



COMMUNITY DEVELOPMENT

## PLANNING COMMISSION

### Meeting of November 13, 2025

City Hall Municipal Council Chambers \* 290 North 100 West \* Logan, UT 84321 \* [www.loganutah.gov](http://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 October 23, 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**PC 25-023 Chase Bank -Withdrawn by applicant.** [Design Review Permit] Matt Anderson/Logan Main and 4<sup>th</sup> 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 25-055 YABC LLC Rezone** [Zone Change] Jonathan Shill/YABC LLC, authorized agent/owner, is requesting the zone change of a 2.52-acre property located at 920 North 200 West from Mixed Residential Low (MR-12) to Commercial (COM); TIN 05-047-0036 (Bridger Neighborhood).

**PC 25-056 Andor Fields** [Design Review] Brice Sadler/Romeo Rentals LLC, authorized agent/owner, is requesting a design review permit to build three, three-unit, two-story townhome buildings for a total of 9 new units located at 675 ½ North 500 West in the Mixed Residential Traditional (MR-9) Zone; TIN 05-044-0019 (Bridger Neighborhood).

**PC 25-057 Highway 89 Plaza** [Design Review] AWA Engineering/Highway 89 Plaza LLC, authorized agent/owner, is requesting a design review permit for a new 1,025 square foot Dutch Bros with a drive-thru located at the corner of 1200 South and Highway 89 in the Commercial (COM) Zone; TIN 02-087-0002 (Woodruff Neighborhood).

**PC 25-058 LDC Amendment-Storm Water Violation Fees** [Code Amendment] Mike DeSimone/Logan City is requesting an amendment to the Land Development Code Chapter 17.60 to include storm water violation fees as required by Utah Code 19-5-108.3.

**-Continued-**

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](http://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 25-060 Cache Valley Market Place PDO Amendment 2** [Design Review & Code Amendment]  
Brady Morris /Woodsonia Cache Valley LLC, authorized agent/owner, is requesting an amendment to change the commercial property layout and final design of the multi-family structures located at 115 & 155 East Cache Valley Blvd and 1295 North 200 East, in the Commercial (COM) Zone; TIN 05-140-0003; -0004; -0005 (Adams Neighborhood).

#### IV. UPCOMING AGENDA ITEMS

#### V. 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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