



COMMUNITY DEVELOPMENT

## PLANNING COMMISSION

Meeting of May 13, 2021

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 April 22, 2021

**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 a decision.*

**PC 21-020 Millcreek Phase II** [Design Review Permit] Mountain States Property

Management/BBI Land LLC, authorized agent/owner, request a new 72 new unit, 5 story apartment building with amenities, and 111 parking stalls. Located on 1.01 acres at 74 West 100 South in the Town Center (TC-1) zone; TIN 02-046-0014. (Ellis Neighborhood)

**PC 21-021 CBM Development** [Design Review Permit] Michael S. Funk/Brookside

Development, authorized agent/owner, request a new 15,386 square foot industrial building located on 1.77 acres at 2180 North 600 West in the Industrial Park (IP) zone; TIN 04-079-0041. (Bridger Neighborhood)

**PC 21-022 Duke's C Store** [Design Review Permit] Lance Anderson/Duke's C Stores LLC, authorized agent/owner, request a new 8,108 square foot convenient store with gas pumps on a 2.51 corner acre lot located at 1400 North 600 West in the Industrial Park (IP) zone; TIN 04-081-0035. (Bridger Neighborhood)

**PC 21-023 SoLo VISTAS – Applicant is requesting a continuance to May 27** [Design

Review Permit] Steven Taylor/Jeff W. Ballard, authorized agent/owner, request a new 5-story mixed-use building consisting of commercial and residential amenities spaces on the second floor, and four upper floors of residential condominiums located on a 2.48-acre lot at 790 South Main Street in the commercial (COM) zone; TIN 02-065-0043. (Woodruff Neighborhood)

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Notice displayed in the foyer of Logan City Hall, emailed to the Logan Herald Journal and posted on the Logan City website [www.loganutah.org](http://www.loganutah.org) and the State Public Meeting Notice website <http://utah.gov/pmn>

In compliance with the *American with Disabilities Act*, individuals needing special accommodations during this meeting should notify the City Recorder, at 435-716-9002, at least three working days prior to the meeting.

**PC 21-024 The North Village – Continued to the May 27 Meeting** [Zone Change] Nic

Porter/CH Champlin LLC, authorized agent/owner, request a rezone of 17.35 acres from Commercial (COM) to Mixed USE (MU) located at 1750 N Main Street; TIN 04-082-0010;-0013, 04-177-0003; -0002; -0005. (Bridger Neighborhood)

**PC 21-025 Logan Regional Hospital Reconfiguration Project – Continued to the May 27 Meeting** [Design Review & Conditional Use] Dave Beardsley/IHC Health Services, INC,

authorized agent/owner, request to remove the two 3-story towers at the west main entry of the hospital, and the addition of a 3-story patient tower with a cafeteria and food service dock on the east side of the hospital. The patient care additions include: Nuclear Medicine, Echo/EKG Clinic, ICU, TCU, Behavior Health, Pediatrics, Medical, Surgical, and Administrative spaces located on 25.19 acres at 500 East 1400 North in the Commercial (COM) zone; TIN 05-016-0028. (Adams Neighborhood)

**PC 21-026 Logan City Light and Power Substation 9 [Conditional Use]** Mark Montgomery/B & C

Petersen Properties LLC, authorized agent/owner, request a new substation to keep up with the increasing electrical demand on the south end of Logan, located on a .97-acre lot at 980 West 1800 South in the Commercial (COM) zone; TIN 03-006-0017. (Woodruff Neighborhood)

#### **IV. UPCOMING PROJECTS**

#### **V. ADJOURN**

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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.

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