



COMMUNITY DEVELOPMENT

## PLANNING COMMISSION

### Meeting of June 8, 2023

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 THE MINUTES from the meeting of May 25, 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 23-033 Old Ephraim Apartments 3** [Design Review & Conditional Use Permit] Nathan Whittaker/GBN Enterprises LLC, authorized agent/owner are requesting a design review and conditional use permit to develop ten townhome units with a total of 60 bedrooms. There are 103 proposed parking stalls, 93 on-site, and 10 off-site. The project is located at 643, 645, 655, and 675 East 400 North in the Campus Residential (CR) zone; TIN 06-058-0005; -0006; -0007; -0027 (Adams Neighborhood).

**PC 23-034 Spring Hollow Apartments** [Design Review Permit] Nathan Whittaker/Grateful Properties LLC, authorized agent/owner are requesting a design review permit to develop a 10,880 square foot, 4-story building that will house 5 townhome units, each with 6 bedrooms and 6 bathrooms for a total of 30 bedrooms. There will be 31 parking stalls located on the adjacent property to the north at 40 Hillside Circle. The project is located at 651 East 600 North in the Campus Residential (CR) zone; TIN 06-052-0006, 07-033-0004 (Adams Neighborhood).

**PC 23-035 Jed Willets Downzone** [Zone Change] Russ Holley/Logan City are requesting a downzone from Mixed Residential Medium (MR-20) to Mixed Residential Low (MR-12) of the property located at 1354 North 220 West; TIN 05-041-0056 (Bridger Neighborhood).

**PC 23-036 Lundstrom Landing Short Term Rental** [Conditional Use Permit] Kevin & Baylee Bouck are requesting a conditional use permit to operate a 4-bedroom short-term rental in a home located at 1512 East 1260 North in the Traditional Neighborhood Residential (NR-6) zone; TIN 07-041-0015 (Hillcrest Neighborhood).

-Continued-

Agenda is subject to change

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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.

#### IV. WORKSHOP ITEMS

**PC 23-042 Land Development Code Amendment 17.27-Planned Development Overlay Zone**  
[Code Amendment] Mike DeSimone/Logan City are requesting an amendment to the Land Development Code, Chapter 17.27 to include a Planned Development (PD) Overlay Zone.

#### V. UPCOMING AGENDA ITEMS

#### VI. 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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