



COMMUNITY DEVELOPMENT

PLANNING COMMISSION

Meeting of November 9, 2023

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 AGENDA

- III. **CONSENT AGENDA** *All items listed under the Consent Agenda are considered routine and acted upon by general consent under one motion. Any Planning Commissioner or Director may request that an item on the Consent Agenda be moved to the Public Hearing portion of the meeting for full discussion and separate consideration. Members of the audience will be given an opportunity to request full discussion and removal of an item from the Consent Agenda.*

Approval Of The Minutes From the meeting of October 12, 2023.

PC 23-066 KNM Properties [Conditional Use] Kristie Israelsen/Kristie Israelsen & Nathan D. Israelsen, authorized agent/owner has requested a Conditional Use Permit to operate a six-bedroom short-term rental of the entire home located at 273 North 1430 East in the Suburban Neighborhood Residential (NR-4) zone; TIN 07-152-0711 (Wilson Neighborhood).

PC 23-069 Flor's STR [Conditional Use] Flor Estrada/Flor Estrada & Sergio I. Hinojosa, authorized agent/owner has requested a Conditional Use Permit to operate a three-bedroom short-term rental of the entire home located at 693 North 100 East in the Traditional Neighborhood Residential (NR-6) zone; TIN 05-026-0021 (Adams Neighborhood).

- IV. **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 23-056 100 North Historic Project Area – Continued from the October 12th meeting. [Zone Change] Reed Bullen Jr, authorized agent, and property owners are requesting a Zone Change from Town Center-2 (TC-2) to Traditional Neighborhood Residential (NR-6) of the eight properties located at 107, 109, 131, 139 East 100 North and 156, 172, 178 East 100 North; TIN 06-066-0008; -0007; -0005; -0004 and 06-067-0020; -0021; -0022, -0033 in the Adams Neighborhood.

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 23-065 The Island Paradise [Subdivision] Bryan D. Carlson, authorized agent/owner has requested a Subdivision Permit for a new 4-lot single-family residential subdivision on a 1.03-acre parcel located at approximately 456 East 100 North in the Traditional Neighborhood Residential (NR-6) zone; TIN 06-084-0001 (Wilson Neighborhood).

PC 23-067 Brent Miller Enterprises [Design Review] Brent Harsha/Brent Miller Enterprises LLC, authorized agent/owner has requested a Design Review Permit for a new 7,125 square-foot building for commercial/retail use located on a 1.32-acre parcel at 230 North 1000 West in the Commercial (COM) zone; TIN 05-094-0006 (Ellis Neighborhood).

PC 23-068 Bear River Mental Health Receiving Center [Zone Change] Beth Smith/DI Mac LLC & Zulu Rentals LLC, authorized agent/owner has requested a zone change of a 2-acre parcel located on the northeast corner of 1950 North and 200 West from Commercial (COM) to Public (PUB) for a Behavioral Health Crisis Receiving Center; TIN 04-080-0044 in the Bridger Neighborhood.

V. UPCOMING AGENDA ITEMS

VI. 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 inappropriate 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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