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## PLANNING COMMISSION

Meeting of May 14, 2015

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City Hall Municipal Council Chambers \* 290 North 100 West \* Logan, UT 84321 \* [www.loganutah.org](http://www.loganutah.org)

### AGENDA

**4:30 p.m. Bus Tour of Agenda Sites** The Planning Commission will travel in a city bus to drive by each of the agenda sites for which hearings are scheduled. No decisions are made during the tour. The public is invited. The bus leaves from City Hall.

**5:30 p.m.**

**I. WELCOME**

**II. APPROVAL OF MINUTES** from the meeting of April 23, 2015.

**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 making a decision.*

**PC 15-024 Fairground & Willow Park Subdivision** [Subdivision Permit] Logan City requests to subdivide the fairground into two (2) parcels, one parcel to support fairground activities and one parcel to support Willow Park activities on 57.88 acres located at 510 South 400 West in the Recreation (REC) zone; TIN 02-058-0056.

**PC 15-025 Maverik Main Street** [Design Review Permit] Maverik Inc./CA Fullmer Family LLC, authorized agent/owner, request a 5,046 SF 24-hour convenience store with gasoline sales on 1.71 acres at 300 South Main Street in the Commercial (COM) zone; TIN 02-053-0016;-0017;-0018;-0015;-0032;-0033;-0035.

**PC 15-026 Crest Investments Subdivision** [Subdivision Permit] Connie Wright/Crest Investments LC, authorized agent/owner, request a 2-lot subdivision on 4 acres at 1176 West 600 North in the Commercial Services (CS) zone; TIN 05-062-0024;-0054.

**PC 15-027 GW Properties 6-plex** [Design Review Permit] Greg McDonagh/GW Properties LLC, authorized agent/owner, request to remove the existing structure and construct a 3-story 6-plex on .3 acres at 274 East 300 North in the Mixed Residential (MR-20) zone; TIN 06-063-0024.

**PC 15-028 Zions Bank Logan Financial Center** [Design Review Permit] Jared Larson/Zions Bank, authorized agent/owner, request to construct a 2-story 13,784 SF building and drive-through facilities on 0.8 acres at 460 North Main Street in the Town Center (TC) zone; TIN 06-042-0013;-0015.

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**PC 15-029 Tandoori Oven Addition** [Design Review & Conditional Use Permit] Steven Mansfield, Sham Arora, authorized agent/owner, request an 854 SF addition and a conditional use permit for sales & food service with a 3,600 SF footprint on .35 acres at 720 East 1000 North in the Neighborhood Center (NC) zone; TIN 05-032-0017.

**PC 15-030 22 E. Center St. Exterior Wall Mural** [Design Review Permit] Andrea McCulloch/Temple Fork Holdings, authorized agent/owner, request an exterior wall mural on the renovation of an existing historic commercial property on .06 acres at 22 E. Center Street in the Town Center-Historic District (TC-HD) zone; TIN 06-029-0011.

**IV. WORKSHOP ITEMS for May 28, 2015**

**V. ADJOURNMENT**

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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 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 not appropriate as they may discourage those with opposing views from speaking.*
- d) For 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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Notice displayed in conspicuous view 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://pmn.utah.gov>  
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.