



## PLANNING COMMISSION Meeting of January 12, 2012

---

# A G E N D A

---

City Hall Municipal Council Chambers ❖ 290 North 100 West ❖ Logan, UT 84321

### **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. Public Meeting**

#### **1. WELCOME**

#### **2. APPROVAL OF MINUTES** from the meeting of December 8, 2011.

#### **3. PUBLIC HEARING**

The following items are scheduled for a public hearing before the Commission. The normal 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 then close the hearing and deliberate on the issues prior to making a decision.

**PC 11-038 Independence Student Living.** (*continued from December 8 meeting*) Design Review & Conditional Use Permit. John Brandley/Geary Etherington, authorized agent/owner, request a residential building, with ground floor commercial, located on the north side of 1000 North at approximately 650 East. The total project site is approximately 2.74 acres in size. A total of 108 condominium dwelling units are proposed. The building footprint is approximately 55,000 square feet (SF) in size. The building has two (2) lower levels of parking and five (5) levels of residential space above. The footprint of the parking structure is larger than the building footprint, creating common outdoor spaces and landscaped courtyards. The Land Development Code (LDC) §17.13.040 requires a Conditional Use Permit in the Campus Residential zone for a commercial use exceeding 3,000 SF of ground floor area, while limiting commercial uses to 25% of the total first floor area. The proposed area for the ground floor commercial is approximately 12,000 SF (25% of the first floor area) at 600 East 1000 North in the Campus Residential (CR) zone; TIN #05-028-0006,0007,0008,0009,0010,0011.

**PC 12-001 200 West Mixed Use Rezone.** Request to consider a General Plan Amendment & Rezone from Mixed Residential Medium (MRM) to Mixed Use (MU) at 920 North 200 West; TIN#05-047-0036.

**PC 12-002 Home Day Care & Preschool Code Amendment** City of Logan proposes an amendment to sections 17.07, 17.13, 17.17, 17.21, 17.38 of the Land Development Code (LDC) regarding home day care / preschool and commercial day care facilities. The proposed amendments would limit the number of clients/student within a home day care to eight (8) in all zones; require a Conditional Use Permit for all home day care/preschool in all residential zones; eliminate the use category "Group Day Care/Preschool" and reclassify the number of clients/students in a commercial day care from seventeen (17) or more persons to nine (9) or more.

-continued-

**PC 12-003 Logan YSA 1<sup>st</sup> Stake LDS Meetinghouse.** Design Review & Zone Change. BHD Architects/USU, authorized agent/owner, request to build two (2) 8-ward young single adult meetinghouses, one in 2012 and the next as population warrants; also a zone change from Public (PUB) to Neighborhood Residential Eastside (NRE) at 1351 East 1100 North; TIN 05-011-0012.

**PC 12-004 SereniCare Code Amendment.** Kent Smith, authorized agent, requests a text amendment to the Land Development Code (LDC) 17.17.030 allowing mortuaries in the Industrial Park (IP) zone.

**Logan Downtown Specific Plan** (*continued from December 8 meeting*)

**4. OTHER BUSINESS**

Elect 2012 Chair & Vice Chair

**5. WORKSHOP ITEMS** for January 26, 2012 meeting