

SEPT 2015

COMMUNITY DEVELOPMENT MONTHLY UPDATE

Contents

Planning Commission	2-5
Administrative (Track 1)	6
Business Licensing	7-10
Building	11-13
Neighborhood Improvement...	14-17

For more information contact:

Mike DeSimone, Director 716-9022
Debbie Zilles, Admin Asst. 716-9021



COMMUNITY DEVELOPMENT MONTHLY UPDATE

PLANNING COMMISSION

At the September 10, 2015 meeting, the Planning Commission **conditionally approved** a Design Review Permit for:

PC 15-034 Maverik – 1000 W.

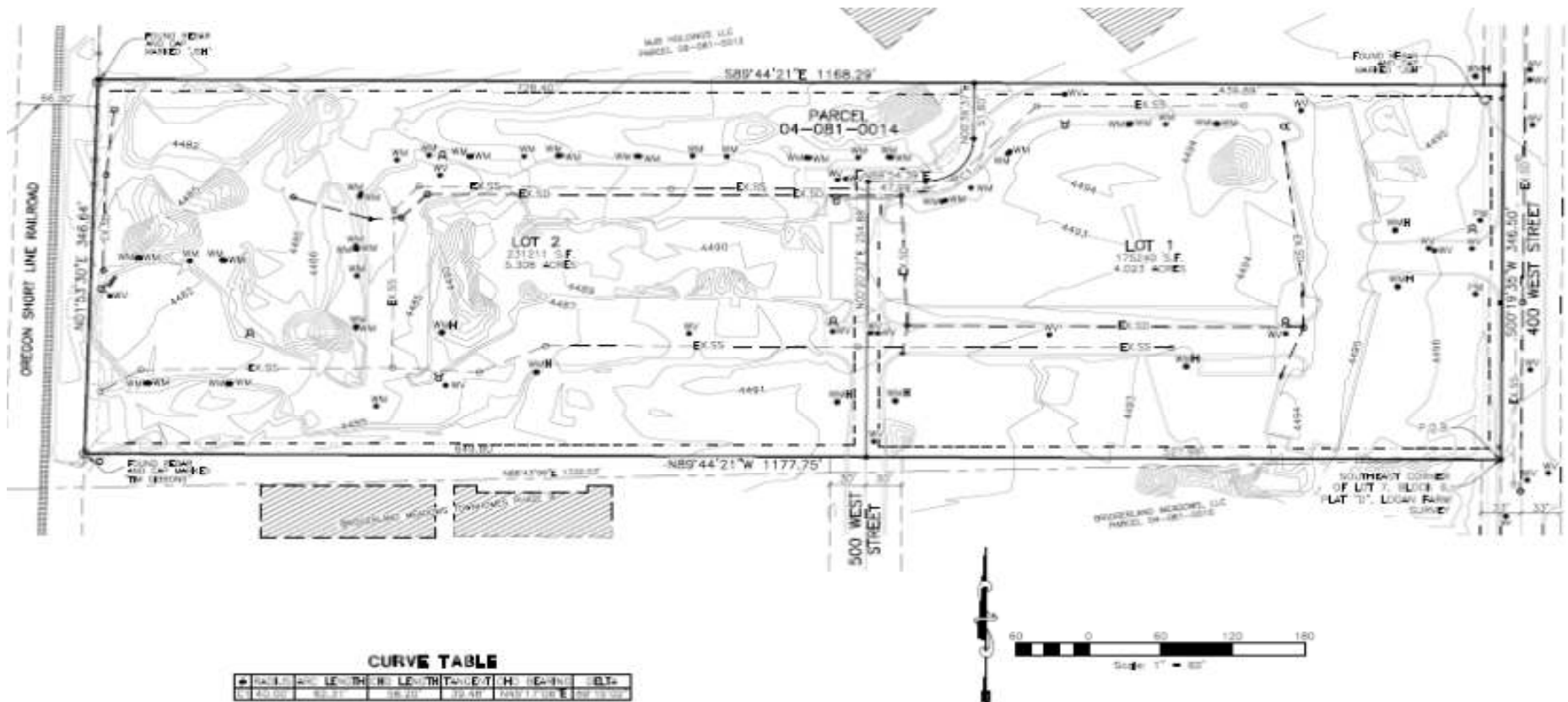
A 5,046 SF convenience store with seven (7) gas pumps and parking stalls located at 200 North 1000 West in the Commercial zone.;
TIN 05-062-0064.



COMMUNITY DEVELOPMENT MONTHLY UPDATE

At the September 10, 2015 meeting, the Planning Commission **conditionally approved** Subdivision Permit for:

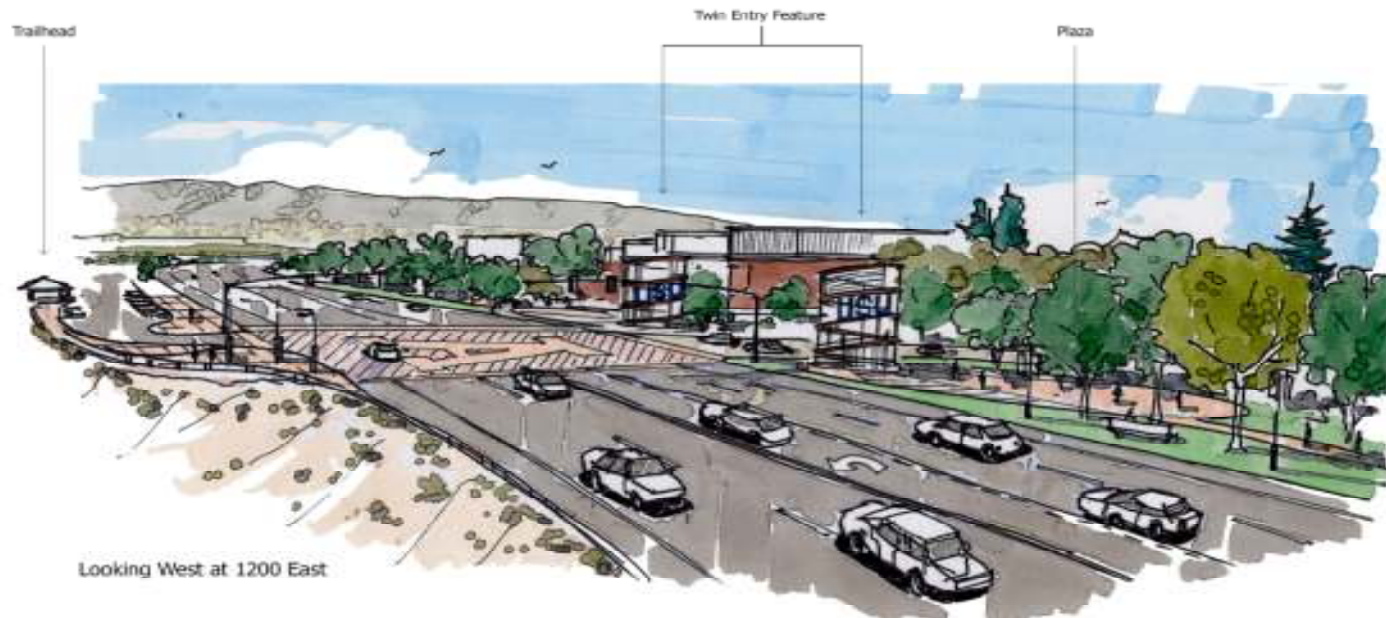
PC 15-046 Logan Gateway II Subdivision [Subdivision Permit] Al Syme/Mountainland Developers, LLC, authorized agent/owner, request a 2-lot subdivision on 9.331 acres located at 1650 North 400 West in the Mixed Residential (MRH) zone; TIN 04-081-0014;0015.



COMMUNITY DEVELOPMENT MONTHLY UPDATE

At the August 13, 2015 meeting, the Planning Commission **forwarded a recommendation for approval** to the Municipal Council for adoption of the **4th North Corridor Plan**, a development and design plan that evaluates land use, traffic, pedestrian, economic and aesthetic patterns, as well as the interaction with USU in the existing 400 North corridor from 100 West to the entrance of Logan Canyon. The Plan can be accessed at <http://bit.ly/1MzRUZR>

LOGAN FOURTH NORTH CORRIDOR DESIGN & DEVELOPMENT CONCEPT PLAN



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:

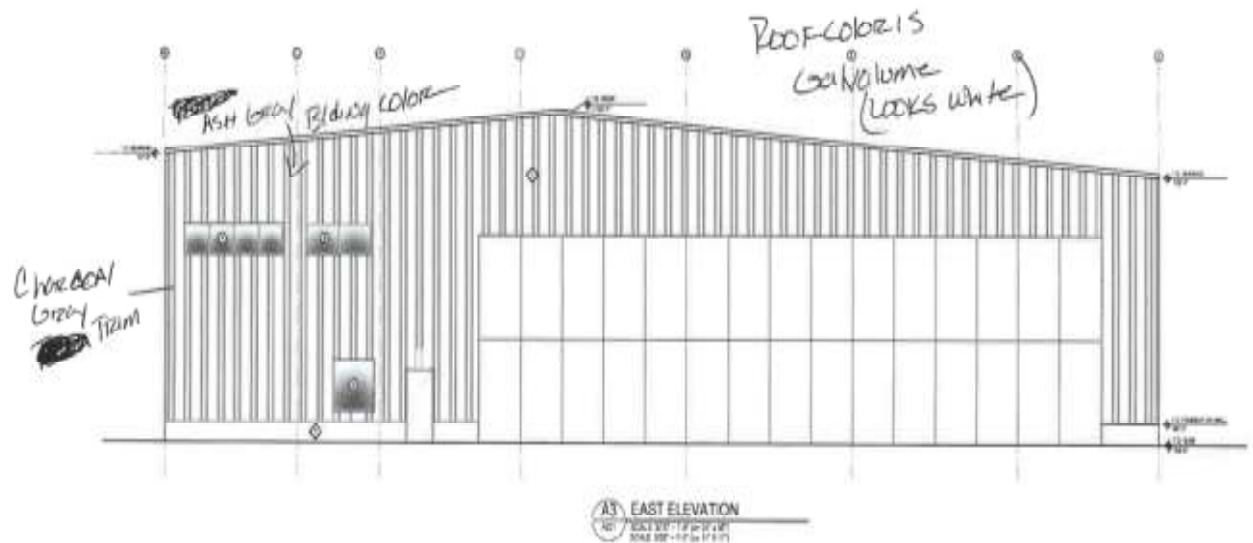
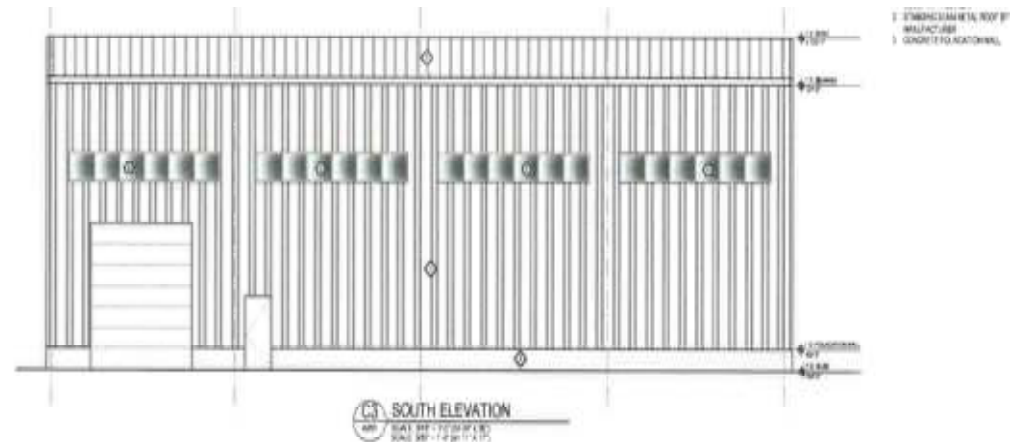
PC 15-047 LDC Amendment – 17.14. & 17.60 Logan City requests to amend the Land Development Code Chapters 17.14 & 17.60 to correct changes made in earlier amendments.

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

BUSINESS LICENSING

License Number	Business	DBA	Physical Address	Classification	Issue	Status
OL-15-16108	Red Beam Networks LLC		399 N Main #140	Commercial - Secondary Use	09/18/15	New
OL-15-16107	Shari K Ward		180 N 100 E #4	Commercial - Secondary Use	09/18/15	New
OL-15-16084	360 N Main, LLC		360 N Main	Commercial - Secondary Use	09/16/15	New
OL-15-16075	ACP Solutions, LLC		399 N Main #220	Commercial - Secondary Use	09/14/15	New
OL-15-16038	Utah Data Recovery, LLC	Utah Data Recovery	399 N Main #150	Commercial - Secondary Use	09/15/15	New
OL-15-16033	United Computer, LLC		399 N Main #150	Commercial - Secondary Use	09/15/15	New
OL-15-14971	Automotive Unlimited	Auto Unlimited	1835 N Main	Commercial - Secondary Use	09/16/15	New Location
OL-15-14615	Green Valley Shutters, LLC		720 W 200 S # 120	Commercial - Secondary Use	09/15/15	New Location
OL-15-16106	Arctic Circle Restaurants, Inc	Arctic Circle	545 E 1400 N #110	Commercial Level 1 (<10, 000 SF)	09/30/15	New
OL-15-16101	Magpie Metal Sales, Inc.		110 W 1200 S # B	Commercial Level 1 (<10, 000 SF)	09/22/15	New
OL-15-16081	Mandos Garage, LLC		138 N 1175 W #4	Commercial Level 1 (<10, 000 SF)	09/16/15	New
OL-15-16080	Best Mobile LLC		970 S Hwy 89 #130	Commercial Level 1 (<10, 000 SF)	09/15/15	New
OL-15-16077	Spring Communications Holding	AT & T Authorized Retailer	957 S Hwy 89 #150	Commercial Level 1 (<10, 000 SF)	09/14/15	New
OL-15-16068	First & Third Market, LLC		320 N 100 E	Commercial Level 1 (<10, 000 SF)	09/30/15	New
OL-15-16067	Death Ray Commics, LLC		57 S Main	Commercial Level 1 (<10, 000 SF)	09/14/15	New
OL-15-16062	Rolo Enterprises, LLC	The Crumb Brothers Bakery	291 S 300 W	Commercial Level 1 (<10, 000 SF)	09/04/15	New
OL-15-16043	The Beehive Grill	The Grizzly Den	255 S Main #300	Commercial Level 1 (<10, 000 SF)	09/14/15	New

COMMUNITY DEVELOPMENT MONTHLY UPDATE

OL-15-16030	MV Restaurant Group, LLC	The Bull's Head	1111 N 800 E	Commercial Level 1 (<10, 000 SF)	09/14/15	New Owner
OL-15-16023	Elwood Staffing Services Inc	Elwood Staffing	155 E 1400 N #103	Commercial Level 1 (<10, 000 SF)	09/15/15	New
OL-15-16003	Family Eye Care Center PLLC	Child & Family Eyecare Center	981 S Main #220	Commercial Level 1 (<10, 000 SF)	09/28/15	New
OL-15-15874	South Point Surgical Center, LLC		810 S 100 W 120	Commercial Level 1 (<10, 000 SF)	09/09/15	New
OL-15-11409	Millcreek Shutter & Shades		720 W 200 S # 120	Commercial Level 1 (<10, 000 SF)	09/14/15	New Location
OL-15-16104	Godfrey Woodworks, Inc		845 W 800 N #B	Commercial Level 1 (<10, 000 SF)	09/24/15	New
OL-15-15985	Bounce N Slide, LLC		1077 W 130 S #110-150	Commercial Level 1 (<10, 000 SF)	09/21/15	New
OL-15-16122	Kingdom Enterprises LLC		768 E 1200 N #F3	Home Occupation	09/30/15	New
OL-15-16113	LJ Salon, LLC		887 W 330 S	Home Occupation	09/24/15	New
OL-15-16112	H & H Painting		36 N 200 W	Home Occupation	09/21/15	New
OL-15-16110	Joshua Browning	Jaybee Enterprises	1220 W 1750 S	Home Occupation	09/24/15	New
OL-15-16105	String Studio		1745 Foothill Dr.	Home Occupation	09/18/15	New
OL-15-16100	Margo's Music Studio		363 E 800 N	Home Occupation	09/22/15	New
OL-15-16095	Bayside Drain Cleaning & Plumbing		464 E 300 S	Home Occupation	09/17/15	New
OL-15-16094	Quality Pace Roofing		46 W 1315 S	Home Occupation	09/17/15	New
OL-15-16089	Adore Music Piano Studio	AMPS Services	381 N 200 E	Home Occupation	09/17/15	New
OL-15-16088	Templar Networks, LLC		1038 N 560 W #2	Home Occupation	09/15/15	New
OL-15-16079	Mariana's Cleaning Services		1212 Southview Cir.	Home Occupation	09/24/15	New
OL-15-16073	ADHDDee Beauty		1320 N 200 E #325	Home Occupation	09/02/15	New
OL-15-16069	435 Creative Group		210 Thomas Ct.	Home Occupation	09/14/15	New

COMMUNITY DEVELOPMENT MONTHLY UPDATE

OL-15-16066	McComb Boot & Shoe Repair	McComb Boot & Shoe Repair	2965 S Hwy 89	Home Occupation	09/15/15	New
OL-15-16114	Utah State University- Campus Rec	USU Fall Stampede Rodeo	450 S 500 W	Special Event	09/25/15	New
OL-15-16090	Logan City	Logan Public Library	255 N Main	Special Event	09/24/15	New
OL-15-16087	Alumni Association	USU Homecoming Parade & Street Painting	400 S - 1000 N Main	Special Event	09/22/15	New
OL-15-16085	USU College of Ag & Science	Utah Agricultural Products BBQ	1307 N 800 E	Special Event	09/30/15	New
OL-15-16078	Utah State University	Royce Hatch	USU CAMPUS	Special Event	09/22/15	New
OL-15-16048	Bear 100 Inc.	Bear 100	1400 E 350 S	Special Event	09/15/15	New
OL-15-16120	Ameriglass		1300 N Main	Temporary Business	09/30/15	New
OL-15-16102	Party City Corporation	Halloween City	1475 N Main #130	Temporary Business	09/21/15	New
OL-15-16093	Spirit Halloween Superstores, LLC		1300 N Main	Temporary Business	09/09/15	New
OL-16-16121	Solicitor: Jonathan Howell	Aatopia Auto Care	1757 S 1120 W	Solicitor Registration	09/28/15	New

COMMUNITY DEVELOPMENT MONTHLY UPDATE

September 2015	
Total Number of Licenses by Classification	
Commercial – Secondary Use	205
Commercial – Alcohol	54
Commercial – Level 1 (<10,000 sq ft)	1,115
Commercial – Level 2 (>10,000 sq ft)	121
Home Occupation	474
Independent Contractor	7
Minor – Home, Ind, Seasonal, Event	104
Solicitor	20
Special Event	5
Temporary Business	22

COMMUNITY DEVELOPMENT MONTHLY UPDATE

BUILDING & SIGN PERMITS

PERMIT	CLASSIFICATION	NAME/DESCRIPTION	ADDRESS	VALUATION	DEVELOPER
BP-15-43800	Single Family	New Single Family Home	785 Legend Dr.	\$146,150	Kartchner Homes
BP-15-43828	Single Family	New Single Family Home	777 S 1580 W	\$148,400	Kartchner Homes
TOTAL	2 PERMITS			\$294,550	
BP-15-43693	Single Family - Attached	New Apartment Building	446 N 600 E	\$550,000	C.V. General Cont.
TOTAL	1 PERMIT			\$550,000	
BP-15-43817	Mobile Homes	New Mobile Home	402 N 710 W	\$3,500	MVMHC LLC
TOTAL	1 PERMIT			\$3,500	
BP-15-43662	Professional Bldgs	Child & Family Support Center	1523 N 200 W	\$800,000	Wasatch Commercial Bldrs
BP-15-43674	Professional Bldgs	New Office Building	165 W 1600 N #A	\$400,000	Champlin Dev.
TOTAL	2 PERMITS			\$1,200,000	
BP-15-43820	Public Works & Utilities Bldg	Logan Cemetery Pump House	855 N 1200 E	\$108,626	Spindler Construction
TOTAL	1 PERMIT			\$108,626	
BP-15-43673	Stores & Mercantile Bldgs	Maverik Country Store	304 S Main	\$2,500,000	Cameron & Company
TOTAL	1 PERMIT			\$2,500,000	
BP-15-43782	Nonresidential Buildings	New Shooting Pavillion	2585 W 200 N	\$20,000	Logan City
TOTAL	1 PERMIT			\$2,000	
BP-15-43781	Structures Other - Commercial	Propane Tank Installation	1020 W 200 N	\$20,000	Blue Star Gas
TOTAL	1 PERMIT			\$20,000	
BP-15-43671	Resd Alterations & Conversions	Fire Damage Rebuild	271 N 100 E	\$250,000	Alpine Restoration
BP-15-43696	Resd Alterations & Conversions	Interior Remodel	642 N 500 E	\$19,500	Owner
BP-15-43787	Resd Alterations & Conversions	Residential Remodel	1775 E 1080 N	\$170,000	Spring Creek Builders
BP-15-43798	Resd Alterations & Conversions	Solar Array Installation	1351 N 1500 E	\$7,560	Gardner Engineering
BP-15-43799	Resd Alterations & Conversions	Solar Array Installation	420 S 100 E	\$5,558	Gardner Engineering
BP-15-43801	Resd Alterations & Conversions	Solar Array Installation	470 W Center	\$2,520	Gardner Engineering
BP-15-43804	Resd Alterations & Conversions	Garage Addition & Bathroom	125 S 300 W	\$30,000	Owner
BP-15-43806	Resd Alterations & Conversions	Solar Array Installation	596 N 1420 E	\$4,275	Gardner Engineering

COMMUNITY DEVELOPMENT MONTHLY UPDATE

BP-15-43813	Resd Alterations & Conversions	Porch Remodel	2645 S Hwy 89	\$7,000	Owner
BP-15-43818	Resd Alterations & Conversions	Garage Addition	663 Southwest St.	\$26,489	Larry Astle
BP-15-43831	Resd Alterations & Conversions	Garage & Bedroom Addition	1504 W 800 S	\$37,000	River Bottom Const.
BP-15-43841	Resd Alterations & Conversions	Porch Addition	1751 S 1380 W	\$600	Owner
BP-15-43842	Resd Alterations & Conversions	Fire Damage Repair	180 Riverwalk Cir.	\$78,000	Alpine Restoration
BP-15-43843	Resd Alterations & Conversions	Fire Damage Repair	360 W 550 N	\$28,600	Alpine Restoration
TOTAL	14 PERMITS			\$667,102	
BP-15-43605	Comm - Other	Vision Center Finish	1150 S 100 W	\$97,110	Michael Strain Builders
BP-15-43727	Comm - Other	Interior Remodel	1035 S Hwy 89		Frans Construction
BP-15-43776	Comm - Other	Back To Work Tenant Improvement	630 E 1400 N #140	\$110,000	Sorensen & Gnehm Const.
BP-15-43788	Comm - Other	Sprint Tenant Improvement	975 N Main #110	\$45,000	Glen Thompson Const.
BP-15-43797	Comm - Other	Tenant Improvement	535 E 1400 N #130	\$14,000	Kevin Murray Const.
BP-15-43809	Comm - Other	Carport Replacement	448 1/2 N 200 E	\$9,800	Brent Fredrickson Const.
BP-15-43816	Comm - Other	Model Home Remodel	601 W 1700 S #B	\$25,000	Kartchner Homes
BP-15-43824	Comm - Other	Facade Remodel	40 S MAIN ST	\$50,000	Lundahl Bldg
BP-15-43838	Comm - Other	Interior Remodel	1651 N 1000 W	\$3,600	Bridger Acoustic and Drywall
BP-15-43849	Comm - Other	Interior Remodel	179 N Main	\$22,075	Landmark Co.
BP-15-43859	Comm - Other	Commercial Remodel	1425 N 200 E	\$186,532	CRC Const.
TOTAL	11 PERMITS			\$563,117	
BP-15-43815	Electric Service - Commercial	Service Change	1309 E 700 N	\$6,000	Gardner Engineering
BP-15-43832	Electric Service - Commercial	Electric Hookup	1007 N Main #140	\$435	Landmark Co.
BP-15-43814	Electric Service - Commercial	Service Upgrade	137 W 500 S	\$1,500	Bates Electric LLC
BP-15-43819	Electric Service - Commercial	Service Upgrade	107 S 200 E	\$800	Winger Inc.
BP-15-43822	Electric Service - Commercial	Service Change	466 N 710 W	\$1,300	APEC
BP-15-43848	Electric Service - Commercial	Service Change	832 E 100 N	\$1,500	Envision Electrical
BP-15-43852	Electric Service - Residential	Service Upgrade	173 E 300 N	\$1,500	Allen Hoffmann
TOTAL	7 PERMITS			\$13,035	
BP-15-43805	Demo of Other Structures	Commercial Demolition	125 E 1400 N	\$15,000	Edge Excavation
TOTAL	1 PERMIT			\$15,000	
BP-15-43837	Mechanical - Commercial	Heater Replacement	525 N 1000 W	\$9,320	Advanced Heating & Air

COMMUNITY DEVELOPMENT MONTHLY UPDATE

TOTAL	1 PERMIT			\$9,320	
BP-15-43795	Miscellaneous - Commercial	Reroof	198 N Main	\$10,000	Skabelund Roofing
TOTAL	1 PERMIT			\$10,000	
BP-15-43802	Miscellaneous - Residential	Reroof	537 E 1150 N	\$12,600	D-7 Roofing
BP-15-43810	Miscellaneous - Residential	Window Replacement	1156 N 320 W	\$8,200	K Designers
BP-15-43811	Miscellaneous - Residential	Patio Door Replacement	220 E 870 N	\$3,616	K Designers
BP-15-43812	Miscellaneous - Residential	Window Replacement	770 N 250 E	\$4,006	K Designers
BP-15-43826	Miscellaneous - Residential	Reroof	277 E 300 S	\$2,000	Owner
BP-15-43827	Miscellaneous - Residential	Furnace & Air Conditioner	815 W 1000 S	\$7,418	Gary Ricks Services
BP-15-43839	Miscellaneous - Residential	SIDING	774 W 470 N	\$10,000	Champion Windows
BP-15-43840	Miscellaneous - Residential	SIDING	701 Southwest St.	\$17,850	Champion Windows
BP-15-43847	Miscellaneous - Residential	Water Heater	203 Boulevard	\$1,050	Plumber Tom LLC
BP-15-43850	Miscellaneous - Residential	Reroof	791 N 600 E	\$3,000	Owner
BP-15-43851	Miscellaneous - Residential	Water Heater	17 S Winding Way	\$1,000	Superior Water & Air
BP-15-43853	Miscellaneous - Residential	Window Replacement	190 S 540 E	\$2,000	Owner
BP-15-43854	Miscellaneous - Residential	Water Heater	71 Kings Ct.	\$1,300	Plumber Tom LLC
TOTAL	13 PERMITS			\$74,040	
BP-15-43783	Sign	AT&T Sign	957 S Highway 89	\$3,400	ADS International Inc
BP-15-43807	Sign	Sprint Sign	975 N Main #110	\$15,000	YESCO
BP-15-43808	Sign	Cache Valley Mall Sign	1300 N Main	\$29,526	YESCO
BP-15-43829	Sign	Allstate Sign	535 E 1400 N #110	\$3,200	Neon Lighting & Display
BP-15-43834	Sign	McDonald's Sign	1035 S Hwy 89	\$2,400	V K Electric Inc
BP-15-43836	Sign	Magpie Metal Sales Sign	110 W 1200 S # B	\$100	Owner
BP-15-43845	Sign	Boost Mobile Sign	970 S Hwy 89 #130	\$1,000	M Graphics & Signs Inc
TOTAL	7 PERMITS			\$54,626	
BP-15-43821	Water Hookup - Commercial	Water Hookup	1148 W 600 N	\$575	K & D Excavation
TOTAL	1 PERMIT			\$575	
BP-15-43823	Water Hookup - Residential	Water Hookup	1150 W 600 N # 3	\$575	K & D Excavation
TOTAL	1 PERMIT			\$575	

COMMUNITY DEVELOPMENT MONTHLY UPDATE

NEIGHBORHOOD IMPROVEMENT

Case Type	2014	1st QTR	2nd QTR	3rd QTR	4th QTR	2015 YTD
Business License	99	7	11	20		38
Development Standard	2	0	0	1		1
General Municipal	96	15	13	15		43
Landscaping	1	0	0	0		0
Neighborhood Zone	64	8	12	20		40
Parking	25	9	3	2		14
Permits	6	0	4	3		7
Property Maintenance	109	9	33	53		95
Right of Way	0	0	0	0		0
Signs	13	3	3	3		9
District/Corridor Zone	0	0	2	0		2
TOTAL	415	51	81	117		249

Case Status	2014	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	2015 YTD
Active	6	7	17	15		39
Active Parking Cite	1	0	0	0		0
Admin Enforcement	14	3	15	14		32
Closed Non-Compliance	3	0	0	1		1
Compliance Fine	1	0	0	0		0
In Compliance	456	26	29	51		106
Inactive	56	3	3	12		18
Outstanding Citation	0	2	0	0		2
Substantial Compliance	20	1	2	0		3
Record	0	0	5	9		14
Unfounded	77	9	9	11		29
Not Authorized	2	0	0	0		0
Transfer	16	0	1	4		5
Total	652	51	81	117		249

COMMUNITY DEVELOPMENT MONTHLY UPDATE

Civil Notices Issued		2014	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	2015 YTD
302.4	Weeds	11	0	1	6		7
8.38.020	Refuse/Junk Vehicles	5	0	0	3		3
12.08.010	Owner to Keep Sidewalks Clean and In Repair	20	5	0	0		5
12.08.080	Duty to Remove Snow and Ice	5	21	0	0		21
17.38.080	Residential Parking	84	22	7	13		42
17.40.110	Temporary Signs	43	3	0	0		3
17.40.120	Banners	7	3	2	4		9
17.40.140	Prohibited Signs	82	2	34	44		80
	Other	16	1	4	0		5
12.12.120	Abutting Property; Owner Responsibility	0	0	1	6		7
10.15.180	Park for certain purposes prohibited	0	0	1	0		1
Total		273	57	50	76		183

COMMUNITY DEVELOPMENT MONTHLY UPDATE

Violations	2014	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	2015 YTD
Accessory Structures		1	9	0		10
Banners		2	2	1		5
Business License Required		2	7	5		14
Duty to Remove Snow and Ice		2	0	0		2
License Required: Owners of Rental Dwellings		10	9	27		46
Motor Vehicles		1	1	2		4
Neighborhood Land Uses		2	1	6		9
Neighborhood Residential Land Use		1	3	5		9
Owner to Keep Sidewalks Clean and in Repair		7	1	1		9
Parking Prohibited in Certain Areas		2	1	0		3
Permit Required before Proceeding		1	0	1		2
Permits Required		1	1	1		3
Prohibited Signs		3	2	0		5
Refuse Placed for Collection		1	1	2		4
Refuse/Junk Vehicles		3	7	12		22
Residential Parking		11	3	12		26
Other		12	28	2		42
Defacement of Property		0	1	3		4
Districts & Corridors Land Use: Classification		0	1	0		1

COMMUNITY DEVELOPMENT MONTHLY UPDATE

Maintenance Agreement		0	2	0		2
Prohibition of Illicit Discharges		0	1	0		1
Scrap Storage		0	1	1		2
Signs in the Public Right-of-Way		0	1	1		2
Weeds		0	19	30		49
Abutting Property; Owner Responsibility		0	0	18		18
Landscaping		0	0	1		1
Max Permissible Sound Levels by Receiving (LZ)		0	0	1		1
Total		62	102	132		296