



COMMUNITY DEVELOPMENT

PLANNING COMMISSION

Meeting of July 10, 2025

City Hall Municipal Council Chambers * 290 North 100 West * Logan, UT 84321 * www.loganutah.gov

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 June 26, 2025

PC 25-035 Dauntless Cache STR [Conditional Use Permit] Adam KS Tripp/Dauntless Enterprises LLC, authorized agent/owner is requesting a conditional use permit to operate a two-bedroom short term rental within the entire home located at 1408 West 2125 South in the Traditional Neighborhood Residential (NR-6) zone; TIN 03-186-0108 (Woodruff Neighborhood).

PC 25-036 Center Street Bungalow STR [Conditional Use Permit] Victoria Solarte/Victor & Lisa Solarte, authorized agent/owner is requesting a conditional use permit to operate a three-bedroom short term rental within the entire home located at 375 West Center in the Traditional Neighborhood Residential (NR-6) zone; TIN 06-007-0010 (Ellis 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 25-023 Chase Bank **-Requesting continuance to the September 11th meeting.** [Design Review Permit] Matt Anderson/Logan Main and 4th Pads, Steven Usdan, authorized agent/owner, is requesting a design review permit for a new 3,350 square foot Chase Bank located at the southeast corner of 400 North and Main Street in the Town Center One (TC-1) zone; TIN 06-043-0017; -0015 (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 25-037 LDC Amendment – 17.24 Critical Lands Overlay Zone [Code Amendment] Mike DeSimone/Logan City is proposing to amend Chapter 17.24 to modify the riparian and wetlands setback standards and update the range of uses and activities permitted within setback areas.

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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