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## PLANNING COMMISSION

Meeting of October 27, 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 NO BUS TOUR**

**5:30 p.m.**

**I. WELCOME**

**II. APPROVAL OF MINUTES** from the meeting of October 13, 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 16-042 Alma Huppi Family Trust Rezone** [Zone Change] Tiffanie Bennett/Alma A. Huppi Family Trust, authorized owner/agent, request a zone change from Mixed Residential (MR-20) to Campus Residential (CR) of .62 acres located at 1325 North 800 East.

**PC 16-043 Little Blossoms Preschool** [Conditional Use Permit] Lauren Pace, authorized owner/agent, request a Conditional Use Permit for an in-home preschool for up to 14 children at 1678 East 1460 North in the Neighborhood Residential (NR-6) zone; TIN 07-037-0034.

**PC 16-044 Milk Money Trucking** [Design Review Permit] Troy Goodsell/Milk Money Trucking Inc., authorized agent/owner, request a 6,000 SF truck storage facility on 3.1 acres located at 1180 West 600 North in the Commercial Services (CS) zone; TIN 05-062-0024.

**PC 16-045 Little Wonders – West** [Conditional Use Permit] Michael J. Arambel/The Family Place, authorized agent/owner, request a permit to use the existing building as a childcare/preschool accommodating approximately 90 children located at 380 West 1400 North in the Community Commercial (CC) zone; TIN 05-041-0042.

**PC 16-046 Neighborhood NR-4 Rezone Project** [Zone Change] Logan City requests to rezone residential properties from NR-6 to NR-4 in a number of developed and undeveloped areas that are more conducive to the NR-4 zoning designation. This rezone includes approximately 80 acres in the Hillcrest neighborhood, approximately 480 acres in the Wilson neighborhood and approximately 190 acres in the Woodruff neighborhood.

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## WORKSHOP ITEMS for November 10, 2016:

- ✓ PC 16-047 LDC Amendment – 17.36 Ground Utilities
- ✓ PC 16-048 LDC Amendment 17.14 Building Orientation Standards
- ✓ PC 16-049 LDC Amendment – 17.31, 17.50 & 17.62 New Development Above 4,850'
- ✓ PC 16-050 Park Avenue Senior Living [Design Review Permit]

## IV. 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.*