LOGAN CITY UNITED IN SERVICE

COMMUNITY DEVELOPMENT

PLANNING COMMISSION

Meeting of August 22, 2024

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 August 8, 2024.

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 24-031 Miller's Travel Center South Logan [Design Review] Christian Wilson/R Miller Transport Inc, authorized agent/owner is requesting a design review permit to remodel the existing gas station including a 2,550 SF addition to the east side of the building located at 1905 South 1000 West in the Commercial (COM) zone; TIN 03-006-0021 (Woodruff Neighborhood).

PC 24-032 Ville 364 Downzone [Zone Change] Russ Holley/Logan City is requesting a downzone of two properties located at 364 South Main Street from Town Center One (TC-1) to Commercial (COM); TIN 02-053-0014; -0038 (Wilson Neighborhood).

PC24-033 TEA Rezone [Zone Change] Erik C. Ashcroft and Thomas Lee Hale are requesting the rezone of three properties located at 351 South 100 East from Traditional Neighborhood Residential (NR-6) to Commercial (COM); TIN 02-053-0026; -0027; -0028 (Wilson Neighborhood).

IV. **UPCOMING AGENDA ITEMS**

V. **ADJOURN**

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.

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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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