



PLANNING COMMISSION

Meeting of February 25, 2016

City Hall Municipal Council Chambers * 290 North 100 West * Logan, UT 84321 * 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 bus leaves from City Hall and the public is invited.

5:30 p.m.

I. WELCOME

II. APPROVAL OF MINUTES from the meeting of February 11, 2016

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 16-001 Hillcrest Neighborhood Plan Adoption (*continued from Jan. 14 & 28 & Feb 11 2016*) Logan City is requesting adoption of the Hillcrest Neighborhood Plan. This Plan addresses how change, both within and outside the Hillcrest boundaries, will affect the neighborhood, and devise strategies to mitigate negative impacts and protect the character of the neighborhood.

PC 16-002 Hillcrest Future Land Use Map Amendments (*continued from Jan. 14 & 28, & Feb 11 2016*) Logan City is requesting to amend the Future Land Use Plan Map (FLUP) for those areas identified in the Hillcrest Neighborhood Plan as suitable for map amendment.

PC 16-003 Hillcrest (NP) Rezone (*continued from Jan. 14 & 28, & Feb 11 2016*) Logan City is requesting a rezone of areas identified in the Hillcrest Neighborhood Plan as suitable for rezone.

PC 16-004 Blue Haven (*continued from January 14, 2016*) [Design Review & Code Amendment] AE Urbia Architects/John & David R. Brandley, authorized agent/owner(s), request a 5-story student housing development accommodating 372 students. Application also includes a text amendment to modify the CR density calculation from the traditional unit per acre to a person/bed per acre in order to provide flexibility for designing multi-family residential developments in the Campus Residential zoning district. The project is located on 1.54 acres at 743 North 800 East in the Campus Residential (CR) zone; TIN 05-040-0003;-10;-18;-20.

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PC 16-007 Borden Lofts [Design Review Permit] Borden Holdings LLC/Tony Johnson, authorized agent/owner, request an adaptive re-use of the Borden Milk Plant into 57 residential units, which include six (6) work/loft commercial units located 290 South 400 West in the Mixed Use (MU) zone; TIN 02-034-0002.

PC 16-008 Second East Subdivision [Subdivision Permit] Logan City is requesting an 8-lot subdivision of City-owned property located at 200 East, between 200-300 South; to re-plat the existing lots into eight (8) reconfigured lots to create larger building sites for future residential development in the Neighborhood Residential (NR) zone; TIN 02-011--0014; 0015; 0016; 0017; 0018; 0019; 0020; 0021, 0022, 0026.

PC 16-009 Roofers Supply [Zone Change, Design Review & Conditional Use Permit] Michael J. McHogh/Forgotten Trails Land & Livestock-Raymond & Shelly Olsen TRS, authorized agent/owner(s) request a zone change from Commercial (COM) to Commercial Services (CS), remove the existing structure and build a new 10,000 SF contractor supply store with outdoor storage at 270 North 1000 West in the Commercial (COM) zone; TIN 05-094-0009; 05-062-0019.

IV. WORKSHOP ITEMS for March 10, 2016

- ✓ PC 16-010 Johnson Cove Subdivision

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 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 not appropriate 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.*

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.