



COMMUNITY DEVELOPMENT

290 North 100 West, LOGAN UTAH 84321
PHONE (435) 716-9020 FAX (435) 716-9001
<http://comdev.logautah.org>

ORIGINAL

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

DESIGN REVIEW PERMIT

The City of Logan Planning Commission held a duly noticed Public Hearing as required by Logan Municipal Code Titles 16 and 17 on November 12, 2009. At this meeting the Planning Commission did by majority vote to conditionally approve PC 09-057, Central Park Senior Center for a group living apartments structure consisting of 4 levels above the main level of common space with one level of underground parking and a main level of enclosed parking under the northeast wing on 2.7 acres at 167 East 200 North in the Commercial Central (CC) zone; TIN #06-062-0002;0003;0024;0026. The Planning Commission's action came on a motion by Commissioner John Wuthrich, with a second by Commissioner Doug Blaser. The motion passed by a vote of 4,0.

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

CONDITIONS OF APPROVAL

This project is subject to the proponent or property owner agreeing to comply with the following site specific conditions as written, or as may be amended by the Planning Commission.

1. All standard conditions of approval will be recorded with the Design Review Permit and are available in the Community Development Department.
2. Future expansion of this site shall be done in accordance with Logan City approval procedures (i.e. Design Review Permit, Conditional Use [if required], etc.).
3. A performance landscaping plan prepared in accordance with Section 17.39 of the Land Development Code shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan needs to include street trees at 30 foot centers along 200 North, 100 East and 200 East and specify the varieties and sizes of all plant material.
4. Prior to the issuance of a building permit all on-site storm water retention designs and calculations shall be completed to accommodate a one hour one hundred year storm event.
5. The proponent must submit building colors and materials for review and approval from the Community Development Department.
6. The height of the proposed buildings shall not exceed 58 feet.
7. Prior to the issuance of a building permit and/or business license, 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:

Ent 1011720 8k 1601 Pg 768
Date: 1-Dec-2009 12:02 PM Fee \$0.00
Cache County, UT
Michael Bleed, Rec. - Filed By SP
For CITY OF LOGAN



1. Fire Department—contact Chief Meaker 716-9516

A fire sprinkler system, throughout including the parking garage, stand pipe(s) and fire alarm system will be required. Fire department access must be approved. Additional fire hydrants will be required. A fire flow analysis will be required.

2. Engineering—contact Bill Young 716-9160

- a. Due to possible undersized fire lines in this area of town a water model must be run by the City to determine if infrastructure improvements will be needed to support fire flows to hydrants and building sprinkler system.
- b. Storm water detention/retention is required.
- c. Coordinate with public works, fire and community development regarding accesses to 200 East.
- d. Comply with current City standards.

3. Light and Power—contact Garth Turley 716-9741

Provide digital AutoCAD copy of site plan to LCL&P. Submit “Load Data” sheet to LCL&P. Provide Public Utility easements 10 feet in width along 100 West and 200 East and 5 feet in width along all interior property lines.

4. Environmental—contact Steve Larsen 716-9760

No dumpster location is shown. Developer shall contact Logan City Environmental Department for container options.

5. Water—contact Mike Roundy 716-9622

Proponent must provide calculations on the water and fire flow, as well as the sewer tie-in location.

8. The proponent shall complete a Boundary Line Adjustment through the Department of Public Works so that no portion of any building crosses a property line or violates an applicable setback, prior to the issuance of a Building Permit.

9. All exterior lighting must be night-sky friendly.

Ent 1011720 * 1601 Pg 769

FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. The proposed project has been revised and amended by the conditions of project approval to conform to the requirements of Title 17 of the Logan Municipal Code, the City of Logan Public Works Standards and Specifications, and the requirements of various departments and agencies.
2. The proposed project is compatible with existing land uses and zoning and enhances the character of the neighborhood.
2. The design review permit is issued in conformance with the requirements of Title 17 of the Logan Municipal Code.
3. The proposed project is compatible with surrounding land uses in the downtown and will not interfere with the use and enjoyment of adjoining or area properties.

Some conditions are “ongoing.” This means the permit holder/subdivider shall always be in compliance with the conditions. If you are unable to comply, you must return to the Planning Commission for consideration of an amendment to your approval. Failure to comply may result in an action by the City to revoke your permit.

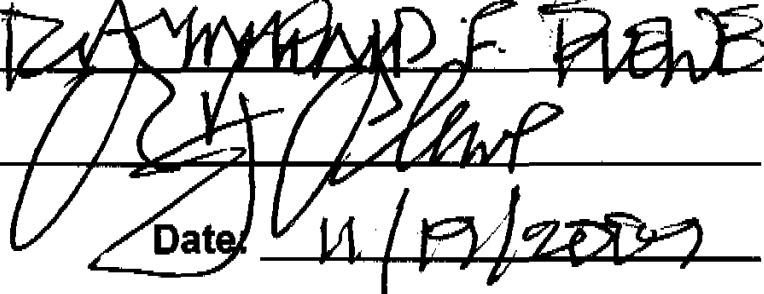


This action will expire **one year** from the date of the **November 12, 2009** Planning Commission's action if all conditions have not been met and the final plat has not been recorded or a building permit has not been issued. If the project involves a subdivision, an extension of time must be requested in writing and received by the Director of Community Development prior to the expiration date. If the project involves a Conditional Use Permit or a Design Review Permit, an extension of time may be granted by the Director of Community Development consistent with findings and requirements in Chapter 17.58 of the Logan Municipal Code. **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.

I have reviewed the action of the Planning Commission and agree to the conditions and requirements of its action. I understand this project expires one year after 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, I must submit our written request prior to the expiration date of the Planning Commission action. The length of an extension of time is established in the Logan Municipal Code 17.58.020. Failure to initiate construction activities by establishing use or acquiring required building permits prior to the expiration date voids any approval or conditional approval. Abandoning or vacating a use for a period of more than one year also voids this permit. If the application was denied, the denial may only be reversed by an appeal overturning the Commission's action filed within an appropriate timeframe as established by Titles 16 and 17 of the Logan Municipal Code or it may be subject to a different application submitted at a later time.

Accepted and agreed by:
Raymond Plewe, Authorized Agent for Central Park Senior Center

Print Name: RAYMOND F. PLEWE

Signature: 

Date: 11/19/2009

Ent 1011720 & 1601 Pg 770

By the authority vested in me as the 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.

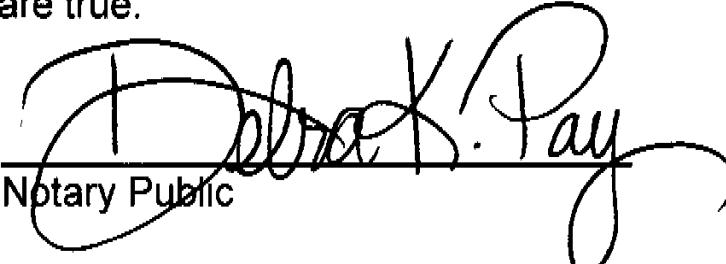


Jay L. Nielson, AICP, ASLA
Director of Community Development

Ent 1011720 Bk 1601 Pg 771

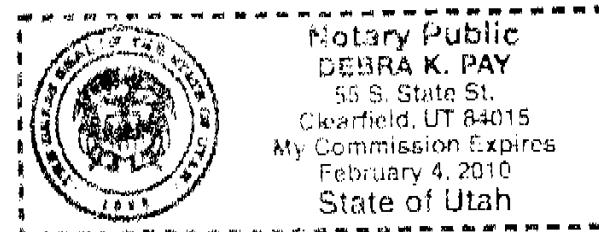
State of Utah)
:SS
County of Cache)

On this 20 day of November, 2009, before me, Debra K. Pay, a notary public, personally appeared Jay L. Nielson, Director of the Community Development Department for the City of Logan, who is personally known to me and who signed the above permit on behalf of said City and that the statements contained therein are true.



Notary Public

cc: Director of Public Works
City Engineer
Chief Building Official
Project File



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 1011720 Bl 1601 Pg 772

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 to be 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 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 within the residential, commercial or industrial project for each phase. 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.

Parcel	Legal Description
06-062-0002	BEG 153.29 FT E OF SW COR LOT 1 BLK32 PLAT A LGN CTY SVY E 62.72 FT N 10 RDS W 62.72 FT S 10 RDS TO BEG WITH R/W SW/4 SEC 34 T 12N R 1E D710
06-062-0003	BEG 1 RD E OF SW COR LOT 1 BLK 32 PLAT A LOGAN CITY SVY E 136.79 FT N 13 RDS E 143.18 FT N 3 RDS W 18 RDS S 7 RDS E 1 RD S 9 RDS TO BEG ~ALSO: BEG NW COR LOT 8 BLK 32 S 2 RDS E 225 FT N 3 RDS & 1 FT W 225 FT S 1 RD & 1 FT TO BEG
06-062-0024	BEG NE COR LOT 8 BLK 32 PLAT A LGN CTY SVY S 2 RDS W 72 FT N 3 RDS 1FT E 72 FT S 1 RD 1 FT TO BEG SEC 34 T 12N R 1E
06-062-0026	SIT IN SW/4 SEC 34 T 12N R 1E CONT .03 AC

Ent 1011720 on 1601 Pg 773

PC 09-057