



# DESIGN REVIEW PERMIT

At the August 12, 2021 meeting the Logan City Planning Commission conditionally approved **PC 21-039 Renewal Mixed Use Housing** for a new 4-story mixed-use building located at the northeast corner of 300 South and 100 West in the Mixed Use (MU) zone; TIN 02-048-0004; -0006; -0007; -0008; -0009; -0010; -0011; -0012; -0013. (Woodruff Neighborhood)

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 will be recorded with the Design Review and are available in the Community Development Department.
2. The Planning Commission determines the elevator and lobby areas as non-commercial uses for density bonus purposes.
3. All permanent building structures within the 150-foot radius to NR-6 zoning shall be less than 35 feet in height. Movable features like patio furniture and umbrellas are permitted within these areas.
4. The entire building frontage shall average 60% or more.
5. Final parking approvals for both residential and commercial uses will be granted at the building permit phase and will comply with LDC all regulations and allowances granted to staff. If parking is more than 15% below the standard, the applicant shall return to the Planning Commission for new approvals.
6. A sidewalk connection between 300 South and the east building entrance shall be made.
7. The ground floor commercial areas of the building shall have 50% transparency along the street facing portions.
8. Ground floor height shall be at least 12 feet tall.
9. A performance landscaping plan, prepared in accordance with §17.39 of the LDC, 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) Open Space and Useable Outdoor areas shall total a minimum of 15,942 SF.
  - b) 36 trees and 91 shrubs/perennials/grasses shall be provided for this project.
  - c) 18 SF of interior parking lot landscaping shall be provided per parking stall contained within the surface parking area as per LDC.
  - d) A Type "D" buffer shall be used for areas of the parking lot with a setback less than 5 feet adjacent to the street.
10. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
11. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
12. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.

13. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
14. Fencing shall be provided along the west side at six feet for safety and buffering purposes. Along the east side a decorative fence with enhance landscaping shall be installed along the railroad border.
15. Surface storm-water retention and detention facilities shall be located away from public streets and buffered from view.
16. 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. **Environmental —contact 716-9761**
    - Minimum 60 ft. straight on access required. Approach must be level, no down or uphill slopes.
    - Minimum inside measurement for a double enclosure is 24 ft. wide by 10 ft. deep. Minimum inside measurement for a single enclosure is 12 ft. wide by 10 ft. deep.
    - Place bollards in the back of enclosure to protect walls.
    - Gates are not required, however if desired, they must be designed to stay open during the collection process.
    - Barrel hinges are suggested for the gates. We need the full 12 ft. clearance so gates must be designed to open completely.
  - b. **Engineering —contact 716-9160**
    - Provide storm water detention/retention per Logan City Standards for this development. This includes the onsite retention of the 90% storm utilizing Low Impact Design methods
    - Provide water rights for this development to the City in accordance with Land Development Code 17.29.210. The City will accept an in-lieu fee for this requirement as approved by the City Engineer. The City will give a credit for existing meters currently installed on property being developed. If new development demands are less than existing demand, no water rights will be required.
    - Any existing City utility services not being used in the new development shall be capped at the City utility main for that utility.
    - City is in process of having a traffic study for possible warrants for all-way stop and/or a signalized intersection at 300 South. City is anticipating that the intersection of 300 South and 100 West will be signalized in the future, therefore, necessary right of way for signal poles, and turn lane shall be dedicated to the City. City is in process of having a traffic study of possible warrants for and all-way stop or a signalized intersection at 300 South.
    - Provide storm water maintenance agreement.
    - Work with City to combine adjacent accesses into a single access on 100 West
    - Work with City Engineer to complete boundary line adjustments of existing parcels into desired parcels for new development.
  - c. **Water —contact 716-9627**
    - All commercial buildings water mains need to have their own RP (ASSE1013) backflow assembly installed and tested on the water main as it enters the building before any branch offs or possible connections.  
Properly sized drain required to serve this backflow assembly. Residential water services or (mains) must be totally separated from any commercial water mains. If residential buildings are three levels above finish grade or higher, their water mains must have backflow assemblies on the water mains also. Separate residential and commercial water systems (services).
    - All landscape irrigation system's fed from Logan City water must have a high hazard rated backflow assembly installed and tested. All backflow assemblies must be tested within 10 days of turning water into them and annually thereafter.

- Fire suppression systems that are connected to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) backflow assembly installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards.
- All points of use of water must comply with the 2018 IPC and State of Utah Amendments and the Utah Admin Code 309-305 during and after construction.
- Project shall comply with all current plumbing codes, Utah State Amendments, Utah Division of Drinking Water rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention.

**d. Fire—contact 716-9515**

- Fire sprinklers, fire alarms and fire hydrants will be reviewed in building permit submittals.

**FINDINGS FOR APPROVAL**

1. The conditioned project will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, height transitions, landscaping, and setbacks.
2. The Design Review and Subdivision Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The conditioned project provides required off-street parking.
4. The project meets the goals and objectives of the MU designation within the Logan General Plan by providing services near high capacity roadways and is designed in way for easy circulation of both pedestrian and vehicles.
5. The conditioned project complies with maximum height, density and building design, open space standards and is in conformance with Title 17.
6. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
7. 100 West and 300 South are adequate in size and design to sufficiently handle infrastructure related to the land use.

The Planning Commission's decision came on a motion by Commissioner Lucero with a second by Commissioner Goodlander. The motion passed by a vote of 6-1.

This action will expire **one year** from the date of **August 12, 2021** if all conditions have not been met. An extension of time must be requested in writing and received by the Community Development Department 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) Chapter 17.58.

**Accepted and agreed by:  
Renewal Mixed Use Housing**

Signed: Michael Jewell

Print Name: [Signature]

Address: 965 south 100 west ste 203

City/State/Zip: Logan UT 84321

Date: 3-15-22

Legal Description  
-----2022-----

Parcel 02-048-0004  
Owner(s): Third & First LLC

Parcel History: COMB W/ 0004, 0006, 0007, 0008, 0009, 0010, 0011, 0012, 0013  
12/21;

Legal Description: Beginning at the Southwest Corner of Block 6, Plat "D", Logan City Survey and running thence N 01°05'45" E 217.00 feet along the west line of said Block 6; thence S 88°47'29" E 198.00 feet (East, By Record); thence S 01°05'45" W 52.00 feet (South, By Record); thence S 88°47'29" E 143.56 feet (East, By Record); thence S 01°12'29" W 66.00 feet (South, By Record); thence S 88°47'29" E 137.25 feet (East, By Record); thence S 01°12'29" W 99.00 feet to a point of record being 119 feet West of the Southeast Corner of Block 6, Plat "D", Logan City Survey; thence N 88°47'29" W 478.49 feet (West, By Record) along the south line of said Block 6 to the point of beginning. CONT 1.84 AC (CCR)

By the authority vested in me as the Logan City Director of Community Development, I affix my signature upon this document for 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        )  
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County of Cache    )

On this 10 day of MARCH, 2022, before me, Amanda Hovey, 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

