



COMMUNITY DEVELOPMENT

PLANNING COMMISSION

Meeting of September 23, 2021

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

5:30 p.m.

I. WELCOME

II. APPROVAL OF MINUTES from the meeting of September 9, 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 21-050 Infinite Storage -Requesting continuance to the October 14, 2021 meeting.

[Design Review & Conditional Use Permit] Sydnie Wilda & Skylar Hartman/Jef Hoggan, authorized agent/owner request a design review & conditional use permit to build a new 100,000 SF storage facility that includes 700-900 units on a 4.43 acre lot at approximately 1900 North 1000 West in the Industrial Park (IP) zone; TIN 04-076-0015. (Bridger Neighborhood)

PC 21-056 Logan Library [Design Review Permit] Kent Craven/Logan City, authorized agent/owner request a design review permit to build a 3 story, 35,000 SF public library building and construct new parking area. The project is located at 255 North Main in the Town Center One (TC-1) zone; TIN 06-016-0032; -0033. (Ellis Neighborhood)

PC 21-058 Neighborhood Nonprofit Housing Office Expansion [Conditional Use Permit] Josh Runharr/Neighborhood Nonprofit Housing Corp., authorized agent/owner, request a conditional use permit to expand an existing office building to include a new 6,168 SF, two-story wing joining the existing building on the Northeast corner and running parallel to the river. The site is located at 195 Golf Course Road in the Mixed Residential Low (MR-12) zone; TIN 02-064-0010. (Woodruff Neighborhood)

-Continued-

PC 21-059 Brickyard – Requesting continuance to the October 14, 2021 meeting

[Design Review Permit] Jake Thompson/Direct Homes Inc, authorized agent/owner, request a design review permit to build a new 37,789 SF building, with 30 residential units, 2 commercial units, and underground parking structure, located on .8 acres at approximately 50 West 800 North in the Mixed Use (MU) zone; TIN 05-048-0018. (Bridger Neighborhood)

PC 21-060 Mural at 939 Highway 89 [Design Review Permit] Matthew F Harris/Stronghold Assets LLC, owner/authorized agent is requesting a design review permit for a mural to be painted on the side of the storage unit building located at 939 South Highway 89 in the Commercial (COM) zone; TIN 02-085-0007. (Woodruff Neighborhood)

PC 21-061 C.B. Robbins Subdivision [Subdivision Permit] Nic Porter/Champlin Development Inc, authorized agent/owner, request a subdivision permit to subdivide 1.29 acres into 6 single family residential building lots, located at approximately 257 East 1000 North in the Traditional Neighborhood Residential (NR-6) zone; TIN 05-020-0022. (Adams Neighborhood)

PC 21-051 Land Development Code Amendment-Chapters 17.08, 17.11, 17.37, 17.62 -Continued from the September 9th meeting. [Code Amendment] Mike DeSimone/Logan City, request to amend chapter 17.08 “Neighborhood Residential Uses”; Chapter 17.11 “District and Corridor Zone Uses”; Chapter 17.37 “Additional Development Standards”; and Chapter 17.62 “Definitions” To include standards for community agricultural uses, urban agricultural uses, and the keeping of domestic fowl, bees, and livestock in urban areas.

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.*