



COMMUNITY DEVELOPMENT

## PLANNING COMMISSION

Meeting of August 12, 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

### 5:30 p.m.

#### I. WELCOME

#### II. APPROVAL OF MINUTES from the meeting of July 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**PC 21-037 Iglesia Principe De Paz – Withdrawn by applicant** [Conditional Use Permit] Brandon Lindsey/Tree Line Construction LLC, authorized agent/owner request a conditional use permit to use a commercial space for church services located at 124 South 600 West, #102; TIN 02-031-0013. (Ellis Neighborhood)

**PC 21-038 Thornley Dental** [Zone Change] Mark Thornley/Corp Presiding Bishop LDS, authorized agent/owner request a rezone of a 1.2 acre lot from Traditional Neighborhood Residential (NR-6) to Town Center One (TC-1) located at 195 South 100 East; TIN 02-047-0022. (Wilson Neighborhood)

**PC 21-039 Renewal Mixed Use Housing** [Design Review Permit] Christian Wilson/Rod Rounds, Triio Group LLC, and DHZ, authorized agent/owner, request a new 4-story building with commercial use on the first floor and three floors of residential above. Located on 1.83 acres at the northeast corner of 300 South and 100 West; TIN 02-048-0004; -0006; -0007; -0008; -0009; -0010; -0011; -0012; -0013. (Ellis Neighborhood)

**PC 21-040 Shepard Development** [Design Review Permit] Blake Parker/Shepard Construction Company LLC, authorized agent/owner, request a new 33,477 square foot industrial building on 2.14 acres located at approximately 1766 Blacksmith Court in the Industrial Park (IP) zone; TIN 02-089-0032. (Woodruff Neighborhood)

**PC 21-045 KW Distribution Center** [Design Review Permit] Greyson Zehnder/John C Jones Family Limited Partnership, authorized agent/owner, request two new buildings, one 217,323 square feet and the other 3,741 square feet located on a 22.80 acre lot at 950 North 800 West; TIN 05-052-0004. (Bridger Neighborhood)

**PC 21-046 Bull Market Lot 1B Drive Through** [Design Review Permit] Shannon Stearman & Scott Schoneman/Bullen Family Enterprises LLC, authorized agents/owner, request a new 3,000 square foot restaurant with a drive-through on a 0.60-acre lot located at approximately 1375 North Main in the Commercial (COM) zone; TIN 05-042-0069. (Bridger Neighborhood)

**PC 21-047 Blue Spring Subdivision** [Subdivision Permit] Jason Larson/Blue Spring Business Park LLC, authorized agent/owner, request to subdivide approximately 25 acres into 5 new lots of various sizes located at approximately 1000 N 1000 W; TIN 05-050-0006. (Bridger Neighborhood)

**PC 21-048 Land Development Code Amendment – Chapter 17.37 ADU's** [Code Amendment] Mike DeSimone/Logan City, authorized agent/owner, request to amend chapter 17.37 "Additional Development Standards" to include provisions for accessory dwelling units.

**PC 21-049 Cottonwood Park Subdivision** [Subdivision Permit] Matt Cook/Chad Mangum, authorized agent/owner, request to subdivide a 3.11-acre lot into 12 single family residential lots located at approximately 650 North 400 West; TIN 05-097-0008. (Bridger Neighborhood)

#### **IV. UPCOMING AGENDA ITEMS**

#### **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.*