



ESTABLISHED 1866

290 North 100 West, Logan, Utah 84321
(435) 716-9021

DESIGN REVIEW & CONDITIONAL USE PERMIT

At their March 28, 2024 meeting, the Logan City Planning Commission conditionally approved a Design Review Permit for **PC 24-015 Mountain America Credit Union** to build a new 4,759 square foot credit union commercial building with attached drive-thru located at 991 West 1000 North in the Industrial Park (IP) zone; TIN 05-123-0002 (Bridger 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. This Design Review and Conditional Use Permit authorizes a new 4,759 SF credit union building.
3. A minimum of 16 parking stalls, bike racks, and three-car stacking for drive-thru lanes shall be provided on-site and as per the proposed site plan.
4. A performance landscaping plan, prepared in accordance with §17.32 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 9,408 SF.
 - b) A total of 21 trees and 54 shrubs, perennials, and ornamental-grasses shall be provided.
 - c) Street trees shall be provided every 30 linear feet along 1000 North Street and outside of sight distance triangles near intersections and driveways.
5. No open pit storm-water detention basins shall be placed in the yard between the building and the adjoining streets. If designed as landscaping with maximum 4-to-1 cross slopes, undulating shapes, and ground cover containing 75% grass and a combination of trees and shrubbery so that it does not appear to be a stormwater collection area, then it may be located in the front yard area.
6. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls, and landscaping if placed near the street edge.
7. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
8. Exterior lighting, including gas canopy lighting, shall be concealed source, down-cast, and shall not illuminate or cast light onto adjacent properties.
9. Standard streetscape improvements will be required along Main Street with driveway access being limited to the joint access agreements located to the north of this site.
10. 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.

11. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.

12. 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 716-9760

1. Minimum 60 ft. straight on clear access required. The approach must be level, with no down or uphill slopes and no parking spaces or curb blocking the 60 ft. access.
2. 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.
3. Place bollards in the back of the enclosure to protect the walls.
4. Gates are not required, however, if desired, they must be designed to stay open during the collection process.
5. Barrel hinges are suggested for the gates. We need the full 12 ft. clearance so gates must be designed to open completely.

b. Water—contact 716-9622

1. The building's water main needs to have a DC (ASSE1015) installed and tested on the water main after the water meter, as it enters the building before any branch-offs or possible connections inside or outside of the building. All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.
2. Refer to current IPC Utah State Amendment # 608.1.1,608.1.2,608.1.2.2 for installation criteria.
3. All landscape irrigation systems 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 in water to them and annually thereafter.
Fire suppression systems that are connected to Logan City water (with no added unapproved chemicals) must have a minimum DC (ASSE1015) installed and tested. Fire risers and all B/F assemblies must be installed and tested as per Logan City standards. Project shall comply with all currently adopted plumbing codes and their amendments and Utah Admin. code R 309-105-12-(1) rules and regulations including, but not limited to, those pertaining to backflow prevention and cross connection protection, during and after construction, for the safety of the water source and its consumption.
4. Refer to current IPC Utah State Amendment # 608.1.1,608.1.2,608.1.2.1,608.1.2.2 for installation criteria.
5. All landscape irrigation systems 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 in water to them and annually thereafter.
6. Fire suppression systems that are connected to Logan City water (with no added unapproved chemicals) must have a minimum DC (ASSE1015) installed and tested. Fire risers and all B/F assemblies must be installed and tested as per Logan City standards.
7. Project shall comply with all current Utah State plumbing codes, amendments, and Utah Admin. code R 309-105-12-(1) rules and regulations including, but not limited to, those pertaining to backflow prevention and cross connection protection, during and after construction, for the safety of the water and its consumption.

c. Engineering – contact 716-9160

GENERAL

1. Water shares or in-lieu fee for indoor and outdoor increased water demands shall be provided to the City in accordance with City Code 17.29.210 and Utah Administrative Rule R309-510-7.
2. All adjacent and internal rights of way and easements shall be shown on the plans. Improvements shall not infringe upon the rights of an existing easement/right of way/property owned by others without their written permission.

3. Existing and/or new documentation of any necessary easements or agreements for items such as access, parking, utilities, and stormwater inside or outside of the project boundary shall be provided with construction plans.
4. Provide a Development Agreement and Financial Surety of at least 110% of the cost to construct all infrastructure & stormwater improvements. Financial assurances shall not expire for a minimum of 2 years from the date of City acceptance.
5. Provide a Geotechnical Report that includes but is not limited to 1) Historical high groundwater elevation, and 2) Percolation rate of soils at the bottom of all unlined stormwater holding facilities
6. A "Preconstruction meeting" shall be held with the City's Engineering Division prior to starting construction activities and a "Work in the Right of Way" permit shall be obtained for all work in the City's right-of-way and PUE prior to scheduling the Preconstruction meeting.
7. City right-of-way shall not be used for storage of construction materials or parking of construction equipment or related vehicles during construction

UTILITIES

8. The City has recently updated the Public Works Design Standards and Amendments to APWA standard details for Water and Sewer and has developed a document of approved materials to be used for construction. Please refer to these new standards and details in the development of construction plans. The updated information can be found on the City's website at:
https://www.loganutah.org/government/departments/public_works/engineering/Engineering_Docs.php#outer-11851.
9. All utilities outside of the public right-of-way way shall be private lines and shall be owned, maintained, repaired/replaced by the owners or a Property Association. All infrastructure shall be installed, maintained, and repaired/replaced in accordance with Logan City Standards.
10. A private Water Utility agreement shall be provided for all private water and sewer lines (including fire lines) not located within a Public Right of Way. The agreement shall be recorded with the County Recorder.
11. Each individual building shall have a separate water service and sewer service connection to the City's water and sewer systems.
12. Fire hydrant locations shall meet the Fire Code requirements as determined by the City's Fire Marshall.
13. All existing water and sewer service lines extending to the site that are not proposed to be used with the new development shall be capped at the City main line.
14. A private sewer line runs along the north boundary of the parcel. The development is expected to tie into that existing sewer line

STORMWATER / IRRIGATION

15. Stormwater detention/retention shall be designed and constructed according to Logan City standards. This includes the retention of stormwater from any adjacent street that currently discharges to the property. Retention of the 90% storm event is required and shall be provided using low-impact design methods.
16. Stormwater can be discharged to the City's stormwater system after the 90th percentile storm has been collected for infiltration onsite and the remainder is released at design rates. If development encounters groundwater and intends to install a footing/structural drainage system, this system will not be permitted to discharge to the City's stormwater system and will need to be managed separately. Canal permission will be required to discharge this flow into a canal.
17. The development shall either incorporate into its stormwater design or pass through in a historical manner any stormwater that flows onto the property from adjacent properties and rights of way.
18. Provide a stormwater maintenance agreement for City Review, approval, and recordation at the County Recorder's Office.

19. The property is less than 1 acre, so compliance with the State Storm Water Permit is not required. A sediment and erosion control plan will be required for all construction activities.
20. This development is located in an area of high water table elevation (0 to 24 inches) and classified as having moderate liquefaction potential; given the potential groundwater elevation in the area, more than normal stormwater pond area may be required to maintain the pond elevation sufficiently above groundwater.
21. Above and underground stormwater basins shall be designed to be a minimum of 1 foot above the groundwater elevation. Stormwater holding structures that are found to be constantly wet (more than 72 hours) shall be made shallow and widened to meet the City's standard.

d. Light and Power – contact 716-9722

1. A 1-Line Diagram
2. PUE's Public Utility 10' Easement on all property lines that face a roadway and 5' Easement on all other property lines.

e. Fire Dept – contact 716-9515

1. Approved with the need of a fire-hydrant and flow analysis from the water engineer.

FINDINGS FOR APPROVAL

1. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, materials, landscaping, and setbacks.
2. The Design Review and Conditional Use Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The proposed project provides adequate open space and useable outdoor space in conformance with Title 17.
4. The proposed project provides adequate off-street parking.
5. The project meets the goals and objectives of the IP designation within the Logan General Plan by providing services near high-capacity roadways and is designed in a way for easy circulation of both pedestrians and vehicles.
6. The proposed project complies with maximum height, density, and building design standards and is in conformance with Title 17.
7. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
8. 1000 North and 1000 West provides access and are adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

~~The Planning Commission's decision came on a motion by Commissioner Ken Heare with a second by Commissioner Roylan Croshaw. The motion passed by a vote of 5-0.~~

This action will expire **one year** from the date of **March 28, 2024**, if all conditions have not been met and a building permit, and or business license obtained. 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 all conditions have been met and a building permit, and or business license obtained. 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 17.51

Accepted and agreed by
Owner or authorized agent for:
Mountain America Credit Union

Signed: *Amber Lake*

Print Name: AMBER LAKE, CONSTRUCTION PM.

Address: 9801 S. MONROE

City/State/Zip: SANDY, UT 84070

Date: 4/9/2024

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.

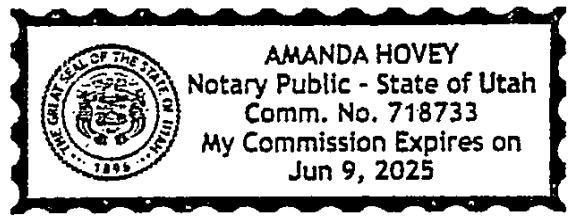
[Handwritten Signature]

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

State of Utah)
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County of Cache)

On this 22 day of APRIL, 2024, 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.

Amanda Hovey
Notary Public



Legal Description

Parcel: 05-123-0002

Legal Description: ALL OF LOT 2 BLUE SPRING SUBDIVISION PHASE 1 CONT 1.08 AC SUBJ TO ESMNT SEE ENTRY #1320735 BK 2341 PG 464