



PLANNING COMMISSION MINUTES

Meeting of August 8, 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, August 8, 2019. Chairman Nielson called the meeting to order at 5:30 p.m.

Commissioners Present: Roylan Croshaw, Sandi Goodlander, Dave Newman, Tony Nielson, Eduardo Ortiz

Commissioners Absent: Regina Dickinson, Jessica Lucero

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

Minutes from the July 11, 2019 meeting were reviewed. Commissioner Ortiz moved to approve the minutes as submitted. Motion seconded by Commissioner Croshaw. Approved unanimously.

PUBLIC HEARING

PC 19-025 Vrugg Holdings-Westfield Warehouse Complex [Design Review Permit]
Hal Fronk/Vrugg Holdings, authorized agent/owner, request to build out the remaining subdivision as a light industrial/commercial flex space on 10.15 acres located at 130 South 1100 West in the Commercial Services (CS) zone; TIN 05-107-0019.

STAFF: Mr. Holley reviewed the request for 12 new buildings and a total of 73 units on 18 building lots in the Westfield Subdivision located at approximately 130 South 1100 West. The proposed buildings contain between 3 and 10 units per building with unit sizes ranging from 1,965 SF to 3,514 SF. Seven (7) of the buildings front directly onto the adjacent street. Five (5) of the buildings are set back towards the rear with parking lots along the street frontage.

The proposed 26' tall buildings are two-story with warehouse/shop space provided on the main floor and office space provided on the second floor. The building design has a roll-up garage style door on the rear facade and a flexible front facade that could be a roll-up garage style door or it could be designed as a glass commercial storefront entrance.

PROPONENT: Steve Mansfield, the project architect, said they can move the parking behind the buildings and design it so the project will meet all required setbacks.

PUBLIC: None

COMMISSION: Mr. Holley confirmed for Commissioner Goodlander that the 10 units that front 130 South will be required to have parking located to the side or the rear.

MOTION: Commissioner Newman moved to **conditionally approve** a Design Review Permit as outlined in PC 19-025 with the conditions and findings for approval as listed below. Commissioner Croshaw seconded the motion.

CONDITIONS OF APPROVAL

1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.

2. All buildings and all individual units are prohibited to conduct any sort of overnight accommodations, residential, motel, bed and breakfast or similar types of uses with this Design Review Permit. No caretaker units are allowed with this Design Review Permit.
3. All buildings adjacent to the NR zones along 200 South shall have a front yard setback of 25' and parking areas allowed adjacent to the NR zoning shall have an additional 10' setback.
4. Parking lots shall be in the rear or side yards as per LDC 17.10.120.
5. Parking requirements shall be reviewed and approved based on each individual business license. For a building permit to be approved, at least 3.0 parking stalls shall be provided per unit located within the building.
6. All building units shall have a walkway connection between the adjacent street and the building entrance.
7. Driveway spacing and design layout in front yard areas shall be reviewed and approved by the City Engineer and Community Development Department prior to each building permit.
8. 30% transparency on the front facade and minimum wall breaks every 40' shall be required.
9. All public pedestrian entrances shall have weather protection provided.
10. A boundary line adjustment shall be made prior to each building permit so that each permit complies with setbacks, open space and other applicable city codes.
11. For each building permit issued, a proportionate amount of open space, landscaping and parking stalls shall be provided on a building-by-building basis.
12. An overall performance landscaping plan, prepared in accordance with §17.39 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
 - a. Street trees along all adjacent streets provided every 30' on center unless otherwise noted by the City Forrester.
 - b. Open and useable outdoor areas shall total a minimum of 442,134 SF.
 - c. A total of 203 trees and 507 shrubs, perennials and grasses, shall be provided. 25% of the trees shall be evergreen.
13. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
14. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
15. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
16. Signage shall be approved and permitted by staff in accordance with the LDC.
17. Fences shall be approved and permitted by staff in accordance with the LDC.
18. Surface storm-water retention and detention facilities shall be in areas away from public streets and buffered from view.
19. 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. Complex building groups with <4 units shall have individual water and sewer services.
 - ii. Existing water/sewer services that are not being used shall be capped at the City main lines
 - iii. The original storm water design did not meet the current storm water design standards. Each site shall provide for any additional storage of storm water to meet current design standards. This shall include the retention of the 90% storm and the use of Low Impact Design elements.
 - iv. No civil sheets provided, additional comments will be made at building permit review.
 - v. Provide water shares for new development as per Utah Administrative Code R309-510-7.
 - vi. Need to vacate existing PUE's and do Property Line Adjustments as required.
 - b. Water
 - i. Each unit (each business) must have its own water main and shut off with its own RP (ASSE1013) backflow assembly to prevent any backflow from one unit to another.

- ii. All landscape irrigation systems that feed from Logan City water must have high-hazard assembly installed and tested.
- iii. Fire suppression systems must have a minimum DC (ASSE1015) installed and tested.
- iv. All water use must meet current IPC standards and Utah amendments.

c. Fire

- i. Access roads and hydrants are existing throughout the development. Individual buildings will be considered with individual building permit applications.

RECOMMENDED 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, 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 CS zone within the Logan General Plan.
5. The project complies with maximum height, density and 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. The streets are adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

Moved: D. Newman **Seconded:** R. Croshaw **Approved:** 5-0

Yea: Croshaw, Goodlander, Newman, Nielson, Ortiz **Nay:** **Abstain:**

PC 19-027 The Old Mann Revival [Conditional Use Permit] Alliance Acquisitions LLC/Tony Johnson, authorized agent/owner, request to rehabilitate the existing building to contain two (2) restaurants on the main floor and an event center/meeting space with outdoor deck on the upper floor located at 185 East Cache Valley Boulevard in the Commercial (COM) zone; TIN 05-014-0077. (Adams Neighborhood)

STAFF: Mr. Smith reviewed the request to convert the vacant movie theater located at 185 East Cache Valley Boulevard into a new restaurant on the main floor and an approximately 10,000 SF of major event center on the second floor. The renovation includes new building additions, outdoor deck/entertainment space and parking and landscaping areas. The 2.0-acre site mainly consists of asphalt parking lot with minimal slope. The Land Development Code (LDC) §17.11.030 requires a Conditional Use Permit for a major entertainment event center.

PROPONENT: Tony Johnson advised that there are currently 268 stalls with another 14 planned for a total of 282 stalls. Utilizing the assumption that parking will be based on 15 SF per person and based on the square footage and layout of the building, at maximum usage, there would be a need for another 180 stalls. The area between JC Penney and the Home Depot is underutilized and has plenty of stalls available for use. This is a great location for this type of use.

PUBLIC: None

COMMISSION: Commissioner Goodlander asked about the patio area. Mr. Johnson explained that the east side of the building will have a restaurant with ground floor patio seating available. The main deck on second level of the north side will have a roll up door system that can be opened or closed weather permitting.

Commissioner Newman asked about the parking agreement for the area around the mall. Mr. Johnson said the CCRs of the mall property have a cross easement parking agreement.

Mr. Holley clarified for Commissioner Ortiz that parking is based on the maximum occupancy and the type of use. Occupancy for a person standing equals 5 SF per person and seating requires 10 SF per person. The Commission can establish a requirement based on what will be considered maximum occupancy.

Paul Taylor, the Chief Building Official, explained that the occupant loads for standing/dancing are 5 SF per person, chairs requires 7 SF per person and tables require 15 SF per person. The maximum occupancy for a building is determined by the use. The architect will submit the use of the building and the Building Division and Fire Department, during the permit/review process, will determine and approve the appropriate occupancy load.

Commissioner Croshaw asked if 15 SF per person for indoor/outdoor space would be appropriate. Mr. Johnson said the bulk of use for the center will be tables and chairs. There can be sections of the building delineated for different type of uses.

Mr. Holley clarified for Commissioner Goodlander that the difference between a major and minor event designation is based on the building square footage, >10,000 SF is considered major.

Mr. Holley said there are design review requirements for the additions to the building.

Mr. Johnson said there will be approximately 5,300 SF of deck space that can be used during the summer and 5,648 of interior space that can be used for events.

Mr. Housley, the City Attorney, explained that the City does not currently have an adopted parking standard for "event centers". Based on the mall parking agreement, there will more than adequate parking available to cover any deficiency.

Commissioner Croshaw said a dining area would be 15 SF per person, but within the building there would be storage/utility areas. Mr. Housley said the layout of the building will determine the usable space that will be included in the occupancy determination

Mr. Mansfield, the project architect, said the issue driving the occupancy number is parking, realistically the CCR cross access agreement is ideally suited to accommodate the rare occasion that the building would be at maximum occupancy.

Commissioner Goodlander said 1 stall per 4 people seems adequate. The Commission agreed.

MOTION: Commissioner Goodlander moved to **conditionally approve** a Conditional Use Permit as outlined in PC 19-027 with the amended conditions and findings for approval as listed below. Commissioner Newman seconded the motion.

CONDITIONS OF APPROVAL

1. All standard conditions of approval are recorded and available in the Community Development Department.
2. Unless otherwise specifically authorized by the Mayor, noises associated with the Major Event Center shall fully comply with the Logan City Noise Ordinance and cease between the hours of 10:00 PM and 7:00 AM
3. 26 parking stalls shall be provided for the restaurant uses located on the main floor.
4. For the event area parking requirements, once maximum occupancy is established through the building permit process, at least one (1) parking stall per every four (4) people at maximum occupancy shall be provided either on-site or through cross parking agreements.
5. Minimum transparency requirements of 30% for street facing ground floor areas and minimum wall breaks every 40 linear feet are required on areas of the building façade being remodeled.
6. All public pedestrian entrances shall have weather protection provided.

7. A 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. Street trees along all adjacent streets provided every thirty (30) feet on center unless otherwise noted by the City Forrester.
 - b. Open and useable outdoor areas shall total a minimum of 17,424 SF.
 - c. A total number of 20 trees and 100 shrubs, perennials and grasses shall be provided. 25% of the trees shall be evergreen.
 - d. Parking lot landscaping shall be per LDC in, and adjacent to, paved parking areas.
8. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
9. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
10. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
11. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
12. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
13. Surface storm water retention and detention facilities shall be in areas away from public streets and buffered from view.
14. Prior to issuance of a building permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. Water
 - i. Each unit (each business) must have its own water main and shut off with its own RP (ASSE1013) backflow assembly to prevent any backflow from one unit to another.
 - ii. All landscape irrigation systems that feed from Logan City water must have high-hazard assembly installed and tested.
 - iii. Fire suppression systems must have a minimum DC (ASSE1015) installed and tested.
 - iv. All water use must meet current IPC standards and Utah amendments.
 - b. Fire
 - i. Fire sprinkler, fire alarm systems may be required depending on future use and occupancy of tenant units. Fire hydrants are required (one within 100' of FDC if fire sprinklers are installed).

FINDINGS FOR APPROVAL

1. The proposed building and site developments are consistent with the ordinance and regulations associated with the COM zoning district.
2. The project conforms to the requirements of Title 17 of the Logan Municipal Code.
3. As conditioned, the proposed project provides parking in conformance with Title 17.
4. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
5. 200 East provides access and is adequate in size and design to sufficiently handle traffic and utility demands related to the land use.

Moved: S. Goodlander **Seconded:** D. Newman **Approved:** 5-0

Yea: Croshaw, Goodlander, Newman, Nielson, Ortiz **Nay:** **Abstain:**

PC 19-023 Harris Commercial Service Development [Zone Change] Matthew F. Harris/ Eliason Packing Company, authorized agent/owner, request a rezone of 15.64 acres from Commercial (COM) to Commercial Services (CS) to allow for more flexibility in developing the land located at 200 South 1000 West; TIN 05-064-0028.

STAFF: Mr. Smith reviewed the request to rezone a ~15.64-acre parcel from Commercial (COM) to Commercial Service (CS). The proponent proposes the rezone to allow for more flexibility in developing the land. The land is undeveloped with wetlands located on a portion of the western half of the property. Both the 200 South and 1000 West frontages are unimproved, with soft shoulders and no sidewalk or curb. The area around the property has a variety of uses, including an electric supply company, a plumbing contractor, storage units, and single-family homes across 200 South.

The proposed CS zone fills a need between industrial and commercial land uses. CS areas provide alternative locations for light manufacturing, warehousing, wholesaling, or other uses that support construction and manufacturing trades that are typically service oriented. The CS zone does not allow for residential uses.

Generally, the CS zone is less restrictive than the COM zone regarding permitted uses, especially industrial uses. Of note is that commercial storage units, vehicle storage, automobile repair, heavy truck sales, kennels, and most industrial uses are allowed in the CS zone.

Changes in use from COM to CS are highlighted in the following table from LDC 17.11.030:

Red = Change from Permitted (P) or Conditionally Permitted (C) to Not Permitted (N). These are uses that would no longer be permitted after rezone to CS

Green = Change from N to C or P; These are uses that would now be permitted or conditionally permitted after rezone to CS.

Yellow = Change from P or C to P or C. These are uses that would be permitted, though may change from permitted to conditionally permitted, or vice versa.

Land Use	Districts & Corridors	
	COM	CS
Residential Uses		
Assisted Living Center	C	N
Nursing Home, Convalescent Home	C	N
One caretaker or security guard may be permitted to live on-site as an accessory use with a Conditional Use Permit.	N	C
Residential occupancy of a dwelling unit by a family, or no more than three (3) unrelated individuals.	P	N
Public/Institutional Uses		
Clubs, Lodges, similar uses	C	N
Day Care/Preschool (1-8 Clients) or (9-16 Clients)	P	N
Hospitals	P	N
Libraries, Museums, Community Centers	C	N
Schools, Colleges, University, Technical College	C	N
Schools, Private (K-12)	C	N
Schools, Trade, vocational, commercial	C	N

Land Use	Districts & Corridors	
	COM	CS
Uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community	P	C
Commercial Uses		
Campground, RV or Tent	N	C
Entertainment Event, Minor	P	C
Recreational vehicle, vehicle storage (long term)	N	P
Sales and Service		
Animal clinic or pet hospital, with outdoor pens	N	C
Automobile Sales & Rental	C	P
Automobile Repair	N	P
Dance hall or nightclub	P	N
General Sales/Service. Firms involved in the sale, lease or rent of new or used products to the public. These firms may also provide personal services or entertainment, or provide product repair or services for consumer and business goods.	P	C
Grocery store	P	N
Heavy truck & equipment sales, service, and rental	N	P
Kennel	N	C
Mobile Home & RV sales	N	C
Pet services	P	N
Sales and service, footprint greater than 100,000 sq. ft. (Big Box)	P	C
Storage, Commercial (Self Storage)	N	C
Industrial Uses		
Contractor supply store	C	P
Contractor supply store with outdoor storage	N	P
Contractors outdoor storage	N	C
Crematorium	N	P
Impound and Tow Lot	N	P
Industrial Services	N	P
Industrial Machinery and equipment sales and service	N	C
Lumberyard	N	P
Manufacturing, processing, fabrication, packaging, or assembly of goods	N	C
Manufacturing, light	C	P
Petroleum products storage	N	C
Truck Stop	N	P
Warehouse, Freight Movement	N	P
Waste Related Uses	N	C
Welding or machine shop	N	P

Land Use	Districts & Corridors	
	COM	CS
Wholesale Sales and Service	C	P
Wrecking or Salvage Facilities, Enclosed	N	C
Other Uses		
Agriculture	N	P

In addition to uses, some development standards would change as well. The maximum building height for the CS is 38', while COM is 40', or up to 55' with additional setbacks. Minimum building setbacks are similar between the two zones. Building fenestration and open space are the same between the two zones. The CS zone does not allow for front yard parking. Both zones are subject to height transitions when adjacent to single-family homes. The height transition would limit building height to 35' at the front setback and allow an additional 1' in height for every 2' of additional setback. With a maximum building height of 38' in the CS, the height transition will have little effect on the property if rezoned. In addition to height transitions, commercial and industrial development across the street from a residential zone must meet increased setback standards that match the adjacent residential setbacks.

This site is surrounded by a variety of uses, many of which fit into the description of the CS zone. While the Future Land Use Plan (FLUP) identifies the site and surrounding block as Mixed-Use (MU), it is uncertain if this site could ever be a viable mixed-use project because it fronts a highway and there are commercial services to the east and west. Overall, this rezone would continue the adjacent land uses to the east and west of the project site, and neighborhood impacts from CS uses will be mitigated through Design Review and Conditional Use Permit process.

PROPONENT: Matt Harris said he wants to make sure the zone can be changed before he purchases the property. He believes the CS zone will allow him to develop a successful project. He answered for Commissioner Ortiz that he is still consulting on the best use. The flexibility of the CS zones allows for excellent uses for this property.

PUBLIC: None

COMMISSION: None

MOTION: Commissioner Croshaw moved to **forward a recommendation for approval** to the Municipal Council for the proposed zone change as outlined in PC 19-023 based on the findings for approval as listed below. Commissioner Ortiz seconded the motion.

FINDINGS FOR APPROVAL

1. The CS zone uses and development standards are similar in nature to the COM zone.
2. Neighborhood compatibility will be reviewed on a project basis through the Design Review and Conditional Use Permit processes.
3. The location is compatible with the purpose of the CS zone.
4. The property is in an area surrounded by streets and infrastructure that can handle and appropriately serve Commercial Service developments.
5. The proposed CS zone is in an area with established CS uses.

Moved: R. Croshaw **Seconded:** E. Ortiz **Approved:** 5-0

Yea: Croshaw, Goodlander, Newman, Nielson, Ortiz **Nay:** **Abstain:**

PC 19-024 Logan River Trails Subdivision – Phase 4 [Subdivision Permit] Don Reese/Logan River Trails LLC, authorized agent/owner, request to develop the fourth and final phase (5 lots) of the Logan River Trails Subdivision located at 600 South between 1800-1900 West in the Neighborhood Residential (NR-6) zone; TIN 02-077-0001. (Woodruff Neighborhood)

STAFF: Mr. Holley reviewed the request for a subdivision of five (5) single-family lots (.77 acres) and one (1) common area (3.05 acres) located on a 3.82-acre parcel. This subdivision is the fourth and final phase of the Logan River Trails subdivision. The Logan River Trails was approved in 2004 for a 78-lot subdivision in the SFT-PD zone, which included the five (5) lots and common area proposed with this application. In 2009, a portion of the site was developed as a church instead of homes. As of this application, 48 single-family lots have been developed. As the original subdivision permit has expired, a new subdivision permit must be approved for the final building lots and common area. The proposed subdivision is consistent with the original subdivision permit.

Phase 4 consists of a relatively flat area along the western portion of the development. 600 South which borders the subdivision to the north, has only a soft shoulder and a ditch running along the south side. Trail Circle, which is to the east of the proposed subdivision has curb and gutter.

PROPONENT: None

PUBLIC: None

COMMISSION: Commissioner Croshaw asked if the open/common area would be required to be maintained by an HOA. Mr. Smith said it would be and is addressed in Engineering condition (iv).

MOTION: Commissioner Newman moved to **conditionally approve** a Subdivision Permit as outlined in PC 19-024 with the conditions and findings for approval as listed below. Commissioner Ortiz seconded the motion.

CONDITIONS OF APPROVAL

1. All standard conditions of approval are recorded and available in the Community Development Department.
2. Five (5) single family lots and one (1) common area are approved with this subdivision permit.
3. Full streetscape improvements, including curb, gutter, park strip and sidewalk, shall be made to both Trail Circle and 600 South.
4. A 25' landscaping buffer that matches the existing buffer along 600 South, adjacent to previous phases, shall be installed in the common area along the northern edge of Lot 39.
5. Pathways, landscaped picnic area, and a trail shall be installed in the common area per the original landscaping plan.
6. Street trees shall be planted along all streets within the subdivision at 30' on center.
7. Street trees, 25' landscaping buffer, and common area landscaping and amenities shall be installed prior to the time when the final home in the phase receives a Certificate of Occupancy.
8. The common area shall be designated as not buildable on the Final Plat.
9. The final plat shall be recorded within one (1) year of this action, or comply with LDC §17.58 Expirations and Extensions of Time.
10. Prior to recording of a final plat or issuance of a building permit, the Director of Community Development shall receive a written memorandum from the following departments indicating that their requirement has been satisfied:
 - a. Light and Power
 - i. Public Utility Easements on all property lines (10' PUE on all property lines facing a road and a 5' PUE on all other property lines)
 - b. Engineering
 - i. Construct road, curb, gutter, sidewalk and drainage along 600 S. and Logan River Circle.
 - ii. Provide storm water detention/retention per current Logan City Design Standards.

- iii. Extend water line in 600 South to west subdivision limits and install a fire hydrant at the end of the line with an in-line gate valve.
- iv. Ensure CC&R's are in place to address maintenance of common area and infrastructure.
- c. Water
 - i. Water meter setters must meet current City standards.
 - ii. All landscape irrigation must have a high-hazard backflow assembly installed and tested.
- d. GIS
 - i. Update plat with lot addresses.

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 it meets the minimum requirements of the LDC.
2. Each lot conforms to the requirements of LDC Title 17 in terms of lot size and development.
3. The project conforms to the requirements of Title 17.47 concerning hearings, procedures, application requirements and plat preparations.
4. The project meets the goals and objectives of the NR-6 zone in the Logan General Plan.
5. The project met the minimum public noticing requirements of the Land Development and Municipal Codes.
6. 600 South and Trail Circle provide infrastructure, utilities and are adequate in size to handle anticipated traffic.

Moved: D. Newman **Seconded:** E. Ortiz **Approved:** 5-0

Yea: Croshaw, Goodlander, Newman, Nielson, Ortiz **Nay:** **Abstain:**

PC 19-026 University Village Pad A [Design Review Permit] Melanie Child/Auburn Manor Holding Company, authorized agent/owner, request to construct a new 5,620 SF commercial building located at 1400 North 600 East in the Commercial (COM) zone; TIN 04-086-0017.

STAFF: Mr. Smith reviewed the request to construct a 5,620 SF commercial building on a 3.7-acre parcel. The property is associated with the University Village development and contains surface parking for adjacent uses and an existing 3,500 SF commercial building. The project site is the southeast portion of the parcel and fronts two streets, 1400 North and 600 East. Both streets provide existing access points. In addition to the proposed building, site development includes a redesign of the 1400 North access and surface parking, a drive-through lane and landscaping.

PROPONENT: BJ Lund, the project architect, said they have addressed the vertical articulation concerns. The building will tie in with the existing shopping center with similar design elements.

Commissioner Newman asked if there were tenants for the building. Melanie Child, representing the owner, said a bank will be one of the tenants, other businesses have expressed interest, however, there are no agreements in place at this time.

PUBLIC: Jeannie Simmonds asked if there would be access from 1400 North and 600 East. Mr. Smith said there would be and showed where the double-loaded drive through would be situated. 1400 North is considered the primary entrance with four entrances into the building. Mr. DeSimone said there will be a sidewalk to the entrance of the building.

COMMISSION: Commissioner Goodlander asked how the design review would work for future tenants. Mr. Smith explained that any substantial changes to the design of the building would require further review.

MOTION: Commissioner Newman moved to **conditionally approve** a Design Review Permit as outlined in PC 19-026 with the conditions and findings for approval as listed below. Commissioner Croshaw seconded the motion.

CONDITIONS OF APPROVAL

1. All standard conditions of approval are recorded and available in the Community Development Department.
2. A bike rack shall be installed.
3. Pedestrian entrances shall have overhead weather protection.
4. The parapet form shall be designed to provide variation.
5. A performance landscaping plan, prepared in accordance with LDC §17.32, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
 - a. A minimum of 3,900 SF of open and usable outdoor space, for a total of 7,800 SF, shall be provided
 - b. A total of 18 trees and 45 shrubs, flowers and ornamental plants shall be provided.
 - c. Interior parking lot landscaping areas are required to have a minimum of 2 trees and a 50% plant material coverage at plant maturity.
6. 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.
7. The dumpster enclosure shall have minimum dimensions of 10' in depth, and an opening of at least 12' in width for a single bin enclosure. The enclosure shall be surrounded by a 6' high masonry or concrete wall with screened gates. The enclosure materials shall match the color and materials of the main structure.
8. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
9. No signs are approved with this permit. All signage shall be approved and permitted by staff in accordance with the LDC.
10. No fences are approved with this permit. All fences shall be approved and permitted by staff in accordance with the LDC.
11. Surface storm-water retention and detention facilities shall be in areas away from public streets and buffered from view.
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/Cross Connection
 - i. Each unit will need to have its own water main with shut off and its own RP (ASSE1013) backflow assembly installed and tested.
 - ii. All landscape irrigation systems feed from Logan City water must have high-hazard backflow protection.
 - iii. Fire suppression systems connected to Logan City water must have a minimum DC (ASSE1015) installed and tested.
 - iv. All water use must meet current IPC.
 - b. Engineering
 - i. Provide water shares for increased water demand.
 - ii. Provide storm water retention on site for the 90% storm event. If existing site storm water detention/retention system does not meet current standards balance shall also be stored on pad site.
 - iii. Separate water services.

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, materials, landscaping, and setbacks.
2. As conditioned, the project conforms to the requirements of Logan Municipal Code Title 17.
3. The project provides adequate open and usable outdoor space in conformance with Title 17.
4. The project provides adequate off-street parking.

5. 1400 North and 600 East provide access and are adequate in size and design to sufficiently handle automobile traffic related to the land use.
6. The project meets the goals and objectives of the COM designation within the Logan General Plan by providing services near high-capacity roadways and is designed in a way for easy circulation of both pedestrian and vehicles.
7. The project met the minimum public noticing requirements of the LDC and the Municipal Code.

Moved: D. Newman **Seconded:** R. Croshaw **Approved:** 5-0

Yea: Croshaw, Goodlander, Newman, Nielson, Ortiz **Nay:** **Abstain:**

PC 19-020 LDC Amendment 17.10.100 – Mixed Use Standards (*continued from July 11*)

Logan City requests to amend the Land Development Code §17.10.100 Mixed Use Development Standards to clarify the ratio of required commercial uses to residential uses in the Mixed-Use zone.

STAFF: Mr. DeSimone reviewed the following changes that were made since the last meeting.

- Added clarifying language to the intent section.
- Added minimum commercial building area requirements for mixed use projects that are scaled to overall project size.
- Included an enhanced open space option in lieu of minimum commercial building area that is linked to Chapter 17.28 (Open Space) requirements.
- Added a minimum residential requirement for mixed use projects at 5 units/acre.
- Included language for Commission flexibility in reviewing & applying a minimum residential and/or commercial requirement in the mixed-use zone.
- Updated the mixed-use parking requirements to be consistent with the parking requirements in the Town Center and Commercial zones. The minimum parking requirements are scaled to unit sizes (studio/1 bedroom – 1.5 parking stalls & 2 bedroom or larger – 2 parking stalls).

PUBLIC: Paul Rogers is concerned with the discretionary part and when a market analysis becomes the exception to the rule. He would like to see a more definitive guideline. Mr. DeSimone said the struggle is trying to legislate and regulate what the market is going to do on its own. Large scale vertical mixed use will likely not happen in Logan because there is not the population to support it. Retail is changing and brick and mortar retail is declining. Primary commercial areas are centered around Main street; areas too far outside the main center of the City are generally not as successful. The discretionary aspect allows for good projects that may not be viable under the standard, but may work with more flexibility. Mr. Rogers is concerned with letting the market drive everything rather than focus on creating more walkable projects. Mr. DeSimone said it is a challenge to find the right balance, however, this will create a good starting point. Some options are based on acreage and some on square footage of the building footprint to come up with a reasonable scale. He confirmed for Mr. Rogers that there is no designation for the number of businesses within a project, there could be several or one large one, or other types of mixed use. Mr. Rogers asked how parking standards are determined. Mr. DeSimone said it is dependent on a project and location to determine an average that would work.

COMMISSION: Commissioner Newman asked how a market analysis is defined. Mr. Housley said it is difficult to define what an appropriate market analysis should be, the Commission can review the analysis and determine if it is adequate and/or compelling. The research should be completed by a credible/professional firm.

Mr. DeSimone said the commercial element should have a relationship with the project, both visually and functionally.

Commissioner Ortiz commended the staff for working on proactive changes to the code that allows for both context and flexibility. Commissioner Newman agreed, this can be a difficult issue to define and manage and this is a good starting point. Mr. Housley said as time goes on, if there are things that do not seem to work, it can be fine-tuned.

MOTION: Commissioner Newman moved to **forward a recommendation for approval** to the Municipal Council for an amendment to the Land Development Code as outlined in PC 19-020 based on the findings for approval as listed below. Commissioner Ortiz seconded the motion.

FINDINGS FOR APPROVAL

1. Utah State Law authorizes local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).
2. The amendment is in conformance with Logan Municipal Code Title 17.51.
3. The amendment is consistent with the Logan City General Plan.
4. The amendment establishes a minimum amount of commercial building area for each mixed-use project based on the overall project size.
5. The amendment establishes a minimum number of residential units per acre that shall be included with each project.
6. The language in the amendment provides sufficient guidance and flexibility for both project proponents and the Planning Commission in designing and evaluating projects within the Mixed-Use zone to ensure that the intent of the MU Zone is being met and implemented.
7. Public comments regarding this amendment have been received and were considered by the Planning Commission in their deliberations on this matter.

Moved: D. Newman **Seconded:** E. Ortiz **Approved:** 5-0

Yea: Croshaw, Goodlander, Newman, Nielson, Ortiz **Nay:** **Abstain:**

IV. WORKSHOP ITEMS for August 22, 2019

- ✓ PC 19-028 Logan Depot [Conditional Use]
- ✓ PC 19-029 Roderick Business Park Bldg 2 [Design Review]
- ✓ PC 19-030 Logan Riverwalk Commercial Bldg [Design Review]

MEETING ADJOURNED at 7:15 p.m.