



PLANNING COMMISSION

Meeting of October 10, 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 meetings of September 12 & 26, 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 Sept. 26) 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 13-055 Carita Feliz Daycare Conditional Use Permit. Hilda & Edgar Estrada, authorized agent/owner, request an in-home daycare for up to 16 children at 761 South 1540 West in the Neighborhood Residential Westside (NRW) zone; TIN 02-159-0092.

PC 13-056 Angie's Mural Design Review Permit. Matthew Vance/Saboor Sahely, authorized agent/owner, request a painted mural on the north façade of the building at 690 North Main in the Commercial (COM) zone; TIN 05-026-0003.

PC 13-057 63 Riverside Subdivision Subdivision Permit. Eric Eliason/Elixir Properties LLC, authorized agent/owner, request a 2-lot subdivision at 63 Riverside Dr. in the Neighborhood Residential Core (NRC) zone; TIN 06-097-0005.

PC 13-058 My Nana's Daycare Conditional Use Permit. Nancy Salazar, owner, requests a home daycare for up to 16 children at 993 West 720 South in the Neighborhood Residential Westside (NRW) zone; TIN 02-167-0029.

- Continued -

PC 13-059 LDC Amendment – 17.31 Critical Lands Overlay. Code Amendment. Logan City requests an amendment to the Land Development Code clarifying the critical lands overlay zone.

PC 13-060 LDC Amendment – 17.43 & 17.44. Code Amendment. Logan City requests an amendment to the Land Development Code to clarify home occupation standards and additional development standards.

PC 13-061 Spring Creek Village Plat Amendment. Amend the Spring Creek Village plat so that the six (6) lots (#88-93) become four (4) lots (#88, 89, 90 & 91) and take the north 18 lots (#154-171) and create 13 new lots (#48-55) and (#162-165).

IV. OTHER BUSINESS

Campus Residential (CR) Zone Moratorium Discussion (*continued from Sept. 26*)

V. WORKSHOP ITEM(S) for October 24, 2013 meeting:

- ✓ PC 13-062 Burger King EMD Sign
- ✓ PC 13-063 LDC Amendment – Landscaping Standards
- ✓ PC 13-064 LDC Amendment – Landfill Overlay Zone
- ✓ PC 13-065 LDC Amendment – Zoning Map Update

VI. 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.*

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