodruff Neighborhood).

**PC 22-067 Gary Ricks Services** [Design Review Permit] Blake Parker/Gary Ricks, authorized agent/owner are requesting a Design Review Permit to construct a 5,460 Square Foot building that includes office space and a manufacturing area located at 1576 North 600 West in the Industrial Park (IP) Zone; TIN 04-081-0017 (Bridger Neighborhood).

**PC 22-068 The Yellow House in Logan** **-Requesting continuance to the January 26<sup>th</sup> meeting.** [Conditional Use Permit] Baylee McKinley/Raeghn Torrie-M&R Rentals, authorized agent/owner are requesting a Conditional Use Permit to host small fundraisers (including live music events) to raise money for charity. The live music nights are at least once a month on Fridays from 7:00 PM to 9:30 PM, located at 130 North 100 East in the Town Center Two (TC-2) Zone; TIN 06-066-0011 (Adams Neighborhood).

**PC 22-069 Campus Academy** [Conditional Use Permit] Nathan Whittaker/GBN Enterprises, authorized agent/owner are requesting a Conditional Use Permit to operate a licensed adolescent residential treatment home for up to 48 girls suffering from mental illness in the existing tri-plex with a total of 24 1 bedroom 1 bathroom units located at 675 East 400 North in the Campus Residential (CR) Zone; TIN 06-058-0005 (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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