



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: April 16, 2024
FROM: Mike DeSimone, Director
SUBJECT: Ordinance #24-10 Rezone – Downtown Public Properties Rezone

Summary of Planning Commission Proceedings

Project Name: Downtown Public Properties Rezone
Request: Rezone Request
Project Address: See Below
Recommendation of the Planning Commission: **Approval**

On March 28, 2024 the Planning Commission **recommended approval** to the Municipal Council for the Downtown Public Properties Rezone incorporating the following properties:

Site	Address	Tax ID #	Parcel Size	Rezone
"Old" Logan City Fire Station	76 E 200 N	06-018-0036	0.69 acres	Public to TC-1
"New" Logan City Fire Station	95 E 200 N	06-017-0001	0.76 acres	TC-1 to Public
"New" Logan City Library	255 N. Main	06-016-0033	1.72 acres	TC-1 to Public
"New" Logan City Plaza	55 & 67 N. Main	06-028-0015 06-028-0016	0.37 acres	TC-1 to Public

Planning Commissioners vote (5-0):

Motion: J. Lucero

Second: K. Heare

Yea: J. Guth, R. Croshaw, K. Heare, D. Lewis, J. Lucero

Abstain: none **Nay:** none

Attachments

PC Meeting Minutes

Ordinance #24-10

Staff Report

Slides

CITY OF LOGAN, UTAH
ORDINANCE NO. 24-10

AN ORDINANCE AMENDING TITLE 17 THE LAND DEVELOPMENT CODE OF LOGAN
CITY, UTAH

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF LOGAN, STATE OF
UTAH AS FOLLOWS:

SECTION 1: That certain map or maps entitled "Official Zoning Map of Logan City, Utah" is hereby amended and the property ("Old" Logan City Fire Station) located at 76 East 200 North (Tax ID 06-018-0036) and as specifically identified in Exhibit A, as attached, is hereby zoned from Public (PUB) to Town Center 1 (TC-1), and the property ("New" Logan City Fire Station) located at 95 East 200 North (Tax ID 06-017-0001) and as specifically identified in Exhibit A, as attached, is hereby zoned from Town Center 1 (TC-1) to Public (PUB).

SECTION 2: That certain map or maps entitled "Official Zoning Map of Logan City, Utah" is hereby amended and the property (Logan City Library) located at 255 N. Main (Tax ID 06-016-0033) and as specifically identified in Exhibit B, as attached, is hereby zoned from Town Center 1 (TC-1) to Public (PUB).

SECTION 3: That certain map or maps entitled "Official Zoning Map of Logan City, Utah" is hereby amended and the property (Logan City Plaza/Laub Plaza) located at 55 & 67 N. Main (Tax ID's 06-028-0015, 0016) and as specifically identified in Exhibit C, as attached, are hereby zoned from Town Center 1 (TC-1) to Public (PUB).

SECTION 4: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, _____
THIS DAY OF _____, 2024.

AYES:

NAYS:

ABSENT:

Amy Z. Anderson, Chair

ATTEST:

Teresa Harris, City Recorder

PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for approval or disapproval on the ____ day of _____, 2024.

Amy Z. Anderson, Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby _____ this ____ day of _____,
2024.

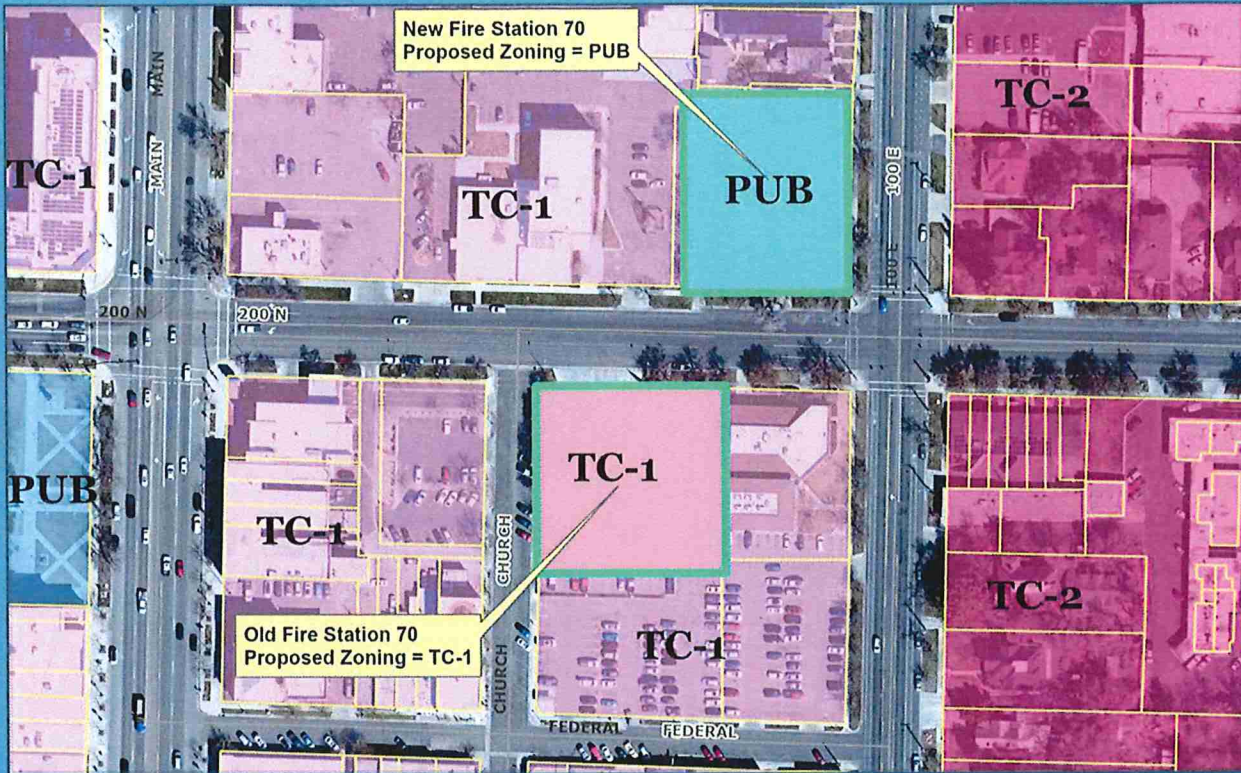
Holly H. Daines, Mayor

EXHIBIT A



Logan City Fire Station Rezone

76 & 95 East 200 North



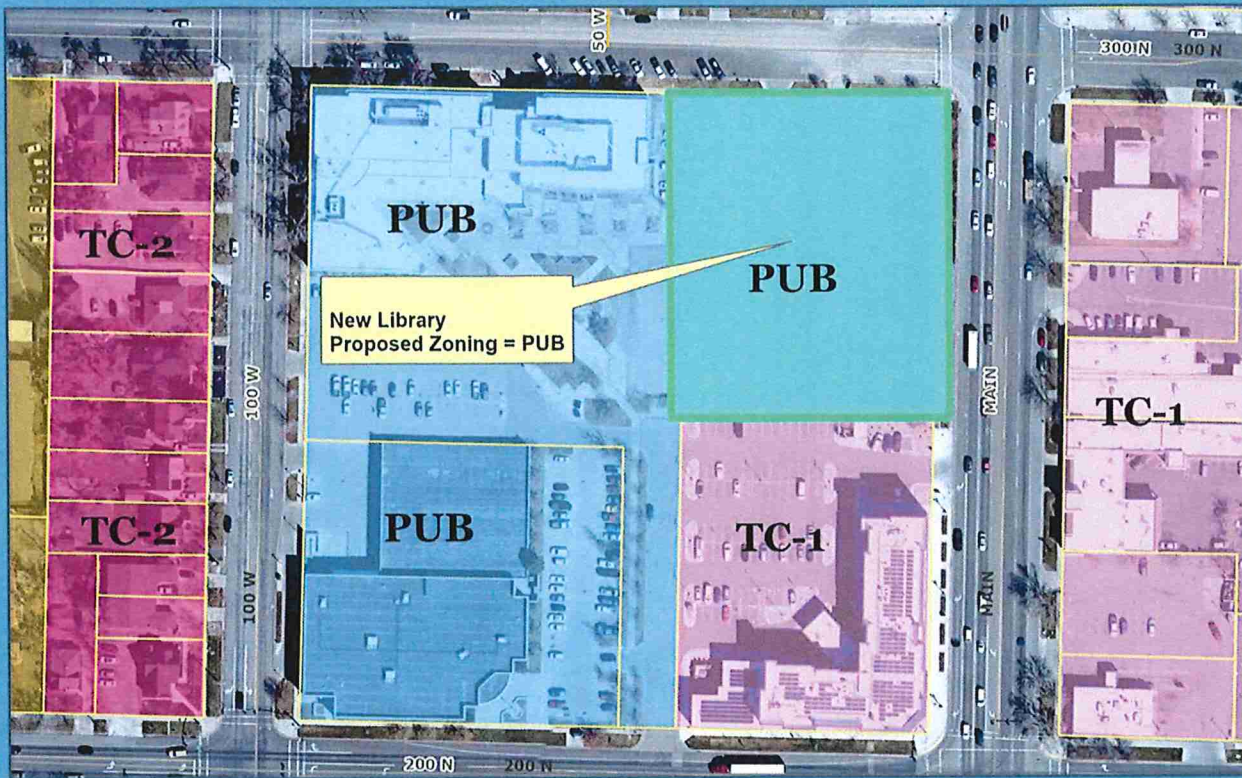
Proposed Zoning

March 2024

EXHIBIT B



Logan City Library Rezone 285 North Main Street



Proposed Zoning

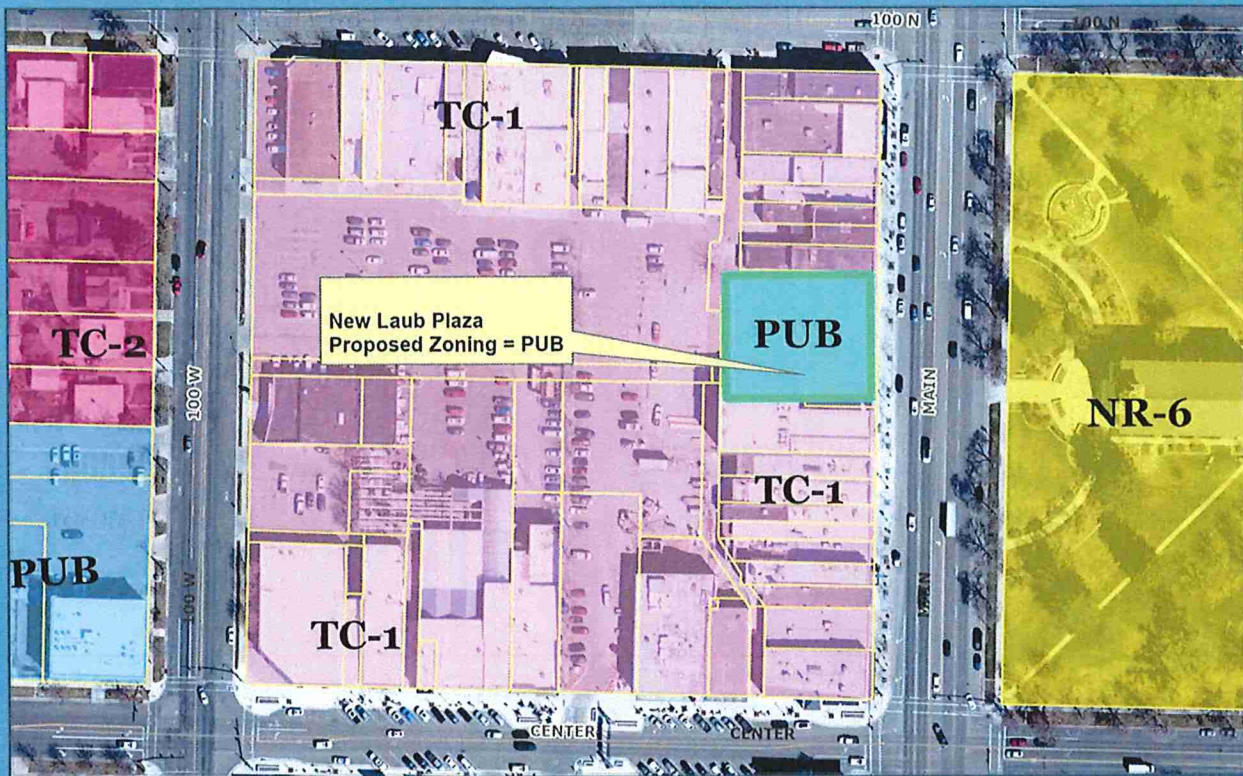
March 2024

EXHIBIT C



Laub Plaza Rezone

55 North Main Street



Proposed Zoning

March 2024



Project #24-016 Downtown Public Properties Rezone

REPORT SUMMARY...

<i>Project Name:</i>	Downtown Public Properties Rezone
<i>Proponent/Owner:</i>	Mike DeSimone / Logan City
<i>Project Address:</i>	Varies (Downtown Logan)
<i>Request:</i>	Rezone from TC-1 to Public & Public to TC-1
<i>Current Zoning:</i>	Town Center 1 (TC-1) & Public (PUB)
<i>Date of Hearing:</i>	March 28, 2024
<i>Type of Action:</i>	Legislative
<i>Submitted By:</i>	Mike DeSimone, Director

RECOMMENDATION

Staff recommends that the Planning Commission forward a **recommendation of approval** to the Municipal Council for the following rezones:

Site	Address	Tax ID #	Parcel Size	Rezone
"Old" Logan City Fire Station	76 E 200 N	06-018-0036	0.69 acres	Public to TC-1
"New" Logan City Fire Station	95 E 200 N	06-017-0001	0.76 acres	TC-1 to Public
"New" Logan City Library	255 N. Main	06-016-0033	1.72 acres	TC-1 to Public
"New" Logan City Plaza	55 & 67 N. Main	06-028-0015 06-028-0016	0.37 acres	TC-1 to Public

Land use adjoining the subject property (Old Fire Station)

<i>North:</i>	TC-1: Commercial Uses	<i>East:</i>	TC-1: Office Uses
<i>South:</i>	TC-1: Public Parking	<i>West:</i>	TC-1: Commercial Uses

Land use adjoining the subject property (New Fire Station)

<i>North:</i>	TC-1: Residential Uses	<i>East:</i>	TC-2: Office, Commercial, Residential
<i>South:</i>	TC-1: Office Uses	<i>West:</i>	TC-1: Commercial Uses

Land use adjoining the subject property (New Library)

<i>North:</i>	TC-1: Commercial & Vacant	<i>East:</i>	TC-1: Commercial Uses
<i>South:</i>	TC-1: Hotel	<i>West:</i>	PUB: Public/City Hall

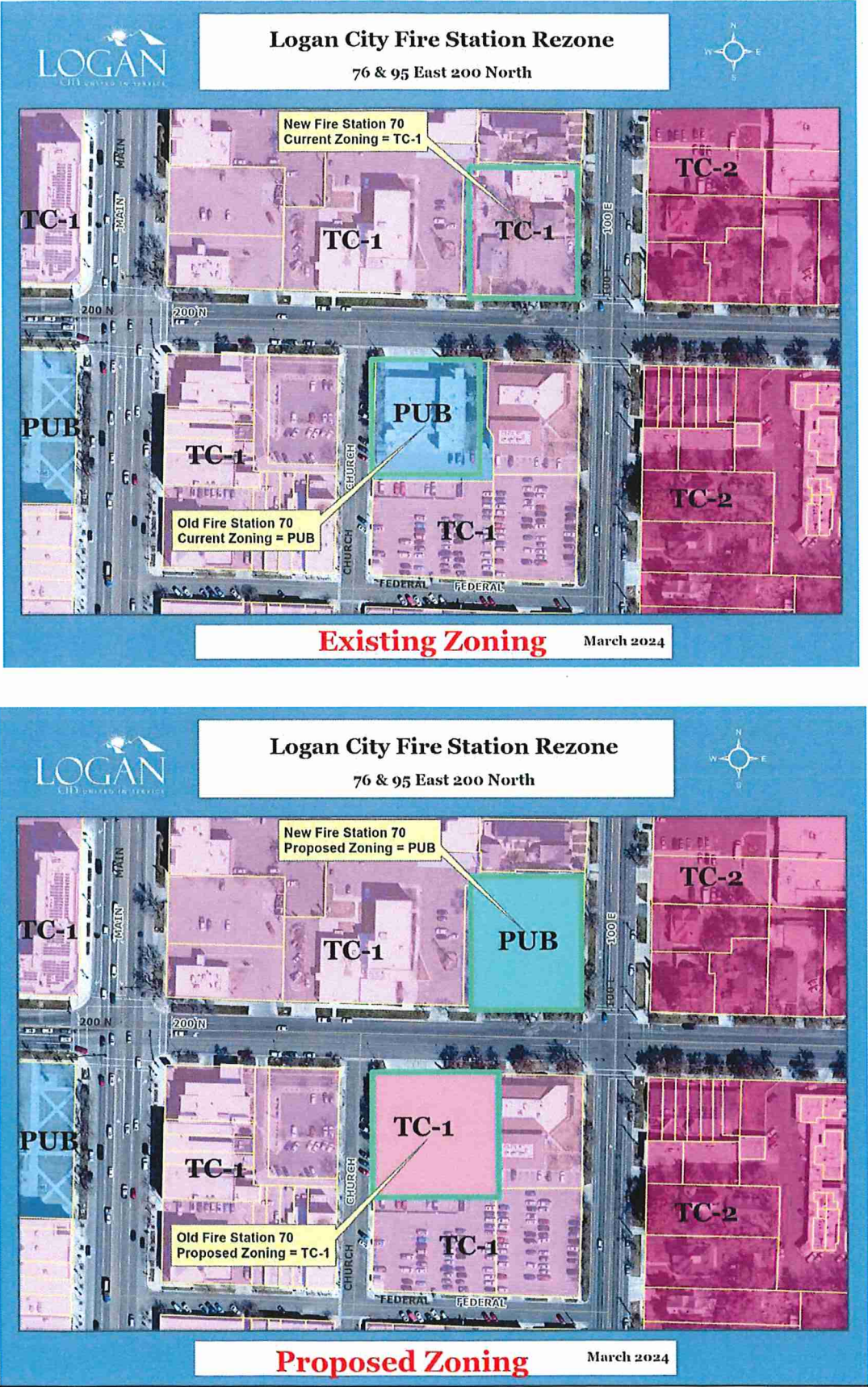
Land use adjoining the subject property (New City Plaza)

<i>North:</i>	TC-1: Commercial Uses	<i>East:</i>	NR-6: Religious Uses
<i>South:</i>	TC-1: Commercial Uses	<i>West:</i>	TC-1: Commercial Uses

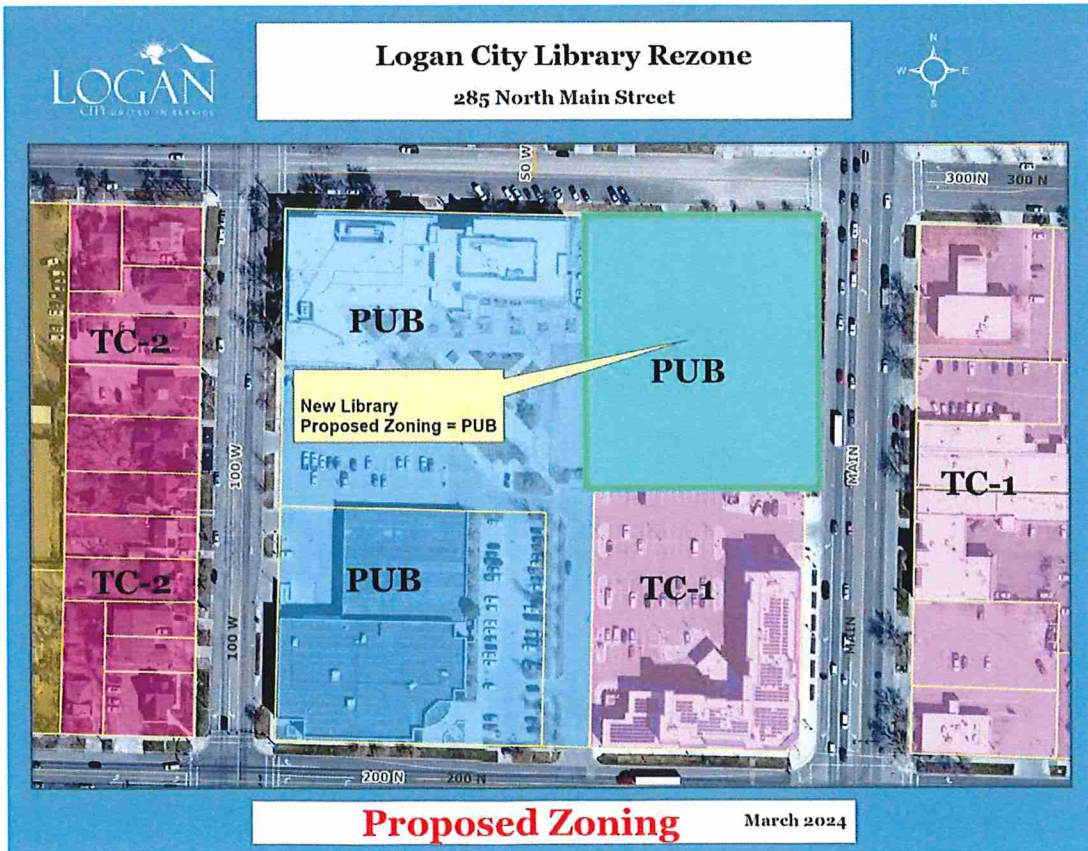
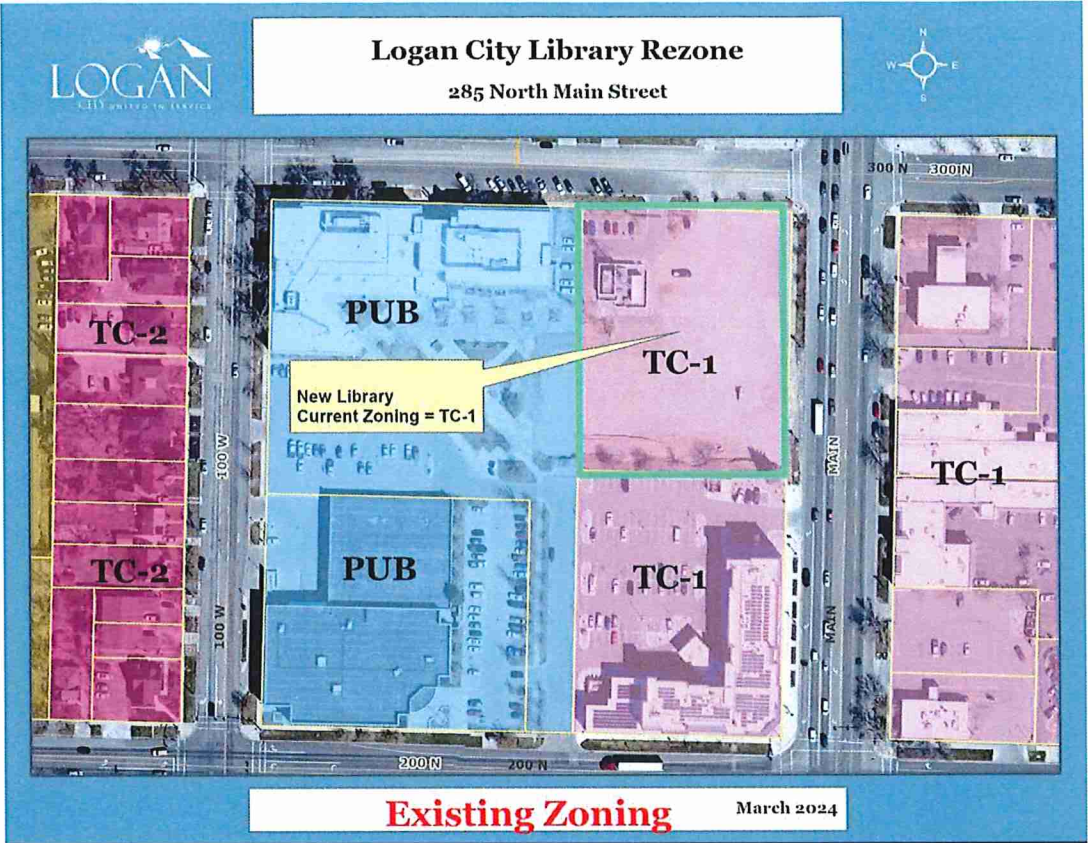
PROJECT

The proponent (Logan City) is requesting to rezone these four sites to match the appropriate use. Three are new public facilities and are currently zoned TC-1. Those are proposed to be rezoned too Public. The fourth is the existing (old) fire station the City that will be sold and redeveloped. This site is proposed to be rezoned from Public to TC-1.

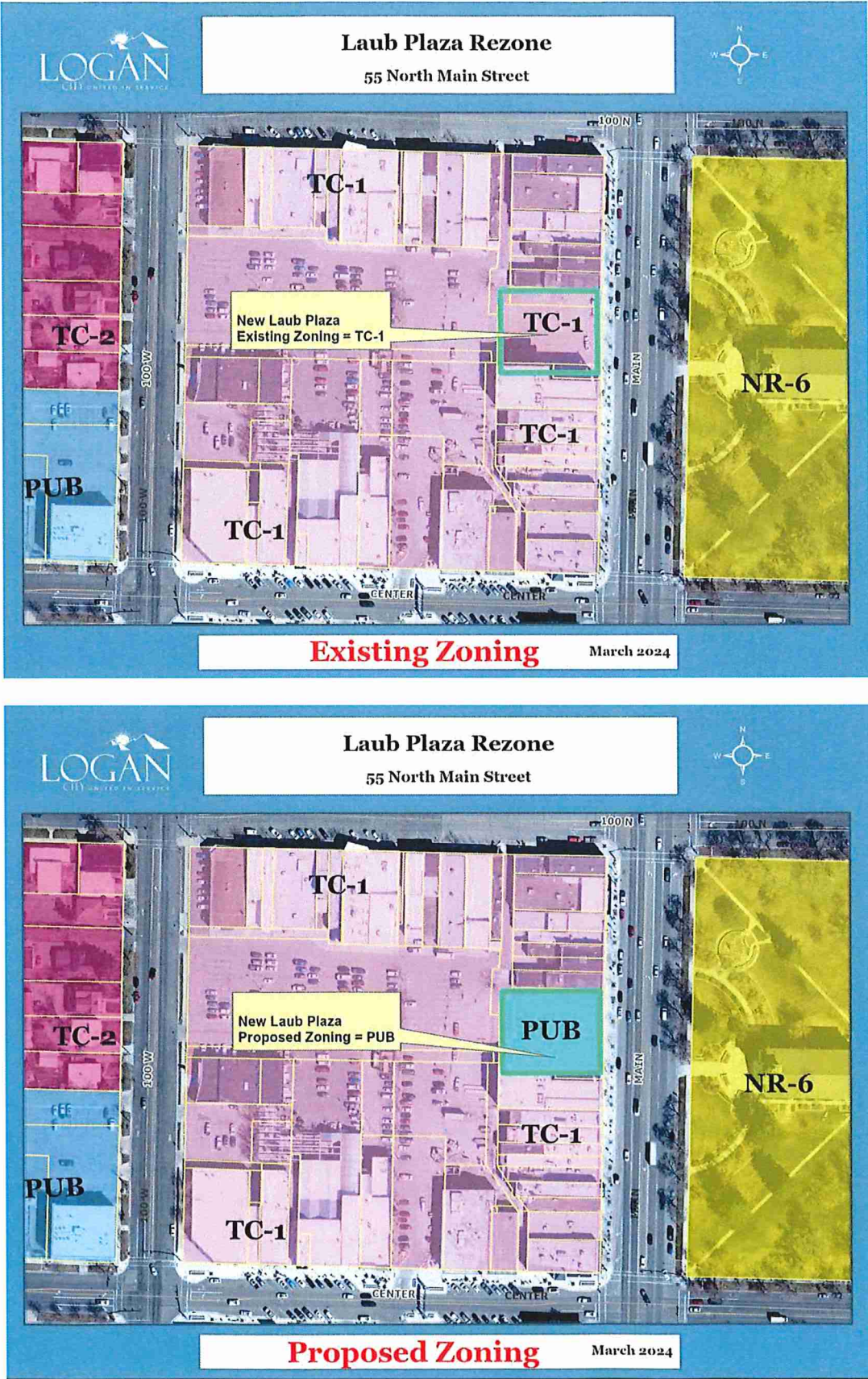
Logan City Fire Stations: Existing and Proposed Zoning



Logan City Library: Existing and Proposed Zoning



Logan City (Laub) Plaza: Existing and Proposed Zoning



GENERAL PLAN

The Future Land Use Plan (FLUP), adopted in 2008, identifies these four sites as Town Center (TC). The General Plan, a nonregulatory visioning plan, describes TC areas as being a hub of the City and Valley and reflects a vibrant downtown, with a variety of commercial, mixed-use, and institutional uses and activities. The application of the Public Zone onto public uses in the Town Center is consistent with patterns of historical uses and compatible with the range of current uses in the adjacent blocks.

Land Development Code (LDC) - Zoning

Both zones encourage walkable development in the downtown area. TC-1 encourages dense, walkable commercial and residential development in the downtown area with unique and interesting building designs. The Public zone is being applied to new public facilities while the TC-1 zone is being applied to the existing fire station site which is expected to be sold and redeveloped into a commercial center.

SUMMARY

This zoning action is considered "clean-up" zoning to reflect new construction and changed land uses.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments have been received.

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report no comments have been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 3/16/24 and the Utah Public Meeting website on 3/18/24. Public notices were mailed to all property owners within 300 feet of the project site on 3/11/24.

RECOMMENDED FINDINGS OF APPROVAL

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

1. The surrounding zoning to these four sites is a mixture of TC-1, TC-2 and Public. The rezone of the four individual site is compatible with the zoning pattern on each individual block.
2. The proposed Public and TC-1 zones are appropriate because they align with the adopted FLUP and fits into the existing land use patterns of downtown.
3. The Public zone is being placed on new public facilities that were permitted through the appropriate permitting processes.
4. The new uses and facilities are compatible with the existing land uses on adjoining blocks.
5. Any future uses on the existing fire station site will be reviewed for compliance with the TC-1 and Land Development Code under a separate application.

This 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 Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



PLANNING COMMISSION MINUTES

Meeting of March 28, 2024

Logan City Council Chambers (290 N 100 W Logan, UT 84321) www.loganutah.org

Minutes of the meeting for the Logan City Planning Commission convened in regular session on Thursday, March 28, 2024. Commissioner Guth called the meeting to order at 5:30 p.m.

Commissioners Present: Jordy Guth, Roylan Croshaw, Jessica Lucero, Ken Heare, David Lewis,

Commissioners Excused: Sara Doutre, Eldon Peterson

Staff Present: Russ Holley, Mike DeSimone, Amanda Pearce, Ben Anderson, Mohammed Abdullahi, Darren Farar,

Approval of the Minutes: Commissioner Heare made a motion to approve the minutes from the March 14, 2024 meeting. Commissioner Lewis seconded the motion. The motion was approved unanimously.

PUBLIC HEARING:

PC 24-013 Clark Duplex [Design Review Permit] Berg Engineering/MKR Properties LLC, authorized agent/owner is requesting a Design Review permit for a new duplex with a detached 4-bay garage located at 328 South 100 West in the Mixed Residential Medium (MR-12) zone; TIN 02-052-0015 (Woodruff Neighborhood).

STAFF: Russ Holley, Planner reviewed the proposal for a new duplex at 328 S 100 W in the MR-12 zone. The site has an existing 1918 home that was converted to a duplex so there would be 4 units on this property. The MR-12 zone allows for a maximum density of 12 units per acre, at .34 acres this site can support up to 4 units, so they are right at the maximum density. The applicant was able to get an easement on the property to the north for the 20-foot shared driveway to allow for emergency access.

With the four covered parking stalls and four surface parking stalls being proposed, the project meets the minimum parking requirements in the Land Development Code (LDC). The project also meets the LDC requirements for setbacks, lot coverage, and design standards. There does need to be a sidewalk connecting the proposed duplex with the 100 West sidewalk for pedestrian circulation.

Commissioner Croshaw asked about the proposed location of the carport. R. Holley said that a carport can be attached or detached, it just has to meet the required setbacks.

PROPONENT: Paul Berg with Berg Engineering said that this project originally came through the Planning Commission in 2008, but the permit expired so they're applying again. Mr. Berg said they are willing to add a sidewalk along the south property line to connect the duplex to the City sidewalk on 100 West to meet pedestrian connectivity requirements.

PUBLIC: No public comments were made.

COMMISSION: Commissioner Lucero asked what the green space requirement is. R. Holley said that the LDC requires 20% green space and 10% outdoor useable space, which the proposed project meets.

MOTION: Commissioner Heare made a motion to **conditionally approve** a Design Review Permit for **PC 24-013** with the conditions of approval and the findings for approval as listed below. Commissioner Lucero seconded the motion.

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 permit authorizes a new two-unit (2) multi-family residential building.
3. A sidewalk connecting the front porch of the proposed duplex and 100 West shall be included in the building permit plans.
4. A written binding cross access easement shall be recorded on both properties (north property) for fire access and as per fire specifications prior to issuing the building permit.
5. The project shall provide eight (8) parking stalls and a bike rack for the new duplex on the site plan submitted for the building permit.
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 Useable Outdoor areas shall total a minimum of 4,443 SF.
 - b) 6 trees and 16 shrubs/perennials shall be provided.
 - c) Street trees shall be provided where they currently do not exist at every 30 feet on center along 100 West and as prescribed by the City Forester.
7. No new open storm-water detention basins shall be placed in the yard between the building and the adjoining streets. Open stormwater detention ponds in view from the public way shall be landscaped in a way to buffer and screen the stormwater area.
8. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls, and landscaping.
9. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
10. Exterior lighting, including gas canopy lighting, shall be concealed source, down-cast, and shall not illuminate or cast light onto adjacent properties.
11. 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.
12. 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.
13. 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.
14. 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. Residential cans will be provided and will need to be placed on 100 West City Street for collection.
 - b. **Water—contact 716-9622**
 1. All three-story tall or taller (above water meter elevation) residential buildings must have a minimum DC (ASSE1015) backflow assembly installed and tested on the water main/s as it/they enter the building/s before any branch offs or possible connections inside or outside of the building. All backflow assemblies must be tested within 10

days of turning water into them and annually thereafter. Refer to 2018 IPC Utah State Amendment # 608.1.1, 608.1.2, 608.1.2.2 for installation criteria.

2. All privately or commonly owned landscape irrigation systems fed from Logan City water must have a high hazard-rated backflow assembly installed and tested.
3. 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 all B/F assemblies must be installed and tested as per Logan City standards.
4. 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.
5. The City requires that the diameter of the lateral match the nominal meter size. This means that the property will either need multiple 1" laterals to 1" meters, or a 2" lateral for a 2" meter. We recommend a 2" meter be installed to feed all four rental units, but will allow 1" laterals for the buildings.
6. The existing meter barrel must be moved out of the proposed driveway and brought up to division standards.
7. A fire flow analysis must be obtained from the Water Division. The Fire department has determined that FH02850 on the northeast corner of 300 S 100 W is within adequate distance. Contact joseph.hawkes@loganutah.org for the fire flow analysis.

c. Engineering – contact 716-9160

GENERAL

1. 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.
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 shared access, parking, utilities, and stormwater facilities inside or outside of the project boundary shall be provided with the construction plan submittal.
4. Dedicate a 10' Public Utility Easement along the 100 West Street frontage and dedicate a 5' Public Utility Easement along all side and rear property lines.
5. Provide a 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 stormwater improvements.
6. 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.
7. 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.
8. City right-of-way shall not be used for storage of construction materials or parking of construction equipment or related vehicles during construction

UTILITIES

9. 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:

https://www.loganutah.org/government/departments/public_works/engineering/Engineering_Docs.php#outer-11851.

10. All utilities outside of the public right-of-way shall be private lines and shall be owned, maintained, repaired/replaced by the property owner. All infrastructure shall be installed, maintained, and repaired/replaced in accordance with Logan City Standards.
11. 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.
12. Each individual building shall have a separate water service and sewer service connection to the City's water and sewer systems.
13. Fire hydrant locations shall meet the Fire Code requirements as determined by the City's Fire Marshall.
14. 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.

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. 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.
17. Provide a stormwater maintenance agreement for City Review, approval, and recordation at the County Recorder's Office.
18. 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.
19. 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 groundwater.
20. Stormwater basins shall be designed to be a minimum of 1 foot above the groundwater elevation. Underground basins have more restrictive requirements. 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

STREETS

21. Access to the development shall be in accordance with Logan Design Standards.
22. Sidewalk through the drive approach to this development shall be a minimum of 6" thick per City standards. Remove and replace the sidewalk as needed to comply with this requirement. Remove all existing access approaches to the site and restore the curb and gutter to be high back curb and park strip areas
23. Coordinate with Community Development and Fire Marshall to determine if a turnaround is required.

d. Fire - 716-9515

1. Approved with the need of a fire flow analysis from the water engineer. The most remote point of the proposed structure is within a. 113 feet, b. 109 feet of the 150 ft access lane end (less than 150 ft so no turnaround required). The access lane shall be 20 feet wide from the street to the 150 ft mark. Both sides of the access lane shall have "No Parking Fire Lane" signs in accordance with the fire code in size, lettering and placement.

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 adequate off-street parking.
5. The project meets the goals and objectives of the MR-12 designation within the Logan General Plan and downtown economic opportunities.
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.

Moved: K Heare

Seconded: J. Lucero

Approved: 5-0

Yea: Guth, Heare, Croshaw, Lucero, Lewis

Nay:

Abstain:

PC 24-014 The Main [Design Review Permit] Jeremy Larsen/MGR 456 LLC, authorized agent/owner is requesting a Design Review permit for 5, 4-bedroom townhomes with a total of 20 parking stalls in the garage on the ground floor located at 456 North 600 East in the Campus Residential (CR) zone; TIN 06-058-0014 (Adams Neighborhood).

STAFF: Russ Holley, Planner reviewed the request for a new 5-unit, townhome-style, student housing building at 456 North 600 East in the Campus Residential (CR) zone, with 4 bedrooms per unit and a four-car garage on the ground floor. The applicant is proposing to have 6 occupants per unit (30 total occupants) which would require 30 parking stalls to meet the LDC requirement of 1 stall per occupant. As proposed the project includes 22 parking stalls, which only meets 73% of the minimum parking requirement and would require a 27% parking reduction by the Planning Commission. The LDC allows up to a 25% parking reduction with an approved parking plan. The Commission will need to determine how much of a parking reduction is acceptable.

The commission will also need to determine if there are enough design elements on the south façade to meet the four-sided architecture requirement in the LDC.

As proposed the project meets the design, layout, pedestrian circulation, height, and outdoor space Requirements in the LDC.

Commissioner Guth asked about the frontage requirement not being met. R. Holley said that there is no room on the site to adjust the building location to meet the 75% frontage requirement in the LDC. The Commission has the authority to approve the building placement as proposed with the frontage adjustments.

PROPONENT: Jeremy Larsen spoke about the project's proximity to bus stops, USU Campus, and grocery stores. He said that the owner will offer a reduced lease to students who do not have cars and spoke about how 5 to 6% of students are from out of the country and do not drive.

Commissioner Lucero asked what would happen if they didn't have any students without a car. Mr. Larsen said they will only be able to lease to students with cars until the parking stalls are taken. As proposed they would have 6 leases that state that there is no parking provided and they cannot have

a car on campus. Mr. Larsen spoke about limiting the parking to put pressure on people to use a public transportation system that is readily available.

Georgia Reeder spoke about her daughter in college whose roommate doesn't drive and has to rely on public transportation and said that student housing apartments have a first come first serve basis with parking.

Commissioner Lewis stated that they cannot control if a student has a car or not, they can only control if they can park it on their property.

PUBLIC: Ronald Bradford, who lives on the block commented about a 40-bed complex that was approved a year ago with only 8 parking spots.

Kim Heaton, who lives across the street said he likes the idea of less parking, the area is already congested with traffic.

R. Holley said that the 40-bedroom building that was approved is an inpatient medical facility for adolescents who are 16 and under and are not allowed to bring a car. The approved parking was for the staff.

Commissioner Guth asked about previous student housing projects that had parking issues. R. Holley said that The Factory and Millennial Towers were both developed when the LDC allowed for a 50% parking reduction which created some major parking problems and caused the LDC to be amended back to the 100% parking requirement with an option for a 25% reduction. Mike DeSimone, Community Development Director said that the intention is good, but the students are going to drive whether they have a parking spot or not.

Heare and Guth spoke about campus parking

Croshaw said something about parking issues in this neighborhood.

Commissioner Lucero said that even if a lease is signed that states they do not have a parking spot, that does not guarantee they do not have a car. Due to the location and walkability to the university, she would be comfortable allowing a 10% parking reduction.

Commissioner Lewis said that this building is a good design with the garages on the main floor. If they cut out the double occupancy they would have enough parking, or if they only had one room in each unit double occupied they would be three stalls short and only need a 12% parking reduction.

Jeremy Larsen spoke about the two tandem parking stalls outside having to belong to the same unit. and requested at least a reduction in parking that would allow 26 occupants.

Commissioner Lucero said she would be comfortable allowing a 15% parking reduction to accommodate a total occupancy of 26.

Commissioner Lewis said he is not in favor of a 15% reduction, he feels that will still push cars out into the community.

COMMISSION:

MOTION: Commissioner Lucero made a motion to **conditionally approve** a Design Review Permit for **PC 24-014** with the amended conditions of approval allowing a 15% parking reduction and the findings for approval listed below. Commissioner Heare seconded the motion.

AMENDED 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 permit authorizes five (5) new townhome-style dwelling units with four (4) bedrooms in each.
3. The Planning Commission, as per LDC 17.43.080, grants adjustments to the 75% frontage requirement for fire access and garage ingress and egress and approves the building placement as proposed.
4. ~~The project shall provide 22 parking stalls. Occupancy shall be limited to 22 total people and at a one-to-one parking ratio unless~~ The Planning Commission grants a parking reduction of 15% **allowing 22 total parking stalls for a total occupancy of 26.** ~~as per the LDC.~~
5. The project shall provide bike racks or covered lockable bike storage areas as per the LDC.
6. All pedestrian entrances shall provide overhead weather protection.
7. 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 3,397 SF.
 - b) 5 trees and 13 shrubs/perennials shall be provided.
 - c) Street trees shall be provided where they currently do not exist at every 30 feet on center along 600 East and as prescribed by the City Forrester.
8. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls, and landscaping if placed near the street.
9. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
10. Exterior lighting shall be concealed source, down-cast, and shall not illuminate or cast light onto adjacent properties.
11. 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.
12. 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.
13. Surface storm-water retention and detention facilities shall be located in areas away from public streets and buffered from view.
14. 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—contact 716-9515**
 1. The access lane shall be 20 feet wide from the street to the 150 ft mark. Both sides of the access lane shall have "No Parking Fire Lane" signs in accordance with the fire code in size, lettering, and placement. The project will need a fire flow analysis from the water engineer.
 - b. Engineering —contact 716-9160**

GENERAL

 1. 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.
 2. Improvements shall not infringe upon the rights of an existing easement/right of way/property owned by others without their written permission.
 3. Dedicate a 10' Public Utility Easement along the 600 East Street frontage and dedicate a 5' Public Utility Easement along all side and rear property lines.

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. This project is located in a Zone 3 water source protection zone and shall be designed to comply with all City codes and requirements related to source protection zone restrictions.
8. City right-of-way shall not be used for storage of construction materials or parking of construction equipment or related vehicles during construction

UTILITIES

9. 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:
https://www.loganutah.org/government/departments/public_works/engineering/Engineering_Docs.php#outer-11851
10. All utilities outside of the public right-of-way shall be private lines and shall be owned, maintained, repaired/replaced by the property owner. All infrastructure shall be installed, maintained, and repaired/replaced in accordance with Logan City Standards.
11. 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.
12. Fire hydrant locations shall meet the Fire Code requirements as determined by the City's Fire Marshal.
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

STORMWATER / IRRIGATION

14. 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.
15. 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.
16. Provide a stormwater maintenance agreement for City Review, approval, and recordation at the County Recorder's Office.
17. 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.
18. This development is located in an area of moderate water table elevation (25 to 48 inches).
19. Stormwater basins shall be designed to be a minimum of 1 foot above the groundwater elevation. Underground basins have more restrictive requirements. 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

STREETS

20. Access to the development shall be in accordance with Logan Design Standards.
21. All new commercial accesses through City right of way shall be a minimum of 8" thick concrete. Remove and replace the sidewalk as needed to comply with this requirement.

c. Water —contact 716-9627

1. All three-story tall or taller (above finish grade) residential buildings must have a minimum DC (ASSE1015) backflow assembly installed and tested on the water main/s as they enter the building/s before any branch offs or possible connections.
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 water into them and annually thereafter.
2. 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, and Utah Division of Drinking Water rules and regulations including, but not limited to, those pertaining to backflow protection and cross-connection prevention.
3. Taps must be made 3' apart from each other on the main. We recommend a manifold scenario with a 2" tap running to a valve near the park strip and then splitting into individual 1" meters. This would reduce the number of taps into the main and the size of the asphalt patch.
4. The existing meter must be upsized to a 1" meter and lateral (currently 3/4") in order to meet our standards if the developer plans to reuse the existing connection.
5. A fire flow analysis must be obtained from the Water Division. Contact joseph.hawkes@loganutah.org for the fire flow analysis.

d. Environmental – contact 716-9760

1. Access does not meet the minimum 60 ft straight on clear access. Plans are showing open space in front of dumpster access. These plans show a double enclosure so driveway clearance will need to be 24 feet wide with a 60-foot clear straight-on approach.
2. Minimum 60 ft. straight on clear access required. The approach must be level, with no down or uphill slopes and no parking spaces blocking access.
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 the 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.

e. Forestry – contact 716-9749

1. Trees shall be planted at the correct depth by International Society of Arboriculture standards. Meaning root flare shall be at final grade level.
2. Tree stakes shall be loose and only provided when absolutely necessary.
3. Only low growing variety of trees will be permitted under power lines. (Examples include: Royal Raindrop Crabapple, Spring Snow Crabapple, Ivory Silk Lilac, Tatarian Maple, Serviceberry, and Eastern Redbud) Other species can be accepted with approval from City Forester
4. 30' tree setback is required on park strip trees located near corner intersections for sight distance.

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 project meets the goals and objectives of the CR designation within the Logan General Plan by providing student housing near the University.
4. The proposed project complies with maximum height, density, building design, parking requirements, and open space standards and is in conformance with Title 17.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
6. 600 East provides access and is adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

Moved: J. Lucero

Seconded: K. Heare

Approved: 4-1

Yea: Guth, Croshaw, Lucero, Heare

Nay: Lewis

Abstain:

PC 24-015 Mountain America Credit Union [Design Review & Conditional Use Permit] Mountain America Credit Union, Amber Lake/Blue Spring Business Park LLC, authorized agent/owner is requesting a Design Review and Conditional Use Permit for a new branch of Mountain America Credit Union with an attached drive-thru located at 991 West 1000 North in the Industrial Park (IP) zone; TIN 05-123-0002 (Bridger Neighborhood).

STAFF: Russ Holley, Planner reviewed the request for a new 4,759 square foot credit union on the corner of 1000 West and 1000 North just south of Costco on one of the four 1-acre pad-sites platted with the Costco Subdivision. The LDC conditionally permits banks and credit unions in the Industrial Park (IP) zone. The proposed design meets all setback, lot coverage, design, pedestrian circulation, and parking requirements of the LDC.

Commissioner Guth asked about a pedestrian connection to Costco. R. Holley said the LDC requires a connection from the front door to the sidewalk, and they have that.

PROPONENT: Shane Sanders, the Architect on the project, said Mountain America is excited to expand its services and spoke about how their memberships are growing and how this site will be a good location.

PUBLIC: No public comments were made.

MOTION: Commissioner Heare made a motion to **conditionally approve** a Design Review & Conditional Use Permit for **PC 24-015** with the conditions of approval and the findings for approval listed below. Commissioner Croshaw seconded the motion.

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 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.

Moved: K. Heare

Seconded: R. Croshaw

Approved: 5-0

Yea: Guth, Croshaw, Lucero, Heare, Lewis

Nay:

Abstain:

PC 24-016 Rezone Downtown Public Properties (Fire Stations, Library, Plaza) [Zone Change]

Mike DeSimone/City of Logan are requesting a rezone of the old fire station at 76 East 200 N, TIN 06-018-0036 from Public (PUB) to Town Center One (TC-1); rezone the new Logan City Fire Station at 95 East 200 North, TIN 06-017-0001 from Town Center One (TC-1) to Public (PUB); rezone the new Logan City Library at 255 North Main Street, TIN 06-016-0033 from Town Center One (TC-1) to Public (PUB); rezone the new Logan City Plaza at 55 & 67 North Main Street, TIN 06-028-0015 & 0016 from Town Center One (TC-1) to Public (PUB).

STAFF/PROPONENT: Mike DeSimone, Community Development Director, reviewed the request for the rezoning of four downtown properties to match the appropriate use.

Three of the properties are new public facilities and are currently zoned Town Center One (TC-1) and are proposed to be rezoned to Public zoning.

- The “new” Logan City Fire Station located at 95 East 200 North from TC-1 to Public.
- The “new” Logan City Library located at 255 North Main Street from TC-1 to Public.

The fourth is the existing “old” fire station that will be sold and redeveloped. This site is proposed to be rezoned from Public to TC-1

- The “new” Logan City Plaza located at 55 & 67 North Main from TC-1 to Public.

PUBLIC: No public comments were made.

MOTION: Commissioner Lucero made a motion to **forward a recommendation of approval** to the Municipal Council on the zone changes for **PC 24-016** with the findings for approval listed below. Commissioner Heare seconded the motion.

FINDINGS FOR APPROVAL

1. The surrounding zoning for these four sites is a mixture of TC-1, TC-2, and Public. The rezone of the four individual sites is compatible with the zoning pattern on each individual block.
2. The proposed Public and TC-1 zones are appropriate because they align with the adopted FLUP and fit into the existing land use patterns of downtown.
3. The Public zone is being placed on new public facilities that were permitted through the appropriate permitting processes.
4. The new uses and facilities are compatible with the existing land uses on adjoining blocks.

5. Any future uses on the existing fire station site will be reviewed for compliance with the TC-1 and Land Development Code under a separate application.

Moved: J. Lucero

Seconded: K. Heare

Approved: 5-0

Yea: Guth, Croshaw, Lucero, Heare, Lewis

Nay:

Abstain:

Meeting adjourned at 6:42 p.m.

Minutes approved as written and digitally recorded for the Logan City Planning Commission meeting on March 28, 2024.

Michael A. DeSimone
Community Development Director

Sara Doutre
Planning Commission Chair

Amanda Pearce
Administrative Assistant