



COMMUNITY DEVELOPMENT

PLANNING COMMISSION

Meeting of February 26, 2026

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 February 12, 2026

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 26-004 Brickyard 4 -Requesting continuance to the March 26th meeting. [Design Review & Subdivision] Jake Thompson/Direct Homes Inc, authorized agent/owner is requesting a subdivision and design review permit to subdivide .80 acres into 20 lots and construct 18, 3-story townhome units and one three story mixed use building containing two retail units and three residential units located at approximately 50 West 800 North in the Mixed Use (MU) Zone; TIN 05-048-0018, in the Bridger Neighborhood.

PC 26-008 Old Ephraim Apartments Resubmittal 4 [Design Review] Lance Anderson/GBN Enterprises LLC is requesting a design review permit to construct ten, 4-level townhome units with six single occupancy bedrooms for a total of 60 occupants and 103 shared parking stalls, 93 on site, and 10 off site. The project is located at approximately 655 East 400 North in the Campus Residential (CR) Zone; TIN 06-058-0005; -0006; -0007, in the Adams Neighborhood.

PC 26-009 Spring Hollow Townhomes Resubmittal [Design Review] Nathan Whittaker/Grateful Properties LLC, authorized agent/owner is requesting a design review permit to construct five, 4-level townhome units with six single occupancy bedrooms for a total of 30 occupants and a 30-stall on-site parking lot, located at 651 East 600 North in the Campus Residential (CR) Zone; TIN 06-052-0006, in the Adams Neighborhood.

PC 26-010 Island Market Expansion [Conditional Use & Design Review] Christopher Sands/Island Investment Properties LLC, authorized agent/owner is requesting a conditional use and design review permit to renovate and expand the existing 3,193 square foot building to the east by approximately 491 square feet, expand the existing parking lot to include 5 additional parking stalls,

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add a dumpster enclosure, and landscaping located at 400 East Center Street in the Neighborhood Center (NC) Zone; TIN 06-086-0001; -0002, in the Wilson Neighborhood.

PC 26-011 Public Works Campus Phase 1 [Design Review] Kevin Blalock/Logan City, authorized agent/owner is requesting a design review permit to construct phase one of the new Public Works Campus which consists of an approximate 20,000 square foot Fleet Maintenance Building, a 13,700 square foot Parks and Recreation Vehicle Storage Building, a 4,300 square foot vehicle wash building, a fueling island, and covered parking located at approximately 950 West 600 North in the Public (PUB) Zone; TIN 05-062-0056; -0017; -0004, in the Ellis 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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