



COMMUNITY DEVELOPMENT

PLANNING COMMISSION

Meeting of August 14, 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 MINUTES from the meeting of July 10, 2025

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 25-039 Honey Rezone [Zone Change] George Honey, property owner, is requesting a zone change of a .21-acre parcel located at 165 North 200 East from Traditional Neighborhood Residential (NR-6) to Town Center Two (TC-2); TIN 06-066-0024 (Adams Neighborhood).

PC 25-040 Sierra Meadows Rezone [Zone Change] Blaine Hamblin/J&C Properties Group LLC, authorized agent/owner is requesting a zone change of 20.06 acres located at approximately 1300 West 450 South from Suburban Neighborhood Residential (NR-4) to Traditional Neighborhood Residential (NR-6); TIN 02-066-0026 (Woodruff Neighborhood).

PC 25-041 Willow Lakes Phase 5 PDO [Planned Development Overlay] Brett Jensen/Willow Lakes Holdings LLC, authorized agent/owner is requesting a planned development overlay zone for the 12-acre Phase Five area of the Willow Lakes development to include a 40,000 square foot Fitness/Boat Club commercial building, five beachfront short term rental homes, eleven single family lots, five multi-family mansion style homes, and a 60-bed assisted living facility located at approximately 1100 South 1400 West in the Traditional Neighborhood Residential (NR-6) zone; TIN 02-245-9003; -9004; -9005, 02-314-9001 (Woodruff Neighborhood).

PC 25-042 Larsen Davis Retail Building [Design Review Permit] Jason Larsen/Larsen Davis 973 LLC, authorized agent/owner is requesting a design review permit for a new 6,700 square foot retail building with five units for lease located at 973 West 1000 North in the Industrial Park (IP) zone; TIN 05-123-0003 (Bridger Neighborhood).

IV. UPCOMING AGENDA ITEMS

V. ADJOURN

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.

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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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