



PLANNING COMMISSION MINUTES

Meeting of July 23, 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 session via electronic format on Thursday, July 23, 2020. Chairman Nielson called the meeting to order at 5:30 p.m.

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

Staff Present: Mike DeSimone, Russ Holley, Tanya Rice, Debbie Zilles, Paul Taylor, Bill Young, Jeannie Simmonds (City Council)

Commissioner Croshaw moved to approve the minutes from the July 9, 2020 meeting as submitted. Motion seconded by Commissioner Lucero. The motion was approved unanimously.

PUBLIC HEARING

PC 20-035 Harvest Meadows Subdivision – [continued from July 9, 2020](#) - [Design Review & Subdivision Permit] Travis S. Taylor/Johnson Property Holdings, LC, authorized agent/owner, request a 39-lot subdivision on approximately 6.46 acres for 16 townhome buildings and 23 single-family home lots at approximately 1136 North 560 West in the Mixed Residential (MR-9) zone; TIN 05-041-0006.

STAFF: Mr. Holley reviewed the proposal for four (4) multi-family buildings, each containing four townhome units totaling 16 townhomes and 23-lot single-family building lots. The single-family lots range in size from 6,000 to 8,177 SF and are positioned along the proposed looping street extensions of 1150 North and 1110 North. The townhomes are proposed near the western border along the railroad tracks. The 4-plex building footprints being proposed at 80' wide x 58' deep.

PROPONENT: Travis Taylor said the project has been submitted with the deed restriction as requested by the City Council when the zone change was approved.

PUBLIC: None

COMMISSION: Mr. Holley confirmed for Commissioner Croshaw that the property to the south is not owned or controlled by this developer and is not part of this project. The proposed south access will be large enough for two-way access with curb, gutter and sidewalk along one side of the road. The access will be enlarged when the south property is developed in the future.

Commissioner Ortiz asked about fencing along the western border next to the railroad tracks. Mr. Holley said there is no City requirement related to properties adjacent to railroad tracks, the HOA will make that decision.

Mr. Holley explained for Commissioner Croshaw that there are no specific or defined guidelines or requirements for landscaping on single-family home lots. Street trees are required, and generally front yards need to be installed within a year.

Commissioner Goodlander asked about the detention pond. Mr. Holley clarified that the part the developer needs for the access is owned by the City; it will have to be relocated. Commissioner Goodlander asked who would have to pay for that; Mr. Holley said it is typically a partnership, but he does not know the cost breakdown. Commissioner Goodlander is concerned with the small roads. She asked when the Westgate Subdivision was approved because 1140 and 1150 North roads are quite narrow. Mr. Holley said that subdivision was built approximately 10 years ago and met the requirements that were in place at that time; road widths have since changed. Commissioner Goodlander is hesitant to approve with the narrow roads; the Commission voted to deny the rezone to Mixed Residential (MR-9) but it was ultimately approved by the City Council with the addition of a deed restriction.

Commissioner Goodlander questioned the area of standing water on the north portion of the lot. Mr. Holley said the developer will have to relocate that area (likely to the west). A Geotech report will be required to ensure that there are no wetland issues.

Mr. Holley confirmed for Commissioner Goodlander that the townhomes will count toward the overall unit count for accesses. 1-8 units require one access, 9-20 units require two accesses and 20+ require three access points.

Commissioner Croshaw asked if there would be dumpsters or individual trash cans. Mr. Travis said the plan is for individual cans. All the environmental requirements will be met.

Commissioner Ortiz asked about any type of emergency access to the west. Mr. Holley said that the railroad tracks do not allow an access on the west side. Mr. Young, the City Engineer noted that Union Pacific places limits on the number of crossings, if one is requested, two others must be closed and there are not two others that can be closed; based on this criteria he does not see a way to gain another crossing at this location.

Mr. Holley confirmed for Commissioner Lucero that the northern access will go from 50' to 60' as it enters the subdivision. After 9 units the second will have to be established. Commissioner Lucero noted that the first access will widen from 50' to 60' once inside the development. Mr. Holley said the second will be established after 9 units; when the half road to the south is developed it will be a wider road than the north one.

Commissioner Ortiz asked about connectivity to Bridger Elementary School. Mr. Holley said the Parks & Recreation Department has included a condition (12a) "*No private walkways permitted onto City park property or connecting to park walkway.*" The children will walk to 400 North, it is not too far of a walk from this development. He indicated that the School District submitted comments during the rezone portion, however, no comments were received for this application. The proposed single-family homes and townhomes (rather than apartments) will help create more stability in the area.

Commissioner Newman said this is not an ideal situation, however, given the circumstances, this is a good project.

MOTION: Commissioner Newman moved to **conditionally approve** a Design Review & Subdivision Permit as outlined in PC 20-035 with the 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. This permit authorizes a 23-lot single family subdivision and 16 multi-family townhome lots with one remaining common area. The common area shall be labeled as non-buildable on the final plat. The final plat shall be recorded within one year or obtain an extension as per the LDC.
3. The Planning Commission approves the submitted two (2) street connections for this project because the railroad and City Park, located adjacent makes a third street connection unfeasible.
4. Each townhome shall provide two (2) parking stalls as per the LDC requirements.
5. The proposed townhome building designs and orientation are approved by the Planning Commission as proposed.
6. A performance landscaping plan, prepared in accordance with LDC §17.39, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
 - a. Open space and usable outdoor areas shall total a minimum of 20,908 SF.
 - b. The landscaping plan shall include long-term maintenance programs that will bring continuity to all four phases
 - c. Street trees shall be provided where they currently do not exist at every 30' on center. The City Forrester will determine tree species.
7. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
8. All aboveground storm water retention/detention facilities shall be set back and placed to the side and rear of the buildings in relation to the street and landscaped in a manner the screens and buffers the facility from view of the street.
9. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
10. No signs are approved by this permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
11. All fencing shall be approved and permitted by staff in accordance with the Land Development Code.
12. Prior to issuance of a building permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. Parks and Recreation
 - i. No private walkways permitted onto City park property or connecting to park walkway. No private sprinkler systems on park property.
 - b. Engineering
 - i. Provide water shares or in-lieu fee for all new indoor and outdoor water use by subdivision
 - ii. Right-of-way shall be a minimum of 60' wide.
 - iii. Provide storm water retention/detention per Logan City Standards. This includes the on-site retention of the 90% storm on site utilizing Low Impact Design
 - iv. Any right-of-way that is to be dedicated to the City shall be free of any wetlands with documentation from the Army Corps of Engineers
 - v. Make modifications to the existing pond for Westgate in existing right of way to City Standards
 - vi. Portion of the pond in Westgate pond disturbed shall accounted for in new development pond storage.
 - vii. Provide a Geotech report of California Bearing Ration value at subgrade and historical high-water table. If CBR is 5 or less, provide a Geotechnical design of pavement section. The minimum pavement section shall be 3" asphalt, 4" untreated base course and 12" granular borrow.

- viii. Provide stormwater maintenance agreement.
- ix. Provide private water utility agreement for any water main lines (fire or main) placed in a private road or property
- c. Water
 - i. All landscape irrigation systems fed from Logan City water must have a high-hazard backflow assembly installed and tested.
 - ii. All backflow assemblies must be tested within 10 days of turning on the water to them and annually thereafter.
 - iii. All points of use of water must comply with the 2018 IPC and State of Utah Amendments, during and after construction.
 - iv. Water meter setters must have dual checks.

FINDING FOR APPROVAL

1. The conditioned project provides required off-street parking.
2. The project met the goals and objectives of the MR-9 designation in the Logan General Plan by providing housing options in transitional areas of the City.
3. The conditioned project complies with maximum height, density and building design, open space standards and is conformance with Title 17.
4. The project met the minimum public noticing requirement of the Land Development and Municipal Codes.
5. The surrounding streets are adequate in size and design to sufficiently handle infrastructure related to the land use.

Moved: D. Newman **Seconded:** R. Croshaw **Approved:** 7-0

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

PC 20-038 Living the Good Life Building [Design Review Permit & Conditional Use Permit] Justin Campbell/Kristen Bowen Studios, LLC, authorized agent/owner, request a 12,600 SF building (development will be new office, logistic center and small retail store). The owner will occupy ½ of the building, the remaining space will be occupied by a future tenant located on 2.1 acres at 1350 West Airport Road in the Airport (AP) zone; TIN 04-066-0017.

STAFF: Mr. Holley reviewed the request to construct a new 12,600 SF single-story commercial building to be the new headquarters of Living the Good Life. The proposed building will act as the main office, small retail and logistic center (shipping and receiving) for the business. Half of the 12,600 SF building will be occupied by the applicant, the other half will be available for lease.

PROPONENT: Justin Campbell, architect, said Mr. Holley's presentation was complete, but he was happy to answer any questions.

PUBLIC: None

COMMISSION: Commissioner Croshaw said, because of the proximity to the airport, he was concerned with lighting. Mr. Holley said the building will have to adhere to the dark sky lighting requirements and the Airport Authority will also review to ensure there are no safety conflicts.

Commissioner Ortiz asked about the parking requirement. Mr. Holley explained that the required 18 stalls are for the entire building, based on the breakdown that Living the Good Life will be using half of the building. The other space will be subject to review when a business license is applied for because parking is based on usage.

Mr. Holley confirmed for Commissioner Croshaw that the dumpster and fencing will have to meet the Environmental Department's requirement.

Mr. Holley confirmed for Chairman Nielson that Airport Road is slated to be an arterial road, which is why the Engineering Department is requiring dedication of a right-of-way to ensure a future width of 120' (as outlined in Condition 16.b.ii).

MOTION: Commissioner Dickinson moved to **conditionally approve** a Conditional Use and Design Review Permit as outlined in PC 20-038 with the 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 18 parking stalls shall be provided on-site outside of the setback and open space and outdoor space areas.
3. Open and outdoor space shall total at least 27,442 SF.
4. Wall articulations of at least 1' in depth every 40 linear feet shall be incorporated into the front façade design.
5. The right elevation shall have additional features that could be windows or trellis elements in conjunction with landscaping add a similar ratio as the left elevation.
6. 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:
7. Street trees required along public streets every 30'. Coordinate species and location with the City Forester.
8. Open space and usable outdoor areas shall total a minimum of 27,442 SF.
9. A total number 42 trees and 105 shrubs, perennials and grasses shall be provided.
10. Unless a shared driveway or parking lot, pavement and curbing shall maintain a minimum 2-foot setback to contain storm water and mitigate land disturbance on neighboring properties.
11. Any dumpsters near the street shall be visually screened or buffered with landscaping and/or fencing.
12. 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.
13. No signs are approved with this permit. All signage shall be approved and permitted by staff in accordance with the LDC.
14. No fences are approved with this permit. All fences shall be approved and permitted by staff in accordance with the LDC.
15. Surface storm water retention and detention facilities shall be in areas away from public streets and buffered from view.
16. 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's water main needs to have their own RP (ASSE1013) installed and tested on the water main as it enters each unit before any branch offs or possible connections, so each unit is independently controlled and protected. Properly sized drain required to serve dump port of B/F.
 - ii. All landscape irrigation systems fed from Logan City water must have a high-hazard backflow assembly installed and tested. No dual source feed systems allowed without Logan Cities prior approval and installation criteria (tested RP & swing joint) is met and inspection is passed.

- iii. All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.
- iv. Fire suppression systems that connect to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards.
- v. All points of use of water must comply with the 2018 IPC and State of Utah Amendments, during and after construction.
- b. Engineering
 - i. The City will only allow one access to this parcel. This access shall align with the existing access to the Benson Canal Pump Stations on the north side of Airport Road.
 - ii. Dedicate right-of-way to ensure a future road right-of-way width of 120'
 - iii. Any right of way deeded to the City shall be cleared of any wetland restrictions through an approved Wetland Delineation Study and if needed a Wetland Mitigation Plan approved by the Army Corps of Engineers
 - iv. The City does not have any sewer or water mains installed at this location and there are no plans in the current 5-10-year Capital Improvement Plans to construct these utilities at this location. Development can install an onsite septic system as approved by Bear River Health Department (note development will need to connect to City main when installed). Extend water line sized to meet required fire flow requirements.
 - v. Provide water shares for indoor and outdoor use.
 - vi. Comply with Logan City Storm Water Design Standards. This includes the onsite retention of the 90% storm event using Low Impact Design methods.
- c. Fire
 - i. At least two (2) hydrants will be required so that all points around the exterior of all buildings are within 400' and the FDC is within 100'. Fire Sprinklers and fire alarms are required in buildings greater than 12,000 SF.
- d. Environmental
 - i. Minimum 60' straight on access is required for the dumpster enclosure.

FINDINGS FOR APPROVAL

1. The project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, materials, landscaping, and setbacks.
2. The project conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The project provides adequate open and usable outdoor space in conformance with Title 17.
4. The project provides required off-street parking.
5. The project met the minimum public noticing requirements of the LDC and the Municipal Code.
6. Airport Road provides access and are adequate in size and design to sufficiently handle automobile traffic related to the land use.

Moved: R. Dickinson **Seconded:** S. Goodlander **Approved:** 7-0

Yea: Croshaw, Dickinson, Goodlander, Lucero, Newman, Nielson, Ortiz

Nay:

Abstain

Meeting adjourned 6:35 p.m.