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## PLANNING COMMISSION

Meeting of March 24, 2016

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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 bus leaves from City Hall and the public is invited.

**5:30 p.m.**

**I. WELCOME**

**II. APPROVAL OF MINUTES** from the meeting of March 10, 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 16-011 Bridger Verizon Wireless Cell Tower** [Conditional Use & Design Review Permit] Nefi Garcia/EKS Properties, authorized agent/owner, request a 60' full array monopole with unmanned equipment at the base at 680 West 600 North in the Commercial (COM) zone; TIN 05-062-0005.

**PC 16-013 Canyon Creek Motors** [Conditional Use Permit] Canyon Creek Motors, LLC/CCS Properties, authorized agent/owner, request a permit for a motor vehicle dealership located on .03 acres at 255 North 950 West #16 in the Commercial (COM) zone; TIN 05-104-0000;-0016

**PC 16-014 Standard Plumbing** [Design Review & Conditional Use Permit] Dawson Development LLC/Richard Reese Family Real Estate, authorized agent/owner, request a conditional use permit for expansion of a nonconforming use of a contractor supply store and a design review of a 24,000 SF new building on 1.25 acres at approximately 1860 South 1000 West in the Gateway (GW) zone; TIN 03-006-0001.

**IV. WORKSHOP ITEMS for April 14, 2016**

- ✓ PC 16-015 LDC Amendment 17.25 Water Source Protection Overlay Zone
- ✓ PC 16-016 Mountain Lion Motors
- ✓ PC 16-017 Willets Rezone
- ✓ PC 16-018 Logan City Block Rezone

**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.*