
PLANNING COMMISSION MINUTES

Meeting of May 23, 2019

Logan City 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 on Thursday, May 23, 2019. Chairman Butterfield called the meeting to order at 5:30 p.m.

Commissioners Present: David Butterfield, Roylan Croshaw, Regina Dickinson, Sandi Goodlander, Tony Nielson

Commissioners Excused: Dave Newman, Eduardo Ortiz

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

Minutes from the May 9, 2019 meeting were reviewed. Commissioner Nielson moved to approve the minutes as submitted. Motion seconded by Commissioner Croshaw. Approved unanimously.

PUBLIC HEARING

PC 19-012 L59 – continued from Apr. 25, 2019 - [Design Review] Beth Larchar/Trent Cragun, authorized agent/owner, request to construct one (1) 120-unit apartment building with ground floor commercial fronting Main Street, and ten (10) town-homes in two (2) buildings fronting 100 East. The project is located at 150 South 100 East. Total project boundary is 2.89 acres.

STAFF: Mr. Holley reviewed the request for a new 120-unit multi-family apartment building, 10 townhomes, surface parking areas with site and landscaping improvements. The 5-story apartment building is being proposed with 2,500 SF of commercial space near the west entrance, multiple resident amenity areas, storage spaces and structured parking on the east side of the ground floor. The upper four-floors are intended for private residential uses. The 10 townhomes, two buildings, each containing 5 units, will be oriented towards and align along 100 East street and positioned east of the apartment building. The two-story townhome structures will 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 2.68 acres and includes the anticipated future re-alignment of the Garff Wayside Garden Park boundary line.

Aside from some design details and the expansive asphalt surface parking lots (inefficient use of space and conflicting with walkability), this project fulfills the vision set forth in the Logan General Plan and the Logan Downtown Specific Plan to create dense downtown housing through infill and re-development of projects. As Cache Valley continues to grow outward (sprawl) and rely so heavily on automobile transportation, impacts from this pattern will continue to worsen. Infill and re-development in an inward and upward pattern puts less reliance on automobile transportation and more reliance on public transit. Walkability is key for future downtown/core area growth within Logan City, especially as outlying greenfield areas continue to diminish.

The proposed 15 parking stalls located adjacent to the site and restricted from overnight parking should not be used for general residential uses, however; fulfilling a visitor parking requirement is debatable. Visitors for this project could be both short-term and overnight stays. Staff would consider that it is likely that the 5 out of 20 required visitor parking stalls would not be overnight visitors and could be satisfied with the adjacent shared daytime parking lot.

PROPONENT: Trent Cragun is excited for this project, which will be the first of its kind in Logan. They have the full support of the Mayor, the City Council, the Chamber of Commerce and the Logan Downtown Alliance. He thanked the staff for all their hard work in ensuring that the project met all the applicable requirements. The original site plan had enough parking, however, the Mayor preferred adding green space on the northern boundary of the property due to a loss of some park space. Because of this, they are requesting approval for a reduction of parking (which can be approved and adjusted up to 15%). The requirement is for 223 parking stalls (including residential, visitor and commercial parking), however, because of the requested green space, they will be 10 spaces short for the future commercial spaces. Approval of an adjustment would reduce the requirement by 33 stalls, which would then make the project compliant. Most of the development will be 1-bedroom units, which makes the request reasonable. The Code requires a 25' setback for townhomes in this zone, however a 10% adjustment can be approved, which would allow for a 22.5' setback, still allowing for ample green space. There is currently a pedestrian walkway all around the building which will connect to 100 East via a crosswalk and sidewalk connections and egresses to Main Street. The concrete wall on the south side of the building will not be visible to the public because of landscaping and fencing. The turning radius for fire apparatus is sufficient. Per pending legislation, the height transitional setback makes exceptions for churches and other buildings, therefore the design will not need to be changed. Many concerns have been addressed, including, but not limited to, 100 East streetscape, building aesthetic, Garff Gardens, parking, traffic, and concerns with the law office. 130 units in an infill project like this saves approximately 45 acres of farmland and allows for smart growth near downtown. There is a need for 1-bedroom units in the Valley, however, he assured the Commission that this will not be student housing; lease agreements and on-site management will help ensure this. Amenities will include commercial space, pickleball court, dog park, fitness center, balconies (for both personal and common spaces), storage units, pet washing stations, covered parking, concierge garbage service and bike storage.

Mr. Housley asked Mr. Cragun to address concerns with the 5' parking overlap on the property boundaries. Mr. Cragun explained that ownership is the same for both properties and a boundary line adjustment will be completed (as indicated in Condition #10).

PUBLIC: Emails received prior to the meeting were distributed to the Commission for review.

Gary Saxton, the Logan Downtown Alliance Manager, encouraged the Commission to approve the project. This housing project will help downtown businesses and revitalization of the area.

Dr. Gail Yost is concerned with the interior design of the townhomes. Rooftops are not, and should not be counted as green space. If additional green space is not going to be added, there will not be enough. As a behaviorist, she explained that green space is necessary; nature helps people be calm and there are lower levels of abuse, vandalism and crime. There is concern for safety, especially coming in/out of the garages into the alleyway. There is no barrier between the apartment building and townhomes. She does not agree with a setback variance. She questioned whether there will be sufficient lighting around the buildings and in the parking areas.

Mary Ellen Robertson submitted a letter outlining her concerns to the Commission prior to the meeting. She is against an adjustment that would reduce the setback. There are still parking problems, the project application indicated that there would be two (2) parking stalls for all the 120 units, however, she does not see that in the current proposal. Daytime only stalls will not be adequate for visitor parking needs. She questioned whether pedestrian walkways would eat into either green space or parking area and whether the proposed sidewalks are wide enough to use safely. The large apartment building design does not have any historical architectural features, it looks like a refrigerator box laid on its side, and does not harmonize with the character of the area. She has submitted photos of complexes in SLC that have vintage architecture. If the project pays homage to the year Logan was founded, it should look like something that fits into Logan.

Colleen Jashinsky, representing the canal systems in Logan, expressed concern with the fact that canal companies are already being overtaxed by runoff. It appears as if this project is mostly solid surface which will not absorb water and questioned the retention/detention design and encouraged the Commission to take this concern into consideration. Mr. Holley explained that retention of runoff is required and is addressed in the Engineering conditions of approval.

COMMISSION: Mr. Housley, the City Attorney, explained that the Mayor has indicated that the townhomes need to be completed prior to the issuance of a certificate of occupancy for the project.

Commissioner Goodlander asked about pedestrian access, especially the long building (north facade). Mr. Holley pointed out all the proposed entrances on the slides. Commissioner Dickinson expressed concern with residents who will have to park a distance from the building, especially when carrying in groceries or supplies.

Commissioner Croshaw asked about walkability between the apartment building and the townhomes and the need for access. Mr. Holley said the proposal satisfies the Code requirement.

Mr. DeSimone, the Community Development Director, explained that language was added in the TC-1 zone regarding density bonuses (based on qualitative elements). This proposal is not seeking a bonus and this site is not located within the Historic District. Design is a matter of taste, there are some elements that pay homage to the history of the area and the proposal meets the requirements of the Code. Mr. Holley pointed out that the basic standards regarding fenestration, articulation, wall breaks, roof forms and materials all meet the design standards. There are some elements, such as bay windows and pergolas that are above and beyond what is required.

Commissioner Goodlander asked if the green space requirement included the rooftop space. Mr. Holley said the 10% outdoor space does not necessarily have to be green space and can include a patio area. The 20% open space does have to include some form of landscaping. Green areas on the roof can be counted, however, the requirement is met by the yard and wrap around areas.

Chairman Butterfield pointed out, in reference to Dr. Yost's concern, that interior design is outside the purview of the Planning Commission.

Mr. Holley outlined the parking requirements. Residential parking for the project requires 194 stalls (1.5 for 1-bedroom units and 2 for 2-bedroom units), visitor parking requires 19.4 (10%) and commercial parking requires ~1 stall per 250 SF; therefore, the total required would be 223 stalls. The project, as proposed, provides 193 stalls onsite and 20 stalls offsite, totaling 213.

Commissioner Nielson asked about the shared parking with the other businesses. Mr. Holley said the CCR does not assign specific stalls to a business, it notes that there is cross parking available for the properties (Chuck-A-Rama - 85 stalls, Joann Fabrics – 79 stalls, leaving 20 available for this project). The property owners can choose to delegate certain areas, however, that is not required.

Commissioner Croshaw asked what the 2.5' setback reduction will be used for. Mr. Cragun said the difference will allow more accessibility with parking. Mr. Holley answered for Commissioner Croshaw that the front park strip is 15' wide with a 5' sidewalk (the setback is measured from the property line, which is typically 1' beyond the sidewalk). Mr. Housley pointed out that the park strip is not calculated in the 22.5'. Mr. Holley said the drive aisle can certainly use the extra 2.5'.

Commissioner Goodlander likes the design of the townhomes with the pergolas and planter boxes and questioned whether what is shown will be required. Mr. Housley said once it is represented it becomes a requirement.

Mr. DeSimone pointed out that the original plan provided more parking, however, in response to a request by the Mayor, more green space was added which made the project 1 parking stall shy of the requirement for residential parking. The Director and the Commission have discretionary allowances. He recommended that the Commission allow the Director to adjust the parking (up to 15%), as allowed, with the submission of an alternative parking plan. The commercial parking will be addressed at the business license stage. Chairman Butterfield understands the tradeoff for more green space and agreed with this approach.

The Commission recommended allowing the Director discretion to determine the appropriate parking (Condition #6) and allow a reduction of the front setback from 25' to 22.5' (Condition #8).

Commissioner Goodlander recommended putting in a sidewalk or walkway down the middle of the parking rows in the big parking lot to allow for better access. Commissioner Dickinson said it is not up to the Commission to design the project. Mr. DeSimone said this is more about the residents, than the public. The furthest a resident would have to walk would be approximately 180'. Mr. Holley pointed out Condition #9 requiring that 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. Commissioner Goodlander asked about a connection to Main Street. Mr. Holley said the requirement is for connectivity to an adjacent street, because this project is in the middle of a block, there can be some interpretation. Mr. DeSimone said a crossing could be added to the southwest portion of the project. Mr. Housley pointed out that it can only be required onsite and not on adjoining parcels. Mr. Holley noted that walkability is not only walking to/from a parking lot, but includes access to the area.

Commissioner Dickinson likes the requirement that sidewalks must meet ADA compliance.

Mr. DeSimone explained that the City Council will decide on Building Height Transition – 17.09.060 (MFR) & 17.12.040 (Commercial, Industrial, Mixed Use) clarifying that the building height transition standards do not apply when a project is proposed adjacent to a parcel containing a non-residential structure larger than 5,000 square feet in size and is zoned Neighborhood Residential.

Commissioner Dickinson asked for clarification that what is being presented will be required. Mr. DeSimone said what has been presented is what is being approved. Mr. Housley said once the representation has been made, it becomes a condition of approval. This was explained to Mr. Cragun. Mr. DeSimone said staff will ensure the requirements are met, if there are any substantial changes it will have to come back to the Commission for review.

MOTION: Commissioner Goodlander moved to **conditionally approve** a Design Review Permit for PC 19-012 with the findings and amended conditions 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. The project shall provide parking stalls in accordance with the Land Development Code (LDC) dimensional size standards and specifications.
3. The townhomes shall provide 20 parking stalls (2 per unit).
4. The 120-unit TC-1 apartment building shall provide 194 residential stalls and 19 visitor stalls for a total of 213 stalls. Bike racks shall be provided in or near the TC-1 building.
5. The commercial areas will be reviewed and approved for parking compliance at the time a business license is submitted.
6. The Community Development Director will determine the appropriate number of parking stalls restricted with daytime use only.

7. 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.
8. The Planning Commission allows a 22.5' front yard setback for the townhomes.
9. 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. Walkways shall meet minimum ADA standards.
10. Written permission from the property owner of parcel number 02-047-0025 shall be submitted to the City for recordation that allows the use of the approximate 5' of property for the far west parking row that overlaps the project site, or a boundary line adjustment may be submitted adjusting this property boundary to account for this row of parking stalls.
11. The first-floor south facade on the TC-1 building (parking structure section) that is visible from the street and has blank wall sections of 40' or more shall either have additional architectural features or landscaping buffers planted to screen views.
12. All public/resident pedestrian entrances shall have weather protection provided above.
13. 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. Open and useable 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.
 - c. Per LDC 17.32.050, new multi-family project shall provide 20 trees per acre of land.
 - d. Street trees shall be provided where they currently do not exist at every 30' on center. Effort should be made to preserve the existing mature healthy street trees along the project frontage. City Forester will determine tree species.
14. Dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
15. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
16. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
17. No signs are approved with this permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
18. No fences are approved with this permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
19. Surface storm water retention/detention facilities shall be in areas away from public streets and buffered from view.
20. 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. Existing sewer and water services not used by the new development shall be capped at the City utility main line.

- iii. Extend the 8" fire line in 100 East to the 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 for maintenance or repair.
- iv. Locate 2" meters to townhomes in the park strip along 100 East
- v. Provide water shares (rights) or an in-leu 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 on 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. A complete Fire Flow Analysis is required.
- 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 building need to be aligned to accommodate the turning radius of fire apparatus.

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 building design, site layout, materials, landscaping, and setbacks.
2. The project conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The 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 for easy circulation of both pedestrian and vehicles.
5. The project complies with maximum height, density, building design, open space standards and is in conformance with Title 17.
6. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
7. Main Street and 100 East provide access and are adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

Moved: S. Goodlander **Seconded:** R. Croshaw **Approved:** 5-0

Yea: Butterfield, Croshaw, Dickinson, Goodlander, Nielson **Nay:** **Abstain:**

PC 19-017 Champlin/Storm Rider Properties Rezone [Zone Change] Travis S. Taylor/CH Champlin LLC-Storm Rider Properties LLC, authorized agent/owner(s), request to rezone (11.43 acres out of a total of 17.35 acres) of five (5) parcels from Commercial (COM) to Mixed Residential (MR-30) located at 1760 N. 200 W. (04-082-0010), 1739 N. Main (04-082-0013), 1676 N. Main (04-177-0005), 1707 N. Main (04-177-0002) and 1700 N. 80 W (04-177-0003).

STAFF: Mr. Holley reviewed the request to rezone five (5) parcels that total approximately 17.35 acres of property. The request reconfigures the property boundaries so that approximately 5.9 acres remain Commercial (COM) zoning and 11.4 acres be rezoned to Mixed Residential High (MR-30). The proposed 11.4 acres of MR-30 property is located along the west side near 200 West. The area is relatively flat and currently being used for agricultural purposes. The streetscape along 200 West is currently devoid of curb, gutter and sidewalk. At maximum density, 11.4 acres of MR-30 land could yield 342 multi-family dwelling units.

Portions of the project site were annexed into the City in 1983 and zoned C4. In 2000, those areas were zoned from C4 to COM. In 2013, the remaining portions of the site along Main Street were annexed into Logan City as part of a City Boundary adjustment with North Logan City. These areas were zoned COM in 2013 and have remained that designation.

These properties, consisting of over 17 acres, are the largest vacant greenfield COM zoned area along Main Street. A vacant area of this size inside City limits has unique commercial development potential and is becoming a scarcity. There are larger vacant COM properties along 1000 West near 200 North. Although the current demand for commercial development is low, being outpaced by multi-family development demand, the City has a diminishing amount of vacant land zoned COM. The Bridger Neighborhood has an overabundance of multi-family housing as compared to other neighborhoods. This property is close to many commercial services and employment centers.

PROPONENT: Travis Taylor pointed out the differences between the zones. The Commercial (COM) zone allows up to 30 units/acre, with 40-55' building height and 10% open space. Mixed Residential (MR-30) allows 30 units/acre with 45' maximum building height and 20% open space. Store closings projected in 2019 include: Target-6; JC Penney-27; Party City-45; CVS-46; Lowes-51; K-Mart-48; Victoria's Secret-53; Starbucks-150; GAP-230; ShopKo-363; Family Dollar-390; Dress Barn-650; Payless Shoes-2,100. There is a definite change in commercial sales. There are places where vertical mixed use makes sense, however, this is a horizontal mixed use with commercial along Main Street. Although this will not be affordable housing, it will be reasonably-priced housing. There is a need for more housing options. With the move from traditional commercial retail and the need for more housing, this project makes sense.

PUBLIC: An email from Dean Quayle, requesting denial for the rezone, was received and distributed to the Commission prior to the meeting. Two phone calls opposed to rezoning the COM area were received.

Barbara Haines recently moved into the Champlin 55+ active community and is supportive of the commercial component, however, this area is very high-density and transitional. Traffic on 200 West is becoming very busy. She likes the commercial barrier between 200 West and Main Street and is not in favor of changing the zone to MR-30.

Dean Quayle said this proposal would increase high-density housing in the area by 25%, which this area does not need. The goal is to promote more single-family housing to help provide more stability. There are two major thoroughfares through the area (1400 North and 1800 North) with increasing traffic. Parking is a major concern in the area and he urged the Commission to not approve the rezone.

David Geary is the Republican Chair for Precinct 31 and is concerned with the lack of participation and voter apathy. There seems to be a sense of disenfranchisement from voters because they are not well represented in the political process. Adding more multi-family housing will only exacerbate the problem. Crime statistics in the Bridger area are rising. He encouraged the Commission to keep the area zoned Commercial.

Ann Geary, representing the Logan City Board of Education, noted that they recently adopted a Resolution Promoting Stable Neighborhoods. There is a great deal of concern about the transient nature of the District and there is a demonstrated correlation between Logan City zoning laws, family economic status and student mobility. The Board recognizes the benefits of having a student population that includes ethnic, linguistic and economic diversity, however, regions of high neighborhood mobility – families frequently moving in and out of the district – create numerous challenges for schools. The Board acknowledges the value of promoting community structures that encourage families to develop lasting roots in a community, neighborhood and school. The District supports efforts to provide stable housing options for families; including rehabilitation of existing transient neighborhoods and creating zoning for future neighborhood developments that will help promote long-term community consistency. Because of the growth on the west side, particularly the Bridger Neighborhood, 180 students who live between 1400 North and 1800 North are bussed to Wilson Elementary due to overcrowding at Bridger Elementary. None of the 180 students being bussed live in a single-family home. Most of the homes in this area are in multi-family housing complexes. She asked the Commission to consider the negative impact of increasing the density.

Colleen Jashinsky, lives on 1800 North, and is concerned about parking and road conditions. 1800 North from Main to 200 West has no available parking. Traffic congestion is horrific. More density will worsen the problem. Since the improvement of 1800 North she has seen a lot more crime.

John Hansen is a mid-career professional who works as an engineer at Space Dynamics and lives in the Yorkshire complex. Yorkshire, with an MR-12 zone, has been a success. The addition of more high-density housing will create more problems. He recommended denial of the request.

COMMISSION: Mr. Holley pointed out the disproportional amount of multi-family housing in this area. Multi-family housing is typically more transient, which makes it difficult for neighborhoods, schools and churches. He pointed out that the Future Land Use Plan (FLUP) and the General Plan both call out this area as Commercial.

Commissioner Goodlander believes there is enough density in that area. Commissioner Croshaw agreed that adding more density would be an injustice to this area and MR-30 is too high. Commissioner Dickinson supports leaving it Commercial. Commissioner Neilson advised that this area has a staggering and disproportionate amount of high-density housing and he would not be in favor of adding more.

Chairman Butterfield said, understanding the concerns that have been expressed, and the density of the area, there is a need for, and an obligation to provide more affordable housing. Mr. Housley noted that Logan has addressed and more than met the threshold for affordable housing. Chairman Butterfield said there continues to be a need; an MR-12 zone might be more appropriate, however, there is a market for and an economy that needs more housing options.

MOTION: Commissioner Croshaw moved to **forward a recommendation for denial** to the Municipal Council for a zone change as outlined in PC 19-017 with the findings as listed below. Commissioner Nielson seconded the motion.

FINDINGS

1. The Logan City Future Land Use Plan (FLUP) identifies the area as Commercial (COM).
2. This area is one of the largest remaining vacant COM areas along the Main Street Corridor.
3. The property is located near major infrastructure and utility service lines.
4. The COM designation is intended for commercial uses serving city-wide and regional populations.

Moved: R. Croshaw **Seconded:** T. Nielson **Approved:** 4-1

Yea: Croshaw, Dickinson, Goodlander, Nielson **Nay:** D. Butterfield **Abstain:**

PC 19-018 EKS Storage North [Design Review & Conditional Use Permit] Craig Kendrick/EKS Properties, authorized agent/owner, request to construct nine (9) buildings, totaling 120,000 SF, consisting of approximately 600 mini-storage units located at 2349 North 600 West in the Industrial Park (IP) zone; TIN 04-062-0301.

STAFF: Mr. Smith reviewed the request for construction of nine (9) commercial storage buildings totaling 120,000 SF with 52,000 SF of outdoor storage on an ~15-acre site. Site development will include landscaping, vegetative screening, perimeter fencing, drive aisles, a lift gate, and street improvements. The project fronts 600 West and is proposed to be developed in three phases.

PROPONENT: Craig Kendrick was present to answer questions if needed.

PUBLIC: None

COMMISSION: Mr. Smith confirmed for Commissioner Dickinson that the landscaping will be implemented with each phase of development (proposed 3 phases).

Commissioner Croshaw asked about electric power on site, specifically for watering. Mr. Smith said there is required irrigation for landscaping (as conditioned).

MOTION: Commissioner Nielson moved to **conditionally approve** a Design Review & Conditional Use Permit for PC 19-018 with the findings and conditions for approval as listed below. Commissioner Dickinson 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 1 tree per 30' of frontage, species as approved by the City Forester.
 - b. 10% open space and 10% usable outdoor space.
 - c. A total number of 300 trees and 750 shrubs, perennials and grasses shall be provided. 25% of the trees shall be evergreen.
 - d. 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.
 - e. Side and rear yard setback landscaped and 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 1 ½" caliper. Shrubs planted with at least 1-gallon nursery stock.
 - f. The outdoor storage area shall be completely screened from public view by a solid screen fence
 - g. All setbacks are required 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. The outdoor storage area shall be a minimum of 300' from a public street.
5. 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.
6. No signs are approved with this permit. All signage shall be approved and permitted by staff in accordance with the LDC.
7. No fences are approved with this permit. All fences shall be approved and permitted by staff in accordance with the LDC.

8. Surface storm-water retention and detention facilities shall be in areas away from public streets and buffered from view.
9. 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 fire apparatus access to within 150' of all portions around the exterior of buildings.
 - ii. Provide fire hydrants within 400' of all portions around the exterior of building.
 - iii. A complete fire water supply analysis shall be provided. Required fire water flow will be determined using the type of construction, and square footage of each individual fire area.
 - b. Environmental- Waste Management
 - i. If a residential can is to be used at this location, it will need to be placed on the east side of 600 West for Thursday collection. There is no collection on the west side of 600 West in this area. Commercial dumpsters are also available if needed.
 - c. Engineering
 - i. Construct storm water detention/retention system per Logan City Storm Water Design Standards. The 90% design storm shall be retained on site utilizing Low Impact Design methods.
 - ii. Any storm water discharges to the existing wetlands must be pretreated to remove contaminants per guidelines from US Army Corps of Engineers guidelines.
 - iii. Provide temporary retention/detention basins between each phase of construction or construct site storm water system for all phases with each phase
 - iv. It appears that asphalt pavement and curb and gutter are being constructed but not called out on site plan. If not planned, these shall be included with site development
 - v. Water utilities shall be per City Standards
 - vi. Asphalt and new road section in 600 West shall be a minimum of 5" asphalt, 4" untreated base course, and 12" granular borrow. CBR values of UTBC shall be >72 and granular borrow > 45. If the subgrade is less than 5", a pavement section shall be provided by a geo-tech engineer.
 - vii. Piping in 600 West is also an irrigation ditch, connection of existing ditch to piping shall be maintained both north and south to ensure irrigation flow.
 - d. Water/Cross Connection
 - i. Any landscape irrigation system that is going to be fed from Logan City Water must have a high-hazard rated backflow assembly installed and tested.
 - ii. If City water is to be used in building (such as an office) it must have an RP (ASSE 1013) installed and tested as it enters the building before any possible connections.
 - iii. The project shall comply with Utah Division of Drinking Water Rules and Regulations, including those pertaining to backflow protection and cross connection prevention.

FINDINGS FOR APPROVAL

1. The 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 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 employment and production uses with related offices, services, and storage.
6. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

Moved: T. Nielson **Seconded:** R. Dickinson **Approved:** 5-0

Yea: Butterfield, Croshaw, Dickinson, Goodlander, Nielson **Nay:** **Abstain:**

PC 19-019 North Eastern Services [Conditional Use Permit] Melissa Brakefield/Wayne Crabb, authorized agent/owner, request to use the existing structure for adult day services located 265 West 1400 North in the Commercial Services (CS) zone; TIN 04-082-0036.

STAFF: Mr. Smith reviewed the request for a Conditional Use Permit for a commercial daycare with more than 16 clients. The Land Development Code (LDC) allows for commercial daycare with more than 16 clients in the Commercial Services (CS) zoning district with a Conditional Use Permit.

North Eastern Services (NES) contracts with the Utah Division of Persons with Disabilities (DSPD) to provide day services for persons with disabilities. NES facilities are licensed through the Utah Office of Licensing in the Department of Human Services. NES day programs provide daily support, supervision, and training in a safe and structured social setting. Day programs are designed to improve individual skills, including job skills, interpersonal relations, self-help, communication, mobility, and other life skills. Clients are at the site from 9am-3pm. The facility is licensed for up to 34 clients. Clients at this location are typically transported to the site by NES. The use of the site by clients will generally be within the building and backyard area of the site.

The project site, 265 W 1400 N, was previously the campus for Cache High School, an alternative high school in the Cache County School District. The proponent proposes no new development at the site. The 1.9-acre site consists of the primary building (9,500 SF), a green house, on-site parking (14,000 SF), and landscaping. The site fronts 1400 N, which serves as the ingress/egress point. The primary building will house NES offices and day service uses.

PROPONENT: Melissa Brakefield was present to answer any questions if needed.

PUBLIC: None

COMMISSION: None

MOTION: Commissioner Dickinson moved to **conditionally approve** a Conditional Use Permit for PC 19-019 with the findings and conditions for approval as listed below. Commissioner Goodlander seconded the motion.

CONDITIONS OF APPROVAL

1. All standard conditions of approval are recorded and available in the Community Development Department.
2. A minimum of 19 parking stalls shall be provided on-site.
3. A minimum of 20% total open space and usable outdoor space shall be maintained on-site.
4. Prior to issuance of 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. Water/Cross Connection
 - i. Landscape irrigation has a backflow assembly due to be tested by May 28, 2019.
 - ii. A Hazard Assessment of this buildings water system would be highly recommended for the safety of patrons, workers and Logan City's water supply.
 - b. Business License Division
 - i. Business license required for commercial daycare.
 - c. Environmental- Waste Management
 - i. Use existing dumpster.

FINDINGS FOR APPROVAL

1. The use is compatible with surrounding land uses and zoning designations and, as conditioned, will not interfere with the use and enjoyment of adjoining properties.
2. As proposed, the streets providing access to the property have adequate capacity for the use.
3. Other infrastructure to the subject property have adequate capacity, or suitable levels of service, for the use.
4. Adequate off-street parking is provided for the use in conformance with Title 17.
5. The project provides open space and landscaping in conformance with Title 17.
6. The project conforms to the requirements of Title 17 of the Logan Municipal Code as an identified conditional use.
7. The project was noticed as required by State and City regulations and proper procedure was followed in processing this request.

Moved: R. Dickinson **Seconded:** S. Goodlander **Approved:** 5-0

Yea: Butterfield, Croshaw, Dickinson, Goodlander, Nielson **Nay:** **Abstain:**

WORKSHOP ITEMS for June 13, 2019

- ✓ PC 19-020 LDC Amendment – Mixed Use Development Standards
- ✓ Short-Term Rental Discussion

Chairman Butterfield indicated that this would be his last meeting as he is stepping down. He thanked the staff and Commission members for all their hard work and has enjoyed his time serving on the Planning Commission.

MEETING ADJOURNED @ 8:00 p.m.