MEMORANDUM TO MUNICIPAL COUNCIL

DATE:         March 3, 2020
FROM:        Aaron Smith, Planner II
SUBJECT:    Ordinance #20-05 Valley View Rezone

Summary of Planning Commission Proceedings

Project Name:     Valley View Rezone
Request:          Official Zoning Map Amendment
Project Address:  ~1375 W 200 N
Recommendation of the Planning Commission: Approval

On February 27, 2020, the Planning Commission recommended that the Municipal Council approve the Valley View Rezone.

Planning Commissioners vote (6-0):
Motion: J. Lucero
Second: R. Dickinson

Vote to recommend approval to City Council:
Yea: Croshaw, Dickinson, Lucero, Newman, Nielson, Ortiz
Nay: none
Abstain: none

Attachments:
Staff Report
Ordinance #20-05
Planning Commission Meeting Minutes
Project Slides
REPORT SUMMARY...

Project Name: Valley View Rezone

Proponent/Owner: Logan City

Project Address: 1375 W 200 N

Request: Rezone from COM to CS

Current Zoning: Commercial (COM)

Date of Hearing: February 27, 2020

Type of Action: Legislative

Submitted By: Aaron Smith, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to the Municipal Council for a Rezone of approximately 3.3 acres of property located at 1375 W 200 N S (TIN#05-061-0024; 05-100-0001, -0002, -0003, -0004, -0005, -0006, -0007, -0008, -0009, -COMM) from Commercial (COM) to Commercial Service (CS).

Land use adjoining the subject property

<table>
<thead>
<tr>
<th>North</th>
<th>East</th>
</tr>
</thead>
<tbody>
<tr>
<td>PUB – Undeveloped</td>
<td>COM/PUB – Public uses</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>South</th>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td>PUB – Public uses</td>
<td>PUB – Public uses</td>
</tr>
</tbody>
</table>

REQUEST

Logan City is requesting the rezone of an approximately 3.3-acre area from COM to CS. Logan City is proposing the rezone to align zoning with the current and proposed development at the location. As part of the current review of the Future Land Use Plan (FLUP) plan proposed by city staff, this area was identified as having zoning that was out of sync with current land use at the location and surrounding area. The land is an island of COM zoning surrounded by public land uses of the Cache County Jail and Sheriff’s Office, a State fish hatchery, a parking lot, and the Logan Landfill. Currently operating on the property are uses that are permitted in the Commercial Services zone, including contractors, light manufacturing, and vehicle service and repair. The buildings on the site are industrial in nature and feature plain facades and roll-up doors. Instead of having the zoning and land uses in opposition to one another, staff’s determination is to have the land use and zoning complement each other in the area.

Originally this rezone was going to be submitted along with a larger city-wide rezone application that is to follow the FLUP amendment that was reviewed by the Planning Commission and is now being considered by the City Council. While the FLUP amendment was being considered and before the city-wide rezone application was prepared, a development project for the site (PC 20-012 Cardall Metal Buildings) was submitted. The proposed project is industrial in nature and matches existing development in the area. Following the project application, the city prepared a rezone application to run concurrent with the project so that both the rezone and development project could be considered by the Planning Commission at the same time.

GENERAL PLAN

A FLUP amendment submitted by Logan City in January 2020 included a FLUP change for this property from Commercial to Commercial Services. The Commercial designation in the FLUP are intended to be retail, service, and hospitality businesses. Generally, the zoning designation is found along Main Street, 1400 N and 400 N. The Commercial Services FLUP designation fills the need between industrial and commercial land uses. These are alternative locations for light manufacturing, wholesale and warehousing, and uses that support the construction and manufacturing trades. Overall, the existing and proposed uses at the site align with the CS designation.
ZONING
The COM and CS zones directly reflects the language in the General Plan for the land use designations.

COM - Current Zone
The COM zone is intended for retail, service, and hospitality businesses that serve city-wide or regional populations. Residential development is allowed in the zone; however, free standing residential buildings are not permitted.

CS – Proposed Zone
The CS zone fills a need between industrial and commercial land uses. CS areas provide alternative locations for light manufacturing, warehousing, wholesaling, or other uses that support construction and manufacturing trades that are typically service oriented. The CS zone does not allow for residential uses. Generally, the CS zone is less restrictive than the COM zone in regard to permitted uses, especially industrial uses. Of note is that commercial storage units, vehicle storage, automobile repair, heavy truck sales, kennels, contractors, and most industrial uses are allowed in the CS zone.

In addition to uses, some development standards would change as well. The maximum building height for the CS is 38’, while COM is 40’ or up to 55’ with additional setbacks. Minimum building setback are similar between the two zones. Building fenestration and open space are the same between the two zones. The CS zone does not allow for front yard parking.

SUMMARY
This approximately 3.3-acre site is in a location that is well suited for the CS zone. The public land uses around the site reduce the impact on neighbors for more industrial uses, and the existing development on the site matches the design and uses expected in the CS zone. Also, the proposed rezone matches the proposed FLUP amendment that has been recommended for approval to the City Council by the Planning Commission.

AGENCY AND CITY DEPARTMENT COMMENTS
No comments.

PUBLIC COMMENTS
Notices were mailed to property owners within 300’ of the subject property. As of the time of this report, no comments have been received.

PUBLIC NOTIFICATION
Legal notices were published in the Herald Journal on 2/15/2020, posted on the City’s website and the Utah Public Meeting website on 2/20/2020, and noticed in a quarter page ad on 2/8/2020, and a Public Notice mailed to property owners within 300’ we sent on 2/10/2020.

RECOMMENDED FINDINGS FOR APPROVAL
The Planning Commission bases its decision on the following findings supported in the administrative record for this project:

1. The proposed rezone is consistent with the existing neighborhood development pattern.
2. The proposed rezone is compatible with the General Plan and the FLUP designation of CS.
3. The proposed rezone will ensure new development is done in a more compatible manner to that of the surrounding area.
4. The streets and infrastructure servicing these areas are sufficient in size and capacity to support CS land uses.
CITY OF LOGAN, UTAH
ORDINANCE NO. 20-05

AN ORDINANCE AMENDING TITLE 17 THE LAND DEVELOPMENT CODE OF LOGAN CITY, UTAH

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF LOGAN, STATE OF UTAH AS FOLLOWS:

SECTION 1: That certain map or maps entitled “Official Zoning Map of Logan City, Utah” is hereby amended and the following properties in the Ellis Neighborhood and as specifically identified in Exhibit A, as attached, are hereby zoned from Commercial (COM) to Commercial Services (CS).

SECTION 3: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, __________
THIS DAY OF ________________, 2012.

AYES: ________________________________
NAYS: ________________________________
ABSENT: ________________________________

Amy Z. Anderson, Chair

ATTEST: ________________________________
Teresa Harris, City Recorder

PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for approval or disapproval on the ___ day of ________________, 2020.

_____________________________________
Amy Z. Anderson, Chair

MAYOR’S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby ____________________ this ___ day of ________________, 2020.

_____________________________________
Holly H. Daines, Mayor
EXHIBIT A

Valley View Rezone
200 N 1375 W

3.3 Acres
Existing Zoning = COM
Proposed Rezone = CS

Planning Commission
Zoning
February 27, 2020
PLANNING COMMISSION MINUTES
Meeting of February 27, 2020

Minutes of the meeting for the Logan City Planning Commission convened in regular session on
Thursday, February 27, 2020. Chairman Nielson called the meeting to order at 5:30 p.m.

Commissioners Present: Roylan Croshaw, Regina Dickinson, Jessica Lucero, Dave Newman, Tony
Nielson, Eduardo Ortiz

Commissioners Excused: Sandi Goodlander

Staff Present: Mike DeSimone, Russ Holley, Kymber Housley, Debbie Zilles, Bill Young, Paul
Taylor, Craig Humphreys, Jess Bradfield (Council liaison), Jeannie Simmonds (Councilmember)

Commissioner Lucero moved to approve the minutes from the February 13, 2020 meeting as
submitted. Motion seconded by Commissioner Ortiz. Approved unanimously.

PUBLIC HEARING

PC 20-008 Safeguard Self-Storage [Design Review & Conditional Use Permit] Lance
Anderson/Safeguard Self Storage, LLC, authorized agent/owner, request twelve (12) new
buildings, double-loaded, self-storage facility with ten (10) buildings proposed north of the
existing Safeguard storage facility and two (2) buildings to the south located on 10.12 acres at
1471 North 600 West in the Industrial Park (IP) zone; TIN 04-081-0029;0033-0034.

STAFF: Mr. Holley reviewed the request for construction of twelve (12) commercial storage
buildings totaling 101,012 SF, on an ~10.12-acre site. The site has six (6) existing storage
buildings and one (1) management/residence building. Site development includes new
landscaping, vegetative screening, perimeter fencing, drive aisles, a second entrance at the north
end of the development, and street improvements along 600 West. The project includes three (3)
parcels. The intent of the applicant is to consolidate all three parcels into one.

PROPOSITION: Matt Thompson, owner of Safeguard Self-Storage, explained the reason for the
gravel buffer is due to problems with trucks and trailers getting stuck in the swell. The equipment
at the back of the property belongs to him and there is a 30’ easement that runs along the rear of
the parcel. He has met with Richard and Sid Bodrero regarding concerns with the storm water and
they are working with the City Engineer.

PUBLIC: An email from Sid Bodrero expressing concerns about the irrigation ditch along the east
side of the property and storm water was received and distributed to the Commission prior to the
meeting and is included in the project file.

COMMISSION: Mr. Holley confirmed for Commissioner Ortiz there will be no new apartment or
additional management required for this phase.

MOTION: Commissioner Newman moved to conditionally approve a Design Review and
Conditional Use Permit as outlined in PC 20-008 with the conditions and findings for approval as
listed below. Commissioner Lucero seconded the motion.
CONDITIONS OF APPROVAL
1. All standard conditions of approval are recorded and available in the Community Development Department.
2. A Performance Landscaping Plan, prepared in accordance with LDC §17.32, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
   a. Street trees to be provided along 600 West, at a minimum of one (1) tree per 30’ of frontage, species as approved by the City Forester.
   b. A minimum of 44,092 SF of both open space and usable outdoor space, for a total of 88,184 SF, shall be provided.
   c. A minimum of 202 trees and 506 shrubs, perennials and grasses, shall be provided. 25% of the trees shall be evergreen.
   d. Minimum of five (5) tree species is required.
   e. Front yard setback landscaped and screened with a combination of deciduous and coniferous trees and shrubs to cause at least a 50% screen within 5 years. Trees shall be planted at 2 ½” caliper. Shrubs shall be planted with at least 5-gallon nursery stock.
   f. Side and rear yard setbacks landscaped/screened with a combination of deciduous and coniferous trees and shrubs to cause at least a 25% screen within 5 years. Trees shall be planted at 1½” caliper. Shrubs shall be planted with at least 1-gallon nursery stock.
   g. All landscaping areas to be irrigated by an automatic sprinkler irrigation system.
   h. A minimum 3’ berm is required in the front yard landscape screening area.
3. All fencing along 600 West shall have landscaping between the fence and the road.
4. No outdoor storage is permitted in areas that contribute to total open space.
5. A subdivision permit is required prior to any site development to resolve the southern lot line.
6. A boundary line adjustment must be approved by the City Engineer to resolve the northern boundary prior to any site development.
7. Exterior lighting shall be concealed source, down-cast and reviewed and approved prior to the issuance of a building permit and shall comply with current LDC regulations.
8. No signs are approved with this permit. All signage shall be approved and permitted by staff in accordance with the LDC.
9. No fences are approved with this permit. All fences shall be approved and permitted by staff in accordance with the LDC.
10. Surface storm water retention and detention facilities shall be in areas away from public streets and buffered from view.
11. Prior to issuance of a building permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
   a. Fire
      i. Provide AutoCAD two-track drawing indicating the following apparatus specifications on all fire access roads and lanes: Inside turn 17’, curb-to-curb 32’, and wall-to-wall 36’.
      ii. Suggest an additional hydrant at north entrance due the path of approaching fire apparatus.
   b. Engineering
      i. A search of County records indicates that parcels that are proposed for construction are illegally subdivided. Provide City with subdivision plat(s) for both parcels north and south of existing development. Note: A property line adjustment may be allowed for north parcels, but a subdivision is required for south parcels.
      ii. Dedicate right-of-way along 600 West to transition from 14’ right-of-way on existing right-of-way to current 7’ dedication on the proposed development site to north. The dedication shall be a triangular shape with the legs of the triangle being 7’ and approximately 339’.
      iii. Provide a 33’ public utility easement for a possible future 700 West road and the future sewer line from North Logan. Provide a 10’ public utility easement along 700 West. These to
match those currently recorded on the Safeguard Storage subdivision plat recorded in October 2013.

iv. Provide storm water detention/retention per current City standards. This includes the on-site retention of the 90% storm event utilizing Low Impact Design methods.


vi. New water line cannot be routed underneath the new storage unit as shown on the site plan.

vii. Existing Logan Northwest Field Lateral irrigation ditch downstream flow shall be maintained.

c. Water/Cross Connection

i. Landscape irrigation connected to Logan City water must have high-hazard assembly installed and tested. If existing assemblies are relocated, they must be retested within 10 days of turning on water to them.

ii. All points of use of water must comply with the 2018 IPC and State of Utah Amendments, during and after construction.

FINDINGS FOR APPROVAL

1. The proposed development is compatible with surrounding land uses of the IP zone and will not interfere with the use and enjoyment of adjoining or area properties because of the building design, landscaping, and setbacks are consistent with area properties.

2. The project conforms to the requirements of Title 17 of the Logan Municipal Code.

3. The proposed use provides adequate off-street parking in conformance with Title 17.

4. The project, as conditioned, conforms to landscaping requirements in Title 17.

5. The project meets the goals and objectives of the Industrial Park Zoning designation within the Logan General Plan by providing for employment and production uses with related offices, services, and storage.

6. Project met the minimum public noticing requirements of the LDC and the Municipal Code.

Moved: D. Newman   Seconded: J. Lucero   Approved: 6-0
Yea: Croshaw, Dickinson, Lucero, Newman, Nielson, Ortiz   Nay:   Abstain:

PC 20-009 Schreiber Addition [Design Review & Conditional Use Permit] Matthew Warner/Paul Anderson, authorized agent/owner, request construction of two (2) building additions approximately the same height as the existing facility and three (3) silos; two at 59’ and one at 63’ located on 29.57 acres at 885 North 600 West in the Industrial Park (IP) zone; 05-052-0031.

STAFF: Mr. Holley reviewed the request for a 9,582 SF industrial building addition and three (3) new milk silo storage tanks proposed at approximately 64’ tall. The proposed building and silos are located on the west (back) side of the Schreiber’s facility and approximately 300’ away from 800 West. The stainless-steel silos are proposed just north of the existing silos. The existing silos are approximately 60’ tall. The proposed 30’ tall building additions are adjacent to the silos and will contain dairy processing uses. Because of the food-grade processing and refrigeration requirements, minimal exterior facade treatments are shown. The area to the west of the proposed silo and building addition is currently a loading dock, storm-water retention pond and landscaping.

PROPOSENT: Matt Johnson, the Plant Manager, said this will be an addition for milk receiving and silo storage space for increased production. The silos have been procured and they are requesting a permit to install them.

PUBLIC: None

COMMISSION: None
MOTION: Commissioner Lucero moved to conditionally approve a Design Review and Conditional Use Permit as outlined in PC 20-009 with the conditions and findings for approval as listed below. Commissioner Newman seconded the motion.

CONDITIONS OF APPROVAL
1. All standard conditions of approval are recorded and available in the Community Development Department.
2. The proposed silos can be 64’ tall.
3. The building addition shall match the proposed plans and are exempt from facade design requirements because of the food grade processing allowances in the LDC.
4. Prior to issuance of a building permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
   a. Fire
      i. Fire sprinkler and fire alarm systems are required.
      ii. Project approval without sprinkler compliance in the UDC. According to the letter dated June 17, 2019, signed by Tony Nowak Sr. Vice President US Operations, compliance must be completed by June 2021.
   b. Water
      i. All points of use of water must comply with the 2018 IPC and State of Utah Amendments, during and after construction.
   c. Engineering
      i. Provide water shares or in-lieu for any increase in water use with new development.
      ii. Any processing in new additions that will increase the waste water discharge to the City wastewater collection system shall require a complete analysis of the City system to determine if the existing City infrastructure has the capacity to handle this additional flow. Final approval by Public Works is contingent on existing system being able to handle increased waste water flows.
      iii. Any existing water, storm water or water piping that will be covered by the new additions shall comply with the International Plumbing Code for acceptable pipe materials under a structure. As has been the previous practices with the water line(s) covered by new buildings, they shall be exposed as they route through the new additions.

FINDINGS FOR APPROVAL
1. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the site layout, landscaping, heights and setbacks.
2. The project conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The project provides open and useable outdoor space in conformance with Title 17.
4. The proposed project provides off-street parking in compliance with the LDC.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
6. The surrounding streets provide access, utilities and are adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

Moved: J. Lucero    Seconded: D. Newman    Approved: 6-0
Yea: Croshaw, Dickinson, Lucero, Newman, Nielson, Ortiz   Nay:   Abstain:
STAFF: Mr. Holley reviewed the request for subdivision of approximately 6.8 acres into 27 new single-family lots. The subdivision also includes one (1) .98 acres parcel with an existing single-family home, and three (3) open space parcels totaling .53 acres. The project area is zoned NR-6, as is all the surrounding block. The proposed subdivision is located to the southeast of the Quayle Meadows Subdivision, which was approved in 2016, and is currently in the first phase in development. The Quayle Meadows Subdivision was approved for 203 single-family lots. The area around the proposed subdivision consists of single-family homes and agricultural parcels.

The proposed subdivision includes private streets. The primary street that connects through the subdivision, 300 West, connects to 1800 North to the south and the Quayle Meadows subdivision to the north. The subdivision includes additional streets 1880 North, 1840 North, and 250 West. All of the proposed private streets have 35’ cross-sections based on the Private Street Cross Section found in the Logan City Engineering Standards. The proposed street has a 20’ pavement width, a 2.5’ mountable curb on both sides, and a 5’ park strip and 5’ sidewalk on one side.

While the LDC permits private roads, the Code specifies that privately-owned streets be designed, built, and maintained to the same standard as public streets. Staff finds that the proposed private street cross-section is inadequate for the proposed development. The proposed street cross-section, while found in the City’s Engineer Standards, is intended to be used for small subdivision, such as flag lots, that have only one street connection and 8 or less units. The proposed street cross-section lacks amenities that are expected for residential street in a subdivision of this size, such as on-street parking and sidewalks along both sides of the street. For residential blocks, as proposed in this subdivision, the Logan City Engineering Standards and Transportation Master Plan specify a 60’ street cross-sections. The residential cross-section standard includes two 11.5’ traffic lanes, on-street parking, and an 8’ park strip and 4’ sidewalk on both sides of the road.

300 West is considered a gridded street and is required to have a 66’ public right-of-way. The 66’ standard road width will accommodate additional on-street parking. Both the 66’ and 60’ street cross-sections have precedent in the neighborhood. The adjacent Quayle Meadow Subdivision was approved with a 66’ right-of-way for 400 West, and 1950 North; and 60’ right-of-way on all other residential streets. Street cross sections in Quayle Meadow include at least 5’ of sidewalks and a 6’ park strips along all streets. While variation in this cross-section may be permitted by the Planning Commission, it is staff’s position that at a minimum on-street parking on one side of the road, and park strips and sidewalks on both sides of the road should be required to create a residential street that will support access and mobility for residents and provide parking for guests in the neighborhood. Staff recommends resubmittal of the Preliminary Plat that address the street cross-section changes.

The LDC requires three (3) points of connection for subdivisions greater than 20 lots. The request proposes two (2) points of connection. The 300 West 1800 North connection is required to be aligned with Kensington Street in Yorkshire Village across 1800 North to prevent left turn hazards. The 300 North connection through the Quayle Meadow Subdivision does not align with any proposed street within the approved subdivision. Because subsequent phases of the Quayle Meadows Subdivision will have to be adjusted to accommodate the connection, the applicant needs to provide documentation from the property owner that indicates their willingness to amend the Quayle Meadow project.
The proposed subdivision includes two road stubs that could later be turned into connections at the north and south ends of 250 West; however, the connection to the north interferes with a proposed church on the original Quayle Meadows Subdivision, and the stub to south dead ends into a backyard of a single-family home. The LDC required that street stubs align with existing, proposed, or planned streets outside of the development. Neither of the proposed stubs meet this alignment requirement. A subdivision can be approved with less than 3 connections where physical conditions of the site or abutting properties preclude street connection. As conditioned, with a third connection or a stub that aligns with an existing, proposed, or planned street outside the development, the project complies with the LDC.

The conditions of approval will substantially alter the layout of the proposed subdivision, as streets must be widened and aligned. Staff recommends that the Commission require a resubmittal of the preliminary plat that substantially complies with the recommended conditions and all applicable Logan City Subdivision standards prior to approval of the subdivision.

PROPOSENENT: Nic Porter clarified that the southwest road is not a stub road and will not connect to 1800 North, it is only providing access to a lot. This development will be like other Champlin developments with private streets maintained by the HOA. On-street parking is not allowed, two parking stalls will be available in the garage, with three additional stalls available in the driveway. Because this is a 55+ community, there will not be children in the area. The smaller roads are similar to larger streets that allow on-street parking. The size of this subdivision does not seem to merit two sidewalks and park strips. He struggles to understand why the private road cross-section cannot be utilized since these will be private streets. There will two lots purchased from the Quayle Meadows subdivision for the northwest exit to connect into their road. The northeast stub will go into the future church parking lot.

Mr. Porter confirmed for Commissioner Croshaw that only this development will be senior housing.

PUBLIC: Lisa Lind owns a lot in the Quayle Meadows subdivision and questioned the difference (of at least 2’) in property levels.

COMMISSION: Mr. Holley pointed out for Commissioner Croshaw the property line (to the north) between Logan and North Logan. Commissioner Croshaw questioned whether the stubs need to be at the same point of the road, or whether a certain number of them are required. Mr. Holley explained that the Fire Department requires that stubs be a certain distance apart for emergency access, which is based on the overall width of the subdivision.

Commissioner Newman asked about bicycle lanes. Mr. Holley said they are not required within this development, however, there are some platted trails. If development aligns with one of the identified routes in the Bike & Pedestrian Master Plan, parking could be interchanged for a bicycle lane.

Mr. Holley confirmed for Commissioner Lucero that 300 West is considered a grided street and should be a 66’ right-of-way and other roads would be consistent with a 60’ right-of-way. He explained that the proposed northeast stub would connect to a future church location.

Commissioner Newman felt that 300 West should be a 66’ road because it will be a minor connector. Small roads tend to be a mess and he appreciates the “plat of Zion” and the larger roads throughout Logan.

Mr. Holley clarified for Commissioner Lucero that the Code allows private roads, however, they are required to be built to public standards.
Mr. Holley answered for Commissioner Ortiz that there are 203 proposed lots in the Quayle Meadows subdivision.

Mr. Young, the City Engineer, in reference to Ms. Lind’s concern, said certain design parameters for slope and grade will be required.

Chairman Nielson said road widths make a big difference. He is a proponent of sidewalk and park strips on both sides of a street. If the roads are required to be larger, this project will need to be redesigned and he would suggest continuing the project.

**MOTION:** Commissioner Croshaw moved to **continue** PC 20-010 to the March 12, 2020 meeting to allow time for the developer to make changes to the design to accommodate for 66’ and 60’ roads and three access points. Commissioner Ortiz seconded the motion.

**Moved:** R. Croshaw  **Seconded:** E. Ortiz  **Approved:** 6-0

Yea: Croshaw, Dickinson, Lucero, Newman, Nielson, Ortiz  
Nay:  
Abstain:  

Mr. Porter asked for clarification on the northeast stub connection to the proposed church location and the number of connections. Mr. Holley said three access points are required. Commissioner Newman said written agreement with the church would be acceptable. Mr. Porter said Mr. Quayle still owns the land, the church is only proposed at that location. Commissioner Newman said something in writing from the current landowner would be helpful. Mr. Housley said generally future development is required to connect with the current roads. The difficulty is this is not currently platted, only a master plan. The only portion in the Quayle Meadows subdivision recorded is the first phase.

### PC 20-011 Foothill Residential Subdivision & Rezone [Subdivision Permit & Zone Change]
Nic Porter/Foothill Lofts Residential, authorized agent/owner, request a 46-lot subdivision and rezone from Neighborhood Residential (NR-4) to Neighborhood Residential (NR-6) on 8.37 acres located at approximately 1250 North 1200 East; TIN 05-011-0005.

**STAFF:** Mr. Holley reviewed the request to rezone approximately 8.37 acres at approximately 1250 North 1300 East from the current zone of NR-4 to NR-6. The square-shaped property slopes slightly downward from east to west and sits between older single-family homes to the east and the currently under-construction Foothill Lofts Apartments to the west. There are two (2) churches to the south and the land is vacant to the north. The applicant is also requesting a 46-lot single family subdivision with lot sizes ranging from 6,002 SF to 6,508 SF. The layout creates two new small blocks and an outer perimeter of lots with 35’ wide roads throughout the proposed subdivision.

The proposed subdivision includes private streets that connect in two locations to the new 1300 East street with additional streets of 1220 North, 1280 North, 1335 East and 1370 East. All the proposed private streets have 35’ cross-sections based on the Private Street Cross Section found in the Logan City Engineering Standards. The proposed street has a 20’ pavement width, a 2.5’ mountable curb on both sides, and a 5’ park strip and 5’ sidewalk on one side.

While the LDC permits private roads, the Code specifies that privately-owned streets be designed, built, and maintained to the same standard as public streets. Staff finds that the proposed private street cross-section is inadequate for the development. The proposed street cross-section is intended to be used for small subdivisions, such as flag lots, that have only one street connection and 8 or less units. The proposed street cross-section lacks amenities that are expected for residential streets in a subdivision of this size, such as on-street parking and sidewalks along both sides of the street.
For residential blocks, as proposed in this subdivision, the Logan City Engineering Standards and Transportation Master Plan specifies 60’ street cross-sections. The residential cross-section standard includes two 11.5’ traffic lanes, on-street parking, and an 8’ park strip and 4’ sidewalk on both sides of the road.

The LDC requires 3 points of connection for subdivisions greater than 20 lots. The subdivision proposes 2 points of connection onto 1300 East and two street-stubs on the north and south side. These stubs are located in areas that would be considered impracticable for future street connections. A subdivision can be approved with less than 3 connections where physical conditions of the site or abutting properties preclude street connection. In this case with extreme topography to the north and existing development in the surrounding locations an exception could be considered. A possible future street stub is located at the northeast corner that could eventually connect through vacant land to 1400 East to the single-family neighborhoods located to the east.

Staff recommends denial to the Municipal Council because of all the time, effort and energy put into the compromising agreements made on this property within the last three years by numerous stakeholders that included a large portion of the surrounding neighbors, previous property owners and Logan City elected officials, to reach the current result. Staff considers this rezone request inappropriate. An expectation was established with these agreements and this request compromises that. The applicant purchased the property knowing that the NR-4 zoning was established and the 19-lot subdivision was permitted and approved.

**PROPOSER:** Nic Porter understands there has been quite a bit of history with this property. This area is an aging community, there are many people who live nearby that would like this type of project. He has sent out thousands of flyers and knocked on many doors trying to gain the perspective of nearby residents; 30 responses were received with 13 in favor of this proposal. Changes and new development can often be difficult; however, he thinks this is a great location for this type of 55+ housing. Leaving the zone at NR-4 will not guarantee young families, as many cannot afford it. Rezoning the property to NR-6 makes sense.

**PUBLIC:** Emails expressing concerns from Bracken Atkinson, Marc & Gail Leager, Tom Lee, Craig Petersen, Zane & Jann Atkinson and Morris Poole were received and distributed to the Commission prior to the meeting and are included in the project file.

Marc Leager pointed out that there are many residents in attendance. The density and compatibility of this proposed project do not match the area. Density is a real concern and they have been through a lot of work to maintain the NR-4 zone, which would be a great use of this property. He urged the Commission to deny the zone change.

Zane Atkinson, an adjoining property owner, loves the neighborhood. The process to reach a compromise was completed and now a new developer wants the change the density. He would like to see the property remain as NR-4.

Craig Petersen provided the Commission with a copy of the website included in the distributed survey and noted the fact that there was only a place to mark for agreement. 30 responses out of over 3,000 surveys does not indicate an overwhelming desire for the project. Initially the division was 12 acres of residential and 8 acres for multi-family, two years ago, they asked for another acre for multi-family in return for low-density housing on the east side of the property, which was agreed to. The City rezoned the property to NR-4, so that a new developer or property owner could not change the established agreement, which is exactly what is being proposed tonight. The negotiated agreement was done in good faith and was a compromise of all parties involved.
Michelle Parry has lived in the area for 25 years and is offended that the community was characterized as “aging” because it is still a vibrant area. A new Hillcrest school is being built and she is in favor of NR-4 remaining in place.

Brent Carruth appreciates the Commission’s involvement with this property for the past 8-9 years. He recommended that the zone remain NR-4.

Dixie Poole said Logan has lost students for the past seven years; there is a need for more families and she would like to see this remain NR-4. Budget and financing for schools is based on the number of students and Logan cannot afford more loss of students. Changing the zone on this property is disrespectful to all those who spent a great deal of time working on the previous agreement.

Bracken Atkinson, from Wasatch Development, is part of the history of this property. He spent a lot of time and money to design a project that would meet the agreement. The requirement for three accesses forced the project to go to 19 lots. A CCR is in place that limits the amount of buildings that can be put in regardless of the zone. Due to these circumstances, the property was sold. He would like to see a transition that benefits a development and the neighborhood. This is valuable piece of property.

James Robinson said Hillcrest is an older neighborhood with homes built in the 50-60’s. Young families often get outbid on the purchase of homes and many turn into rentals. The population is aging. High-density housing, by its nature, is quite transient, which will not bring families into the Hillcrest area, and a senior housing development also exacerbates the problem of not having long-term families. The property was purchased as NR-4 and the good faith negotiations over the past several years validates to the decision to remain zoned as NR-4.

Jack Peterson has been involved in the negotiations with this property for several years. He supports staff’s recommendation for denial of the rezone. There is a need for more homes for families for both the community and the schools to thrive and NR-4 provides a good opportunity for this to happen. In the report proved by staff, it states “The rezone request is inappropriate and violates the compromising agreements forged by the previous property owners and the surrounding neighborhood citizens. The rezone request would result in incompatible lot sizes as compared to the immediately adjacent existing homes in the Hillcrest Neighborhood. The applicant purchased the property knowing the NR-4 zoning was established and the 19-lot subdivision was permitted and approved.” The submitted preliminary plat lacks appropriate lot sizes, road cross-sections and shows impossible street connections. He urged the Commission to preserve what Logan City needs by keeping the property NR-4.

COMMISSION: Mr. DeSimone confirmed for Commissioner Newman that Logan has a large percentage of affordable housing within the County. Commissioner Newman said rather than a 55+ community, it would be nice to have more single-family housing and he thinks this should remain as an NR-4 zone. Commissioner Dickinson said NR-6 could meet that same need.

Mr. Housley explained for Commissioner Newman that a 55+ community has an 80% rule, meaning that there is some discretion for 20% under the age requirement to qualify if approved by the HOA.

Mr. Holley said the CCR’s involved a height restriction on the apartment complex development, but CCR’s are not enforced by the City and he is unaware of a unit count restriction. Mr. Porter said there is no restriction recorded on the deed. Mr. Housley pointed out that this would not be relevant to the request for a rezone.
Commissioner Croshaw respects the decision that has been worked out and agreed to, and thinks it is a travesty to be revisiting this issue yet again. There is honor in respecting the decision that was previously agreed to and he thinks it should remain NR-4. Chairman Nielsen agreed.

Commissioner Dickinson said NR-6 in this area could provide a nice transition zone and there are families who will move into an NR-6 area. Properties are constantly rezoned within the City, so a request for a zone change is not inappropriate.

Commissioner Lucero said the Commission needs to be mindful when prescribing a certain type of family to a certain type of housing as it can be a false dichotomy that can be played into. She appreciates the good faith negotiations and the hard work that has been put into this property in the past and is in favor of keeping the property NR-4.

Commissioner Ortiz would like to be consistent with the decision that has been made, which was part of a long process. He is in favor of the property remaining NR-4.

Commissioner Newman said young families are often outbid on homes. Rental properties are stripping schools and communities from established families. Young families are a valuable asset within any community, but they can often be transient as they grow and move to larger homes. Homes within an NR-4 zone are usually large enough that they are less likely to turn into rentals. There have been hundreds of hours put into the decision for NR-4 and he feels that this decision should be protected and honored.

**MOTION**: Commissioner Newman moved to recommend denial to the City Council for a zone change from NR-4 to NR-6 as outlined in PC 20-011 with the findings for denial as listed below. Commissioner Croshaw seconded the motion.

**FINDINGS FOR DENIAL OF THE REZONE**
1. The rezone request is inappropriate and violates the compromising agreements forged by the previous property owners and the surrounding neighborhood citizens.
2. The rezone request would result in incompatible lots sizes as compared to the immediately adjacent existing homes in the Hillcrest Neighborhood.
3. The Logan FLUP indicates the area as Detached Residential (DR), which could mean either NR-4 or NR-6, based on site-specific conditions or surrounding neighborhood composition.

Moved: D. Newman  Seconded: R. Croshaw  Approved: 5-1
Yea: Croshaw, Lucero, Newman, Nielson, Ortiz  Nay: Dickinson  Abstain:

**MOTION**: Commissioner Newman moved to continue the Subdivision Permit as outlined in PC 20-011 to the April 9, 2020 meeting to allow time for the City Council to decide on the zone change request. Commissioner Lucero seconded the motion.

Moved: D. Newman  Seconded: J. Lucero  Approved: 6-0
Yea: Croshaw, Dickinson, Lucero, Newman, Nielson, Ortiz  Nay:  Abstain:
STAFF: Mr. Holley reviewed the request to rezone an approximately 3.3-acre area from Commercial (COM) to Commercial Services (CS). Logan City is proposing the rezone to align zoning with the current and proposed development at the location. As part of the current review of the Future Land Use Plan (FLUP) this area was identified as having zoning that was out of sync with current land use and surrounding area. The land is an island of COM zoning surrounded by public land uses of the Cache County Jail and Sherriff’s Office, a State fish hatchery, a parking lot, and the Logan Landfill. Currently operating on the property are uses that are permitted in the Commercial Services zone, including contractors, light manufacturing, and vehicle service and repair. The buildings on the site are industrial in nature and feature plain facades and roll-up doors. Staff’s determination is to have the land use and zoning complement each other in the area.

Originally this rezone was going to be submitted along with a larger citywide rezone application that is to follow the FLUP amendment, which was reviewed by the Planning Commission and is now being considered by the City Council. While the FLUP amendment is being considered and before the citywide rezone application was prepared, a development project for the site (PC 20-012 Cardall Metal Buildings) was submitted. The proposed project is industrial in nature and matches existing development in the area. Following the project application, the City prepared a rezone application to run concurrent with the project so that both the rezone and development project could be considered by the Planning Commission at the same time.

This approximately 3.3-acre site is in a location that is well suited for the CS zone. The public land uses around the site reduce the impact on neighbors for more industrial uses and the existing development on the site matches the design and uses expected in the CS zone. Staff supports the rezone of this property from COM to CS for the following reasons: the property is an island of commercial surrounded by non-complementary uses for a commercial area, including the Logan Environmental Center, a fish hatchery, and the Cache County Jail; land use at the location includes uses that are primarily intended for CS zones area, including car service, contractors, and light manufacturing; this area of the highway has, primarily, Public and CS zoning and uses; there is no residential zoning in the area. The CS zone will allow for more flexible use of the site and permit development that fits into the character of the area. Phase 2 includes an existing building parcel with separate ownership (Edward & Mickey Ricks). The area of the undeveloped parcel is currently being used for vehicle storage. Logan City Community Development is currently engaged in enforcement actions on the vehicle storage at the location.

PUBLIC: None

COMMISSION: Mr. Young pointed out that the 1400 West right-of-way goes through the fish hatchery property to the east. The City is working with DNR to deed it to the City and 1400 West will be shifted over in the future.

Mr. Holley confirmed for Commissioner Dickinson that the regulations regarding landscaping, curb, gutter and sidewalk are the same. Building design and land use would be the differences between the COM and CS zones.

Chairman Nielson noted that the CS zone is less restrictive than the COM zone regarding permitted uses, especially industrial uses. He does not want to see the CS zone get thrown in PC 20-013 Valley View Business Rezone [Zone Change] Logan City requests to rezone 3.3 acres at approximately 200 North 1375 West from Commercial (COM) to Commercial Services (CS); TIN 05-061-0024; 05-100-0001; -0002; -0003; -0004; -0005; -0006; -0007; -0008; -0009; -COMM.
FINDINGS FOR APPROVAL
1. The proposed rezone is consistent with the existing neighborhood development pattern.
2. The proposed rezone is compatible with the General Plan and the FLUP designation of CS.
3. The proposed rezone will ensure new development is done in a more compatible manner to that of the surrounding area.
4. The streets and infrastructure servicing these areas are sufficient in size and capacity to support CS land uses.

Moved: J. Lucero Seconded: R. Dickinson Approved: 6-0
Yea: Croshaw, Dickinson, Lucero, Newman, Nielson, Ortiz Nay: Abstain:

PC 20-012 Cardall Metal Buildings [Design Review Permit] Courtney Wallace/Valley View Business Complex LLC, authorized agent/owner, request construction of two (2) new metal buildings to be used for storage and industrial business purposes located on .45 acres at 1340 West 250 North in the Commercial (COM) zone; TIN 05-100-0004;-0005;-0006;-0007.

STAFF: Mr. Holley reviewed the request to construct two (2) new industrial buildings on a 3.36-acre (146,361 SF) site. The proposal alters the Valley View Business Park subdivision that was recorded in 2001 and several building pads and will require a subdivision amendment approved by the City Engineer. The new development impacts a project area of approximately 2.2 acres of the site (98,000 SF). The site fronts 200 North (Hwy 30). In addition to the proposed buildings, site development includes new parking, perimeter landscaping, and a loading dock. The plan includes a phase 1 and a phase 2. Phase 1 includes most of the parking area, landscaping and buildings along the east edge of the development. Phase 2 includes an additional building and associated landscaping and parking located in the middle of the development.

PROPOONENT: Courtney Wallace said the building to the north will have up to three large trucks a week load and unload, but there will be no large truck parking. He said they are happy to landscape the east side and will add windows to the elevation to make it more visually appealing.

PUBLIC: None

COMMISSION: Commissioner Croshaw asked if the parking based on square footage is for the new building or for the entire complex. Mr. Holley explained that parking is based on 1 stall for every 1,000 SF of building for this proposal only. Parking approved under previous permits is not being changed or adjusted. The parking has accounted for wider drive aisles and cross sections to accommodate for large trucks and trailers; the Code does not require specific truck parking.

Commissioner Croshaw asked if the existing access would change; Mr. Holley said the location will not change. UDOT will determine if there will be acceleration lanes added.

Mr. DeSimone advised that there is pending enforcement action for the refuse vehicles that are being stored there.

Commissioner Croshaw suggested improving the landscaping on the existing site by storm water detention pond and the building to the east. Mr. Holley said improvements can only be required on what is being proposed tonight; prior buildings and areas were approved under previous Code requirements and cannot be retroactively adjusted.

Chairman Nielson said this will be an improvement. The building design is not the best we could get for a gateway area. He appreciates the plan for landscaping, but he would like to see something more.
MOTION: Commissioner Newman moved to conditionally approve a Design Review Permit as outlined in PC 20-012 with the conditions and findings for approval as listed below. Commissioner Croshaw seconded the motion.

CONDITIONS OF APPROVAL
1. All standard conditions of approval are recorded and available in the Community Development Department.
2. City Council approval of a rezone from Commercial (COM) to Commercial Services (CS) is required.
3. A subdivision amendment approved by City Engineer is required.
4. A pedestrian pathway that connects to future street improvements along 200 N/Hwy 30 is required.
5. 78 parking stalls are required.
6. Truck/trailer parking shall be marked and not block drive aisles.
7. A Performance Landscaping Plan, prepared in accordance with LDC §17.32, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
   a. A minimum of 9,800 SF of both open and usable outdoor space, for a total of 19,600 SF, shall be provided
   b. A total of 44 trees and 110 shrubs, flowers and ornamental plants shall be provided.
   c. Minimum of five (5) tree species are required.
   d. A minimum of 25% of plant material shall be evergreen trees and shrubs.
   e. Plant materials shall be placed around the perimeter of the buildings where feasible in a 3’ minimum planting strip.
   f. Landscaped areas are required at the end of all parking aisles.
   g. Interior parking lot landscaping areas are required to have at least five (5) trees and at least 50% plant material coverage measured at plant maturity.
   h. Surface storm water retention and detention facilities located in areas that are visible from the public street shall be landscaped to provide an amenity to the development and utilize landscaping materials that reflect the natural traditions of Logan.
   i. All landscaped areas shall have automatic sprinklers.
8. Exterior lighting shall be concealed source, down-cast and reviewed and approved prior to the issuance of a building permit and shall comply with current LDC regulations.
9. The east elevations of new buildings shall include at least two methods to break-up monotonous building design.
10. Building entrances along the west elevation of the southern building that are visible from the public street shall have a minimum offset of 4’.
11. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
12. No signs are approved with this permit. All signage shall be approved and permitted by staff in accordance with the LDC.
13. No fences are approved with this permit. All fences shall be approved and permitted by staff in accordance with the LDC.
14. Prior to issuance of a building permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
   a. Fire
   i. The 12,800 SF building will require fire sprinklers, fire alarms, additional hydrants and possibly high piled storage considerations. Current fire flow on site is insufficient for a building of this size and construction type.
   ii. Provide AutoCAD two-track drawing indicating the following apparatus specifications on all fire access road and lanes: Inside turn 17’, curb-to-curb 32’ and wall-to-wall 36’.
b. **Engineering**
   i. Provide water shares or an in-leu fee for increased water use on City system
   ii. Provide storm water detention per City design standards. This shall include retention onsite of the 90% storm utilizing low impact design standards.
   iii. With the increased flows, and based on past complaints to City regarding failures in the private force main from development to 1000 West, the City would like documentation that verifies that force main can handle increased flows and there are no leaks or pressure issues with pipe.
   iv. Provide private water utility agreement for development.
   v. If land disturbance is greater than an acre, provide a storm water maintenance agreement with the City.

   c. **Water/Cross Connection**
   i. The building’s water main needs to have its own RP (ASSE1013) installed and tested on the water main as it enters the building before any branch offs or connections. This is for containment protection only (City’s protection only). Points of use protection will also be needed (occupant’s protection).
   ii. All landscape irrigation systems fed from Logan City water must have a high-hazard backflow assembly installed and tested. No dual source feed systems allowed without Logan Cities prior approval and installation criteria (RP & swing joint) is met and inspection is passed.
   iii. All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.
   iv. Fire suppression systems connected to Logan City water must have a minimum DC (ASSE1015) installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards.
   v. All points of use of water must comply with the 2018 IPC and State of Utah Amendments, during and after construction.

**FINDINGS FOR APPROVAL**
1. The project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties due to building design, materials, landscaping, and setbacks.
2. As conditioned, the project conforms to the requirements of Logan Municipal Code Title 17.
3. The project provides adequate open and useable outdoor space in conformance with Title 17.
4. The project provides adequate off-street parking.
5. 200 N/Hwy 30 provides access and is of adequate size and design to sufficiently handle automobile traffic related to the land use.
6. The project meets the goals and objectives of the CS designation in the Logan General Plan.
7. The project met the minimum public noticing requirements of the LDC and the Municipal Code.

**Moved:** D. Newman  **Seconded:** R. Croshaw  **Approved:** 6-0

**Yea:** Croshaw, Dickinson, Lucero, Newman, Ortiz  **Nay:** Nielson  **Abstain:**
STAFF: Mr. Holley reviewed the request for a redesign of the previously approved L59 residential project. The ten (10) townhomes along 100 East are unchanged, but the large main apartment building is proposed to eliminate a floor to 4-stories tall and reduce the number apartment units from 120 to 108. The 2,500 SF of commercial space near the west entrance is proposed to be replaced with on-site amenities such as a fitness room and leasing offices. The 10 townhomes, two buildings, each containing 5 units, are oriented towards and align along 100 East street. The two-story townhome structures have rear-loading double-wide garages and usable rooftop patios. The remainder of the project site is proposed as surface parking lots and landscaping. The project site is approximately 2.63 acres and includes 0.56 acres of MR-20 (Townhomes) and 2.07 acres of TC-1 (apartment building) zoning.

The applicant submitted an alternative parking plan and a new site plan as requested by the Commission on January 23, 2020. The new site plan adds 30 on-site parking stalls along the north side of the proposed building. The building has been shifted south to accommodate this row of parking. The sidewalk along the north side of the building has been eliminated and balconies on the east side encroach on the drive aisle. The new on-site parking stall count is 183 (previously 153) with the off-site, daytime only restricted, parking stalls up to 21 (previously 20). An Alternative Parking Plan has been submitted that list seven reasons why the applicant feels the proposed parking should be approved. The reasons include: 21 stalls available off site (daytime only); 40 public stalls to the north, next to Garff Gardens; 18 stalls of street parking on Main Street (in the event of a rare occasion that daytime parking is full); a bike lane on 100 East to make biking downtown convenient for residents; a CVTD bus stop within two blocks in every direction of this project; numbers show that in a project with a majority of 1-bed units, two spaces per unit is overparked (this project has a much higher ratio of parking than other projects with lots that are not full); peak times at Chuck-A-Rama and JoAnn’s are opposite of when residents are usually home.

PROPOSENT: Beth Larchar said they have worked hard on parking concern. With the 183 on-site stalls, this is a less than 6% variance that is being requested (with justifying reasons outlined in the submitted Plan). The pedestrian connectivity is tricky; the only reason that a walkway was not put in through the parking lot to Main Street is not being allowed to remove parking stalls without the consent of the other business owners. The possibility of changing the CCR’s is still being worked on. If the Commission will allow for a higher than 6% variance, more walkways can be put in. Balconies on the first floor can be eliminated if necessary. If a sidewalk is required on the north side, it would eliminate some of the landscaping that is planned to screen vehicle headlights.

PUBLIC: Email from Mary Ellen Robertson expressing concerns for insufficient parking and setbacks for the townhomes was received and distributed to the Commission prior to the meeting and is included in the project file.

Randy Penrod is concerned about overflow parking along 100 South between Main and 100 East, where there is no available parking. 100 East is a busy street. The area needs more crosswalks. He would like to see enough parking available to ensure safety.

LouAnn Sakaki would like the Commission to be mindful in relation to safety and accessibility.
Mr. DeSimone said there is a question to how to transition from the north to the east and west side of the building; there is a need for a sidewalk on the north side between the building and parking area to provide safety and access. Commissioner Lucero agreed that accessibility is important.

Mr. Holley said the required ADA parking stalls could impact the overall count because the dimensions for those stalls are larger than standard spaces.

Mr. Holley confirmed for Commissioner Croshaw that 18’ is the standard stall. There is a limit to the number of compact stalls that they can have.

Commissioner Croshaw asked about the dumpster location. Ms. Larchar advised that there will be a concierge garbage service is an amenity available for residents.

Commissioner Lucero is encouraged by the work put in for parking and thinks a 6% variance is fine in this situation, however, she is concerned about pedestrian accessibility.

Mr. DeSimone said this location provides other transportation alternatives (location to businesses, bust stops and bicycle paths). The parking issue seems to be adequately addressed, the concern now is how to make the site safe for pedestrian travel.

Commissioner Ortiz said walkability and pedestrian friendly approaches are important factors to consider.

Commissioner Dickinson expressed concern about the parking, especially with snow removal, where the snow will be piled and how that may affect the amount of available parking.

**MOTION:** Commissioner Lucero moved to **conditionally approve** a Design Review Permit as outlined in PC 20-005 with the amended conditions and findings for approval as discussed listed below. Commissioner Croshaw seconded the motion.

**CONDITIONS OF APPROVAL**

1. All standard conditions of approval are recorded and available in the Community Development Department.
2. This conditional approval is based on the re-submitted site plan dated 2/20/20 and presented and discussed at the February 27, 2020 Planning Commission meeting.
3. The MR-20 Townhomes shall provide 20 parking stalls (2 per unit).
4. The 108-unit TC-1 apartment building shall provide 177 residential parking stalls and 17 visitor parking stalls for a total of 194 stalls. Off-site parking may be permitted through written binding agreements dedicating the stalls to the residential apartment building as per the LDC alternative parking plan section.
5. Balconies on the apartment building cannot encroach into adjacent drive aisles.
6. Surface parking lots cannot contain more than 20 stalls in a row with a landscape or sidewalk break as per LDC §17.31.140.
7. Bike racks shall be provided near the TC-1 building as per the LDC.
8. The driveway connection to Garff Garden Park on the north side of the project site shall have a locked gate restricting use to only fire or emergency vehicles.
9. The two landscaped areas between Garff Garden Park and the project site shall be landscaped as per the Logan City purchase agreement.
10. The Planning Commission allows a 22.5’ front yard setback for the townhomes.
11. Pedestrian (walkway) connections shall be made between the TC-1 building and sidewalks along the adjacent street and throughout the project site for safe and convenient walkability. A sidewalk shall be added along the entire north side of the apartment building that connects the two building doorways and adjacent walkways providing safe and separate walkability.
12. The west façade of the TC-1 building shall meet all applicable fire and building code requirements for a 0' foot setback or a boundary line adjustment may be submitted adjusting this property boundary.

13. No awnings or roof overhangs on the TC-1 building can cross over property lines.

14. All public/resident pedestrian entrances shall have weather protection provided above.

15. A performance landscaping plan, prepared in accordance with §17.39 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
   a. Open and usable outdoor areas shall total a minimum of 20% and 10% for the MR-20 areas with at least 20 trees and 50 shrubs/perennials per acre of MR-20 area.
   b. 18 SF of interior parking lot landscaping shall be provided per parking stall contained within the surface parking area (2,754 SF for the 153-stall on-site parking lot).
   c. Street trees shall be provided where they currently do not exist at every 30' on center. Efforts should be made to preserve the existing mature healthy street trees along the project frontage. City Forrester will determine tree species.

16. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.

17. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.

18. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.

19. No signs are approved with this permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.

20. No fences are approved with this permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.

21. Surface storm water retention and detention facilities shall be in areas away from public streets and buffered from view.

22. Prior to issuance of a building permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
   a. Environmental
      i. Minimum inside measurement of a double enclosure without gates is 22’ wide x 10’ deep. No gates are required but if desired it is a minimum of 24’ wide. Minimum 20’ overhead clearance on approach and over the enclosure. Place bollards in the back and on the front corners of enclosure.
   b. Engineering
      i. Comply with Logan City Storm Water Design requirements. This includes the retention of the 90% storm event onsite through use of Low Impact Design practices. It also includes the retention or detention of 100-year 24 storm as required in the Storm Design Standard.
      ii. All existing sewer and water services not used by the new development shall be capped at the City utility main line.
      iii. The development shall extend the 8” fire line in 100 East south and connect to the new 8” line being installed through the development. The 4” line currently being connected to will not provide necessary fire flows if 8” line from main is ever closed due to maintenance or repair.
      iv. Locate 2” meters to townhomes in the park strip along 100 East
      v. Provide water shares (rights) or an in-lieu of fee increased demand on City system.
      vi. Property Line Adjustment for development.
   c. Water
      i. The buildings that are three stories tall or taller (above grade) must have a DC (ASSE1015) installed and tested on the water main as it enters the building/s before any branch offs or connections. This is containment (City’s) protection only. Any landscape irrigation connected
to Logan City water must have a high-hazard backflow assembly installed and tested. All backflow assemblies must be tested within 10 days of turning in water to them, report must be submitted to City.

ii. Fire suppression systems connected to Logan City water must have a minimum DC (ASSE1015) installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards.

iii. All points of use of water must comply with the 2015 IPC and State of Utah Amendments, during and after construction.

d. Fire
   i. Fire apparatus access, fire sprinkler, fire alarm and standpipes required.
   ii. Submit a complete fire flow analysis.
   iii. Additional hydrants will be required.
   iv. Provide AutoCAD two track drawing indicating the following apparatus specifications on all fire access road and lanes: Inside turn 17', curb-to-curb 32', and wall-to-wall 36'.
   v. The east drive onto 100 East and the fire apparatus lane down the north side of the proposed building need to be aligned to accommodate the turning radius of fire apparatus, see turning spec above.

FINDINGS FOR APPROVAL

1. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, materials, landscaping, and setbacks.
2. The project conforms to the requirements of Logan Municipal Code Title 17.
3. The proposed project provides required off-street parking.
4. The project meets the goals and objectives of the TC-1 designation within the Logan General Plan by providing services near high capacity roadways and is designed in way for easy circulation of both pedestrian and vehicles.
5. The proposed project complies with maximum height, density and building design, open space standards and is in conformance with Title 17.
7. Main Street and 100 East provides access and is adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

Moved: J. Lucero Seconded: R. Croshaw Approved: 5-1
Yea: Croshaw, Dickinson, Lucero, Newman, Nielson Nay: Ortiz Abstain:

WORKSHOP ITEMS for March 12, 2020:

- PC 20-014 Merrill Rezone
- PC 20-015 Bruno’s Alpine Apartments – Student Housing (Design Review)
- PC 20-016 CJ Goettsche Properties (Design Review)
- PC 20-017 Citywide Zoning Map Amendment

Meeting adjourned 8:47 p.m.
Planning Commission Meeting

February 27, 2020
PC #20-013
Valley View Rezone
200 N 1300 W
Code Amendment
Valley View Rezone
200 N 1375 W

3.3 Acres
Existing Zoning = COM

Planning Commission
Zoning
February 27, 2020