

AUGUST 2015

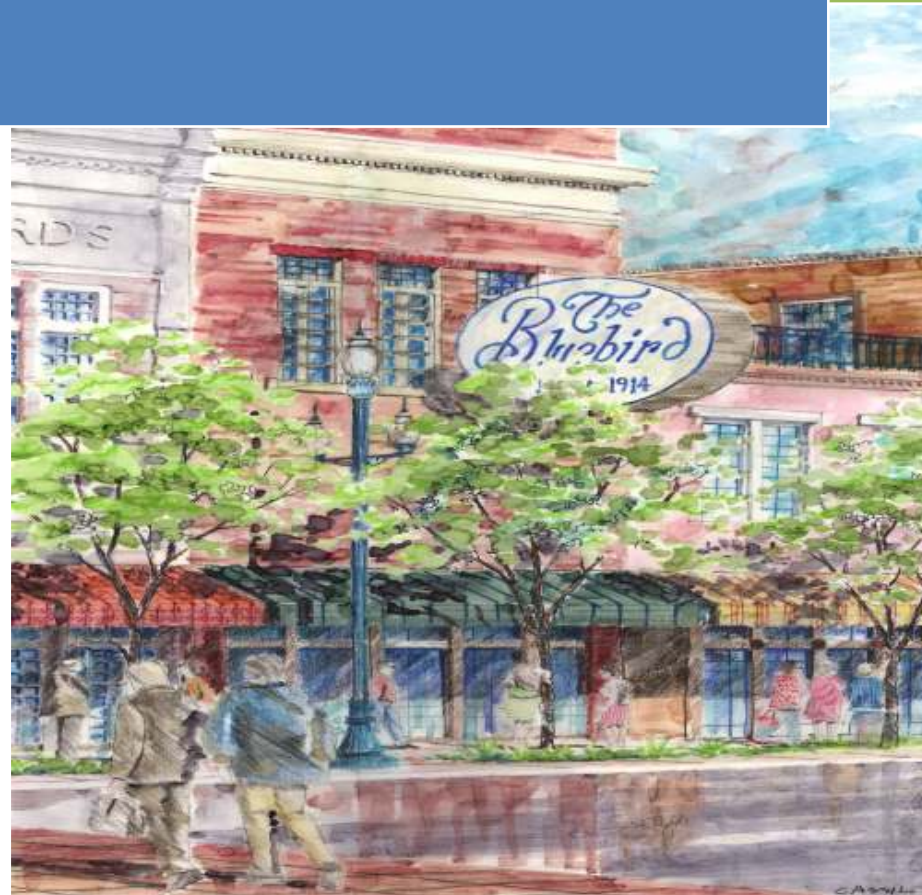
COMMUNITY DEVELOPMENT MONTHLY UPDATE

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COMMUNITY DEVELOPMENT MONTHLY UPDATE

PLANNING COMMISSION

At the August 27, 2015 meeting, the Planning Commission **conditioned** the project to the **September 10, 2015** meeting.

PC 15-034 Maverik – 1000 W.

A 5,046 SF convenience store with seven (7) gas pumps and 44 parking stalls located at 200 North 1000 West in the Commercial zone. This discussion was continued from the July 23, 2015 meeting.

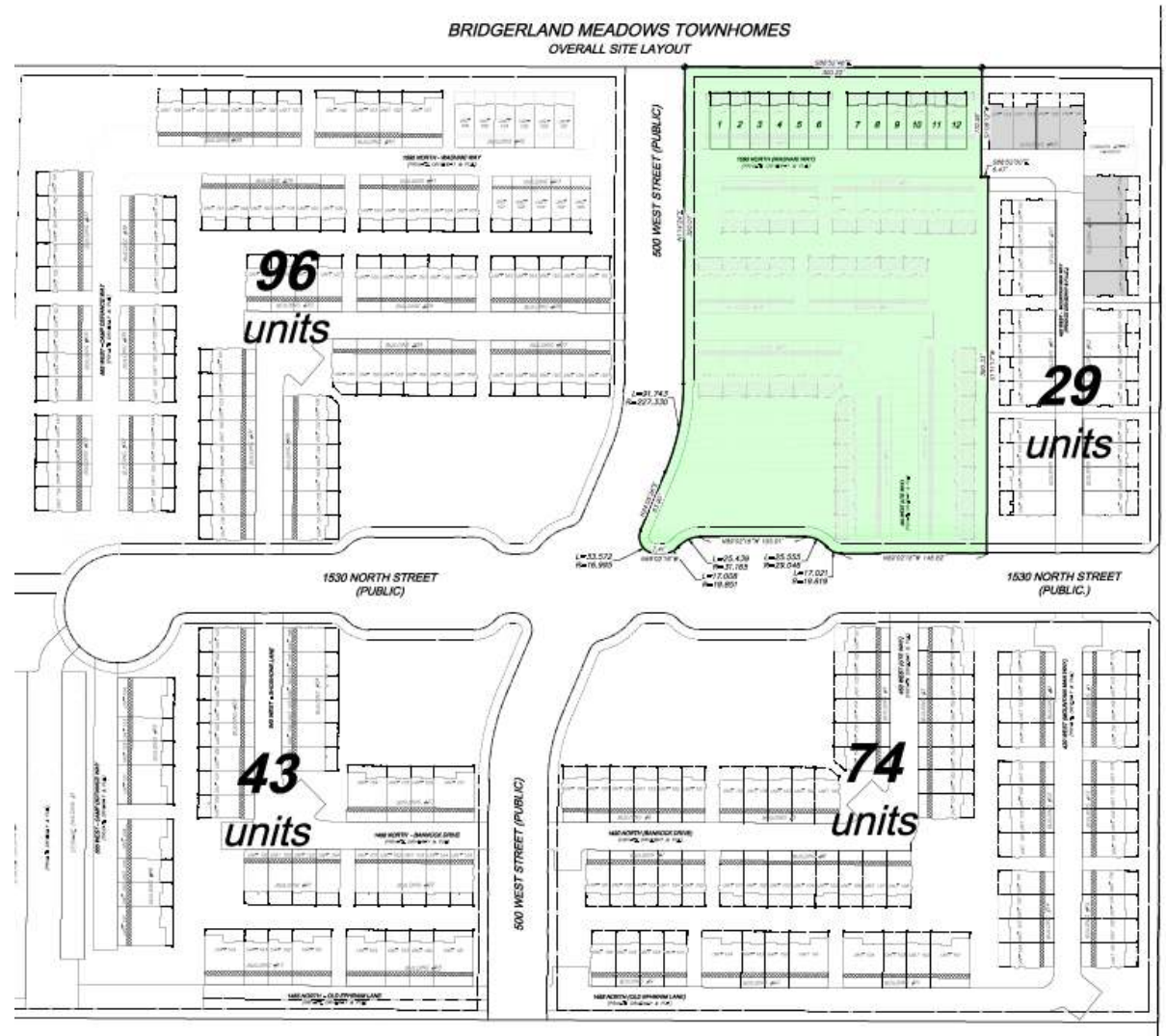


COMMUNITY DEVELOPMENT MONTHLY UPDATE

At the August 13, 2015 meeting, the Planning Commission **forwarded a recommendation for denial** to the Municipal Council for a **Zone Change** for:

PC 15-038 Bridgerland Meadows

A zone change of 3.46 acres (a portion of Phase 4) from MR-12 to MR20 located at 1530 North 500 West.

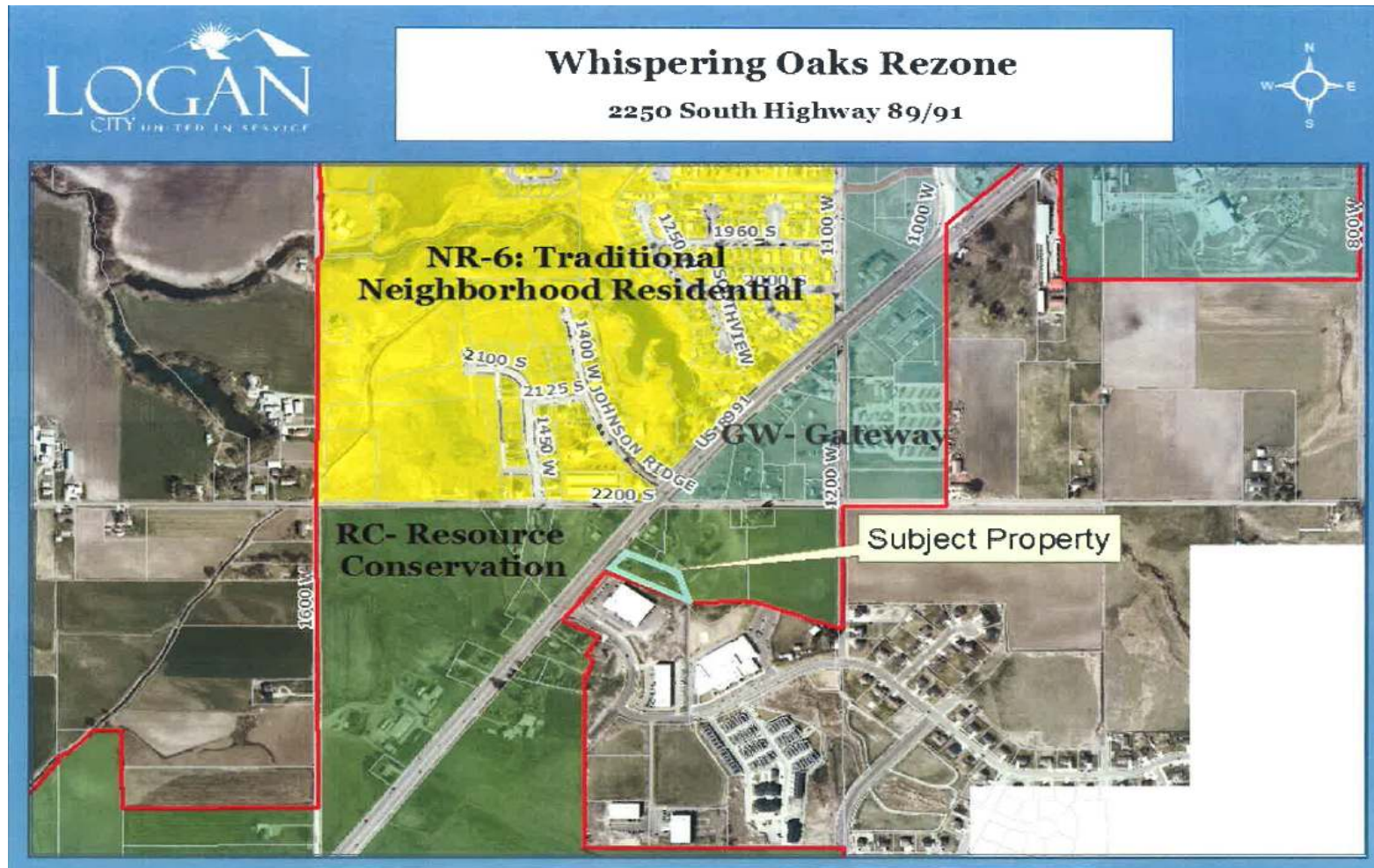


COMMUNITY DEVELOPMENT MONTHLY UPDATE

At the August 13, 2015 meeting, the Planning Commission **forwarded a recommendation for denial** to the Municipal Council for a **Zone Change** for:

PC 15-039 Whispering Oaks

A zone change from Resource Conservation (RC) to Mixed Use (MU) on 1.10 acres located at 2250 S. Hwy 89/91.

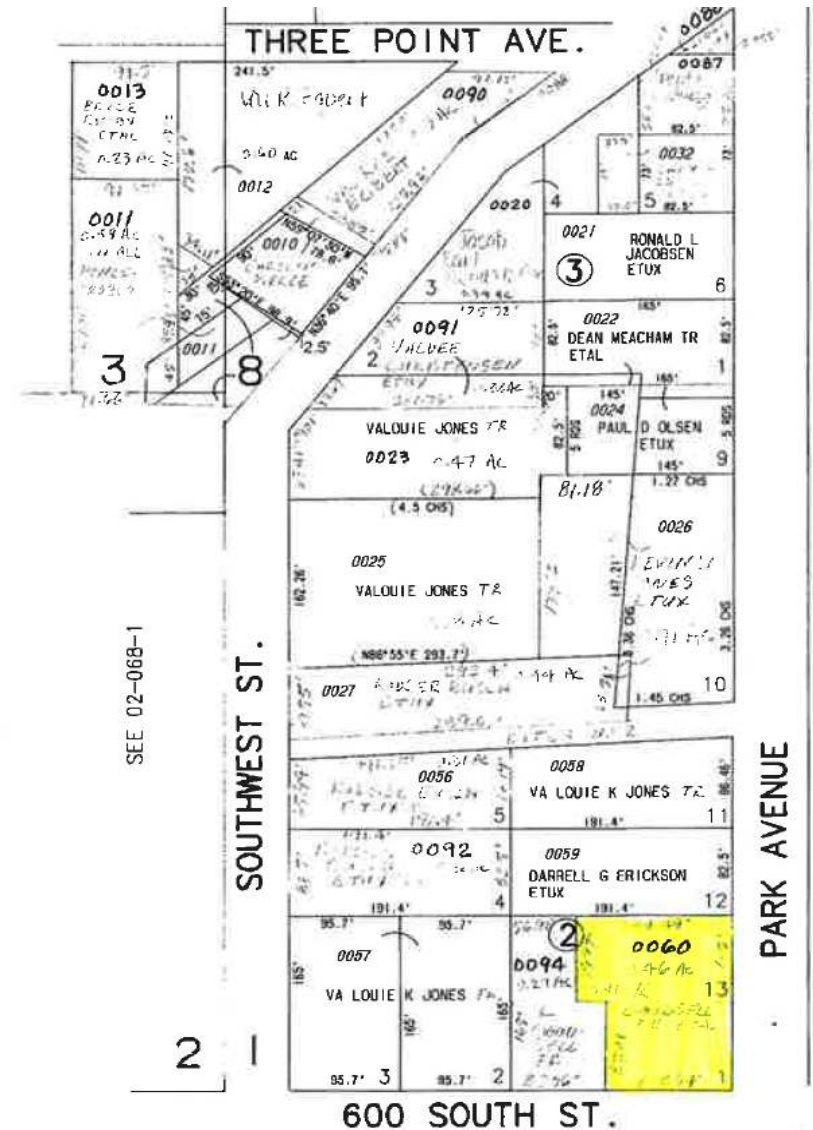
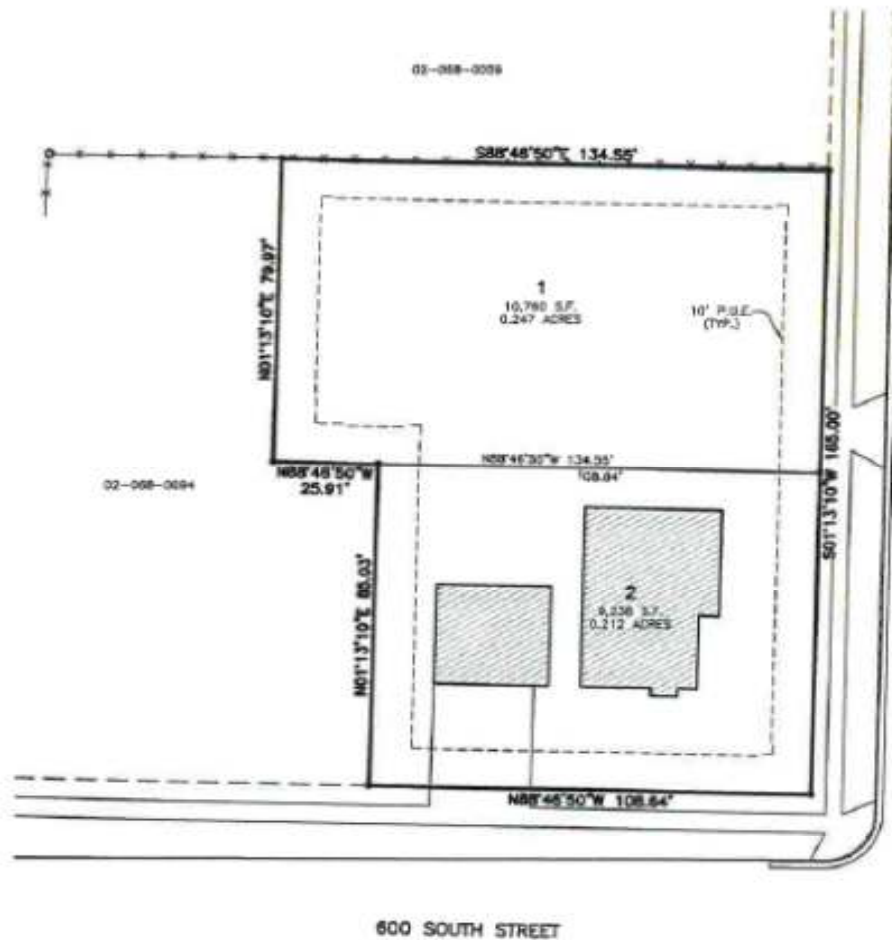


COMMUNITY DEVELOPMENT MONTHLY UPDATE

At the August 13, 2015 meeting, the Planning Commission **conditionally approved** a Subdivision Permit for:

PC 15-041 Goodsell Subdivision

A 2-lot subdivision on .45 acres located at 589 S. Park Ave. in the Neighborhood Residential (NR-6) zone.



COMMUNITY DEVELOPMENT MONTHLY UPDATE

At the August 27, 2015 meeting, the Planning Commission **conditionally approved** a Subdivision Permit for:

PC 15-042 777 Subdivision

A 7-lot subdivision with the intention of constructing a new 4-plex apartment building located on lot 7 at 777 North 700 East in the Campus Residential (CR) zone.



COMMUNITY DEVELOPMENT MONTHLY UPDATE

At the August 27, 2015 meeting, the Planning Commission **conditionally approved** a Design Review & Conditional Use Permit for:

PC 15-044 Rocky Mt. Care Assisted Living

A 2-story assisted living facility with 156 apartments and 74 parking spaces on 5.51 acres located at 1600 North 200 West in the Commercial (COM) zone.

Floor Plan - Level 1



Phase I Building

Assisted Living: 100 Units
 Bldg Footprint: 42,990 sf
 Total Bldg SF: 74,500 sf

68 Parking Stalls

Construction Type: V-A
 Fully Sprinklered

Phase II Future Wing Addition

Assisted Living: 56 Units
 Bldg Footprint: 18,500 sf
 Total Bldg SF: 39,000 sf

23-40 Parking Stalls (as needed)

50%: 120,362 SF Landscaping
 31%: 50,378 SF of Asphalt
 3%: 7,824 SF of Concrete

Phase I

16%: 42,990 SF of Bldg Footprint

Phase II

8%: 18,500 SF of Bldg Footprint

100%: 340,507 SF - Total Property

Local City Code Requirements

Height: 38'-0" max
 2nd Floor Ht: 12'-0"
 Public entrance required at street with weather protection at entrances

10% open space
 10% useable outdoor space
 85% Lot Coverage Max
 30 Units/acre: 160 Units Max

Setbacks:
 Front 50% frontage full between 10' - 25'

Fences and walls 4' max ht
 Porches and Sloops 4'-0" max
 Side: 5'
 Rear: 10'
 Parking: 15'



Site Plan Legend

COMMUNITY DEVELOPMENT MONTHLY UPDATE

LAND DEVELOPMENT CODE AMENDMENTS

The Planning Commission **forwarded a recommendation for approval** to the Municipal Council for the following amendments to the Land Development Code:

PC 15-037 – 17.15 & 17.19 Minimum Side Setbacks

An amendment to sections 17.15 & 17.19 to adjust the minimum side yard setback in the Mixed Residential (MR), Campus Residential (CR), Commercial (COM), Commercial Services (CS), Industrial Park (IP) and Airport (AP) zones to allow for common wall construction.

PC 15-040 – 17.40 Temp Signs

An amendment to section 17.40 to clarify temporary signs.

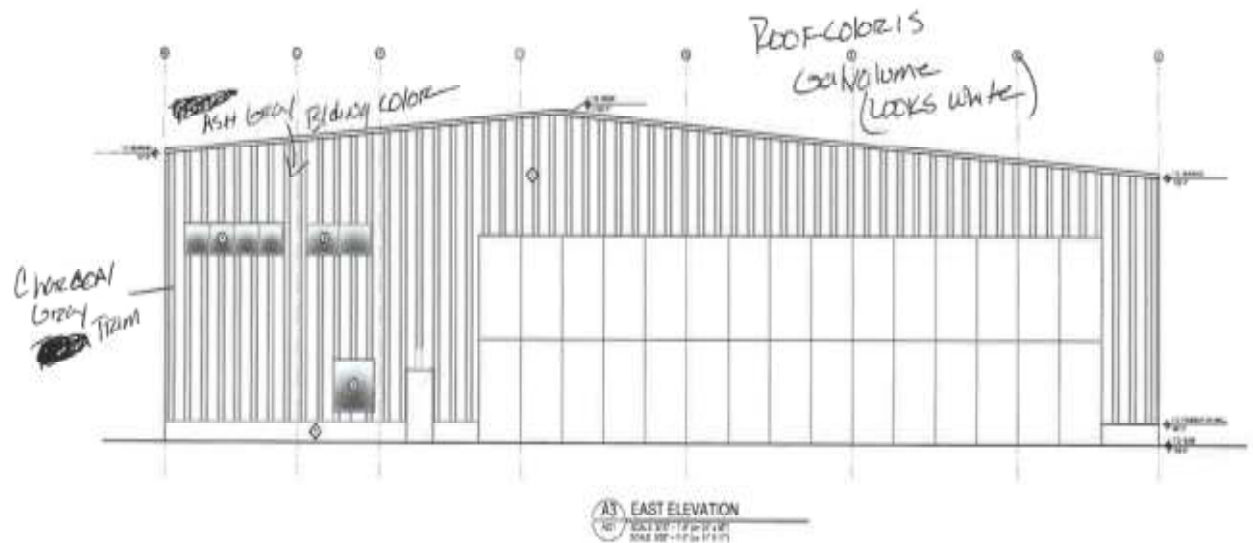
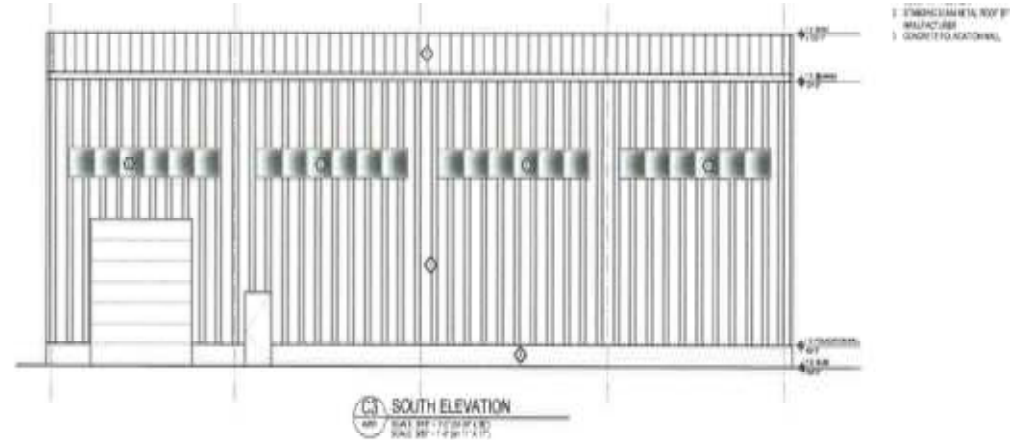
PC 15-043 – 17.31.050 Development Standards for Floodplains

An amendment to section 17.31.050 to clarify standards for construction for floodplains.

COMMUNITY DEVELOPMENT MONTHLY UPDATE

TRACK 1 (ADMINISTRATIVE)

AD 15-008 Fisher Airport Hangar
A 94x90x26 steel airplane hangar located at the Logan-Cache Airport (J-3).



COMMUNITY DEVELOPMENT MONTHLY UPDATE

PC 15-036 Logan City Bicycle & Pedestrian Master Plan

At the request of the Planning Commission, staff is preparing a three-phased presentation to break the large master plan document into smaller more manageable review sections. The first phase will focus on the vision statement, plan goals, existing policies, inventory, demographics and needs analysis. The second phase will focus on program and infrastructure design recommendations. The third phase will focus on cost and implementation.

Bicycling and walking is a healthy, inexpensive and environmentally friendly option to get around town for both recreational and transportation purposes. While Logan City already has a relatively high number of citizens that bike and walk, improvements could be made that attract even more users. National studies show that the majority of people are interested in walking and bike opportunities, but are concerned about safety and comfort levels in certain urban environments. This master plan and strategy, targets this majority group of people that are “interested but concerned” and attempts to tailor a plan that considers our unique local conditions and results in an increase of users.

The Plan can be located on the City website @ <http://www.loganutah.org/Home/DOC/Draft-Masterplan-060115.pdf>

PC 15-045 4th North Corridor Development & Design Plan

The vision for the Fourth North corridor is to transform the street into a beautiful boulevard that will serve its function as a transportation conduit as well as being a livable street. The mission is to use the form and function of the streetscape design to make this transformation happen while visually connecting the range of use types that occur along its length.

The project boundary extends from First West Street on the West to the mouth of the Canyon (First Dam) on the East, an approximate distance of 2.75 miles. The scope of the project was to evaluate the context of the corridor, traffic patterns, existing land uses, current economies, and existing linkages with Utah State University, and provide recommendations for the City to consider on land use, zoning, design, economic development, USU gateways, and pedestrian and vehicular mobility/interconnectivity.

The Plan can be located on the City website @ <http://bit.ly/1MzRUYR>

COMMUNITY DEVELOPMENT MONTHLY UPDATE

BUSINESS LICENSING

License Number	Business	DBA	Physical Address	Classification	Issue	Status
OL-15-16052	Kaisa Forsyth	Swede Eats	USU Family Life Bldg #210	Commercial Secondary Use	08/12/15	New
OL-15-16072	Focused Holdings LLC		95 Golf Course Rd. #103	Commercial - Secondary Use	08/24/15	New
OL-15-15982	Academy Mortgage Corporation		850 N 200 W	Commercial - Secondary Use	08/12/15	New Location
OL-15-16029	MV Restaurant Group, LLC	The Bull's Head	1111 N 800 E	Commercial Alcohol	08/12/15	New Ownership
OL-15-08396	Academic Success For All Learners, Inc.		142 W 200 N #B	Commercial Level 1	08/10/15	New Location
OL-15-16046	Woodland Inspirations LLC		708 W 1800 N # 6A, 6B, 5B	Commercial Level	08/07/15	New Ownership
OL-15-16074	Goble Medical Group, LLC		920 1/2 N Main	Commercial Level	08/31/15	New
OL-15-13774	Brian K Shoell, PC		150 E 200 N #J	Commercial Level 1	08/24/15	New Location
OL-15-16064	Little Unicorn, LLC		196 S 100 W	Commercial Level	08/26/15	New
OL-15-16022	Onyx Auto Sales, LLC		95 W 400 N	Commercial Level	08/04/15	New
OL-15-15991	ES-O-EN Utah, LLC	Taco Bell	1130 S 100 W	Commercial Level	08/31/15	New
OL-15-16061	American Builders & Contractors Supply	ABC Supply Co, Inc.	1170 W 200 N	Commercial Level	08/25/15	New
OL-15-16001	Fesler & Stiletto Holdings L.L.C.	Why Sound	30 Federal Ave.	Commercial Level	08/21/15	New Ownership
OL-15-16047	Nugget Necessities		288 W 775 N	Home Occupation	08/12/15	New
OL-15-16045	Emalie Peterson	Choice Color and Cuts	695 Riverwalk Pkwy	Home Occupation	08/11/15	New
OL-15-16040	3P Construction LLC		1174 S 900 W	Home Occupation	08/10/15	New
OL-15-16031	Candle of Light-Vela De Luz-		457 W 640 N	Home Occupation	08/12/15	New
OL-15-16060	Blaser Obedience School for Dogs, LLC	Blaser Obedience School for Dogs	435 E 1200 N	Home Occupation	08/13/15	New
OL-15-16051	Rise and Shine Window Cleaning		353 1/2 N 500 E #4	Home Occupation	08/07/15	New
OL-15-16054	LHB & Associates		1179 Circle View Dr.	Home Occupation	08/12/15	New

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OL-15-16065	Miguel Angel Virelas		73 W 300 S	Home Occupation	08/12/15	New
OL-15-16059	Spasmith Service & Repair LLC		68 Hampton Pl.	Home Occupation	08/13/15	New
OL-15-16056	Xenios, LLC		2111 S 1450 W	Home Occupation	08/12/15	New
OL-15-16053	Ve Drafting		537 W 1330 N	Home Occupation	08/18/15	New
OL-15-16063	Sorensen & Gnehm Construction, Inc.		1565 E 1385 N	Home Occupation	08/12/15	New
OL-15-16071	Mountain Front Geoservices		557 E 200 N	Home Occupation	08/21/15	New
OL-15-16041	The Happy Place Preschool		1014 N 1600 E	Home Occupation	08/14/15	New
OL-15-16050	Protege Etiquette and Image Consultants LLC		280 E 970 N	Home Occupation	08/13/15	New
OL-15-16032	Logan Outdoor Rentals LLC		751 N 200 E #2	Home Occupation	08/07/15	New
OL-15-16057	Atchley Tax Service		540 W 600 N	Home Occupation	08/12/15	New
OL-15-16034	Russell T Swainston	Tyler Swainston Flooring	598 N 100 W	Independent Contractor	08/12/15	New
OL-15-15988	Hospital Foundation & Cache County	Logan Regional Hospital	450 S 500 W	Special Event	08/07/15	New
OL-15-16035	JDRF/Ashley Allen	One Walk		Special Event	08/10/15	New
OL-15-15995	Race for a Cause	First Dam Pancake Run	US 89/Canyon Rd.	Special Event	08/10/15	New
OL-15-16044	KSM Music	KSM Cache Demolition Derby	400 W 400 S	Special Event	08/07/15	New
OL-15-16076	Logan Downtown Alliance	Taste of Logan	300 S - 200 N	Special Event	08/28/15	New
OL-15-16012	Abate of Utah	Northern Utah Teddy Bear Run	450 S 500 W	Special Event	08/17/15	New
OL-15-16036	Alzheimer's Association, National Chapter	Alzheimer's Association, Utah Chapter	500 W 700 S	Special Event	08/17/15	New
OL-15-16037	Epic Events LLC	Lotoja Classic Bike Race	100 E Federal Ave.	Special Event	08/12/15	New
OL-15-16013	Logan City School District	Logan High Homecoming Parade	100 W - 300 N - 100 S	Special Event	08/12/15	New
OL-15-16058	Granny's Gourmet Grilled Cheese, LLC		930 N Main	Temporary Business	08/14/15	New
OL-16-16092	Solicitor: Paul Kent Stead	Arm Security	146 N 500 E	Solicitor	08/31/15	New

COMMUNITY DEVELOPMENT MONTHLY UPDATE

Total Number of Licenses by Classification	TOTAL
Commercial – Secondary Use	197
Commercial – Alcohol	52
Commercial – Level 1 (<10,000 sq ft)	1,099
Commercial – Level 2 (>10,000 sq ft)	119
Home Occupation	448
Independent Contractor	7
Minor – Home, Ind, Seasonal, Event	105
Solicitor	21
Special Event	11
Temporary Business	24

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BUILDING & SIGN PERMITS

Permit	Classification	Name	Address	Valuation	Contractor
BP-15-43735	Single Family Dwelling	New Single Family Home	438 W 810 N	\$140,000.00	Visionary Homes
TOTAL	1 PERMIT			\$140,000.00	
BP-15-43765	Mobile Homes	New Mobile Home	647 W 470 N	\$5,000.00	MVMHC LLC
TOTAL	1 PERMIT			\$5,000.00	
BP-15-43687	Office, Bank & Professional Bldg	Christensen Call Center	832 W 1455 N	\$375,000.00	Reeder & Murray Const.
BP-15-43692	Office, Bank & Professional Bldg	New Pediatric Dentist Office	211 E 1250 N	\$1,300,000.00	Sorensen & Gnehm Const.
TOTAL	2 PERMITS			\$1,675,000.00	
BP-15-43772	Structures Other Commercial	Digis Internet Site Tower	117 N Winding Way	\$15,000.00	V K Electric Inc
TOTAL	1 PERMIT			\$15,000.00	
BP-15-43709	Residential Alteration & Conversion	Solar Array Installation	65 River Park Dr.	\$6,720.00	Gardner Engineering Alt Energy
BP-15-43720	Residential Alteration & Conversion	Solar Array Installation	1274 Island Dr.	\$5,460.00	Gardner Engineering Alt Energy
BP-15-43725	Residential Alteration & Conversion	Solar Array Installation	1150 Fox Farm Rd	\$5,880.00	Gardner Engineering Alt Energy
BP-15-43734	Residential Alteration & Conversion	Solar Array Installation	1007 Sumac Dr.	\$5,040.00	Gardner Engineering Alt Energy
BP-15-43751	Residential Alteration & Conversion	Residential Wall Repair	2645 S Hwy 89/91	\$3,000.00	Alpine Cleaning & Restoration
BP-15-43754	Residential Alteration & Conversion	Solar Array Installation	91 Quail Way	\$6,720.00	Gardner Engineering Alt Energy
BP-15-43756	Residential Alteration & Conversion	Solar Array Installation	283 Red Fox Trc	\$26,196.00	Far West Electric LLC
BP-15-43760	Residential Alteration & Conversion	Electrical Update	361 E 100 S	\$4,000.00	Safe Choice Home Inspection
BP-15-43766	Residential Alteration & Conversion	Ramp Installation	106 E 1120 N	\$4,000.00	Jared Adams Const.
BP-15-43769	Residential Alteration & Conversion	Porch Remodel	51 W 500 S # 18	\$200.00	Owner
BP-15-43777	Residential Alteration & Conversion	Roof Remodel	1624 SUNSET DR	\$130,000.00	Mark Bishop Const.
TOTAL	11 PERMITS			\$197,216.00	
BP-15-43717	Com Other Bldg/Structure Alteration	Interior Finish	1077 W 130 S	\$2,000.00	Landmark Companies

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BP-15-43721	Com Other Bldg/Structure Alteration	Denny's Restaurant	1007 N Main #140	\$350,000.00	Food Service Concepts Inc
BP-15-43749	Com Other Bldg/Structure Alteration	Shoe Dept Encore Tenant Improvement	1300 N Main #101	\$291,159.00	Lundahl Building Systems
BP-15-43752	Com Other Bldg/Structure Alteration	Tenant Improvement	981 S Main #220	\$20,000.00	Isom Construction
BP-15-43768	Com Other Bldg/Structure Alteration	Interior Demolition	1300 N Main #101	\$33,000.00	Axis Reclamation & Construction Corp
BP-15-43779	Com Other Bldg/Structure Alteration	Interior Remodel	165 E 1400 N #200	\$210,000.00	Raymond Construction
TOTAL	6 PERMITS			\$906,159.00	
BP-15-43729	Addition – Resd Garages/Carport	Residential Garage Addition	32 N 400 E	\$20,000.00	Owner
BP-15-43758	Addition – Resd Garages/Carport	New Detached Garage	30 Hollyhock Ln.	\$12,000.00	Owner
BP-15-43774	Addition – Resd Garages/Carport	Garage Addition	2635 S Hwy 89/91	\$45,000.00	Seamons-Sherwin Const.
TOTAL	3 PERMITS			\$77,000.00	
BP-15-43757	Electric Service Change – Com	Service Change Inspection	1300 N MAIN ST	\$800.00	David B. Davis
BP-15-43789	Electric Service Change – Com	Service Change	195 S 700 W	\$4,000.00	TEC Electric
TOTAL	2 PERMITS			\$4,800.00	
BP-15-43792	Electric Service Change – Resd.	Service Change	51 W 500 S #6	\$500.00	Owner
BP-15-43793	Electric Service Change – Resd.	Service Upgrade	378 E Center St.	\$1,500.00	David B. Davis
TOTAL	2 PERMITS			\$2,000.00	
BP-15-43780	Demo - Residential Buildings	Residential Demolition	624 W 100 S	\$4,700.00	Legrand Johnson Const.
TOTAL	1 PERMIT			\$4,700.00	
BP-15-43791	Electric Hookup - Commercial	Internet Site Electrical Hookup	117 N Winding Way	\$322.00	Owner
TOTAL	1 PERMIT			\$322.00	
BP-15-43763	Miscellaneous - Commercial	Reroof	890 N MAIN ST	\$17,417.00	THD At-Home Services
TOTAL				\$17,417.00	
BP-15-43746	Miscellaneous - Residential	Reroof	336 N 200 W	\$8,000.00	Brent Skabelund Roofing
BP-15-43750	Miscellaneous - Residential	WATER HEATER	1647 E 1185 N	\$913.00	Plumber Tom LLC
BP-15-43753	Miscellaneous - Residential	Water Heater Replacement	1981 S 1250 W	\$1,500.00	Superior Water and Air Inc.

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BP-15-43759	Miscellaneous - Residential	Water Heater	812 N 700 E	\$800.00	Plumber Tom LLC
BP-15-43761	Miscellaneous - Residential	Reroof	540 E 100 S	\$8,000.00	Brent Skabelund Roofing
BP-15-43767	Miscellaneous - Residential	Reroof	438 S 780 W	\$8,535.00	THD At-Home Services
BP-15-43770	Miscellaneous - Residential	Reroof	465 E Center St.	\$3,000.00	Owner
BP-15-43771	Miscellaneous - Residential	Reroof	1656 E 1140 N	\$12,000.00	Brent Skabelund Roofing
BP-15-43775	Miscellaneous - Residential	Reroof	1125 W 2000 S	\$5,000.00	Owner
BP-15-43778	Miscellaneous - Residential	Reroof	693 Riverview	\$4,500.00	Brent Skabelund Roofing
BP-15-43786	Miscellaneous - Residential	Window Replacement	1655 E 1350 N	\$3,500.00	Gordon's Glass
BP-15-43790	Miscellaneous - Residential	Stucco Siding	220 N 200 W	\$5,000.00	Owner
TOTAL	12 PERMITS			\$60,748.00	
BP-15-43439	Sign	Advance Auto Parts Sign	775 N Main St	\$8,000.00	Image National, Inc
BP-15-43762	Sign	Stadium View Medical Sign	630 E 1400 N	\$1,500.00	Sorensen & Gnehm Const.
BP-15-43764	Sign	Morty's Sign	780 E 700 N	\$380.00	Sorensen & Gnehm Const.
BP-15-43773	Sign	Arctic Circle Sign	555 E 1400 N	\$16,366.00	Lytle Signs
BP-15-43784	Sign	Child & Family EyeCare Center Sign	981 S Main #220	\$950.00	Eclipse Electric