



COMMUNITY DEVELOPMENT

PLANNING COMMISSION

Meeting of September 11, 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 August 14, 2025.

PC 25-045 Dewaal STR [Conditional Use Permit] Dakota & Elizabeth Dewaal, property owners, are requesting a conditional use permit to operate a studio unit short-term rental in a portion of the home located at 165 West Center Street in the Traditional Neighborhood Residential (NR-6) zone; TIN 06-024-0012 (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 November 13th 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).

PC 25-044 Vinyl Fencing Storage [Conditional Use Permit] Garyn Perrett, property owner, is requesting a conditional use permit for an outdoor storage area used by Mtn West Vinyl to store fencing bundles and runners located at approximately 495 North 1000 West in the Commercial Services (CS) zone; TIN 05-062-0026 (Ellis 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 25-046 LDC Amendment-Miscellaneous Items [Code Amendment] Mike DeSimone/Logan City is requesting a code amendment to the Land Development Code Chapters 17.08 Neighborhood Residential Zone Uses, 17.10 Specific Development Standards: District and Corridors, 17.37 Additional Development Standards, 17.40 Subdivisions, 17.51 Expirations and Extensions of Time, and 17.62 Definitions to (1) Modify permitting process for short term rentals from conditional use permit to permitted use, (2) Update beekeeping standards to make consistent with State Code, (3) Adjust minor subdivisions from 3 to 10 lots, (4) Adjust permit & subdivision expiration deadlines from 12 to 24 months, and (5) Modify TC-1 development standards.

PC 25-047 LDC Amendment – Reasonable Accommodation Standards [Code Amendment] Mike DeSimone/Logan City is requesting a code amendment to the Land Development Code Chapters 17.08 Neighborhood Residential Zone Uses, 17.37 Additional Development Standards, 17.39 Permit Authority, and 17.62 Definitions to update the reasonable accommodations standards for residential facilities for persons with disabilities.

PC 25-048 LDC Amendment & Moderate Income Housing Plan [Code Amendment & Plan Amendment] Mike DeSimone/Logan City is requesting an amendment to the 2022 Moderate Income Housing Plan to include two new strategies: Implement an affordable home ownership density bonus program for single family residential units & implement an affordable home ownership density bonus program for multi-family residential units. Amend Land Development Code Chapters 17.34 Residential Density and Height Bonuses, and 17.62 Definitions, to include framework for affordable home ownership density bonus programs for single-family and multi-family residential units.

PC 25-049 Historic District Boundary Adjustment [Zone Change] The recently completed Historic Preservation Reconnaissance Level Survey recommends expanding the Historic District Overlay Zone boundary.

V. UPCOMING AGENDA ITEMS

VI. EXTENSION REQUEST – Altitude Design Review Permit (PC 25-005)

VII. 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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