LOGAN CITY UNITED IN SERVICE

COMMUNITY DEVELOPMENT

PLANNING COMMISSION

Meeting of February 23, 2023

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 February 9, 2023

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 23-013 Chris Bice Daycare [Conditional Use Permit] Wesston & Christine Bice are requesting a Conditional Use Permit to operate an in-home daycare for up to 16 children located at 510 North 400 West in the Traditional Neighborhood Residential (NR-6) zone; TIN 05-066-0012 (Ellis Neighborhood).

PC 23-014 Fredrickson Short Term Rental [Conditional Use Permit] Jacob Fredrickson, authorized agent/owner is requesting a Conditional Use Permit to operate a 3 bedroom short-term rental in one unit of a fourplex located at 466 North 200 West in the Mixed Residential Low (MR-12) zone; TIN 05-080-0036 (Ellis Neighborhood).

PC 22-063 Old Ephraim Apartments 2 -Continued from the February 9th meeting. [Design Review Permit] Nathan Whittaker/GBN Enterprises LLC, authorized agent/owner are requesting a Design Review Permit to construct two new 5,456 square foot, 4-level, 11-unit townhomes on three parcels totaling 1.29 acres, each unit will include 6 private bedrooms with bathrooms for a total of 132 bedrooms. There will also be a three-level parking structure built behind the townhomes. This project is located at approximately 655 East 400 North in the Campus Residential (CR) zone; TIN 06-058-0007; -0006; -0005 (Adams Neighborhood).

PC 23-006 Land Development Code Amendment 17.07, 17.08, 17.10 (Residential & Commercial Standards) -Continued from the February 9th meeting. [Code Amendment] Mike DeSimone/Logan City are requesting a Code Amendment to the Land Development Code, Chapter 17.07-Specific Development Standards; Residential Zones to include transparency, useable outdoor space, open space & landscaping requirements, and minimum lot size in MR-12; amend Chapter 17.08-Neighborhood Residential Zone Uses to clarify permitted residential structure types in NC Zone; and amend Chapter 17.10 Specific Development Standards; District and Corridor Zones to updated useable outdoor space, open space, and landscaping requirements, and include min building heights, min lot coverage, eliminate drive-thru's and modify commercial parking requirements in TC zone.

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.*

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 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.