

Ent 1143192 Bk 1886 Pg 996
Date: 9-Mar-2016 10:28 AM Fee \$.00
Cache County, UT
Michael Gleed, Rec. - Filed By JA
For LOGAN CITY



ORIGINAL

When recorded return to:
Community Development
City of Logan
290 North 100 West
Logan, UT 84321

AK

#1 DESIGN REVIEW PERMIT

At the January 14, 2016 meeting the Logan City Planning Commission conditionally approved **PC 16-005 SA Ferrous Industries** for construction of a 45,000 SF warehouse facility for sorting and transfer of recycled materials and office on 9.37 acres at the southeast corner of the intersection of 200 North 1900 West in the Industrial Park (IP) zone; TIN 05-060-0011.

This decision is based on compliance with the following conditions. These conditions are binding on the property owner and any subsequent purchaser of the property. If the property is rented or leased to another party, the recorded owner is still responsible for compliance with the conditions.

CONDITIONS OF APPROVAL

1. All standard conditions of approval are recorded and available in the Community Development Department.
2. Right-of-way improvements (curb, gutter, park strip, street trees, and sidewalk) to be constructed on street frontages.
3. A pedestrian path between buildings on the site shall be delineated.
4. Land set asides required per Code, a minimum of 10% of the site (40,816 SF) to be open space and a minimum of 10% of the site (40,816 SF) to be useable outdoor space.
5. 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. Street trees to be provided along frontages at a minimum of 1 tree per 30' of frontage, species as approved by City Forester.
 - b. Open Space (landscaped) areas and useable outdoor space shall consist of a minimum of 20% of the total site.
 - c. 20 trees per gross acre of land (187 trees) and 50 shrubs/perennials/ornamental grasses per gross acre of land (469 shrubs) shall be planted throughout the property (25 % shall be evergreen) as per LDC §17.39.050. A minimum of 5 species of trees are required.
 - d. Vertical landscape shall be provided in bermed areas to visually screen parking areas. Plant species should vary and provide visual interest year round.
6. Screening shall be implemented on the interior of the site, adjacent to the warehouse or in areas that will allow vertical landscaped elements and/or architectural elements to screen the warehouse building.
7. The north and west elevations of the office building shall provide for 30% transparency (window fenestration) in their design.
8. A screening fence is required on the north and west sides of the transfer facility. The fencing must be 6-8' tall, be solid and sight-obscuring, have landscaping along the entire fence line, and be constructed of a durable material such as wood or masonry.
9. 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. Fire

- i. Fire department access through gates to be discussed at the time of a building permit.
- ii. Two hydrants near this building are required to meet required fire flow and hydrant distribution.
- iii. Each building and suite shall be labeled to be seen from the street for approaching emergency vehicles.
- iv. Fire sprinkler and fire alarm systems required.

Ent **1143192** Bk **1886** Pg **997****b. Light and Power**

- i. Public utility easements on all property lines, 5' PUE on all property lines facing a road and a 10' PUE on all other property lines shall be recorded.

c. Engineering

- i. Stormwater shall be designed per Logan City Stormwater Design Standards, an additional requirement shall be that all rainfall events less than or equal to the 90th percent storm event shall be maintained and infiltrated onsite and not be allowed to discharge to City drainage system, including canals and ditches. A portion of this could be stored and used as secondary water in accordance with state law.
- ii. Provide City with water shares and/or water rights for increased demands of this development on the City system (or in-lieu fee, as allowed).
- iii. All onsite fire lines to building and hydrants shall be considered a private line and shall developer shall enter into an agreement with City regarding these lines. City will provide developer with a draft copy of this agreement.
- iv. Developer shall obtain necessary easements for the Logan City Environmental department for construction of the pressurized sewer line.
- v. All work done in SR-30 shall comply with Logan City Standards and all UDOT permits and standards
- vi. Dedicate all right-of-ways along 1900 West to construct full movement access and turn lanes with required stacking lengths and deceleration lengths.
- vii. Project should be presented to CAMP to ensure that increased traffic does not trigger other improvements to SR-30. These could include turn lanes, deceleration lanes, and acceleration lanes.
- viii. All onsite fire lines to building and hydrants shall be considered a private line; developer shall enter into an agreement with City regarding these lines. City will provide developer with a draft copy of this agreement.
- ix. Implement Low Impact Design features for stormwater collection system to the maximum reasonable extent that this site allows to infiltrate the required storm less than or equal to the 90th percentile storm event.
 - i. Comply with Public Works design and construction standards & specifications.

d. Water

- i. Developer will be responsible to install infrastructure to get water services to the property from existing City water infrastructure.
- ii. Each building will require a separate meter and service line.

e. Water/Cross Connection

- i. All water meter setters must meet current Logan City standards.
- ii. All water mains, fire risers, and landscape irrigation systems must have approved back flow assemblies and be tested.

FINDINGS FOR APPROVAL

1. The building is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties because of the building design, landscaping, and setbacks are consistent with area properties.
2. The project conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The project provides a useful resource as it is near related uses such as the landfill and transfer station.

4. The door and vestibule on the north elevation meet the intent for building orientation to the street and is accepted in lieu of having an entrance on the north and west elevations.
5. The project is consistent with the intent of the Industrial Zone as stated in LDC §17.16.040E.
6. The use provides adequate off-street parking in conformance with Title 17.
7. The project, as conditioned, conforms to landscaping requirements in Title 17.
8. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

The Planning Commission's decision came on a motion by Commissioner Russ Price with a second by Commissioner Sara Sinclair. The motion passed by a vote of 7-0.

This action will expire **one year** from the date of **January 14, 2016** if all conditions have not been met. An extension of time must be requested in writing and received by the Department of Community Development prior to the expiration date. **The City does not send reminder notices or other notification of the pending expiration date. The action to request an extension is the responsibility of the proponent.**

We have reviewed the decision of the Planning Commission and agree to the conditions and requirements. We understand this project expires one year from the date of the Commission's action unless the final plat has been recorded, or the Department of Community Development has issued a Building Permit. If an extension of time is required, we must submit our written request prior to the expiration date of the Planning Commission's action. The length of an extension of time is established in the Logan Land Development Code (LDC) §17.58.

Accepted and agreed by:
Property Owner or Agent for SA Ferrous Industries

Signed: 

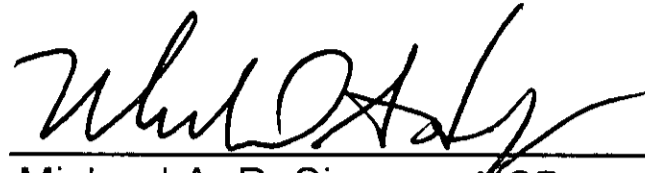
Print Name: ALEX BEARNSON

Address: 399 N. MAEN, SUITE #270

City/State/Zip: LOGAN, VT 84321

Date: 1/21/16

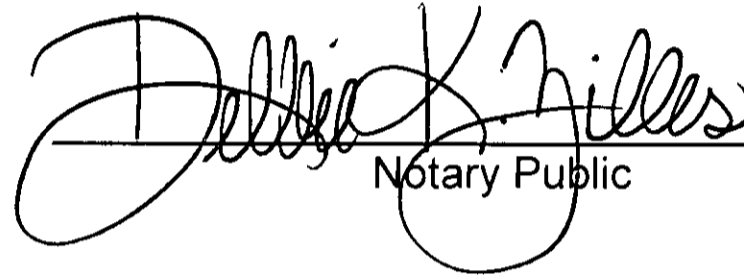
By the authority vested in me as the Logan City Director of Community Development, I affix my signature upon this document for the purpose of granting a permanent and recorded Planning Commission Permit to run with the subject property in perpetuity.



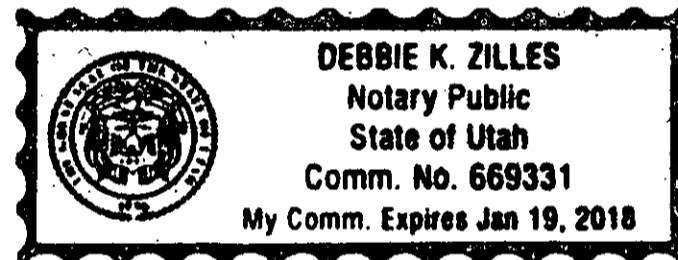
Michael A. DeSimone, AICP
Community Development Director
City of Logan

State of Utah)
 : §
County of Cache)

On this 25 day of January, 2016, before me, Debbie K. Zilles,
a notary public, personally appeared Michael A. DeSimone, Community Development Director for
the City of Logan, who is personally known to me and who signed the above permit.


Notary Public

cc: Director of Public Works
City Engineer
Chief Building Official



S
E
A
L

Logan City Planning Commission STANDARD CONDITIONS OF APPROVAL

This project is subject to the proponent or property owner agreeing to comply with the following standard conditions as written.

Ent 1143192 Bk 1886 Pg 1000

1. The Staff Report is an analysis of the application based on adopted City documents, standard City development practices and available information. The report is used to review and consider the merits of the application prior to, and during, the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the Staff Report and become part of the approved Permit. The Director of Community Development reserves the right to supplement the material in the written report with additional information at the Planning Commission meeting.
2. Any representations by the proponent or authorized agent at the Planning Commission hearing shall be incorporated into the final action as conditions of approval and shall be binding upon the proponent as modifications to the approved project. *"If you show it, you do it."*
3. No site development activities, including grading, clearing, or vegetation removal shall commence until an executed copy of the applicable permit, signed by the property owner or authorized agent, has been filed with the City.
4. Failure to comply with any conditions of approval shall void the permit and require a new Planning Commission hearing.
5. All improvements shall be constructed in substantial conformance with the approved site plan and/or to the satisfaction of the entity with jurisdiction over the improvement.
6. No work shall be undertaken within the public right-of-way without a Right-of-Way Permit. These permits are issued by either the City of Logan Public Works Department for City right-of-way or the Utah Department of Transportation for work within a State right-of-way.
7. Some projects require the adoption of deed covenants, conditions, and restrictions (CC&Rs) to be imposed upon the project. Any required CC&Rs shall be approved by City staff prior to recordation.
8. Street trees shall be placed on 30' centers in the park strip on all roads. The City Forester shall determine the size and species. Occupancy for the final home or building in each phase shall not be granted until all the street trees for that phase have been installed or a bond equal to 110% of the materials and labor necessary to install the street trees has been issued to the City.
9. All projects shall comply with the City Standards and Specifications.
10. All rooftop mechanical equipment shall be screened from view from adjacent public rights-of-way.
11. All exterior lighting shall be down-lit concealed source lighting. Exterior building lights shall be mounted between 6 to 14' above adjacent grade and freestanding luminaries shall not exceed 18'.
12. No signs are approved with this Permit. All signs must be approved through the Sign Permit process.
13. If not initially indicated and detailed on the approved site plan, fences shall receive a separate fence permit from the Department of Community Development prior to construction.
14. Project construction noise shall not create a disturbance across residential property boundaries between 9:30 PM and 7:00 AM and all day on Sundays and Holidays.
15. Dust shall be controlled inside site boundaries and construction debris shall be properly disposed so that negative impacts on neighboring properties are minimized.
16. Public streets and rights-of-way shall not be used as project material storage or staging areas.

Legal Description

Parcel 05-060-0011

THE W/2 LOT 5 BLK 27 PLAT E LOGAN FARM SVY SE/4 SEC 31 T 12N R 1E CONT 10 ACLESS PARCELS TO UDOT ENT 846336
& LOGAN CITY ENT 846337 NET 9.71 AC

PC 16-005

Ent 1143192 Bk 1886 Pg 1001