



COMMUNITY DEVELOPMENT

PLANNING COMMISSION

Meeting of July 13, 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 June 22, 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 23-047 Cache Valley Marketplace [Zone Change, Code Amendment, Subdivision, Design Review] Mitch Hohlen/Cache Valley Realty LLC, authorized agent/owner are requesting a zone change, code amendment, subdivision, and design review permit to redevelop the Cache Valley Mall Site that will include the demolition of the existing mall, the construction of a new \$205 million dollar mixed-use project containing a 150,000 square foot retailer, 346 multi-family residential units, a 156 room hotel with 21,000 square feet of ground floor commercial, a new public right of way connecting Main Street and 200 East, and a six lot subdivision on a total of 28.62 acres located at 1300 N Main Street in the Commercial (COM) zone; TIN 05-0147-0078 (Adams Neighborhood).

PC 23-039 Airport Road Retail Warehouse -Continued from the June 22, 2023 meeting. [Design Review & Conditional Use Permit] Justin Campbell/Jabaa LLC, authorized agent/owner are requesting a design review permit to build a new 12,000 square foot shell building for small retail and warehouse use located at 1350 West Airport Road in the Gateway (GW) zone; TIN 04-066-0017 (Bridger Neighborhood).

PC 23-041 Logan Crossroads -Continued from the June 22, 2023 meeting. [Zone Change] Michael Jewell/Logan Crossroads LLC, authorized agent/owner are requesting a rezone of 3.26 acres located at approximately 59 East Golf Course Road from Commercial (COM) to Mixed Use (MU); TIN 02-322-0001 (Woodruff Neighborhood).

PC 23-043 Latitude 41 [Zone Change] Nathan Leishman/Old Saw Mill Properties LLC, authorized agent/owner are requesting a zone change of two parcels totaling 4.64-acres from Commercial (COM) to Mixed Use (MU) located at 774 & 776 South Main Street; TIN 02-065-0043; -0015 (Woodruff 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.

PC 23-044 Palatial Living Storage Facility Rezone [Zone Change] Tyler Burns/Renewvate Realty LLC, authorized agent/owner are requesting a zone change of a 1.01-acre parcel from Mobile Home (MH) to Mixed Residential Traditional (MR-9) located at 675 North 500 West: TIN 05-044-0019 (Bridger Neighborhood).

PC 23-045 Logan Entrada [Design Review] Ethan Poppleton/Logan Entrada LLC, authorized agent/owner are requesting a design review permit to develop two 6-story buildings that will include 36 hotel rooms and commercial space on the main floors and 120 total apartment units on floors two through five, located at 1720 South Hwy 89-91 in the Commercial (COM) zone; TIN 02-083-0013 (Woodruff Neighborhood).

PC 23-046 Eagle Springs [Design Review] Cole Knighton/Spindler Construction Corporation, authorized agent/owner are requesting a design review permit for a new 16,000 square foot pre-engineered metal building that will be divided into three leasable spaces for commercial use located on a 1.82-acre parcel at 47 South 1000 West in the Commercial Services (CS) zone; TIN 05-064-0035 (Ellis Neighborhood).

PC 23-048 LDC Amendment, Chapters 17.7, 17.10, 17.34, 17.35, 17.62 (Moderate Income Housing/Affordable Housing Provisions) -Requesting continuance to the July 27th meeting. [Code Amendment] Mike DeSimone/Logan City are requesting amendments to the Land Development Code to allow Moderate Income Housing density bonuses in the MR-9, MR-12, MR-20, MR-30, TC-2, and COM zones, add efficiency living units in table 17.08.040 and table 17.11.030, create chapter 17.35 for efficiency living housing, and amend definitions to modify occupancy thresholds for residential dwelling units.

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.*

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