



ESTABLISHED 1866

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

DESIGN REVIEW & CONDITIONAL USE PERMIT

At their June 12, 2025 meeting, the Logan City Planning Commission conditionally approved a Design Review and Conditional Use Permit for **PC 25-031 Young Automotive Sales and Service** for a new 44,453 square foot auto dealership and service department located at approximately 1900 South 800 West in the Commercial (COM) zone; TIN 03-006-0006 (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 Permit and are available in the Community Development Department.
2. This Conditional Use and Design Review Permit are only for lot #5 and the associated 44,453 SF building. All other lots and future phases must return to the Planning Commission for review and approval.
3. The architectural features shown on the southeast facade of the building shall also be placed on the southwest facade along with a new feature near the top of the entire south wall to add symmetry and balance to the street-facing south facade.
4. The project shall provide one parking space for every 400 SF of sales floor area and two stalls per every one service bay.
5. The sidewalk along the east of the building shall extend and connect to the new sidewalk along 2000 South. Crosswalk markings through parking areas are acceptable in making the connection.
6. 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 Landscaping areas shall total a minimum of 42,166 SF.
 - b) Landscape islands shall be provided at every 20 stalls in a row. A two-foot-tall berm shall be added between the south trailer parking area and the street and planted with the bulk of landscaping to help buffer and screen the lower part of the south facade.
 - c) A total of 96 trees and 242 shrubs, perennials and ornamental grasses shall be provided.
 - d) Street trees shall be provided in the park strip at 30 foot spacing.
7. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
8. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
9. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.

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. Surface storm-water retention and detention facilities shall not be located in front yard areas if open and should be located in areas away from public streets and buffered from view.
13. 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. Approach must be level, no down or uphill slopes and no parking spaces or curb blocking the 60 ft. access.
2. Any collection point further than 150 feet from the public right of way must provide an on-site turn around. A minimum of 20-foot overhead clearance from building eaves, parking awnings, trees, poles, overhead power, or cable wires, etc. is required.
3. 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.
4. Place bollards in the back of the enclosure to protect walls.
5. Gates are not required, however if desired, they must be designed to stay open during the collection process.
6. 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 buildings water service needs to have a RP (ASSE1013) installed and tested on the water service line after the water meter, as it enters the building before any branch offs or possible connections inside or outside of building. Properly sized drain required to serve the backflow assemblies dump port. All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter. Refer to current IPC Utah State Amendment # 608.1.1,608.1.2,608.1.2.1 for installation criteria.
2. 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 in water to them and annually thereafter.
3. 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.
4. 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.
5. Building water connection must be connected to the metered lateral line, NOT the fire lines. Conversely, fire lines shall be connected to the private fire line.
6. To obtain a fire flow analysis, send utility plans showing proposed waterline locations and diameters to joseph.hawkes@loganutah.gov or derek.holmstead@loganutah.gov

c. Fire—contact 716-9515

1. Will need to install fire hydrants, fire sprinklers and fire alarms.

d. Engineering – contact 716-9160

GENERAL

1. Wetlands have been identified as existing or previously existing on the property in the future development areas. Prior to approving construction of improvements in those areas, a wetland delineation study approved by the Army Corps of Engineers will need to be completed.

2. The property lines in the project area have changed from those on record with the City. A boundary line adjustment or final plat will be required to resolve the current and proposed line property line changes.
3. Additional 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.
4. All adjacent and internal rights of way and easements shall be shown on the final plat or boundary line adjustment, and construction plans. Improvements of this project shall not infringe upon the rights of an existing easement / right of way / property owned by others without their written permission.
5. Documentation of existing and/or new easements or agreements for the proposed shared access condition and any other conditions such as shared access, parking, utilities, stormwater facilities (inside or outside of the project boundary) shall be shown on the construction plans and dedicated by means of a final plat or separate instrument.
6. Dedicate a 10' Public Utility Easement along the Highway 89/91, 800 West, 2000 South, and all internal public and private street frontages and dedicate a 5' Public Utility Easement along all other side and rear property lines.
7. The engineering design shall coordinate with and adjust plans as may be necessary to account for improvements being designed and / or constructed by adjacent developers, UDOT, and Logan City.
8. If management and operation of stormwater management systems, water, sewer, parking, driveways, common spaces, or other improvements are shared between lots within the development, provide CC&R's or other shared management agreements that include language addressing the requirement of the property owners to maintain these improvements.
9. A Public Works Development Agreement and Financial Surety of at least 110% of the cost to construct all improvements in the City right-of-way and for all new storm water improvements shall be executed prior to approval of construction plans.
10. Provide a Geotechnical Report that includes but is not limited to: 1) Historical high ground water elevation, 2) Percolation rate of soils at bottom of all unlined storm water holding facilities and 3) California Bearing Ratio (CBR) of the subgrade under proposed City rights of way. When roadway improvements are to be City owned, the report shall include a City roadway cross section design based on the CBR and the 30-year projected ESALs identified in the Logan City Transportation Master Plan and the following truck percentages: 2% for residential and grided streets, 4% for collector streets, 8% for arterial streets.
11. 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 or for any tie-in to City utilities.
12. The City may elect to have a 3rd party review technical studies such as a traffic study, floodplain study, wetlands study, noise study, vibration study, etc. provided in support of the development. Reasonable costs associated with the third-party review shall be borne by the applicant.
13. City right-of-way shall not be used for storage of construction materials or parking of construction equipment or related vehicles during construction.

UTILITIES

14. The City has recently updated the Public Works Design Standards and Amendments to APWA standard details for Water and Sewer and have 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 Website at https://www.loganutah.org/government/departments/public_works/engineering/Engineering_Docs.php#outer-11851

15. Provide an 8-inch water line connection between highway 89/91 and the City's water line in 2000 South.
16. All utilities outside of the public right-of-way shall be private lines and shall be owned, maintained, repaired/replaced by property owners. All infrastructure shall be installed, maintained, and repaired/replaced in accordance with Logan City Standards.
17. 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 executed prior to approval of construction plans and shall be recorded with the County Recorder.
18. Each individual building shall have a separate water service and sewer service connection to the City's water and sewer systems.
19. Fire hydrant locations shall meet the Fire Code requirements as determined by the City's Fire Marshall.
20. 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.
21. Proposed water and sewer lines in the rights of way shall typically be a minimum of 8 inches in diameter. The City may require larger diameter utility lines (proposed or existing) if required according to modeling results or if identified by the City's master plans. If required per a master plan document, the City will pay for any increase in size.
22. No connection shall be permitted between the sewer collection and stormwater collection systems.

STORMWATER/IRRIGATION

23. Storm water 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.
24. Stormwater can be discharged to the City's stormwater system after the 90th percentile storm has been collected for infiltration onsite and the remainder released at design rates. If development encounters ground water 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.
25. 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.
26. An executed Public Works Stormwater Maintenance Agreement shall be provided to the City prior to construction plan approval. The agreement shall be recorded at the Cache County Recorder's Office.
27. Property is greater than 1 acre so compliance with the State Storm Water Permit is required. Development shall also provide a sediment and erosion control plan for all construction activities.
28. Maintain the capacity, size, and location of all existing irrigation system infrastructure along and within the project; or where irrigation infrastructure is required to be relocated or changed, improve the infrastructure to the irrigation company standards. The City will require all affected Irrigation companies to provide a signature approval on all final construction plans and final plats.
29. This development is located in an area of moderate water table elevation (25 to 48 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 the historic high groundwater elevation.

30. Above ground and below ground stormwater facilities shall be designed to be a minimum 1 foot above the historic high groundwater elevation as determined by the geotechnical engineer. Regardless of the design, stormwater facilities that are found to be constantly wet by groundwater will be required to complete a design revision that revises the facility to meet the City's standard.
31. The minimum diameter of storm drain piping in a City right of way shall be 15 inches unless a larger size is required by the design.

STREETS

32. A traffic impact study shall be completed by a 3rd party consultant hired by the City and paid for by the developer. The developer shall follow and be responsible for all recommendations identified in the study, these recommendations may be both on-site or off-site.
33. Private streets shall be designed, constructed, and maintained to the same standard as a public streets, including asphalt thickness, curb, park strip, and sidewalk improvements.
34. Upon development of the lots adjacent to 800 West, the property owner shall dedicate right of way along 800 West as required such that a minimum 80' of right-of-way is established. Developer shall also construct half street improvements for an 80' Collector Street cross section and pavement section that meets City Public Works Design Standards.
35. Dedicate right of way along 2000 South as required such that a minimum 60' of right-of-way is established between 800 West and the westernmost property line. Construct full and half street improvements for a 60' Residential Street cross section and pavement section per City Public Works Design Standards. This roadway will ultimately extend and tie into 1000 West upon further development of the property to the west. A temporary public turnaround shall be provided at the west end of 2000 South. Additional access dedications shall be provided as is needed to establish this temporary turnaround.
36. Upon development of the lots adjacent to highway 89/91, the property owner shall install curb and gutter, park strip improvements, and a 5' sidewalk along the highway. Additional right of way or easement dedications shall be provided as is needed to establish these improvements.
37. All other public and private streets shall be 60 foot wide rights of way and constructed to the City's residential street cross section.
38. Access to the development shall be in accordance with Logan Design Standards.
39. All new commercial accesses through City right of way shall be a minimum of 8" thick concrete.
40. The southern 700' of road structural cross section for 800 West is an old farm road and doesn't meet the City's structure requirements for pavement. Upon development of the lots adjacent to 800 West developer shall construct a full road pavement section for 800 West out to the center line of the right of way.
41. Where existing asphalt, curb & gutter, or sidewalk adjacent to a project boundary are found to be in poor condition with regards to thickness, cracking, or other damage, or is damaged during construction; owner shall reconstruct the improvements out to an area where the improvements are in satisfactory condition. Where asphalt is required to be remedied, a minimum width of 3 feet shall be removed and replaced and shall not leave a smaller than 3-foot width to the edge and shall be continuous in nature rather than performed in several small pieces.
42. Development shall comply with all UDOT requirements associated with regards to access onto highway 89/91 as specifically identified in the comments and redlines associated with UDOT's Pre-Application Permit.
43. (Temporary) Hammerhead type turnarounds shall meet minimum fire code requirements regarding length and width. These dimensions shall be determined

assuming cars are parked on street where on street parking is proposed, and shall be constructed of concrete or asphalt.

44. A no parking sign shall be placed at the end of a temporary or permanent hammerhead turnaround.

45. The following note shall be added to the CC&Rs or use and maintenance agreement, "The temporary hammerhead drive / roadway is required to be maintained free and clear at all times, vehicles, recreational equipment, trailers, etc. shall not be temporarily or permanently stored in the turnaround area."

e. Light and Power – contact 716-9722

1. A 1-Line Diagram, Data Load Sheet, and CAD Drawings required as per specifications.
2. PUE's Public Utility 10' Easement on all property lines that face a roadway and 5' Easement on all other property lines.
3. All electrical trenches must be inspected by Light and Power prior to burying.

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 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 the required amount of off-street parking stalls.
5. The proposed project complies with maximum height, density and building design 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. 2000 South 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 Sara Dautre with a second by Commissioner Ken Heare. The motion passed by a vote of 4-0.

This action will **expire one year** from the date of **June 12, 2025**, if all conditions have not been met and the necessary permits/licenses 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 the necessary permits/licenses have been 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:
Young Automotive Sales and Service

Signed: _____

Print Name: _____

Address: _____

City/State/Zip: _____

Date: _____

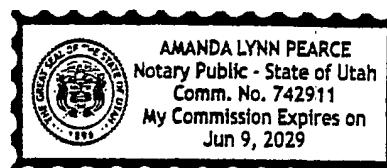
By the authority vested in me as the Logan City Director of Community Development, I affix my signature upon this document for granting a permanent and recorded Planning Commission Permit to run with the subject property in perpetuity.

Mike DeSimone, AICP
Community Development Director
City of Logan

State of Utah)
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County of Cache)

On this 28 day of AUGUST, 2025, before me, AMANDA LYNN PEARCE, a notary public, personally appeared Mike Desimone, Community Development Director for the City of Logan, who is personally known to me and who signed the above permit.

Amanda Lynn Pearce
Notary Public



Legal Description

Parcel: 03-006-0006

Legal Description: BEGINNING AT A POINT ON THE WESTERLY LINE OF 800 WEST STREET LOCATED S0°07'19"E ALONG THE SECTION LINE 1,331.41 FEET AND WEST 33.00 FEET FROM THE NORTHEAST CORNER OF SECTION 17, T11N, R1E, S.L.B. & M.; THENCE S89°46'47"W 460.97 FEET; THENCE N0°07' 19"W 515.70 FEET; THENCE N89°11'16"E 461.00 FEET TO THE WEST LINE OF 800 WEST STREET; THENCE S0°07' 19"E ALONG SAID STREET 520.46 FEET TO THE POINT OF BEGINNING. CONT 5.48 AC RECORDERS NOTE: THIS DESCRIPTION ORIGINATED ON A (SPECIAL) WARRANTY DEED AND CLAIMS A PORTION OF THE RECORD TITLE OF PARCEL 03-006-0038 AS ESTABLISHED BY ENTRY #1147552.



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.

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 Planning Commission meeting. Additional information may be revealed by participants at the Commission meeting which may modify the 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 Logan Public Works Department for City right-of-way or the Utah Department of Transportation (UDOT) for work within a State right-of-way.
7. Some projects require adoption of deed covenants, conditions, and restrictions (CC&Rs) along with a Home Owners Association (HOA) to be imposed upon the project to ensure proper maintenance and delegation of responsibilities. Any required CC&Rs and HOAs 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. Commercial exterior light fixtures shall not exceed 32' in height (18' when adjacent to residential zoning) and residential exterior light fixtures shall not exceed 12' in height.
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.