



PLANNING COMMISSION MINUTES

Meeting of February 13, 2020

Logan City Council Chambers (290 N 100 W Logan, UT 84321) www.loganutah.org

Minutes of the meeting for the Logan City Planning Commission convened in regular session on Thursday, February 13, 2020. Chairman Nielson called the meeting to order at 5:30 p.m.

Commissioners Present: Regina Dickinson, Sandi Goodlander, Dave Newman, Tony Nielson, Eduardo Ortiz

Commissioners Excused: Roylan Croshaw, Jess Lucero

Staff Present: Russ Holley, Aaron Smith, Kymber Housley, Debbie Zilles, Jess Bradfield (Council liaison), Jeannie Simmonds (Councilmember), Tanya Rice

Commissioner Goodlander moved to approve the minutes from the January 23, 2020 meeting as submitted. Motion seconded by Commissioner Ortiz. Approved unanimously.

PUBLIC HEARING

PC 20-007 Rev 7 Auto Sales [Conditional Use Permit] David Durocher/NLL Holdings LLC, authorized agent/owner, request a conditional use permit for a small auto sales dealership (1-8 vehicles) stored inside the shop with customers by appointment only on .44 acres located at 355 North 50 West in the Town Center (TC-1) zone; TIN 05-082-0031.

STAFF: Mr. Smith reviewed the request for a Conditional Use Permit (CUP) for Auto Sales-Small Dealership in the TC-1 zone. Last year, the Land Development Code (LDC) was amended to create the Auto Sales-Small Dealership use. The use is permitted in the Commercial, Commercial Services, and Industrial zones, and conditionally permitted in the TC-1 zone. The use permits a total of no more than eight (8) vehicles for sale with no more than three (3) of those vehicles being displayed outside. The conditional use is required in the TC-1 to mitigate the impact of unsightly used car sales in visually prominent locations. The applicant is requesting a CUP for no more than eight (8) vehicles for sale with all vehicles displayed inside.

PROPOSER: David Durocher works full-time, this will be a part-time side job. The state classifies this as a "hobby dealer". Customers will be by appointment only and there will be no other sales people.

PUBLIC: Staff received a comment from the adjacent property management regarding concerns about overflow parking.

COMMISSION: Mr. Smith confirmed for Commissioner Dickinson that the Conditional Use Permit remains with the property. Commissioner Dickinson asked what would happen if a new owner purchases the property and how the rules would be enforced. Mr. Smith said it would be reviewed during the business license process; the permit would expire if it is not used for over a year.

Commissioner Goodlander asked about the concern regarding overflow parking. Mr. Smith explained that there are 14 shared parking spaces between the businesses in that location. This is a legally existing parking arrangement. If the business is handled by appointment only, this should not be a concern.

MOTION: Commissioner Goodlander moved to **conditionally approve** a Conditional Use Permit as outlined in PC 20-007 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.
2. A maximum of eight (8) vehicles for sale are permitted.
3. No outdoor vehicle display permitted.
4. No signs are approved with this Conditional Use Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
5. No fences are approved with this Conditional Use Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
6. 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. A water hazard survey should be done to see if the water plumbing system in this building/unit needs to have an RP (ASSE1013) backflow assembly installed on the water main as it enters this building/unit for City water source protection (containment) and if any points of use of water protection if needed.
 - b. Business Licensing
 - ii. Business license required.

FINDINGS FOR APPROVAL

1. The proposed use conforms to the requirements of Title 17 of the Logan Municipal Code and is listed as a conditional use in the Use Table.
2. The use is compatible with the surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.
3. The streets providing access and other infrastructure to the subject property have adequate capacities and level of service for the conditional use.
4. The proposed use is compatible with neighborhood uses and character while preserving and enhancing the character of the neighborhood.
5. As conditioned, the use provides adequate off-street parking in conformance with the Logan Municipal Code Title 17.

Moved: S. Goodlander **Seconded:** E. Ortiz **Approved:** 5-0

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

PC 20-005 L59 (Redesign) [Design Review Permit] Beth Larchar/Trent Cragun, authorized agent/owner, request a redesign which is nearly the same as the previously-approved application, but the apartment building will be reduced by one (1) story and two units. This will be a 4-story building with 108 units. The ten (10) townhomes on 100 East have not changed. The project is located on 2.89 acres at 159 South Main in the Town Center (TC-2) zone; TIN 02-047-0021;-0023;-0005;-0017;-0019;0020.

STAFF: Mr. Holley advised that the applicant has requested that this item be continued to the February 27, 2020 meeting to work on parking agreements.

MOTION: Commissioner Newman moved to **continue** discussion of PC 20-005 to the February 27, 2020, per the applicant's request. Commissioner Dickinson seconded the motion.

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

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

PC 20-003 Future Land Use Plan (FLUP) Amendment – [continued from January 23, 2020](#)

Logan City proposes amendments to the Logan City Future Land Use Plan. Some of the proposed changes are based on long-range planning and others are because of City jurisdictional boundary changes, street alignment changes and public ownership changes.

STAFF: Mr. Holley reviewed the request for a Map Amendment to the current Future Land Use Plan (FLUP) for several areas in and around the City. Some of the proposed changes anticipate future residential, commercial and industrial growth areas that are currently located in unincorporated areas outside the perimeter of the city and other changes represent boundary changes with North Logan City. This proposal also amends areas that have recently been rezoned to conflicting zoning districts and changes the designation of properties that have been purchased by Utah State University near campus. He advised the FLUP is a policy document, this proposed amendment is not a rezone. The FLUP helps steer development based on land use. It is a long-range plan that can determine how the City should grow.

Overview:

North area – near the airport changes reflect the City boundary adjustment with North Logan. The gateway area is proposed to be changed to the Industrial Park (IP) zone and the area to the south (near Gossner's) is planned for future growth to the west. The area from 600 North to 2200 North and from 1400 West to 1900 West is proposed to change from Resource Conservation (RCA) to Industrial Park Overlay (IP-DX). DX means “development with exemption” – some of these lands are sensitive lands, which without some action to modify, may be undevelopable. Other portions could potentially be developed with proper care (i.e. mitigating environmental impacts).

1400 North 1000 West area is currently identified as Mixed-Use and MF housing (adopted in 2008), the proposal is to change it to Industrial and Commercial Services to be more compatible to the area to line up with other uses nearby.

Area around County Jail along Hwy 30 and 1000 West is currently Mixed-Use, the proposal is to change it to align with the uses that are currently there such as Commercial and Commercial Services. The Public areas were updated to reflect public property owned by UDOT, the County and Logan City. The area around the landfill is not changing.

Changed boundary by the Kunzler Annexation, which was recently finalized. The area around 800-1300 South and 1580 West currently identified as Resource Conservation is proposed to change to Neighborhood Residential.

South area along Hwy 89 is mostly cleanup work. There is some private land, north of the Blackhawk Condos, next to the highway that is identified as Recreation, but it is privately owned and is proposed to change to Commercial, which is a better fit for that area.

Clean up around 2200 South; the Wesley Nelson farms has recently de-annexed into Nibley City so that area will be removed.

Areas by USU changed to reflect areas that are publicly-owned (some property purchased by USU). Bear River Health Department property on 1300 North, behind the hospital, needs to be changed to reflect Public rather than Commercial.

Area around 1400 North intersection proposed to change to Commercial to reflect what is on the ground.

The area around L-59 project and Canyon Road Park proposed to change to reflect the current land uses.

PUBLIC: Jeannie Simmonds said she would appreciate having some way to better understand how the FLUP, which is supposed to be a future land use plan, is being amended to correlate with what is on the ground. She would like to know how this is different than a current zoning map and to have a better understanding as to how this is future-focused. Mr. Holley said there have been some rezones that do not correspond with the FLUP, the FLUP should then reflect what is on the ground. There are areas identified for future growth that have been taken into consideration with more long-range planning. This is not an exact science; zone changes can be contrary to what the FLUP indicates.

COMMISSION: Commissioner Ortiz asked about any risks or consequences in the general context that the Commission should be aware of, for example, health issues close to the landfill, or areas at risk for flooding. Mr. Holley said the City purchased land around the landfill, there are state guidelines which would need to be followed and there is a quarter-mile overlay zone around the landfill. The FLUP is general in nature, specific concerns are identified and addressed during zoning and/or development phases.

Commissioner Dickinson said Ms. Simmonds brought up a good point, many of the proposed changes do not seem to be proactive as much as reactive to what the current use is. She said it should be more future focused to guide development.

Commissioner Newman said many areas seem to be housekeeping cleanup and the proposed changes seem like an appropriate action. This provides a general idea for future growth.

Commissioner Goodlander asked about City boundaries changing, especially with the County area to the west, especially related to schools. Mr. Holley said school boundaries are defined by the School District and not by municipalities. Municipalities do not control annexations, that is determined by property owners. The General Plan indicates inward growth in urban, redeveloped infill areas because Logan is landlocked.

Commissioner Ortiz thinks this is a good tool to help guide future decisions and anticipate the future quality of life issues.

Chairman Nelson said the FLUP provides general guidelines. He appreciates the design characteristics of the Commercial Services zone. He is a proponent for better and hopes that the City will increase standards for future development. Logan has a great trail and park system and is a great place to live, work and play.

Mr. Holley pointed out that the FLUP is used for long-range planning for infrastructure, services and utilities. The FLUP can be amended, as necessary. This is a legislative decision so the Commission will be sending a recommendation to the City Council.

MOTION: Commissioner Newman moved to **recommend approval** to the City Council for an amendment to the Future Land Use Plan (FLUP) as outlined in PC 20-003. Commissioner Goodlander seconded the motion.

Moved: D. Newman **Seconded:** S. Goodlander **Approved:** 5-0
Yea: Dickinson, Goodlander, Newman, Nielson, Ortiz **Nay:** **Abstain:**

WORKSHOP ITEMS for February 27, 2020:

- ✓ PC 20-008 Safeguard Self-Storage (Design Review & Conditional Use)
- ✓ PC 20-009 Schreiber Foods Addition (Design Review & Conditional Use)
- ✓ PC 20-010 Quayle Hollow Subdivision
- ✓ PC 20-011 Foothill Lofts Residential Subdivision & Rezone
- ✓ PC 20-012 Cardall Metal Buildings (Design Review)
- ✓ PC 20-013 Valley View Business Rezone

Meeting adjourned: 6:55 p.m.

Minutes approved as written and digitally recorded for the Logan City Planning Commission meeting of February 13, 2020.

Michael A. DeSimone
Community Development Director

Tony Nielson
Planning Commission Chairman

Debbie Zilles
Administrative Assistant