



COMMUNITY DEVELOPMENT

PLANNING COMMISSION

Meeting of November 14, 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 THE 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 24, 2024.

PC 24-046 Logan Central Cottage [Conditional Use Permit] Don A. White/Intrail Holdings LLC, authorized agent/owner is requesting a Conditional Use Permit to operate a three-bedroom Short Term Rental within the entire home located at 171 East 200 South in the Traditional Neighborhood Residential (NR-6) zone; TIN 02-007-0008 (Wilson 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 24-044 Steven Taylor Annexation [Annexation] Steven Taylor is requesting the annexation of 6 properties, totaling 49.88 acres into Logan within the Industrial (IP) zone. The properties are located along the east side of 1000 West, south of Airport Road (2500 North) TIN 04-066-0007; -0008; -0011; -0009, 04-076-0008; -0009 (Bridger Neighborhood).

PC 24-045 Latitude 41 [Design Review & Subdivision Permit] Nathan Leishman/Latitude 41 Land LLC, authorized agent/owner is requesting a Design Review & Subdivision Permit to subdivide two properties into three lots and build one 6,000-square-foot retail building and two four-story, multi-family residential buildings with 109 total residential units and one 750 square-foot commercial unit located at 774 & 776 South Main Street in the Mixed Use (MU) zone; TIN 02-065-0043; -0015 (Woodruff 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.

V. WORKSHOP

PC 24-047 Willow Lakes Phase 5 – PD Workshop Brett Jensen/Willow Lake Holdings LLC, authorized agent/owner is requesting a Planned Development Overlay for Phase 5 of the Willow Lake Community. The proposed concept layout for Phase 5 includes a 40,000 SF fitness/Boat Club, five Beachfront Homes allowed for short-term rental use, 190 Luxury Condominiums, and a 60-unit Assisted Living Center. Phase 5 includes 12 acres of the development area located at approximately 1100 South 1400 West in the Traditional Neighborhood Residential (NR-6) zone; TIN 02-080-0007; -0008; -0010, 02-081-0004, 02-338-8001 (Woodruff Neighborhood).

VI. UPCOMING AGENDA ITEMS

VII. ADJOURN

* * * * *

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.*

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.