

JULY 2015

COMMUNITY DEVELOPMENT MONTHLY UPDATE

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COMMUNITY DEVELOPMENT MONTHLY UPDATE

PLANNING COMMISSION

At the July 9, 2015 meeting, the Planning Commission **conditionally approved** a **Design Review Permit** for:

PC 15-027 GW Properties 6-plex

Removal of the existing structure and construction of a 3-story 6-plex on .3 acres at 274 East 300 North in the Mixed Residential (MR-20) zone; TIN 06-063-0024.

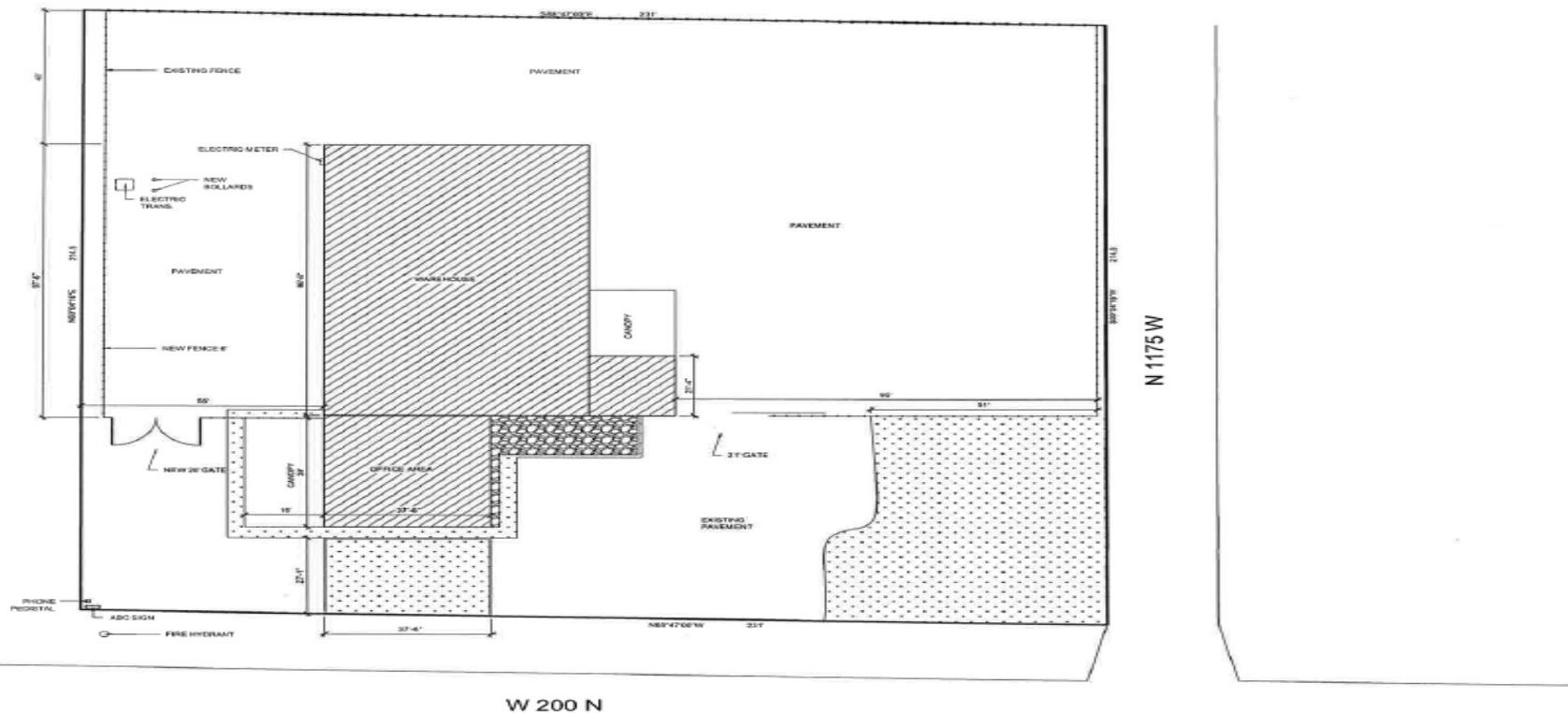


COMMUNITY DEVELOPMENT MONTHLY UPDATE

At the July 9, 2015 meeting, the Planning Commission **conditionally approved** a **Design Review & Conditional Use Permit** for:

PC 15-033 ABC Supply Co.

A 7,700 SF building to be used as a distribution warehouse with outdoor storage in the Commercial Services (CS) zone located 1170 West 200 North.



COMMUNITY DEVELOPMENT MONTHLY UPDATE

At the July 23, 2015 meeting, the Planning Commission **continued** the project to the **August 27, 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.

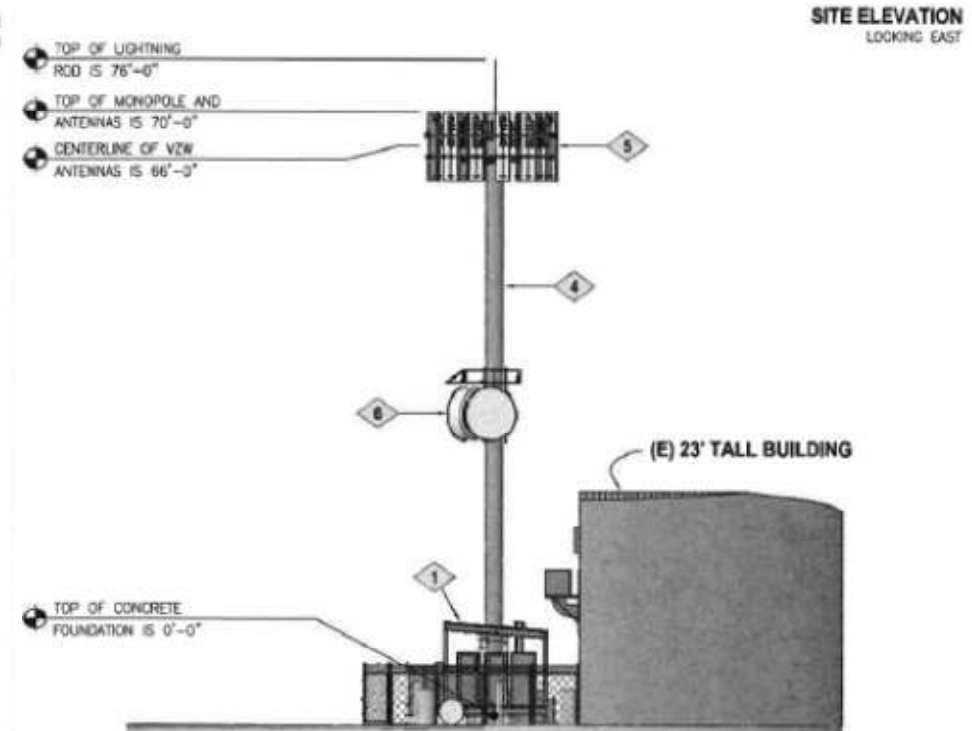
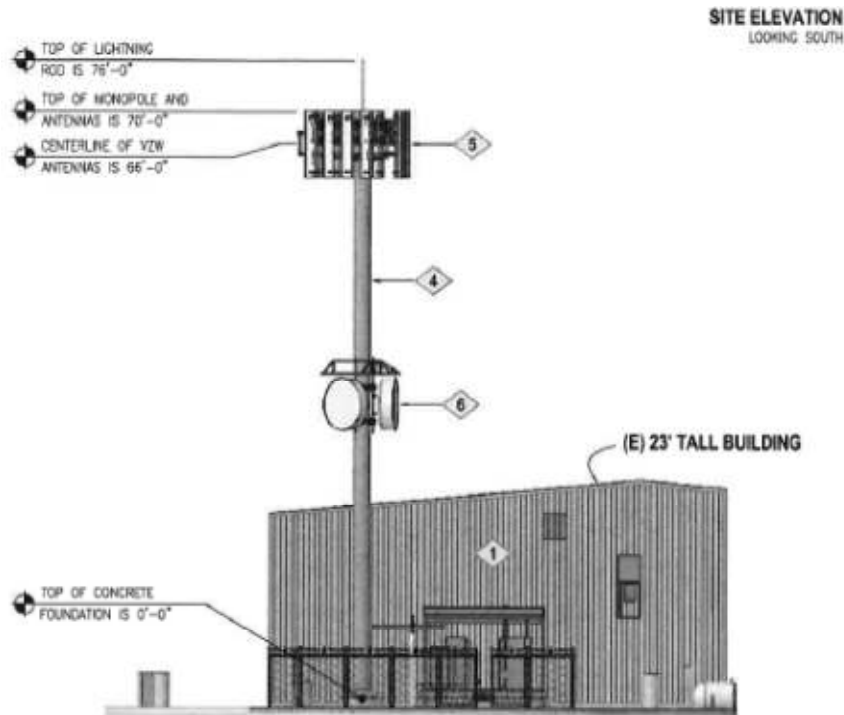


COMMUNITY DEVELOPMENT MONTHLY UPDATE

At the July 23, 2015 meeting, the Planning Commission **conditionally approved** a **Conditional Use Permit** for:

PC 15-034 Verizon Wireless Tower

A 70' tower with a full array of antennas and two microwave dishes on 880 SF in the Industrial Park (IP) zone located at 695 West 1700 South.



COMMUNITY DEVELOPMENT MONTHLY UPDATE

PLANNING COMMISSION

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 15-019 Young Auto Mall – Display Lot The applicant requested to **continue** this project to **September 24, 2015**.

COMMUNITY DEVELOPMENT MONTHLY UPDATE

Y-INTERSECTION LANDSCAPING

The “Y intersection” landscaping project is complete. This project was funded by Logan City with the intent of beautifying the entrance into Logan. The landscape design was chosen with a number of goals in mind: improve the aesthetics of this specific area, choose a variety of plants and materials that will minimize the use of water while being salt tolerant, and not create a safety hazard for motorists traveling on South Main. Are you wondering why there are not any trees or bigger rocks in these two planters? Utah State Department of Transportation (UDOT) regulations limit the height of material and the size of trees next to State highways in order to minimize potential hazards for motorists. While the plants may look a little sparse right now, by next growing season, most of the plant material will fill in and provide a very nice green space within a sea of asphalt.

The design work was completed by Logan City Community Development staff and the preliminary site work was by completed by Logan City Public Works. Canyon Landscaping did the landscape and irrigation installation. If you have any questions or comments please contact Mike DeSimone at either 716-9022 or mike.desimone@loganutah.org.



COMMUNITY DEVELOPMENT MONTHLY UPDATE

WAYFINDING

Phase II of the **Logan City Wayfinding Project** is currently in the design stage and will be installed this fall.

Phase I was installed earlier this year with a variety of different signs on Main Street and 4th South. The purpose of a wayfinding program is to provide a unified sign system that helps both residents and visitors navigate to different areas and locations throughout the City. The wayfinding system, through consistent color and design elements, identifies unique districts such as the University district, downtown, the theatre district, and different recreational areas. You will see new signs popping up in the downtown area as well as around the southwest part of Logan directing people towards the City's many recreational areas.



COMMUNITY DEVELOPMENT MONTHLY UPDATE

GATEWAY ENTRANCE SIGN

The first “Welcome to Logan” gateway sign is located on the South side of Highway 89/91 and welcomes motorists as they travel north into Logan City. This site was chosen due to its proximity to the Logan River Golf Course located directly across the highway and the natural open space surrounding the new sign. The sign design and colors were chosen to complement the natural open areas of the site. The site work and sign construction was completed by Logan City Parks & Recreation employees, the rock work was done by Tony G. Nielson Masonry of Logan, and the metal signage and lighting was done by Superior Sign, Inc. of Logan. Logan City Light & Power employees installed power for the sign. Final work, including the installation of irrigation and landscaping, will be completed during July & August as weather permits.



COMMUNITY DEVELOPMENT MONTHLY UPDATE

BUSINESS LICENSING

License Number	Business	DBA	Physical Address	Classification	Issue	Status
OL-15-15877	Wire4less	Wire4less	33 W 100 N	Commercial - Secondary Use	06/04/15	New
OL-15-15981	Black Knight Auto Specialist		1415 N 400 E # A	Commercial - Secondary Use	06/05/15	New
OL-15-15994	Brittney Stuart	Permanent Cosmetics by Brittney	1034 W RSI Dr #100	Commercial - Secondary Use	06/18/15	New
OL-15-15964	Catalyst Renovators LLC		664 N Main #201	Commercial - Secondary Use	06/03/15	New
OL-15-15911	USI Cardalls, LLC		255 N 1375 W # 110	Commercial Level 1	06/02/15	New
OL-15-16000	Northern Utah Diesel Experts		31 W 600 N	Commercial Level 1	06/18/15	New
OL-15-15886	BJ Buckets Ice Cream Co LLC		55 W Center #103	Commercial Level 1	06/26/15	New
OL-15-15969	Madison and Sixth LLC		1300 N Main #201	Commercial Level	06/05/15	New
OL-15-15948	Green Machine LLC		131 N 1175 W #3	Commercial Level 1	06/08/15	New
OL-15-15961	Bargain Cache		1 N Main	Commercial Level 1	06/03/15	New
OL-15-09555	FEDEX		1555 N 1000 W	Commercial Level 2	06/17/15	Location
OL-15-15992	Hooper Auto Transport Inc		1754 N 500 W #104	Home Occupation	06/17/15	New
OL-15-15996	Shop Nethermost	Nethermost	1160 N 680 E	Home Occupation	06/17/15	New
OL-15-15978	Jeff Minard	Specialty Cleaning	131 1/2 N Main #B	Home Occupation	06/09/15	New
OL-15-15976	JP Marketing & Events, LLC		1064 N 400 W	Home Occupation	06/05/15	New
OL-15-15987	DREN, LLC		1693 N 400 W #L204	Home Occupation	06/17/15	New
OL-15-15979	Sharik L Peck II	Sharik Peck Small Business Consulting	457 W 640 N	Home Occupation	06/05/15	New
OL-15-15990	Gold Sage Design		1325 N 400 E #4	Home Occupation	06/05/15	New
OL-15-16011	Deserae J Goble, MC, PC		1670 E 1550 N	Home Occupation	06/26/15	New
OL-15-15879	The Cozy Little Cottage		140 W 500 S	Home Occupation	06/02/15	New
OL-16-16002	Solicitor: Eric Jay Martineau	Arm Security, Inc	230 N 400 E	Solicitor Registration	06/15/15	New
OL-16-15989	Solicitor: Krisette Kolling		*Outside Logan City	Solicitor Registration	06/05/15	New

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OL-15-15953	John Anderson/Ryan Webb	Summit Event Management	200 S - 800 N Main	Special Event	06/17/15	New
OL-15-15973	Buffalo Run Adventures	Logan Peak Trail Run	1400 E 350 S	Special Event	06/17/15	New
OL-15-15931	Logan Downtown	Logan Trails Festival	300 E Center	Special Event	06/03/15	New
OL-15-15933	Thomas Edison Charter Schools	T.E.C. Schools National History Day Fundraiser	451 S 500 W	Special Event	06/01/15	New
OL-16-16005	Merrill Family Holiday Sales		855 S Main	Temporary Business	06/29/15	New
OL-15-15971	Granny's Gourmet Grilled Cheese		153 S Main	Temporary Business	06/01/15	New
OL-15-15975	Taqueria Orozco		811 N Main	Temporary Business	06/05/15	New
OL-15-15986	Oasis Food, LLC		214 S Main	Temporary Business	06/15/15	New
OL-15-15977	Sandbar Industries L.L.C.		1945 N Main	Temporary Business	06/05/15	New
OL-15-16004	Mobile Eats Inc (Young Auto)		1945 N Main	Temporary Business	06/23/15	New
OL-15-15902	Whistledog Investments	Sweeto Burrito	960 N Main	Temporary Business	06/09/15	New
OL-15-16006	Mobile Eats Inc (Big Lots)		1617 N Main	Temporary Business	06/26/15	New
OL-15-15983	Phantom Fireworks		880 S Main	Temporary Business	06/25/15	New
OL-15-15997	Olympus Fireworks @ Mall		1300 N Main	Temporary Business	06/25/15	New
OL-15-15998	Olympus Fireworks @ Big 5		981 S Main	Temporary Business	06/25/15	New
OL-15-15955	American Promotional Events-Smiths Marketplace	TNT Fireworks	750 N Main	Temporary Business	06/25/15	New
OL-15-15954	American Promotional Events-Wal Mart	TNT Fireworks	1150 S 100 W	Temporary Business	06/25/15	New
OL-15-15966	American Promotional Events-Macey's	TNT Fireworks	49 E 400 N	Temporary Business	06/25/15	New
OL-15-15984	Acme Discount Fireworks, LLC		70 E 400 N	Temporary Business	06/25/15	New

COMMUNITY DEVELOPMENT MONTHLY UPDATE

Total Number of Licenses by Classification	TOTAL
Commercial – Secondary Use	195
Commercial – Alcohol	52
Commercial – Level 1 (<10,000 sq ft)	1,117
Commercial – Level 2 (>10,000 sq ft)	119
Home Occupation	444
Independent Contractor	6
Minor – Home, Ind, Seasonal, Event	106
Solicitor	25
Special Event	17
Temporary Business	30

COMMUNITY DEVELOPMENT MONTHLY UPDATE

BUILDING & SIGN PERMITS

Permit	Classification	Name	Address	Sq Ft	Valuation	Contractor
BP-15-43417	C102 Single Family Attached	New Fourplex Townhomes	1579 N 420 W	8,527	\$480,000	Framex (Solid Homes)
BP-15-43683	C102 Single Family Attached	New Fourplex Townhomes	551 W 1400 N	5,864	\$240,000	Direct Homes
BP-15-43684	C102 Single Family Attached	New Fourplex Townhomes	563 W 1400 N	5,864	\$240,000	Direct Homes
TOTAL	3 PERMITS			20,255	\$960,000	
BP-14-43161	C105 Five or More Family Buildings	Austin Ridge Meadows Apartments	646 E 800 N	23,043	\$1,833,554	Raymond Const.
TOTAL	1 PERMIT			23,043	\$1,833,554	
BP-15-43608	C112 Mobile Homes	Mobile Home	1900 S 1100 W #13	1,344	\$10,000	Vance Strunk Const.
BP-15-43609	C112 Mobile Homes	Mobile Home	1900 S 1100 W #23	844	\$6,000	Vance Strunk Const.
BP-15-43705	C112 Mobile Homes	New Mobile Home	449 W 750 N	924	\$3,500	MVMHC LLC
BP-15-43718	C112 Mobile Homes	New Mobile Home	1642 S 1380 W	924	\$5,000	MVMHC LLC
TOTAL	4 PERMITS			4,036	\$24,500	
BP-15-43625	C320 Industrial Buildings	New Airport Hangar	AIRPORT J-1	10,000	\$154,000	Sid Crookston
TOTAL	1 PERMIT			10,000	\$154,000	
BP-15-43624	C434 Residential Alterations & Conversions	Residential Addition	134 W 600 S	1,228	\$40,000	A & L Enterprises
BP-15-43661	C434 Residential Alterations & Conversions	Residential Addition	287 W Center St	391	\$37,000	Owner
BP-15-43690	C434 Residential Alterations & Conversions	Residential Addition	745 W 470 N	260	\$4,500	Owner
BP-15-43699	C434 Residential Alterations & Conversions	Interior Remodel	91 E 500 N	1,616	\$21,000	McMorris Const.
BP-15-43713	C434 Residential Alterations & Conversions	Residential Home Conversion	330 N 200 E		\$19,000	Brent Frederickson
BP-15-43719	C434 Residential Alterations & Conversions	Attached Greenhouse Addition	859 N 600 E	348	\$25,000	Larry Lewis Const.
BP-15-43728	C434 Residential Alterations & Conversions	Basement Kitchen Remodel	1725 Mt. Logan Dr.	187	\$2,250	Owner
TOTAL	7 PERMITS			4,030	\$148,750	

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BP-15-43659	C437 Comm Bldgs & Structures Alteration	Roof & Warehouse Remodel	1051 N 1000 W	31,509	\$2,500,000	Lundahl Bldg
BP-15-43680	C437 Comm Bldgs & Structures Alteration	Southwest Pain Mgt Tenant Improvement	630 E 1400 N 100A	4,495	\$165,000	Sorensen & Gnehm Const.
BP-15-43700	C437 Comm Bldgs & Structures Alteration	Arctic Circle Tenant Improvement	555 E 1400 N 101	1,500	\$250,000	Totorica Inc
BP-15-43712	C437 Comm Bldgs & Structures Alteration	Siding Remodel	1260 N 200 E		\$20,000	D.D.S. Constructors
BP-15-43716	C437 Comm Bldgs & Structures Alteration	Sterling Medical Tenant Improvement	630 E 1400 N 150	4,572	\$275,000	Sorensen & Gnehm Const.
TOTAL	5 PERMITS			42,076	\$3,210,000	
BP-15-43697	C999 Electric Service Change - Commercial	Service Change	257 W 600 N		\$1,000	Choate Electrical
BP-15-43711	C999 Electric Service Change - Commercial	Service Change	30 1/2 W 700 N		\$500	Bates Electric LLC
TOTAL	2 PERMITS				\$1,500	
BP-15-43714	C999 Electric Service Change - Residential	Service Change	1191 Canyon Rd.		\$500	Downs Electric
BP-15-43726	C999 Electric Service Change - Residential	Service Change	1487 Lynnwood		\$1,200	Starr Electric
BP-15-43730	C999 Electric Service Change - Residential	Service Change	51 W 500 S #5		\$500	Owner
BP-15-43732	C999 Electric Service Change - Residential	Service Change	51 W 500 S #3		\$1,400	Owner
BP-15-43745	C999 Electric Service Change - Residential	Service Change	570 E 700 N		\$700	KVA Electric
TOTAL	5 PERMITS				\$4,300	
BP-15-43707	Demo - Residential Buildings	Residential Demolition	274 E 300 N		\$10,000	McDonagh Const.
TOTAL	1 PERMIT				\$10,000	
BP-15-43682	Miscellaneous - Residential	Reroof	381 E 500 N		\$6,500	Homer Roofing
BP-15-43694	Miscellaneous - Residential	Reroof	325 W 400 N		\$8,000	Skabelund Roofing
BP-15-43695	Miscellaneous - Residential	Reroof	1289 Eastridge Cir.		\$4,000	Owner
BP-15-43702	Miscellaneous - Residential	Reroof	568 W 1350 N		\$3,900	Peck Bros. Const.
BP-15-43704	Miscellaneous - Residential	Water Heater	128 W 1140 N #2		\$842	Plumber Tom
BP-15-43708	Miscellaneous - Residential	Reroof	268 Rosewood		\$5,000	Owner
BP-15-43715	Miscellaneous - Residential	Water Heater	54 N 300 W		\$850	Plumber Tom

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BP-15-43722	Miscellaneous - Residential	Reroof	1410 Johnson Ridge Ln.		\$7,500	Owner
BP-15-43723	Miscellaneous - Residential	Reroof	657 E Center.		\$5,780	Martin Skabelund
BP-15-43724	Miscellaneous - Residential	Reroof	297 E 400 N		\$5,900	Martin Skabelund
BP-15-43731	Miscellaneous - Residential	Window Replacement	125 S 200 E		\$1,500	Gordon's Glass
BP-15-43736	Miscellaneous - Residential	Reroof	474 S 200 W		\$4,000	Homer Roofing
BP-15-43737	Miscellaneous - Residential	Reroof	120 S 1170 E		\$7,000	Homer Roofing
BP-15-43738	Miscellaneous - Residential	Reroof	88 N 100 E		\$7,000	Homer Roofing
BP-15-43739	Miscellaneous - Residential	Reroof	78 Hampton Pl.		\$10,300	Homer Roofing
BP-15-43740	Miscellaneous - Residential	Reroof	367 Lauralin		\$8,000	Homer Roofing
BP-15-43741	Miscellaneous - Residential	Reroof	1383 E 290 N		\$13,000	Homer Roofing
BP-15-43742	Miscellaneous - Residential	Reroof	120 Penhurst Pl.		\$10,300	Homer Roofing
BP-15-43743	Miscellaneous - Residential	Reroof	455 E 1150 N		\$5,000	Homer Roofing
BP-15-43744	Miscellaneous - Residential	Reroof	120 Bristol Rd.		\$13,000	Homer Roofing
TOTAL	20 PERMITS				\$127,372	
BP-15-43703	Sign	FedEx Sign	1555 N 1000 W	24	\$650	Bonneville Bldr
BP-15-43710	Sign	In & Out Tires and Brakes Sign	770 W 200 N #4	69	\$190	Owner
TOTAL	2 PERMITS			93	\$840	