AGENDA

4:30 p.m. **Bus Tour of Agenda Sites:** The Commission will travel 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 public is invited.

5:30 p.m.

I. **WELCOME**

II. **APPROVAL OF MINUTES** from the meeting of March 8, 2018

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 18-011 S&E Performance** [Conditional Use Permit] Dwight Einzinger/Todd Olsen, authorized agent/owner, request a permit for the existing parking lot to be used as a state impound yard located at 1456 North 300 West in the Commercial Services (CS) zone; TIN 07-194-0002.

**PC 18-013 Cache Valley Mall Subdivision** [Subdivision Permit] Roger Slade/Caché Valley Realty LLC, authorized agent/owner, request to subdivide some of the existing stores within the Mall and on the perimeter from the existing Mall property located at 1300 North Main in the Commercial (COM) zone; TIN 05-014-0006;0041.

**PC 18-014 Center Ave Subdivision** [Subdivision Permit] Two Brothers Inc./Todd Horman, authorized agent/owner, request a 7-lot residential subdivision on 1.5 acres located 500 South Center Avenue in the Neighborhood Residential (NR-6) zone; TIN 02-058-0005.

**PC 18-003 Town Center Rezone** – **continued from March 8, 2018** [Zone Change] Logan City requests to rezone multiple parcels on approximately 173 acres from Town Center (TC), Neighborhood Residential (NR-6) and Public (PUB) to Town Center 1 (TC-1), Town Center 2 (TC-2), Public (PUB) and Recreation (REC).

**PC 18-004 Land Development Code – 2018 Update** - **continued from March 8, 2018** [Code Amendment] Logan City requests to amend and update the Logan Land Development Code as follows: delete Chapters 17.07-17.11; re-number and update 17.12-17.61; consolidate 17.12 & 17.15; consolidate 17.16 & 17.19; divide Town Center Zone into TC-1 & TC-2 and add TC-1/TC-2 language into 17.10-17.12; amend 17.09 & 17.12 to add building orientation, massing, length and articulation standards; update 17.36 Home Occupations; amendment includes minor grammatical corrections throughout the entire document.
IV. WORKSHOP ITEMS for April 12, 2018
✓ PC 18-012 Strata Apartments [Design Review Permit]
✓ PC 18-015 Nielson Office Building [Design Review Permit]

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.