

JAN 2016

COMMUNITY DEVELOPMENT MONTHLY UPDATE

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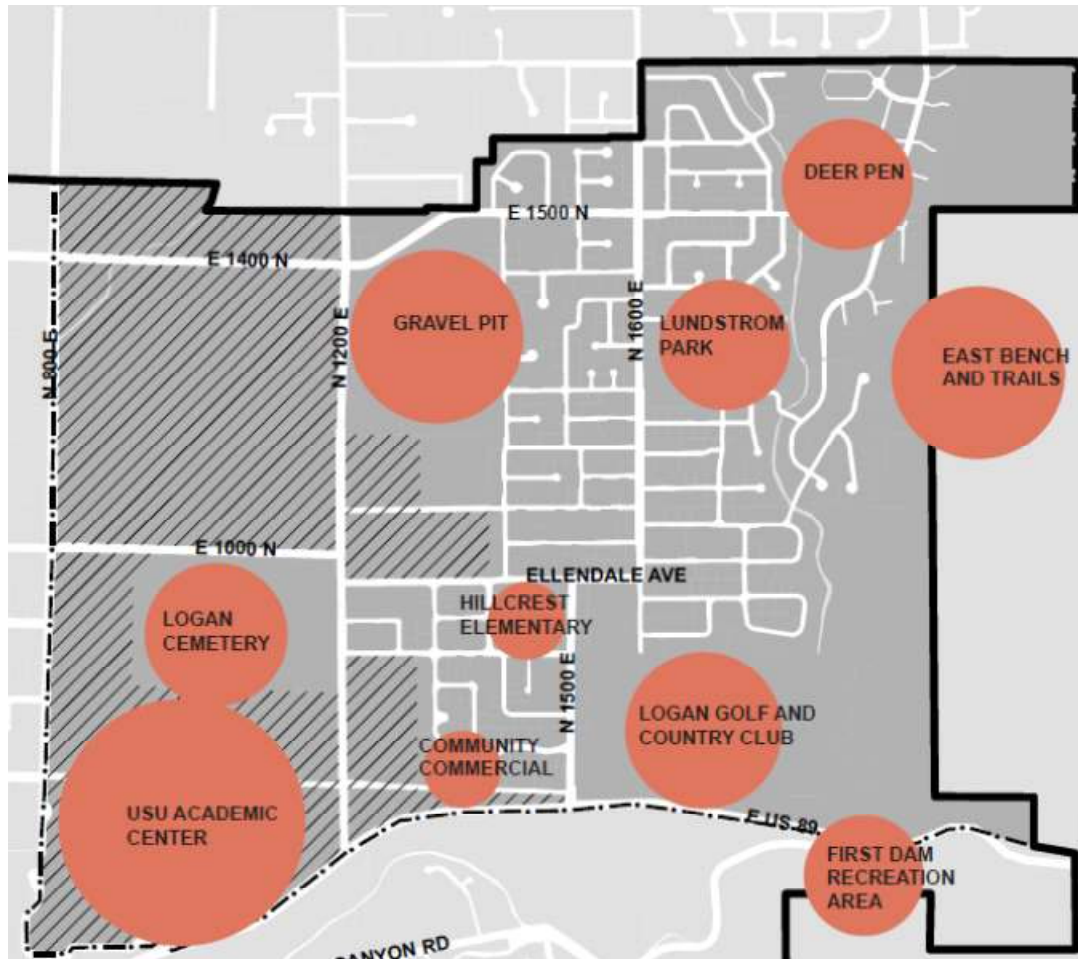


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PLANNING COMMISSION

At the January 14 and January 28 2016 meetings (continuing to the February meetings), the Planning Commission **discussed:**

PC 16-001 Hillcrest Neighborhood Plan Adoption Logan City is requesting adoption of the Hillcrest Neighborhood Plan which addresses how change, both within and outside the Hillcrest boundaries, will affect the neighborhood, and devise strategies to mitigate negative impacts and protect the character of the neighborhood. A full copy of this plan can be found on the City's website at <http://www.loganutah.org/CD/>



This project was initiated in late 2014 with the formulation of a Steering Committee comprised of community members, City staff, Neighborhood Council representation, and Planning Commission and Municipal Council members. This diverse group met on several occasions to provide input and help shape this planning effort.

The vision is to develop a goal driven document that outlines the unique character, opportunities, and obstacles facing the Hillcrest Neighborhood in the immediate future based on resident input and the collection of secondary sources, such as demographic and land-use data, and use the information to formulate planning recommendations.

The overall goals include ensuring and promoting a sense of community by identifying and implementing changes that will enhance and stabilize the neighborhood, including engaging as many residents of Hillcrest as possible through a thorough and transparent planning process; identifying issues relating to housing,

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land use, parks and open space, transportation, and the overall character of the neighborhood; developing value statements that reflect the desires of the Hillcrest residents; and establishing short and long-term planning recommendations and implementation strategies that reflect the values statements of the neighborhood.

The core Hillcrest neighborhood values as delineated by residents and as stated in the HNP are:

- The single family character of the neighborhood.
- A family friendly neighborhood.
- A strong sense of community and neighborhood volunteerism.
- Development that is neighborly in scale and does not conflict with the single family character.
- Roads and public right of ways that are calm and pedestrian friendly.
- A strong connection to open space and recreational opportunities.
- A high aesthetic value in the neighborhood.
- USU as a core component of the neighborhood identity.

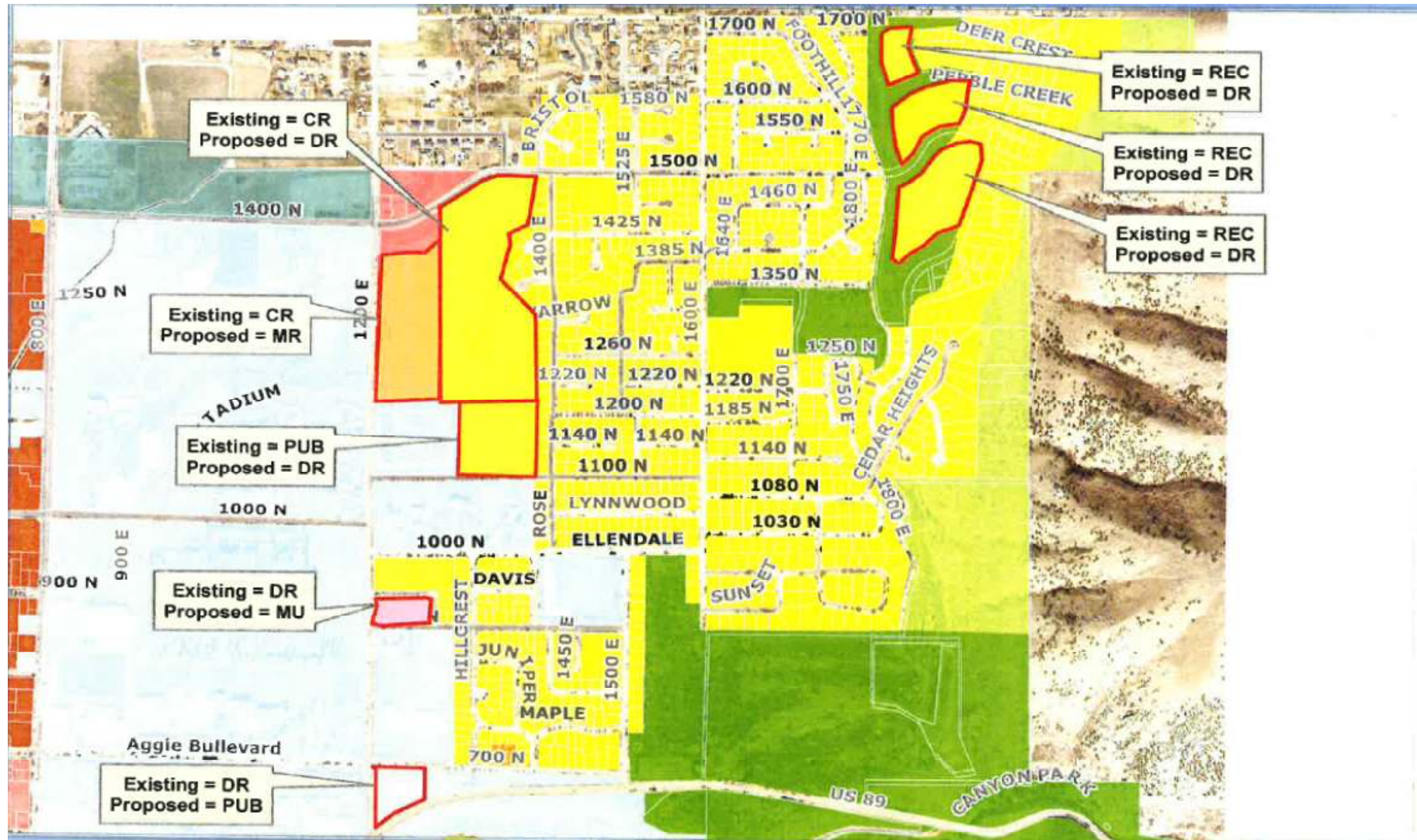
The Hillcrest Neighborhood Plan is divided into three sections: Section A identifies the existing conditions; Section B identifies the public processes and public input received; and Section C identifies the specific recommendations made as part of this plan.

The Hillcrest neighborhood has approximately 4,000 residents on approximately 812 acres. Demographically, residents tend to be older, racially homogeneous, wealthier, employed, better educated, more likely to be a homeowner and less likely to have children still at home. Hillcrest is one of the younger neighborhoods in Logan. Most of the homes were built post WWII and typify the mid-century modern architectural style. The oldest Hillcrest neighborhoods are found adjacent to USU while the newest areas are found in the Deer Pen section. Hillcrest has the highest rate of owner occupancy in the City with approximately 90% of its housing stock owner-occupied as compared to the rest of Logan City which has an owner occupancy rate of 42%. The neighborhood has very few commercial areas, and outside of the student housing complexes associated with USU, has no multi-family housing.

A series of public outreach and comment opportunities were conducted as part of the plan development process. A visioning workshop was held on January 29, 2015 and an open house on October 28, 2015. A postcard was mailed to each property owner for events, as well as specific Planning Commission and Municipal Council hearing processes. Comments received have been documented and where appropriate, integrated into the plan.

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PC 16-002 Hillcrest (NP) Future Land Use (FLUP) Map Amendments Logan City is requesting to amend the Future Land Use Plan Map (FLUP) for those areas identified in the Hillcrest Neighborhood Plan as suitable for map amendment.



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At the January 14, 2017 meeting, the Planning Commission **recommended denial** to the Municipal Council for a Code Amendment to the Land Development Code. The Design Review portion of this project was continued to the February 25, 2016 Commission meeting.

PC 16-004 Blue Haven [Design Review & Code Amendment] AE Urbia Architects/John & David R. Brandley, authorized agent/owner(s), request a 5-story student housing development accommodating 372 students. Application also includes a text amendment to modify the CR density calculation from the traditional unit per acre to a person/bed per acre in order to provide flexibility for designing multi-family residential developments in the Campus Residential zoning district. The project is located on 1.54 acres at 743 North 800 East in the Campus Residential (CR) zone; TIN 05-040-0003;-10;-18;-20.

§17.12.110 Campus Residential (CR) The Campus Residential Zone is located adjacent to large educational centers such as Utah State University. This designation permits the highest density residential development in the city and is intended to relieve the student housing pressure on traditional single-family neighborhoods, especially in the core areas. Campus Residential developments may develop at a maximum residential density of 40 dwelling units~~240 occupants per acre~~ in any number of dwelling units; provided that such dwelling units comply with the other provisions of this Land Development Code; and provided that no dwelling unit is occupied by more than six (6) unrelated individuals and not to exceed two (2) occupants per bedroom. High quality building design and materials will be required as well as usable open space and adequate parking. Traditional design features such as building entrances that face the street, street trees, screened parking and parking terraces will be associated with these developments. Ground floor commercial uses serving the resident population is an important component of the Campus Residential zone, and are encouraged provided they do not negatively impact adjoining residential uses. The Campus Residential development regulations are intended to:

- Promote student housing near USU to alleviate housing demands in adjoining neighborhoods;
- Encourage innovate design and development patterns promoting a walkable, pedestrian friendly design catering to a sense of community; and
- Promote limited commercial uses serving the resident population consistent with surrounding neighborhoods.

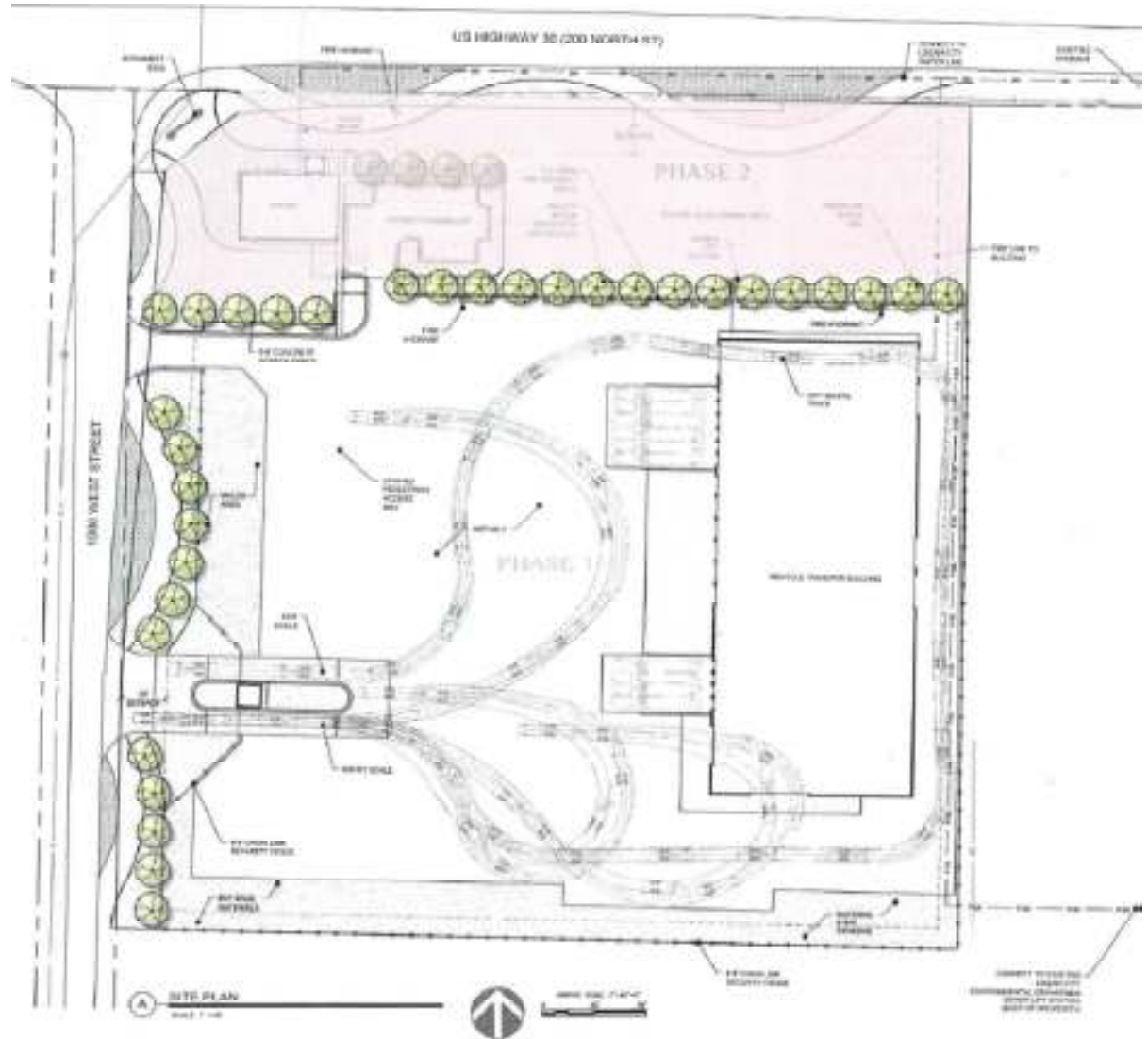
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At the January 14, 2017 meeting, the Planning Commission **conditionally approved** a Design Review Permit for:

PC 16-005 SA Ferrous Industries

Construction of a 45,000 SF warehouse facility for sorting and transfer of recycled materials on 9.37 acres at 200 North 1900 West in the Industrial Park (IP) zone; TIN 05-060-0011.

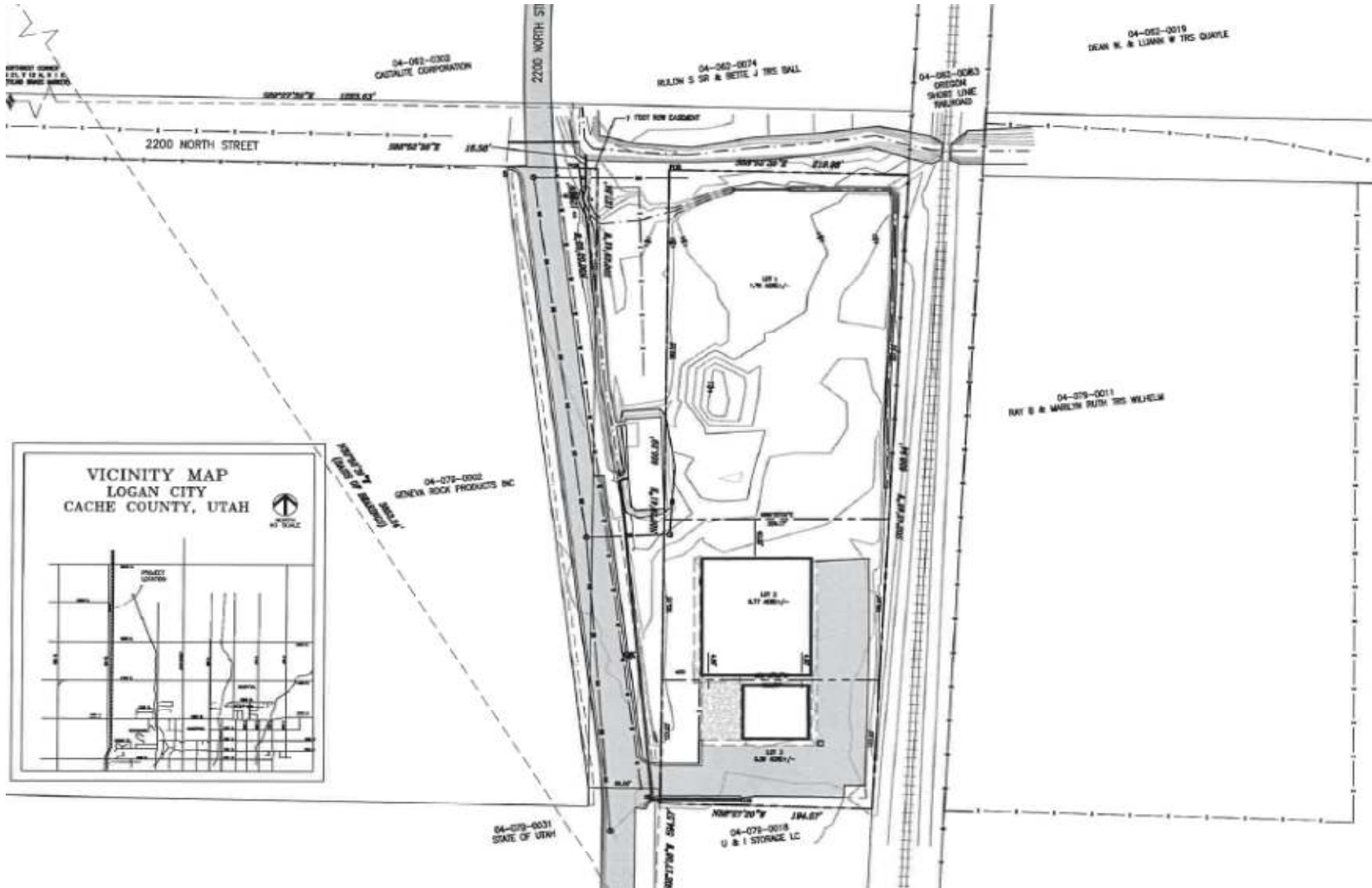
This project was reviewed and approved by the Planning Commission in 2013 but the permit expired. The applicant is now ready to move forward with the project. Development includes a new office on the corner of the property, parking area and warehouse facility for sorting and transfer of recycled materials including pulp paper, plastics, and metals



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At the January 14, 2017 meeting, the Planning Commission **conditionally approved** a Subdivision Permit for:

PC 16-006 B&C Subdivision A 3-lot subdivision on 3.14 acres at 2108 North 600 West in the Industrial Park (IP) zone; TIN 04-079-0010.



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BUSINESS LICENSING

License Number	Business	DBA	Physical Address	Classification	Issue	Status
OL-16- 15788	.Lori Hubbard Counselin		95 W 100 S #104	Commercial - Secondary Use	01/05/16	New Location
OL-16-15927	Pollo Azteca LLC		96 W 100 N	Commercial - Secondary Use	01/05/16	New Location
OL-16-16156	JBNJ Holdings LLC	RE/MAX Excel	95 Golf Course Rd #104	Commercial – Secondary Use	01/26/16	New
OL-16-16200	Close Companions		132 W 300 N	Commercial – Secondary Use	01/05/16	New
OL-16-16212	Dine Business Dev. Services		255 S Main #100	Commercial – Secondary Use	01/11/16	New
OL-16-16216	Elevate Pest Control		60 W 1000 N	Commercial – Secondary Use	01/20/16	New
OL-16-16217	Moto Services LLC		19 W Center #102	Commercial – Secondary Use	01/28/16	New
OL-16-16219	Primrose Nutrition Consulting		1034 W RSI Dr #100	Commercial – Secondary Use	01/27/16	New
OL-16-16222	Cheal King & Assoc. LLC		88 W Center	Commercial – Secondary Use	01/21/16	New
OL-16-16226	Native Apparel		260 E 1400 N	Commercial – Secondary Use	01/22/16	New
OL-16-16230	BWL Family Holdings		88 W Center	Commercial – Secondary Use	01/21/16	New
OL-16-16158	Maverik Inc.	Maverik #526	304 S Main	Commercial Alcohol	01/05/16	New
OL-16-16208	AGE, LLC	Beehive Grill	255 S Main #410	Commercial Alcohol	01/27/16	New Ownership
OL-16-09828	Country Village Antique Mall		760 W 200 N	Commercial – Level 1 (<10,000 SF)	01/26/16	New Location

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OL-16-16169	Movement Mortgage		5 S Main	Commercial – Level 1 (<10,000 SF)	01/05/16	New
OL-16-16186	Edward D Jones & Co LP		580 N Main #160	Commercial – Level 1 (<10,000 SF)	01/19/16	New
OL-16-16198	Little Lambs Foundation for Kids		1125 W 400 N #200	Commercial – Level 1 (<10,000 SF)	01/05/16	New
OL-16-16211	National Auto Parts Warehouse	Parts Plus	48 N 100 W	Commercial – Level 1 (<10,000 SF)	01/05/16	New Ownership
OL-16-16213	Transcend Yoga		80 E Center	Commercial – Level 1 (<10,000 SF)	01/21/16	New
OL-16-16218	GBS Benefits		120 Cache Valley Blvd #100	Commercial – Level 1 (<10,000 SF)	01/12/16	New
OL-16-16221	Royal Inspection LLC		1495 N 200 W	Commercial – Level 1 (<10,000 SF)	01/21/16	New
OL-16-16235	Habitat for Humanity/ Cache Valley		46 ½ E 200 S	Commercial – Level 1 (<10,000 SF)	01/14/16	New Location
OL-16-16249	Thai House		51 W 200 S	Commercial – Level 1 (<10,000 SF)	01/25/16	New
OL-16-15372	Jonah's Lawn Service		534 W 1330 N	Home Occupation	01/11/16	New Location
OL-16-15978	Jeff Minard	Specialty Cleaning	380 S 400 W #3	Home Occupation	01/05/16	New Location
OL-16-16184	Seventy X Seven Transportation LLC		117 Fox Farm Rd	Home Occupation	01/04/16	New
OL-16-16194	Frigidignition LLC		458 W 750 N	Home Occupation	01/05/16	New
OL-16-16196	Melinda's Garden Care		1706 S 1280 W	Home Occupation	01/05/16	New
OL-16-16202	Cache Valley Bridging Cultures		229 W 1010 S	Home Occupation	01/05/16	New
OL-16-16204	R&L Marketing Solutions		1755 E 1500 N	Home Occupation	01/06/16	New
OL-16-16205	BVD Utah, Inc.		166 Coventry Pl	Home Occupation	01/05/16	New

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OL-16-16214	McLaughlin Family LLC		1047 Southgate Ct	Home Occupation	01/05/16	New
OL-16-16215	Logan Utah Tax Prep		105 Penhurst Pl	Home Occupation	01/05/16	New
OL-16-16220	LUX Landscaping LLC		445 ½ E 900 N	Home Occupation	01/27/16	New
OL-16-16223	Drew's Photo Art		26 Shadow Mountain Dr	Home Occupation	01/21/16	New
OL-16-16229	Thompson Asset Holdings		714 S 1540 W	Home Occupation	01/2016	New
OL-16-16231	Pratt Tech, LLC		738 N 600 E	Home Occupation	01/21/16	New
OL-16-16234	Monica Baer	Trichology Salon	1115 N 200 E #120	Independent Contractor	01/21/16	New
OL-16-16206	American Cancer Society	Relay for Life (Kickoff)	195 S 100 W	Special Event	01/27/16	New
OL-16-16199	Oasis Food		855 S Main	Temporary Business	01/06/16	New
OL-16-16210	Taqueria Orozco		153 S Main	Temporary Business	01/04/16	New

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Active Year to Date Total Number of Licenses by Classification	
Commercial – Secondary Use	213
Commercial – Alcohol	50
Commercial – Level 1 (<10,000 sq ft)	1,103
Commercial – Level 2 (>10,000 sq ft)	120
Home Occupation	459
Independent Contractor	7
Minor – Home, Ind., Seasonal, Event	98
Solicitor	21
Special Event	1
Temporary Business	5

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BUILDING & SIGN PERMITS

PERMIT	CLASSIFICATION	NAME/DESCRIPTION	ADDRESS	VALUATION	DEVELOPER
BP 15-43980	Single Family Dwelling	New Single Family Home	752 W 1100 S	\$148,509	Kartchner Homes
BP 15-43999	Single Family Dwelling	New Single Family Home	1485 Stonecrest Ln	\$747,000	Mt. Sterling Construction
BP 15-44011	Single Family Dwelling	New Single Family Home	312 E 1075 N	\$311,195	Champlin Development
TOTAL	3 PERMITS			\$1,216,704	
BP 15-44001	Stores & Other Bldgs	Starbucks	724 S Main	\$498,000	Stout Building Contractors
TOTAL	1 PERMIT			\$498,000	
BP 15-44022	Other Non-residential Building	Storage Sheds	500 E 1400 N	\$13,841	Coast-to-Coast Carports
TOTAL	1 PERMIT			\$498,000	
BP 15-44005	Structure – Other than Comm	Verizon Wireless Tower	695 W 1700 S	\$90,000	Liberty Electric
TOTAL	1 PERMIT			\$90,000	
BP 15-43986	Residential Alteration/Conversion	Solar Array Installation	148 Winding Way	\$8,000	A Frame Construction
BP 15-44012	Residential Alteration/Conversion	Solar Array Installation	1172 Circle View Dr	\$5,460	Gardner Engineering
BP 16-44043	Residential Alteration/Conversion	Duplex Interior Remodel	462 N 500 E	\$27,000	Les Smith Construction
BP 16-44049	Residential Alteration/Conversion	Shed-Electrical	903 E Center	\$40,000	Safe Choice Home Inspection
TOTAL	4 PERMITS			\$80,460	
BP 15-43898	Comm- Bldg/Structure/Alteration	Silver Leaf Tenant Finish	981 S Main #125	\$70,000	Sierra Homes Construction
BP 15-43959	Comm- Bldg/Structure/Alteration	Rue 21 Interior Remodel	1300 N Main #143	\$400,000	Kobalt Construction
BP 16-44025	Comm- Bldg/Structure/Alteration	Interior Demolition	72 Federal Ave	\$3,000	Big Dog Framing & Const.
BP 16-44029	Comm- Bldg/Structure/Alteration	Sunroc Addition	980 W 800 N	\$220,000	Lundahl Building Systems
BP 16-44034	Comm- Bldg/Structure/Alteration	Interior Remodel	175 N 300 E	\$71,000	John D. Hansen
TOTAL	5 PERMITS			\$764,000	
BP 16-44036	Addition-Resd Garage/Carport	Apartment Carports	621 E 700 N	\$6,541	Elite 3 Construction

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BP 16-44037	Addition-Resd Garage/Carport	Apartment Carports	425 Greenview Loop	\$3,200	Elite 3 Construction
BP 16-44038	Addition-Resd Garage/Carport	Apartment Carports	425 Greenview Loop	\$9,000	Elite 3 Construction
BP 16-44039	Addition-Resd Garage/Carport	Apartment Carports	420 Suncrest Lane	\$10,400	Elite 3 Construction
BP 16-44040	Addition-Resd Garage/Carport	Apartment Carports	460 Suncrest Lane	\$9,600	Elite 3 Construction
BP 16-44041	Addition-Resd Garage/Carport	Apartment Carports	480 Suncrest Lane	\$9,600	Elite 3 Construction
TOTAL	6 PERMITS			\$48,341	
BP 16-44026	Electric Service Change – Resd	Service Change	139 E 100 N	\$2,000	Integrated Electrical
BP 16-44031	Electric Service Change – Resd	Service Change	1310 E 900 N	\$3,500	KVA Electric
BP 16-44042	Electric Service Change – Resd	Service Upgrade	380 N 500 E	\$1,500	CJ Electrical
TOTAL	3 PERMITS			\$7,000	
BP 16-44053	Demo-Residential	Residential Demolition	2315 S Hwy 89	\$20,000	Logan City
TOTAL	1 PERMIT			\$20,000	
BP 16-44023	Demo-Other Bldg/Structure	Commercial Demolition	734 S Main	\$11,000	Edge Excavation
TOTAL	1 PERMIT			\$11,000	
BP 16-44027	Misc. – Residential	Water Heater	1386 E 260 N	\$850	Plumber Tom LLC
BP 16-44028	Misc. – Residential	Water Heater	422 W 300 S	\$850	Plumber Tom LLC
BP 16-44033	Misc. – Residential	Re-roof	1489 E 1100 N	\$6,500	Martin Skabelund Roofing
BP 16-44035	Misc. – Residential	Water Heater	1370 N 290 W #2	\$700	Plumber Tom LLC
BP 16-44050	Misc. – Residential	Water Heater	484 W 1490 N #101	\$1,000	Superior Water & Air
BP 16-44051	Misc. – Residential	Water Heater	170 S 460 E	\$1,000	Superior Water & Air
BP 15-44052	Misc. – Residential	Furnace Replacement	432 W Spring Ln	\$1,070	Gary ricks Services Inc.
TOTAL	7 PERMITS			\$11,970	
BP 15- 43988	Sign	Factory	870 N 600 E	\$3,000	Sign City
BP 15- 44003	Sign	Sterling Urgent Care	630 E 1400 N #150	\$3,000	Eclipse Electric
BP 15- 44016	Sign	Giant Carpet One	950 S Main	\$2,528	YESCO

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BP 16-44017	Sign	ICP Commercial Real Estate	255 S Main #100	\$475	Graphic Sign
BP 16-44044	Sign	Call Center Plus	832 W 1455 N	\$380	Owner
TOTAL	5 PERMITS			\$9,383	