PLANNING COMMISSION MINUTES
Meeting of January 8, 2015

City Hall Council Chambers ∗ 290 North 100 West Logan, UT 84321 ∗ www.loganutah.org

Minutes of the meeting for the Logan City Planning Commission convened in regular session Thursday, January 8, 2015. Chairman Davis called the meeting to order at 5:30 p.m.

Planning Commissioners Present: David Adams, Amanda Davis, David Butterfield, Tom Jensen, Maybell Romero, Sara Sinclair

Planning Commissioners Absent: Russ Price

Staff Present: Mike DeSimone, Russ Holley, Amber Reeder, Kymber Housley, Bill Young, Paul Taylor, Craig Humphreys, Aaron Smith, Debbie Zilles, Jeannie Simmonds (Municipal Council)

Minutes as written and recorded from the November 13, 2014 meeting were reviewed. Commissioner Sinclair moved that the minutes be approved as submitted. Commissioner Jensen seconded the motion. The motion was unanimously approved.

PUBLIC HEARING

PC 14-037 Utah Theatre EMD Sign - *continued from 11/13/14 & 12/11/14 meetings* [Code Amendment & Design Review Permit] YESCO/UFOC, authorized agent/owner, request an amendment to the Land Development Code that would allow one 4'x10' full-color electronic message display to the east side of the existing sign and a conditional use permit to add 32 SF to the legally existing nonconforming perpendicular sign on the Utah Theatre building located at 18 West Center Street in the Town Center-Historic District (TC-HD) zone; TIN 06-030-0023.

STAFF: Mr. Holley reviewed the project. The request is to expand the upper-rear side of the legally existing nonconforming perpendicular sign by approximately 32 SF (4'x8'). The Land Development Code (LDC) §17.59.080.B allows, at the discretion of the Planning Commission, a remodel to a legally existing nonconforming sign for safety or aesthetic purposes if it is found that the design and appearance of the proposed change is an improvement. The proposal does not expand the sign any higher or any further out into the right-of-way, it only requests that the upper-rear area be expanded to add the Utah Festival Opera Company's logo. The LDC provides discretion to the Planning Commission as long as findings provide justification for the action. As conditioned, with the expansion limited to the upper-rear area, the project conforms to the intent of the LDC regarding expansions of nonconforming signs.

The request also includes an amendment to the Land Development Code (LDC) to allow Electronic Message Display (EMD) signs within the Center Street Historic District and the public right-of-way. In addition, the request includes amending the LDC to increase the allowable size for EMD signs from the current 32 SF to 40 SF. In May of 2008 the City of Logan adopted the first EMD Code section (Ord. 8-32) and the Center Street Historic District was designated as a prohibited location for EMD signs. Early versions of the EMD Sign Code allowed signs to be as large 48 SF but subsequent to 2012 (Ord. 12-43), EMD signs have been limited to 32 SF.

The proposed expansion of the upper-rear section of the nonconforming perpendicular sign is clearly an aesthetic issue. The expansion does not propose to increase the overall height or project the sign into the public right-of-way any further, both of which would visually give the appearance of expanding the degree of nonconformity. Because this minimizes the appearance of an expansion in the degree of nonconformity, it generally does not conflict with the intent of the LDC and does not compromise the overall architectural style of the iconic historic (1935) marquee sign.

The Center Street Historic District overlay zone was originally established in 1978 and the Historic District Standards were adopted 1998. It was determined at these times that the area and the condition of the historic structures warranted the designation. Historic Districts throughout the country vary in style and significance with unique regulations that attempt to strike a balance between accommodating modern lifestyles and preserving important historical character.

In August of 2012, an EMD Sign Committee was assembled under the direction of the City Council. It included local business owners, sign manufacturing employees, citizens and City officials with the goal of developing an EMD Sign Code that could create a compromise between the differing interest groups involved. It was agreed by the committee and ultimately adopted by the City Council that EMD signs where not appropriate inside the Center Street Historic District. The outcome of this process has value because it demonstrates how interest groups with differing agendas came together and reached a consensus that could be considered an acceptable standard.

PROPONENT: None

PUBLIC: Emails from Michael Timmons and Jay Aguilar expressing concerns with the EMD sign were received and distributed to Commission members prior to the meeting (copies filed with the project file).

Marilyn Griffin said she felt the EMD sign request was inappropriate and that EMD signs in general cheapen the area and she urged the Commission to recommend denial.

COMMISSION: Commissioner Adams asked for clarification regarding condition 3. Mr. Holley explained that high-voltage lighting referred to the illuminated portion of the marquee and/or any other type of exterior lighting.

Chairman Davis asked about the color scheme. Mr. Holley explained that the Historic Preservation Committee recommended that the exterior of the front façade retain the existing tile. The upper portion (painted area) can be changed; however, no final renderings have been received. The Land Development Code does not regulate sign color, only size, height and placement.

Commissioner Jensen noted concern that the EMD request includes a Code change, which could change the nature of the entire Historic District.

MOTION: Commissioner Jensen moved to **conditionally approve** PC 14-037 for a Design Review Permit with the conditions of approval as listed below. Commissioner Butterfield seconded the motion.

<u>CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT</u>

1. All standard conditions of approval are recorded and available in the Community Development Department.
2. The addition is limited to the upper rear area of the existing nonconforming perpendicular sign only and is limited to an additional 4’ x 8’.
3. Any proposed high voltage exterior lighting intended to illuminate signage on this property shall be down lit and have a concealed lighting source.

4. Prior to installation, an approved sign permit shall be issued by the Department of Community Development.

FINDINGS FOR APPROVAL OF THE DESIGN REVIEW PERMIT

1. The project has been revised and amended to address the issues and concerns raised within the public and administrative records.
2. The project has been revised and amended to conform to the requirements of Title 17 of the Logan Municipal Code, the City of Logan Public Works Standards and Specifications, and the requirements of various departments and agencies.
3. The project meets the LDC intent of expansion of a nonconforming sign because the sign is expanded for aesthetic purposes and the overall height and projection remain.

[Moved: Commissioner Jensen Seconded: Commissioner Butterfield **Passed: 6-0**]
Yea: D. Adams, A. Davis, D. Butterfield, T. Jensen, M. Romero, S. Sinclair Nay: Abstain:

MOTION: Commissioner Romero recommended forwarding a **recommendation for denial** of the Code Amendment to the Municipal Council. Commissioner Sinclair seconded the motion.

FINDINGS FOR DENIAL OF THE CODE AMENDMENT

1. The proposal contradicts the current Code and unified outcome of Logan's EMD Steering Committee efforts in August of 2012.
2. The project negatively impacts the adjacent historic district structures and compromises the integrity of the Utah Theatre's historic standing.
3. The Historic District, since the original 2008 EMD ordinance, has been designated as an area where EMD signs are considered inappropriate.
4. The project is not compatible with existing land uses and zoning regulations and conflicts with the intent of the General Plan and Downtown Specific Plan, in addition to contradicting the outcome and Code adoption of the City of Logan's EMD Steering Committee which prohibited EMD signs inside the Center Street Historic District.

[Moved: Commissioner Romero Seconded: Commissioner Sinclair **Passed: 6-0**]
Yea: D. Adams, A. Davis, D. Butterfield, T. Jensen, M. Romero, S. Sinclair Nay: Abstain:

PC 14-038 Westfield Subdivision – Phase II *continued from 12/11/14 meeting* [Subdivision Permit] Hal Fronk/Vrugg Holdings LLC, authorized agent/owner, request to finish developing the Westfield Subdivision. Phase I was completed in 2007; this request is to finish Phase II improvements at 130 South 1200 West in the Commercial Services (CS) zone; TIN 05-064-0027.

STAFF: Ms. Reeder reviewed project, recommending approval. The request is for a 21-lot subdivision for commercial service-type uses. The subdivision contains approximately 13.2 acres of land. The area was originally proposed to be subdivided as part of the Westfield Subdivision in 2004. Phase I, which included 12 lots, was recorded. Many of the improvements for the rest of the subdivision were constructed including roadway, curb and gutter, water and sewer lines and fire hydrants. Phase II lots were not recorded within the timeframe allotted by the Land Development Code and the permit has expired. Review to ensure compliance with current codes is required as standards and specifications may have changed. This proposal includes lot 6 of Westfield Phase I which is proposed to be combined with property to the west and become lot 22 of the new plat.

The Land Development Code (LDC) does not have a minimum lot dimension requirements for the Commercial Services (CS) zone. Development requirements will be reviewed for compliance with the LDC and approved Permit at the time building permits are submitted. As submitted, the subdivision complies with lot size, lot width and density requirements.

PROPONENT: None

PUBLIC: None

COMMISSION: Ms. Reeder explained for Commissioner Adams that condition 3 is included to ensure setbacks meet the appropriate requirements. The requirements for this particular project have been met.

MOTION: Commissioner Sinclair moved to **conditionally approve** PC 14-038 for a Subdivision Permit with the conditions of approval as listed below. Commissioner Romero seconded the motion.

CONDITIONS OF APPROVAL

1. All standard conditions of approval are recorded and available in the Community Development Department.
2. Twenty-one (21) lots are approved with this subdivision permit.
3. Setbacks shall be reviewed and approved at the time of the building permit application.
4. Any fences or walls shall be reviewed and approved by Community Development Staff prior to installation.
5. 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 Department
      i. Improvements such as roads and fire hydrants have previously been installed and appear to be adequate. Further review will be done on an individual basis during the building permit review process.
   b. Engineering Department
      i. Construct road and infrastructure improvements on 1200 West to the north property line or to the edge of designated wetlands.
      ii. Show all wetland restricted areas on plat.
      iii. Parcel on which the current lift station is located shall be dedicated or deeded to the City when it takes ownership of the lift station.
      iv. Provide and construct access from 200 South to the lift station.
      v. Upgrade existing lift station to meet City Standards and requirements prior to deeding lift station to City for ownership and operation.
      vi. Work with the City Water/Wastewater Department to determine if the 28'x28' parcel for the lift station is adequate in size. If necessary increase parcel size to meet lift station requirements.
      vii. Each lot in subdivision shall provide onsite stormwater best management practices to meet current City storm water design standards.
      viii. Existing water line has been inactive for many years; therefore, the line shall be re-commissioned by development to ensure it complies with all drinking water standards.
      ix. Provide a 5' public utility easement (PUE) on all back and side property lines and 10' PUE on all frontage property lines.
   c. City Forestry
      i. Street trees are required to be installed by developer on 30' centers on all public streets within the subdivision. Coordinate tree species and planting with the City Forester.
   d. Water (Cross Connection) Department
      i. Water meter setters must have DBL checks.

FINDINGS FOR APPROVAL

1. The project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because the subdivision meets the minimum lot requirements for the Commercial Services (CS) zone.

2. The project conforms to the requirements of Title 17.47 concerning hearings, procedures, application requirements and plat preparations.
3. The project meets the goals and objectives of the Commercial Services designation within the Logan General Plan.
4. Adjacent public roadways provide adequate access and services to the subdivision.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

Moved: Commissioner Sinclair Seconded: Commissioner Romero **Passed: 6-0**]
Yea: D. Adams, A. Davis, D. Butterfield, T. Jensen, M. Romero, S. Sinclair Nay: Abstain:

PC 14-039 Ilene Christensen Call Center *continued from 12/11/14 meeting* [Design Review & Conditional Use Permit] Ilene Christensen/Big & Rich, LLC, authorized agent/owner, request a new 3,025 SF facility for a call center and business office with a caretaker apartment located in the back on .59 acres at 832 West 1455 North #4 in the Industrial Park (IP) zone; TIN 04-193-0004.

STAFF: Ms. Reeder reviewed the project, recommending approval. The proponent is requesting a call center and business office with an onsite caretaker apartment. The office use and caretaker residential use require conditional use review.

The Industrial Park (IP) zone is intended to "*support employment and production uses with related offices, services, and storage*" (LDC §17.16.040G). Offices are designated as special uses to ensure that they will be conducive to the area and not be negatively impacted by adjacent industrial uses. The call center will operate 24 hours a day, every day of the week. The intensity of the use is consistent with the industrial area. The surrounding properties include warehousing, contractor shops and a school. There will be little or no impact from equipment, noise or lights on any adjacent properties or operations.

The caretaker unit is requested to facilitate the 24-hour operation of the facility. The applicant has proposed a one-bedroom unit that would allow for an individual or couple to reside onsite. It is not intended for a family. The caretaker(s) would be able to manage property maintenance such as snow removal and provide a level of security.

At the business's current operation in North Logan, they have an onsite caretaker which has helped graveyard shift workers feel safer and has allowed for maintenance like snow removal to take place in a timely manner as there are workers coming and going throughout the day.

The design of the project and uses as proposed are consistent with the Land Development Code as proposed or with minor conditions, as indicated in this report. The building will be consistent with the surrounding area and provides for an intensive use of the site that will not negatively impact the area or be negatively impacted by existing and proposed uses.

PROPONENT: Ilene Christensen said 30 employees work varying shifts. There are currently 3-4 people working during the day (which is the busiest shift). Customers for the body health element will be during the evening. All employees/customer will be parking on the property.

PUBLIC: Roger Welsh advised that 1455 North is a private road and there are 'No Parking' signs posted. He does not anticipate any problems but parking can be enforced if necessary.

COMMISSION: Commissioner Jensen questioned parking if staffing increased. Ms. Reeder said the project meets the requirement and noted that employees work different shifts so arrival/leave times will be varied. Chairman Davis pointed out that parking is required at a ratio of one pace per 300 SF of office area which is met with this proposal.

Mr. Housley, the City Attorney, noted the project meets the current Code parking requirement; therefore, no additional conditions (regarding parking) can be required.

MOTION: Commissioner Adams moved to **conditionally approve** PC 14-039 for a Design Review and Conditional Use Permit with the conditions of approval as listed below. Commissioner Sinclair seconded the motion.

CONDITIONS OF APPROVAL

1. All standard conditions of approval are recorded and available in the Community Development Department.
2. The 20' cross access easement shall be clear, or the adjacent property owner must provide a written recorded agreement for any modifications to the easement.
3. The location and development of improvements, such as curb and gutter on lot 2, will be coordinated with that property owner.
4. A bike rack or facilities providing for at least one bicycle is required onsite.
5. Two (2) of the parking stalls will be designated for the onsite caretaker unit.
6. A Performance Landscaping Plan, prepared in accordance with LDC §17.39, 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. At least 12 trees and 30 shrubs, perennials and grasses, shall be provided.
    b. Varieties and sizes of all plant material shall be specified on the plan and plant quantities shall be per LDC §17.39.050 and include a minimum of 25% evergreen varieties for year-round visual interest.
    c. Plant material shall be placed around the perimeter of the building footprint in a 3' minimum planting strip to screen foundations and grade changes, with the exception of vehicle and pedestrian entrances, full glass facades, patios and utilities.
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 project. All signage shall be approved and permitted in accordance with the Land Development Code.
9. No fences are approved with this project. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
10. 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 Department
        i. Mixing different types of occupancies such as a "B" and "R" may require separations between occupancies and/or fire sprinkler and fire alarm systems.
    b. Environmental Department
        i. Minimum inside measurement on enclosure is 12' wide X 10' deep. A second enclosure will be required if a recycling dumpster is also requested.
        ii. Concrete pad required in front of enclosure(s) to protect pavement.
    c. Engineering Department
        i. Stormwater design calculations have changed since the construction of the development's retention pond. Additional stormwater best management practices will need to be provided on project site to meet new stormwater design requirements.
    d. Water (Cross Connection) Department
        i. Building main will need a dual check (ASSE-1015) at minimum as it enters building before any branch offs.
        ii. Lawn irrigation will need a backflow assembly approved for high hazard application.
        iii. If building requires a fire suppression system it will need a backflow assembly on riser such as a DCDA (ASSE 1048) or RPDA (ASSE-1047) as per system.

FINDINGS FOR APPROVAL

1. The project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties in the Industrial Park (IP) zone.
2. The project conforms to the requirements of Title 17.47 concerning hearings, procedures, application requirements and plat preparations.
3. The project meets the goals and objectives of the Industrial Park designations within the Logan General Plan by providing opportunities in areas with existing services and infrastructure in the vicinity.
4. The proposed project provides adequate open space and useable outdoor space in conformance with Title 17.
5. The proposed project provides adequate off-street parking in conformance with Title 17.
6. 1455 North and other public roadways in the vicinity provide adequate access and services.
7. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

Moved: Commissioner Adams Seconded: Commissioner Sinclair **Passed: 6-0**]
Yea: D. Adams, A. Davis, D. Butterfield, T. Jensen, M. Romero, S. Sinclair Nay: Abstain:

PC 14-040 CETC New Training Building *continued from 12/11/14 meeting* [Design Review Permit] Joseph Beck/CETC, authorized agent/owner, request a new 15,000 SF pre-engineered metal building at the existing Cache Employment Training Center (CETC) campus at 275 West 400 South in the Mixed Use (MU) zone; TIN 02-050-0007;-0008;-0010.

STAFF: Mr. Holley reviewed the project, recommending approval. The proposal includes the construction of a new 14,956 SF commercial office and training building with site landscaping and parking improvements. The proposed building is designed for client training and will be used in conjunction with the existing CETC building located east of the proposed building site. The Land Development Code (LDC) table §17.17.030 permits office and commercial land uses within the Mixed Use (MU) zone.

PROPONENT: Joseph Beck, CETC Board Chairman and architect of the project, explained that the current bus and employee parking area will be relocated north of the existing shed. He outlined the landscaping intent on the south and west for xeriscaping (which reduces the amount of water consumption necessary and is easier to maintain) with the use of dry grasses and drought tolerant shrubs and trees. The water retention area will not be “a ditch” as there is not much of a water load. Many CETC clients have difficulty walking so any slope will be gradual (18” at the greatest point). A civil engineer has been hired as part of the design team to ensure all appropriate requirements are met.

Commissioner Jensen suggested the canopies be consistent. Mr. Beck agreed and explained that two designs were shown, however, it has not been determined which one will be used.

Mr. Beck clarified for Commissioner Jensen that building materials will include brick, stucco and metal roofing.

At Commissioner Adam’s request, Mr. Beck explained that the intent of the landscape will contain organized gravel that is tastefully designed.

Chairman Davis asked about the current water control. Mr. Beck said there is no existing detention basin on the west side of the lot.

Mr. Beck explained that a lot line adjustment will be completed so there will be no cross access issues.

PUBLIC: An email from Rex and Tressa Nielson expressing concerns about property maintenance was received and submitted to the Commission prior to the meeting.

Anthony Frenzel, 219 West 400 South, said CETC have been great neighbors, very accommodating and considerate. This will be a great improvement of the area. His only concern was where the parking for the busses would be. Mr. Holley pointed out the proposed area on the slide.

COMMISSION: Commissioner Butterfield asked for clarification regarding the proposed 25' front and side setback. Mr. Holley explained that the Mixed Use (MU) zone requires a front setback of 10'. The applicant has proposed a 25' setback (the requirement in the Commercial zone). The front should be landscaped and look like a "front yard".

Commissioner Butterfield asked how terms such as "pedestrian friendly" are quantified. Mr. Holley explained that Staff reviews the project to make sure the intent of the standard is met; however the language can be adjusted at the Commission's discretion. Commissioner Butterfield said it is his hope that the requirement translates accurately.

Commissioner Jensen said the 25' front setback can be a benefit if it is used appropriately and properly detailed.

Chairman Davis asked for further discussion regarding the front detention area. Mr. Holley suggested amending the language within condition 2, especially with regard to the amount and type of plant material (50% coverage area) to provide a balance between gravel and plants.

Commissioner Jensen felt the proposal made sense. If the 25' was reduced, the amount of area to contain water would have to become more severely sloped. Xeriscaping is non-turf and can have sufficient plant material; if done property it looks very nice. He noted that the single-door serves the clients and uses of the building well and he appreciates the breakup of the façade.

Commissioner Adams said he is not sure the amount of shrubs and trees is adequate. Mr. Holley said it would depend on the species and the spread.

Commissioner Butterfield asked if a 50% spread is specific to the Commercial/Mixed Use zones. Mr. Holley explained that 50% is a city-wide park strip requirement. Commissioner Butterfield said he would be hesitant to require more than 50%.

Mr. DeSimone, the Community Development Director, pointed out that LDC §17.39.090 requires "*At mature growth, plant material should cover a minimum of 30% of ground. Rocks, hardscape and mulches alone, without native and drought tolerant plantings, are not considered xeriscaping*".

Mr. Holley advised that the numbers of plants (contained in condition 8) are based on acreage.

Mr. Housley explained that there are two requirements; the total plant count, and xeriscape requiring 30% coverage. This is not typical, because the City is making the concession to allow the 25' setback there is more leeway to make additional conditions, as necessary, to meet the Code requirements.

Chairman Davis agreed with the need for adequate vegetation.

Mr. DeSimone suggested the Commission set the target at 50% coverage within the 25' setback and allow Staff to work with the landscape architect on the details. Mr. Beck disagreed and said the intent of xeriscape is for less water requirement; increasing vegetation contradicts that objective.

Mr. Holley said there are other options such as different types of ground cover.

Commissioner Butterfield said he would support 50% coverage in the park strip and 30% coverage in the 25' setback area.

Commissioner Adams pointed out that landscaping will help screen the long building.

MOTION: Commissioner Butterfield moved to **conditionally approve** PC 14-040 for a Design Review Permit with the amended conditions of approval as listed below. Commissioner Romero seconded the motion.

CONDITIONS OF APPROVAL

1. All standard conditions of approval are recorded and available in the Community Development Department.
2. The Planning Commission only accepts the 25' front and corner setbacks as proposed if this area is landscaped at a minimum of 30% plant material coverage spread and with all storm water detention to be no deeper than 18'' measured from the top of sidewalk. The maximum slope for storm water detention areas shall be no steeper than 4 to 1.
3. The Planning Commission accepts the 30% transparency commercial building requirements. Additional windows and/or transparent doorways shall be added to the west and south façades to bring the total façade transparency up to 30% per façade.
4. The streetscape shall be completed along 300 West and 400 South where currently not completed, including new curb, gutter, park-strip, trees and sidewalk.
5. An Alternative Parking Plan, per LDC §17.38.050, shall be submitted and approved by the Department of Community Development detailing the unique parking and shuttling demands of the facility prior to the issuance of a building permit.
6. A Performance Landscaping Plan, prepared in accordance with LDC §17.39, 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 total of at least 14 trees and 35 shrubs, perennials and grasses shall be provided.
   b. Varieties and sizes of all plant material shall be specified on the plan and plant quantities shall be per LDC §17.39.050 and include a minimum of 25% evergreen varieties for year-round visual interest.
   c. Plant material shall be placed around the perimeter of the building footprint in a 3' minimum planting strip to screen foundations and grade changes with the exception of vehicle and pedestrian entrances, full glass facades, patios and utilities.
   d. Street trees shall be planted at 30' on center along all adjacent streets.
7. A cross-access and parking easement shall be submitted with the Alternative Parking Plan allowing cross access and cross parking on the multiple parcels in the facility or a Boundary Line Adjustment (BLA) may be completed that eliminates the need for cross access.
8. All dumpsters shall be visually screened or buffered from public streets by either the use of landscaping, fencing or walls.
9. 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.
10. No signs are approved with project. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
11. No fences are approved with this project. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
12. 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. Water
       i. Building will need a backflow assembly (per degree of hazard) on water main where it enters the building before any branch offs.

ii. Lawn irrigation will need a backflow assembly rated for high hazard.
iii. If building requires a fire suppression system, it will need a backflow assembly such as a DCDA (ASSE- 1048) or RPDA (ASSE-1047).

b. Engineering
i. Existing fire line and any other existing utilities cannot be located beneath proposed buildings.

c. Light & Power
i. A one line diagram, an electrical load data sheet, and a digital site plan in AutoCAD format (DWG) will be required when the building permit is applied for.
ii. Public Utility Easements (PUE) on all property lines (10' PUE on all property lines facing a road and 5' PUE on all other property lines).

FINDINGS FOR APPROVAL

1. The project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, materials, landscaping, and setbacks to adjacent development.
2. The project provides adequate open and useable outdoor space in conformance with Title 17.
3. The project, as conditioned with the Alternative Parking Plan and cross access easement, provides adequate off-street parking in conformance with Title 17.
4. The project meets the goals and objectives in the General Plan by creating infill and redevelopment that better utilizes and puts less strain on existing utilities, infrastructure and roadways.
5. The project, as conditioned, complies with maximum height, density and building design standards and because the building is solely commercial in use the application of commercial standards in building design is appropriate and conforms to the intent of the LDC.
6. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
7. 300 West and 400 South provide access and are adequate in size and design to sufficiently handle automobile traffic related to the land use.

Moved: Commissioner Butterfield Seconded: Commissioner Romero **Passed: 6-0**]
Yea: D. Adams, A. Davis, D. Butterfield, T. Jensen, M. Romero, S. Sinclair Nay: Abstain:

PC 14-041 Gene Needham 200 E. Subdivision *continued from 12/11/14 meeting* [Subdivision Permit] Gene Needham, authorized owner agent/owner, requests a 3-lot subdivision at 205 East 300 North in the Mixed Residential High (MRH) zone; TIN 06-045-0015.

STAFF: Mr. Holley reviewed the project, recommending approval. This area currently consists of three (3) residential structures on one parcel of land. The southern structure is a grandfathered 4-plex, the middle structure is a single-family house and the northern structure is a grandfathered triplex. The southern structure is on the corner of 200 East and 300 North and faces south toward 300 North. The other two structures face west toward 200 East. All three structures were built in the 1920's. According to the Cache County Recorder, no records were found suggesting that these structures were ever on their own separate parcel of land. The Logan-Hyde Park Canal flows north and forms a diagonal eastern border for these properties.

The declared intent of the proponent is to convert the southern existing 4-plex into a single-family home. The garage on would be converted back to a functional garage and the upper three units would be merged into one. The proposal would also put the middle single-family structure and the northern triplex on separate individual parcels.

The Land Development Code (LDC) permits subdivisions within the MR-20 zone with no minimum lot size requirements if minimum densities and setbacks are met. The density of the MR-20 zone is twenty units per acre and would require at least 2,178 SF of land per dwelling unit.

As proposed, the subdivision creates a nonconforming density with lot 3 and the northern triplex at 3,992 SF (2,542 SF short of the requirement). If the existing southern 4-pex is reduced, as intended, to a single-family home, lots 1 & 2 conform to maximum densities and required lot sizes. As conditioned, with the reduction of dwelling units in the northern structure, or the acquisition of additional land so that lot 3 has a minimum of 6,534 SF; and the southern structure being reduced to a single-family home prior to the recordation of the final plat, the project meets lot size and density requirements.

PROPONENT: Gene Needham explained his interest in helping to stabilize the community. He provided a brief history of the property. The desire is to have three (3) single-family homes at this location and asked the Commission to be sympathetic to the goal of redeeming neighborhoods.

PUBLIC: Sarah Bakker, 319 North 200 East, has lived across the street for over a year and has been frustrated with the number of homes converted into apartments. She believes this project will be good for the neighborhood.

COMMISSION: Mr. Holley clarified for Commissioner Adams that the shared drive is 21.08'. There are a number of nonconforming setbacks, however, the only one requiring a variance is allowance for a reduction the side setbacks between the southern and middle structures to 6.2'. Mr. Housley pointed out that the existing structure could also be moved or modified to meet side setbacks.

Commissioner Jensen complimented Mr. Needham's intention and believes that this is a step in the right direction.

Chairman Davis asked if the conditions of approval should note that there would be three (3) single-family homes. Mr. Housley advised that because this is zone MR-20, theoretically someone could buy the property and rebuild multi-family units (allowed in this zone); therefore, a condition of only single-family dwellings cannot be added.

MOTION: Commissioner Sinclair moved to **conditionally approve** PC 14-041 for a Subdivision Permit with the amended conditions of approval as listed below. Commissioner Romero seconded the motion.

<u>CONDITIONS OF APPROVAL</u>

1. All standard conditions of approval recorded and available in the Community Development Department.
2. Three (3) lots are approved with this subdivision permit.
3. The final plat shall be recorded within one (1) year of this action or comply with LDC §17.58 Expirations and Extensions of Time.
4. The southern 4-plex on lot 1 shall be converted to a single-family home with all the applicable building permits and final inspections prior to the recordation of the final plat.
5. The northern triplex structure located on lot 3 shall have a minimum lot size of 6,534 SF (4,356 SF for a duplex or 2,178 SF for a single-family home). If dwelling units are reduced, all applicable building permits and final inspections shall be completed prior to the recordation of the final plat.
6. A Variance shall be obtained from the Board of Adjustments allowing the reduction in side setbacks between the southern and middle structures to 6.2 feet or the existing structure(s) shall be moved to meet side setbacks prior to the recordation of the final plat. Failure to obtain a setback variance or move the existing structures to comply with setbacks nullifies this permit.
7. A shared access easement between lots 2 & 3 shall be recorded on the final plat.
8. Street trees shall be planted every 30' on center along 200 East and 300 North where they currently do not exist prior to the recordation of the final plat.

9. Any fences or walls shall be reviewed and approved by Community Development Staff prior to installation.
10. Logan City standard public utility easements of 5' shall be shown along property lines.
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. Engineering
        i. Provide individual water service lines and meter to each individual building in subdivision.
        ii. Plat to show an easement for shared driveway access for north 2 parcels.
        iii. Provide individual sewer services for each building and parcel.
        iv. Plat to show a 10' public utility easement (PUE) on frontage, 5' PUE on side property lines, a 10' PUE on rear property lines, and a 15' canal easement along canal per City standards.
    b. Water
        i. All meter setters will need to have dual check.
        ii. All lawn irrigation systems will require a backflow assembly rated for high hazard.
    c. Fire
        i. All lots contain existing structures. Access is adequate from 200 East. Fire flow is supplied by an existing hydrant located on the northwest corner of 300 North 200 East.

FINDINGS FOR APPROVAL
1. The subdivision is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because the subdivision meets the minimum lot sizes and maximum allowed densities for the MR-20 zone.
2. The project conforms to the requirements of Title 17.47 concerning hearings, procedures, application requirements and plat preparations.
3. The project meets the goals and objectives of the MR zoning designation within the Logan General Plan by providing residential opportunities in areas with existing services and infrastructure in the vicinity.
4. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

Moved: Commissioner Sinclair Seconded: Commissioner Romero **Passed: 6-0**]
Yea: D. Adams, A. Davis, D. Butterfield, T. Jensen, M. Romero, S. Sinclair Nay: Abstain:

PC 15-008 America's Tire [Design Review Permit] Scott Fournier/EJ Nixon, authorized agent/owner, request a new 7,600 SF tire retail and service building with parking lot and landscaping on 1.13 acres located at 208 East 1400 North in the Commercial (COM) zone; TIN 05-014-0008.

STAFF: Mr. Holley reviewed the Staff Report as written. The proposed building is designed for both retail sales of tires and light vehicle service, both of which are permitted land uses in the Land Development Code (LDC) table §17.17.030 for Commercial (COM) zoning. The area surrounding the proposed project mainly consists of high-traffic commercial developments ranging from restaurants to "big-box" retail, accessed by high volume streets and large parking lots. The corner property fronts onto both 1400 North and 200 East, which are both categorized as minor arterial roads. The vacant property has only partial street improvements along 200 East (sidewalk only) and no street improvements along 1400 North.

PROPONENT: George Buys, civil engineering consultant representing Scott Fournier, distributed a letter about the company. The main business is selling tires; there will no auto servicing. They are estimating 10-15 employees and he thinks this will be a great addition to the community. They would like to maintain the building as proposed (which is their standard prototype). There will be ADA pedestrian access from the building that will tie into the existing sidewalk.

Commissioner Butterfield questioned whether the need to move the building to the east part of the lot due to a water main, would reduce parking. Mr. Buys said the parking remained the same. The intent was not to put the back of the building against 200 East.

Commissioner Jensen said it seems preferable to have glazing on the bay doors both functionally and aesthetically. Mr. Buys said it is against their standard, however, they will accommodate the requirements that are set forth.

PUBLIC: Ryan Walker noted that the intersection of 200 East 1400 North is very busy and 200 East can become quite congested and backed up with traffic. He is concerned with trailers coming in and out and does not feel that this is a good location. He noted that this is a national tire chain and questioned the need for another tire store. His desire would be to see smaller businesses succeed.

Jeannie Simmonds heartily endorsed 30% transparency along 200 East, especially because there are many pedestrians that walk along that street.

COMMISSION: Commissioner Butterfield noted for the record that the Credit Union he works for owns the lot to the east of this property.

Commissioner Adams asked why the 3' berm is not being required along 1400 North (only 200 East). Mr. Holley explained that it is not necessary for screening because there will be no parking along that side. Commissioner Adams said he appreciated the berm.

Commissioner Butterfield questioned the transparency requirement and asked if additional windows were required on the garage bay doors. Mr. Holley said that is one suggestion; however, there could be other options to increase the transparency. Commissioner Butterfield said it looked like the berm along the west facade would be heavily vegetated and wondered whether additional windows were necessary.

Mr. Holley pointed that access from 1400 North will be right-in/right-out only.

Commissioner Jensen is supportive of the project and liked the additional landscaping on the corner. He did not feel a pedestrian door on the north façade was necessary. The elevation is solid glass and quite inviting; the intent of the Code seems to be met as proposed.

Chairman Davis noted street-facing facades require an entrance. Mr. Holley pointed out that corner properties are unique and there have been allowances in past projects for one door being sufficient.

MOTION: Commissioner Jensen moved to **conditionally approve** PC 15-008 for a Design Review Permit with the conditions of approval as listed below. Commissioner Romero seconded the motion.

<u>CONDITIONS OF APPROVAL</u>

1. All standard conditions of approval are recorded and available in the Community Development Department.
2. The parking stalls proposed north of the building shall be eliminated so that all parking stalls are no closer to 1400 North than the front plane of the building. A minimum 3' berm shall be installed along the 200 East frontage and vegetated with shrubs and ground covering plants to visually screen the parking lot from 200 East.
3. Additional windows and transparency shall be added to the west facing façade so the total façade increases to at least 25%. The Commission considers 25% compliant in this particular situation.

4. The Commission considers the proposed 47% building frontage as substantial compliance in this particular situation.
5. A sidewalk connection shall be made to either 1400 North or 200 East that safely and conveniently connects the sidewalk along the street to the building.
6. All pedestrian doors shall have adequate weather protection provided.
7. A Performance Landscaping Plan, prepared in accordance with LDC §17.39, 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. Total landscaping and outdoor space areas shall total at least 9,757 SF.
    b. At least 22 trees and 56 shrubs, perennials and grasses shall be provided.
    c. The berm along 200 East shall be heavily vegetated to screen the parking lot.
    d. Street trees shall be provided every 30 linear feet along both 1400 North and 200 East.
    e. Interior parking lot landscaping shall be 125% of the base standard of 18 SF of landscaping per parking stall.
    f. Varieties and sizes of all plant material shall be specified on the plan and plant quantities shall be per LDC §17.39.050 and include a minimum of 25% evergreen varieties for year-round visual interest.
    g. Plant material shall be placed around the perimeter of the building footprint in a 3' minimum planting strip to screen foundations and grade changes with the exception of vehicle and pedestrian entrances, full glass facades, patios and utilities.
8. All dumpsters shall be visually screened or buffered from public streets by either the use of landscaping, fencing or walls.
9. Parking stalls shall total a minimum of 18 and will be reviewed for compliance as per the building permit process.
10. 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.
11. No signs are approved with this permit. All signage shall be approved by staff in accordance with the Land Development Code.
12. No fences are approved with this permit. All fences shall be approved by staff in accordance with the Land Development Code.
13. 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. <u>Water</u>
        i. The building water main will need to have a reduced pressure principle backflow assembly (ASSE-1013) as it enters the building, before any branch offs.
        ii. The landscaping irrigation water will need to have a backflow assembly rated for high-hazard such as a RPZ-(ASSE1013) or PVB-(ASSE1020).
        iii. If the building requires a fire sprinkler system it will need a backflow assembly that is rated for its system classification, such as a RPDA-(ASSE1047) or a DCDA-(ASSE1048).
    b. <u>Environmental</u>
        i. Minimum 60' straight-on access in front of the enclosure is required. There is a potential compromise of that requirement if vehicles are parked in the stalls directly west of the proposed location. In addition, the proposed location will cause increased wear on the parking lot because it requires additional maneuvering of the collection truck to access the dumpsters. Consider relocating the enclosure to a more accessible location. Gates must be designed to fully open to the 12' measurement.
    c. <u>Fire</u>
        i. Parking lot layout should accommodate for fire apparatus turning radius
        ii. When a fire sprinkler system is installed, a fire hydrant is required within 100' of the fire department connection.
    d. <u>Engineering</u>

i. All building/parking lot setbacks and screening shall be from the east side of the 16.5' UDOT parcel along 200 East and from the south side of the Cache County parcel along 1400 North (including the corner clip in the UDOT parcel).
ii. Access to 200 East is to be shared with the adjacent property's access at the south property line. If an agreement cannot be reached between the property owners, Logan City Public Works Department will work with the developer to determine an alternate connection location and/or restrictions to access point.
iii. Address the drainage ditch along the south property line and ensure that the pipe size is adequate for all storm and irrigation water that currently flows into this ditch. This is in addition to any stormwater collection and discharge from the developed site which may be discharged into this ditch.
iv. Shared access to 1400 North shall be designed and restricted to a right-in and right-out only access.
v. Provide onsite detention/retention for stormwater in accordance with Logan City Standards.
vi. Comply with all City requirements for water shares, stormwater and water maintenance agreements.
vii. Record a public utility easement (PUE) of 10' behind all frontage property and 10' for the existing City water line on the northwest area of the property and the existing 8" water main.
viii. Record a 10' sewer easement along the south area of the property where the existing sewer line runs.

FINDINGS FOR APPROVAL

1. The project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, materials, landscaping, and setbacks to adjacent development.
2. The Planning Commission considers the project, as conditioned, in compliance with the general intent and purpose of the code.
3. The project provides adequate open and useable outdoor space in conformance with Title 17.
4. The project provides adequate off-street parking in conformance with Title 17.
5. The project meets the goals and objectives of the COM designation within the Logan General Plan by providing high-quality commercial services near high capacity roadways and is designed for easy circulation of both pedestrians and automobiles.
6. The project meets the goals and objectives in the General Plan by creating efficient infill and redevelopment that better utilizes and puts less strain on existing utilities, infrastructure and roadways.
7. The project complies with maximum height, density and building design standards and is in conformance with Title 17.
8. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
9. 1400 North and 200 East provide access and are adequate in size and design to sufficiently handle automobile traffic related to the land use.

Moved: Commissioner Jensen Seconded: Commissioner Romero **Passed: 6-0**]
Yea: D. Adams, A. Davis, D. Butterfield, T. Jensen, M. Romero, S. Sinclair Nay: Abstain:

PC 15-009 Chris Bice Daycare [Conditional Use Permit] Roxanne Pauni, authorized agent/owner, requests an in-home daycare for up to 16 children on .16 acres located at 295 East 300 North in the Mixed Residential (MR-20) zone; TIN 06-045-0001.

STAFF: Ms. Reeder reviewed the Staff Report as written. The request is for a daycare with up to 16 children at a time to operate from the single-family residence at 295 East 300 North. The daycare would be operated by Chris Bice, who would reside at the home.

The applicant is proposing hours from approximately 8:00 am to 5:00 pm. There would be up to one additional employee at the home. Drop-off and pick-up would take place in the driveway and street in front of the home and would be staggered so that there would be no more than 2-3 cars during peak times. Mrs. Pauni lived there and operated a daycare there from 2003 to 2013 and said that many clients travel by bus.

There is also a request for a zoning change for this property (PC 15-010). The request is to rezone the parcel from MR-20 to Community Commercial (CC) and allow for a commercial daycare at this property. If that request is not approved, the applicant will move forward with the home-based daycare as proposed in this request.

PROPONENT: Roxanne Pauni owns the home but does not live there. She explained that the difference between an in-home and a commercial daycare is the fact that someone has to live in the home. She doesn't anticipate having more than 16 children and would prefer having a daycare center rather than an in-home daycare only.

PUBLIC: Marilyn Griffin expressed concern with 16 children in such a small area. Community Commercial (CC) is not appropriate for this location and she is opposed to the proposal.

COMMISSION: Commissioner Adams asked about a fence. Ms. Reeder said a fence is there, however, fencing is reviewed by the State.

Commissioner Butterfield asked about a business license. Ms. Reeder said there was a license previously (when Ms. Pauni lived there and operated a daycare). Commissioner Butterfield asked if there were any complaints. Ms. Reeder said she did not find any regarding this property.

MOTION: Commissioner Adams moved to **conditionally approve** PC 15-009 for a Conditional Use Permit with the conditions of approval as listed below. Commissioner Sinclair seconded the motion.

<u>CONDITIONS OF APPROVAL</u>

1. All standard conditions of approval are recorded and available in the Community Development Department.
2. The daycare shall not have more than sixteen (16) children occupying the home at one time.
3. Any signage associated with this daycare shall conform to LDC §17.40 and receive the applicable permits.
4. Compliance is required with any business license requirements and the license must be issued previous to the daycare operating.
5. The driveway shall be available for employee parking and for drop-off/pick-up traffic. The proponent shall coordinate and stagger drop-off times to minimize traffic impacts to the neighborhood.
6. The proponent shall comply with all State regulations regarding daycare/preschool centers (for up to 16 clients).
7. Prior to issuance of a building permit or business license, 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. <u>Fire Department</u>
        i. This is an existing building and does not need to add to fire protection. The daycare will need to have a fire inspection in the process of obtaining business license.
    b. <u>Environmental (Waste Management) Department</u>
        i. Additional residential carts are available, if needed.
    c. <u>Water (Cross Connection) Department</u>

i. Have all water point-of-use current to code, such as air gaps and hose bib vacuum breakers. If there is landscape irrigation, it will need a backflow assembly that is current on testing with a passing report.

FINDINGS FOR APPROVAL

1. The use permitted under this conditional use permit conforms to the requirements of Logan Municipal Code Title 17 and is listed as a conditional use in the Use Table for the MR-20 zone.
2. The daycare is compatible with surrounding land uses and zoning designations and, as conditioned, will not interfere with the use and enjoyment of adjoining properties.
3. As conditioned, the street providing to the subject property has adequate capacity for the proposed use and parking/drop-off/pick-up management will be provided and regulated.
4. Other infrastructure to the subject property has adequate capacity, or suitable levels of service, for the proposed use.

Moved: Commissioner Adams Seconded: Commissioner Sinclair **Passed: 6-0**]
Yea: D. Adams, A. Davis, D. Butterfield, T. Jensen, M. Romero, S. Sinclair Nay: Abstain:

PC 15-010 Pauni Commercial Daycare Zone Change. Roxanne Pauni, authorized agent/owner, requests a zone change from Mixed Residential (MR-20) to Community Commercial (CC) at 295 East 300 North to allow for a commercial daycare center.

STAFF: Ms. Reeder reviewed the Staff Report as written. The request is to rezone (1) parcel totaling 0.16 acres located at 295 East 300 North from Mixed Residential Medium density (MR-20) to Community Commercial (CC).

The other areas that have been rezoned to the Community Commercial have had existing commercial uses and have been larger in size. This site is 0.16 acres and has not had a commercial operation for at least 30 years. It does not appear likely that a commercial change of use would be feasible on the property without variances to parking, open space, or other site development standards. The Adams Neighborhood Specific Plan identified the goal to apply zoning and land use stability in the area so that people would have confidence in investing in Adams as a family-oriented area. The Community Commercial zone development and design guidelines encourage the reuse of existing structures and compatibility with the neighborhood. The rezone would result in the loss of residential use on this lot.

This property is currently within the subject area of the 400 North Corridor Study. A plan is being developed but there has not been consideration for commercial in this area. Staff is recommending denial of the rezone based on analysis of the request.

PROPONENT: None (Ms. Pauni made her comments during PC 15-009 as to the reason for the zone change request).

PUBLIC: None (Marilyn Griffin made her comments during PC 15-009)

COMMISSION: Commissioner Butterfield said he was trying to find a reason to approve a rezone. The proponent had said that the net effect was having someone live there. He asked Commissioner Romero about her motion to deny. Commissioner Romero said she understood the applicant's concerns; however, her concern was the fact that a zone change is long-term and does not fit with the goals and objectives of the Adams Neighborhood Specific Plan. Although her desire is not to flummox the applicant's effort, she is concerned about the long-term consequences and possible future uses that could/would be allowed with the change of zone.

Commissioner Adams agreed with Commissioner Romero.

MOTION: Commissioner Romero moved to **recommend denial** to the Municipal Council for a Rezone of one (1) parcel totaling 0.16 acres from MR-20 to CC, located at 295 East 300 North, TIN #06-045-0001. Commissioner Jensen seconded the motion.

FINDINGS FOR DENIAL
1. The property is not suitable for development within the Community Commercial zoning district without increasing the need for variances or special exceptions.
2. The request is not consistent with the Adams Neighborhood Specific Plan.

Moved: Commissioner Romero Seconded: Commissioner Jensen **Passed: 6-0**]
Yea: D. Adams, A. Davis, D. Butterfield, T. Jensen, M. Romero, S. Sinclair Nay: Abstain:

PC 15-011 Hillside Living Center [Conditional Use Permit] John Ure/Hillside Living Center, authorized agent/owner, request a group home with three (3) clients that reside at the residence full-time. There is on-site staff that provides supervision and services solely to the three (3) residents. It is a group home where care, training, or treatment is not provided on-site. The project is located on .23 acres at 325 South 600 West in the Mixed Residential (MR-12) zone; TIN 02-030-0005.

STAFF: Ms. Reeder reviewed the Staff Report as written, recommending approval. The Hillside Living Center relocated to this location in June 2010. The facility has a new director, Mr. John Ure, who has been working to bring the property into compliance with required permits and licenses. There have been no complaints regarding this property. This application is due to contact with Mr. Ure following a business license application for the facility.

There is on-site staff during the week consisting of a part-time morning worker from 8:00 am to noon, a part-time afternoon worker from noon to 4:00 pm, and a live-in couple that reside onsite and work from 5:00 pm to 8:00 am. The couple alternates weekend coverage with part-time staff. A psychiatrist is onsite occasionally to monitor the residents. There are no other offices or services provided.

PROPONENT: None

PUBLIC: None

COMMISSION: None

MOTION: Commissioner Butterfield moved to **conditionally approve** PC 15-011 for a Conditional Use Permit with the conditions of approval as listed below. Commissioner Sinclair seconded the motion.

CONDITIONS OF APPROVAL
1. All standard conditions of approval are recorded and available in the Community Development Department.
2. The group home shall not have more than three (3) clients occupying the home at one time.
3. All residential and employee parking shall occur on the driveway of the property or in the garage.
4. Any signage associated with this use shall conform to LDC §17.40 and receive the applicable permits.
5. Compliance is required with any business license requirements and the license must be issued previous to the business operating.
6. Prior to issuance of a Building Permit or Business License, 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. Engineering Department
   i. Dedicate 7' of right-of-way to City for corridor preservation on Southwest Street.
b. Water (Cross Connection) Department
   i. Have all water point-of-use to current code, such as air gaps and hose bib vacuum breakers. If there is landscape irrigation, it will need a backflow assembly rated for high hazard installed and tested.

FINDINGS FOR APPROVAL

1. The use permitted under this conditional use permit conforms to the requirements of Logan Municipal Code Title 17 and is listed as a conditional use in the Use Table for the MR-12 zone.
2. Hillside Living Center is compatible with surrounding land uses and zoning designations and, as conditioned, will not interfere with the use and enjoyment of adjoining properties.
3. As conditioned, the street providing access to the subject property has adequate capacity for the proposed use.
4. Other infrastructure to the subject property has adequate capacity, or suitable levels of service, for the proposed use.

Moved: Commissioner Butterfield Seconded: Commissioner Sinclair **Passed: 6-0**]
Yea: D. Adams, A. Davis, D. Butterfield, T. Jensen, M. Romero, S. Sinclair Nay: Abstain:

OTHER BUSINESS

Commissioner Adams moved to nominate Commissioner Davis to serve as the 2015 Chair. Commissioner Jensen seconded the motion. The motion was unanimously approved.

Commissioner Sinclair moved to nominate Commissioner Price to serve as the 2015 Vice-Chair. Commissioner Romero seconded the motion. The motion was unanimously approved.

WORKSHOP ITEMS for January 22, 2015:

PC 15-001 LDC Amendment – 17.14 Residential Standards
PC 15-002 LDC Amendment – 17.19 Town Center
PC 15-003 LDC Amendment – 17.38 Parking
PC 15-004 LDC Amendment – 17.36 & 17.37
PC 15-005 LDC Amendment – Land Use Appeal Board
PC 15-006 LDC Amendment – 17.62 Definitions
PC 15-007 LDC Amendment – 17.40 Signs
PC 15-012 Bridge Plumbing

Meeting adjourned at 7:56 p.m.

Minutes approved as written and digitally recorded for the Logan City Planning Commission meeting of January 8, 2015.

Michael A. DeSimone Community Development Director	Amanda Davis 2015 Planning Commission Chairman
Russ Holley Senior Planner	Amber Reeder Planner II
Debbie Zilles Administrative Assistant	