



PLANNING COMMISSION

Meeting of August 22, 2013

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 public is invited. The bus leaves from City Hall.

5:30 p.m.

I. WELCOME

II. **APPROVAL OF MINUTES** from the meeting of August 8, 2013.

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 13-042 Old Farm Subdivision (continued from Aug. 8) Subdivision Permit. Blair Gardner/DHI dba Destiny Homes, authorized agent/owner, request a 4-lot subdivision at approximately 1300 S. Johnson Ridge Lane in the Neighborhood Residential Westside (NRW) zone; TIN 03-005-0057.

PC 13-043 Love 4 Learning Preschool Conditional Use Permit. Jennifer Schmidt, authorized agent/owner, requests a home-based preschool for children aged 3-5 on .22 acres at 1375 North 1600 East in the Neighborhood Residential Eastside (NRE) zone; TIN 07-111-0027.

PC 13-044 Gossner Foods – Silo Tanks Design Review & Conditional Use Permit. Lundahl Building Systems/Gossner Foods, authorized agent/owner, request to revise the silo sizes at 1051 North 1000 West in the Industrial Park (IP) zone; TIN 05-050-0002;00012.

PC 13-045 Champlin 1000 N Retirement Community Subdivision Permit & Zone Change. Turner Design Engineering/Champlin Development, authorized agent/owner, request a zone change from Neighborhood Residential Outer Core (NROC) to Mixed Residential Medium (MRM) for 1.32 acres at approximately 275 East 1000 North for an assisted-living center and approval of a 46-lot subdivision for a single-family residential development at the northwest corner of 400 East and 1000 North in the in the Neighborhood Residential Outer Core (NROC) zone; TIN 05-020-0020;0021;0022.

PC 13-046 Adams Neighborhood Specific Plan Adoption

IV. WORKSHOP ITEM(S) for September 12, 2013 meeting

V. ADJOURNMENT

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The Logan City Planning Commission is a quasi-judicial body established for purposes of reviewing land development applications and for recommending growth and development policies to the municipal council.

The Commission functions as the approval body for land development projects and reviews said projects only for compliance with Logan's Land Development Code and, where applicable, other local, state, and federal laws. On legislative and policy matters pertaining to land use issues, the Planning Commission serves as a recommending body only.

When reviewing specific land development projects, the Commission does not and cannot consider emotional pleas or opinions (commonly referred to as "public clamor") and must rely on substantial evidence in determining whether a project complies with the law.

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 brief and to the point; repetitive comments or comments not relevant to the matter being considered will not be allowed.*
- c) Outbursts, including comments about an agenda item spoken out of turn from the audience, cheers, jeers, loud laughter and applause are not appropriate, will not be tolerated and may result in dismissal from the proceedings.*
- d) For items involving a large number of people wishing to make comments, a time limit may be imposed, usually 3 minutes for an individual, or 5 minutes for a group representative.*
- 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 direct to the Chair.*