

**CITY OF LOGAN, UTAH
ORDINANCE NO. 25-19**

**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, UTAH AS
FOLLOWS:

SECTION 1: That certain code entitled "Land Development Code, City of Logan, Utah" Chapter 17.27A: PD-1
"Cache Valley Marketplace" are amended as attached hereto as Exhibit A.

SECTION 2: This ordinance shall become effective upon publication.

ADOPTED BY THE LOGAN MUNICIPAL COUNCIL THIS ____ DAY OF _____, 2025.

Anderson, Amy Z.	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstained	<input type="checkbox"/> Excused
Anderson, Mark A.	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstained	<input type="checkbox"/> Excused
Johnson, Mike	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstained	<input type="checkbox"/> Excused
López, Ernesto	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstained	<input type="checkbox"/> Excused
Simmonds, Jeannie F.	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstained	<input type="checkbox"/> Excused

Jeannie F. Simmonds, 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 _____, 2025.

Jeannie F. Simmonds, Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby _____ this ____ day of _____, 2025.

Holly H. Daines, Mayor

EXHIBIT A

§17.27A.050 Buildings Approved under this PD Overlay (Reference 23-047)

A. Approved Commercial Buildings

1. Building A – Approximately 150,000 square feet anchor retailer.
2. Building B (~~Bld. 1~~) – ~~Approximately 156 room hotel with approximately 21,000 square feet of ground level commercial space. Approximately 62,000 square foot single-story mid-box retail building.~~

B. Approved Freestanding Residential Buildings

1. Building C (Bld. 2) – 4 story residential building containing ~~116-104~~ dwelling units.
2. Building D (Bld. 3) – 4 story residential building containing ~~92-93~~ dwelling units.
3. Building E (Bld. 4) – 4 story residential building containing ~~100-74~~ dwelling units.
4. Building F (Bld. 5) – 4 story residential building containing ~~42-41~~ dwelling units.

C. Other

1. Buildings G - I – 3 freestanding, single level garage structures containing approximately 55 garage stalls accessory to the residential uses.

§17.27A.060 Approved Residential Densities & Unit Count

The approved Development Plan includes ~~346-312~~ residential units for an overall density of ~~13-512.2~~ units/acre (25.5 acre site).

§17.27A.010 Purpose and Intent

The purposes of the PD-1 Cache Valley Marketplace Development Project are:

1. Revitalize the existing Cache Valley Mall property which has seen a loss of primary mall anchors and a lack of investment.
2. Redevelop the existing Cache Valley Mall with new commercial space, hotel, and residential uses valued at over \$205,000,000.
3. Construct an approximate 150,000 square foot building housing a new anchor retailer.
4. Construct approximately ~~346-312~~ multi-family residential units and associated amenities with a percentage of those new units designated as affordable housing units.
5. Construct an ~~approximate 156 room hotel with an additional 21,000~~ 62,000 square feet of ~~mid-box main level~~ commercial space.
6. Improve pedestrian circulation between 200 East and Main Street through the site.

§17.27A.020 Applicability and Context

This Planned Development will be labeled as PD-1 Cache Valley Marketplace Planned Development. The entire site contains approximately 28.634 while the gross development area contains approximately 25.5 acres and is located east of Main Street, south of 1400 North, west of 200 East and north of 1250 North (Cache Valley Mall Blvd.). The current property contains the existing Cache Valley Mall originally constructed in 1976. The underlying zoning of the site is Commercial (COM).

Note: Refer to the approved Development Plan contained in Design Review Permit 23-047 (PD-1: Cache Valley Marketplace) and 25-050 for specific project details.

§17.27A.100 Access and Parking Design

1. The approved Development Plan shall comply with the minimum parking requirements based on use type for the commercial areas, and the bedroom counts for the residential areas as enumerated in LDC 17.31.040 (commercial) and 17.10.08 (residential).
2. The overall project provides approximately ~~1,375~~1,265 parking stalls which is approximately ~~120~~108% of the required parking stalls (~~1,140—1,168~~1,172), and less than the 125% threshold listed in LDC 17.32.080.C.3 requiring additional landscaping.
3. The proposed public access easement connecting 100 East and Main Street shall remain open as a public easement in perpetuity unless both parties agree to eliminate it. All maintenance requirements of this public easement are the responsibility of the landowner.
4. Setbacks for parking areas adjacent to interior lot lines may be reduced to 0'. Setbacks for parking areas along 1250 North, 200 East & 1400 North shall be as required in the LDC.



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: September 29, 2025
FROM: Russ Holley, Senior Planner
SUBJECT: Ordinance #25-19 Cache Valley Marketplace PDO Code Amendment

Summary of Planning Commission Proceedings

Project Name: Cache Valley Marketplace PDO Amendment
Request: LDC Amendment
Project Address: 1350 North Main Street
Recommendation of the Planning Commission: **approval**

On Sept 11, 2025, the Planning Commission **recommended approval** of an amendment to the LDC to the Municipal Council for the Cache Valley Marketplace PDO.

Planning Commissioners vote (5-0):

Recommend Approval: Doutre, McNamara, Peterson, Duncan, Lucero

Nay: none

Abstain: none

Attachments

Meeting Minutes
Ordinance #25-19
Staff Report
Slides

PLANNING COMMISSION MINUTES

Meeting of September 25, 2025

DRAFT. Not yet approved by PC.

PC 25-050 Cache Valley Marketplace PDO Amendment [Design Review & Code Amendment]

Brady Morris/Woodsonia Cache Valley LLC, authorized agent/owner is requesting an amendment to change commercial property layout and final design of multi-family structures, located at 115 & 155 East Cache Valley Blvd and 1295 North 200 East in the Commercial (COM) Zone; TIN 05-140-0003; -0004; -0005 (Adams Neighborhood).

Staff: Russ Holley, Logan City Planner reviewed the request for partial amendment to the Planned Development Overlay for the Cache Valley Marketplace (previous Cache Valley Mall site.) The proposed amendment includes adding two commercial buildings and two four story multi family structures. The south façade of the commercial building does not meet fenestration requirements.

Lucero asked what percentage of transparency is required on the front façade of the commercial building. R. Holley said that the base zone requires 30%.

Peterson asked about the required bus stop.

Proponent: Brady Morris said they are excited to get this project started and are in the process of getting the building permits for the northeast multi family buildings that are not included in this amendment.

Public: No public comments were made.

Commission:

Doutre asked about the 1200 North 200 East intersection improvements. Darren Farar, Logan City Engineer stated the road

Doutre asked if the change in use warranted a new traffic study. D. Farar stated that there isn't a big enough difference

Lucero said she would like to see some enhanced landscaping along the west side of the commercial buildings.

MOTION: Commissioner Lucero made a motion to **forward a recommendation of approval** to the Municipal Council on **PC 25-049** to amend Commissioner Doutre seconded the motion. The motion was approved unanimously.

CONDITIONS OF APPROVAL

All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.

This permit and code amendment authorizes a new 62,000 SF "mid-box" retail building and reconfigured multi-family buildings totaling 312 dwelling units in four-story buildings.

The southern and western façade on the "mid-box" retail building shall have additional architectural features or a combination of features and a trellis planted with climbing vines to break up the blank wall areas of that façade or by adding a third entrance on the west facade.

The overall project, including Target and all other multi-family buildings, shall provide a minimum of 1,172 parking stalls.

The amended areas of the site that include new "mid-box" retail and two southern multi-family

buildings totaling 115 dwelling units (mix of studio and multi-bedroom units), shall provide a minimum of 422 parking spaces and bike racks near each building.

The project shall provide a bus stop amenity along Main Street (Green and Blue Line) and a continuous pedestrian way with sidewalks and painted raised crossings to both the big box and retail buildings and the 200 East bus stops.

A raised painted crossing shall be installed between the west side of the big box and the west side of the retail building. Additional sidewalks shall be installed so that all multi-family units can walk on either a sidewalk or painted crossing to the big-box and hotel/retail building.

A performance landscaping plan, prepared in accordance with §17.39 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:

Landscaping and Useable Outdoor areas shall total a minimum of 261,010 SF.

Landscaping and Outdoor Space shall be provided in a relative proportionate manner per lot or per phase.

510 trees and 1,275 shrubs/perennials/grasses shall be provided for this project.

18 SF of interior parking lot landscaping shall be provided per parking stall contained within the surface parking area as per LDC.

A landscape buffers shall be used in parking lot perimeter areas.

All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.

Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.

Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.

Surface storm-water retention and detention facilities shall be located away from public streets and buffered from view with landscaping.

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:

Environmental —contact 716-9761

Minimum 60 ft. straight on clear access required. Approach must be level, no down or uphill slopes and no parking spaces or curb blocking access.

Minimum inside measurement for a double enclosure is 24 ft. wide by 10 ft. deep. Minimum inside measurement for a single enclosure is 12 ft. wide by 10 ft. deep.

Place bollards in the back of the enclosure to protect walls.

Gates are not required, however if desired, they must be designed to stay open during the collection process.

Barrel hinges are suggested for the gates. We need the full 12 ft. clearance so gates must be designed to open completely.

Engineering —contact 716-9160

Per LDC §17.41.050 Existing public utility easements dedicated with the most recent plat or previous dedications, will need to go through the City's vacation process for Council Approval prior to relocation or removal. Application and information on going through this process can be found on the City's Engineering Webpage at the following:

https://www.loganutah.gov/government/departments/public_works/permits_and_forms.php.

Work with GIS to confirm addressing for lots 3A and 3B.

A PUE shall be dedicated between Lots 3A and 3B.

The dedication language will need to dedicate the new PUE's to the City.

Include a basis of bearing on the plat.

The Plat Notes are not the same notes that were on the 2024 Plat. Please replace the applicable notes from the original 2024 plat. Also, many of the notes refer to Cache County. Please adjust as follows:

Note 1 conflicts with what is shown on the plat. To remove confusion I recommend sticking to the PUEs being shown on the plat.

City is good to keep Notes 2 and 3 as is.

Notes 4 & 5, Remove as this is not in Cache County.

All conditions of the approved Cache Valley Marketplace Design Review Permit shall apply to all lots in this amendment.

Water —contact 716-9627

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.

Obtain an updated fire flow analysis by sending the proposed utility (water) locations to joseph.hawkes@loganutah.gov or derek.holmstead@loganutah.gov.

Fire and Light and Power —contact 716-9515, 716-9722

Fire apparatus access, Fire hydrants required, Required fire flow compared to available fire flow, Fire sprinklers, Fire Alarms, etc will be evaluated and reviewed with the building permit.

A 1-Line Diagram required with building permit.

Complete a Logan City Load Data Sheet found on Logan Light & Power Website and email to angie.pacheco@loganutah.gov

A Digital Site Plan in AutoCAD (DWG) Format is required with the building permit.

PUE's Public Utility: 10' Easement on all property lines that face a roadway and 5' Easement on all other property lines are required.

FINDINGS FOR APPROVAL

The conditioned project will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, height transitions, landscaping, and setbacks.

The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.

The conditioned project provides required off-street parking.

The project meets the goals and objectives of the COM designation within the Logan General Plan by providing services near high-capacity roadways and is designed in way for easy circulation of both pedestrian and vehicles.

The conditioned project complies with density and building design, open space standards and is in conformance with Title 17.

The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

Main Street, 1250 North, 1400 East, 200 East are adequate in size and design to sufficiently handle infrastructure related to the proposed land uses.

Moved:

Second:

Approved: 5-0

Yea: Doutre, Lucero, Peterson, McNamara, Duncan

Nay:

Abstain:

Project #25-050
Cache Valley Marketplace PDO Amendment
Located at approximately 1300 North Main

REPORT SUMMARY...

Project Name: Cache Valley Marketplace PDO Amendment
Proponent / Owner: Brady Morris / Woodsonia Valley LLC
Project Address: 1300 North Main Street
Request: Design Review, Code Amendment
Current Zoning: Commercial (COM)
Type of Action: Quasi-Judicial & Legislative
Hearing Date: September 25th 2025
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review & Code Amendment for Project #25-050 Cache Valley Marketplace PDO Amendment and **recommend approval** of the Code Amendment to the Municipal Council, in the Commercial (COM) zone located at approximately 1300 North Main Street, TIN# 05-014-0078

Current Land use adjoining the subject property

North:	COM: Commercial Uses	East:	COM/MR: Com/Residential Uses
South:	COM: Commercial Uses	West:	COM: Commercial Uses

Original 2023 Project Proposal

This project was approved in 2023 as The Cache Valley Marketplace Planned Development Overlay and consisted of a new 150,000 SF Target big-box store, 156 room hotel/retail building, and 346 multi-family residential units in four separate buildings. Associated parking, open space, and landscaping were approved throughout the site. This site, which was the prior home of Cache Valley Mall and nearly 40-acres in size, was subdivided with several pad-site buildings along the outer perimeter.

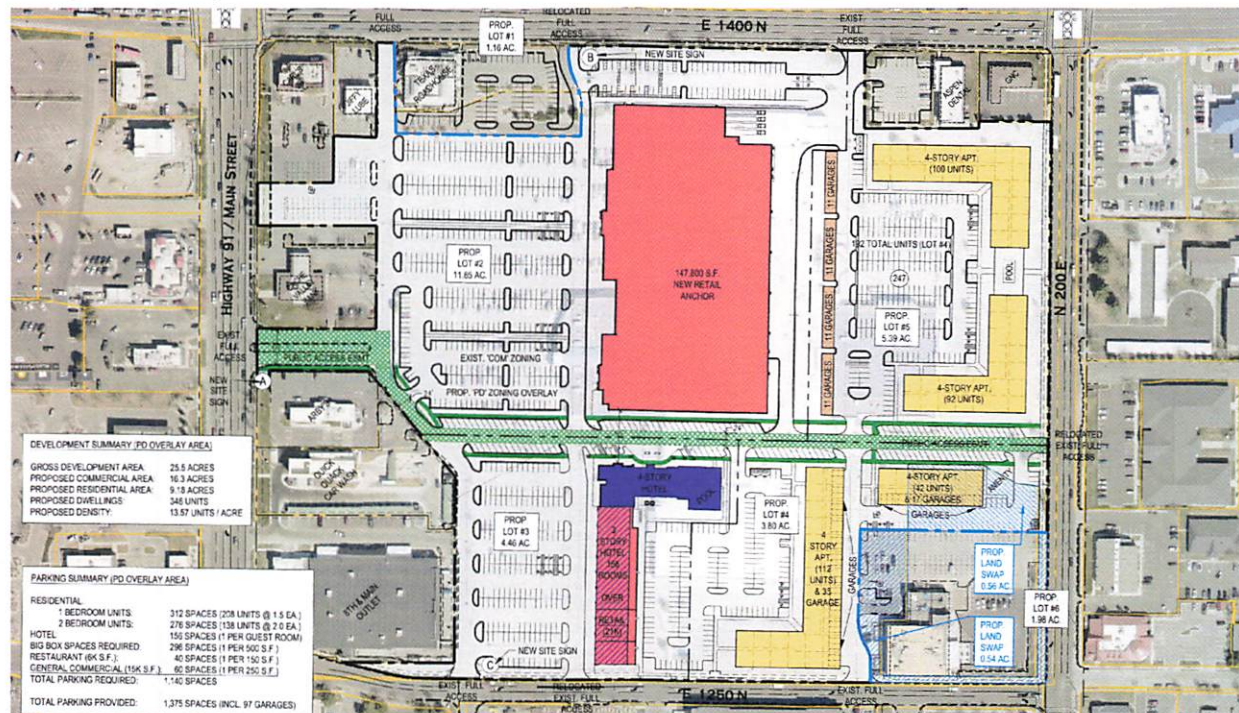


Figure 1 shows the original 2023 site plan with Target and Hotel (red and purple) and multi-family (yellow) buildings.

New Proposal

This proposal eliminates the 156-room hotel and replaces it with 62,000 SF of retail space. The new “mid-box” retail space, a single-story building with two storefronts, aligns with the storefront of the Target building to the north. The parking areas west of the retail remains essentially the same. The two multi-family residential buildings directly east of the new retail building change in footprint and overall dwelling unit counts. The smaller building near the southeast corner is now 41 dwelling units, four (4) stories tall, and clad in brick, stucco, and fiber cement board siding. The larger building is now 74 dwelling units, four stories tall, with a similar material palette. Both multi-family buildings have rear-entry ground-floor garage parking proposed. Overall site access and cross access between the different buildings remains the same as the 2023 approvals.

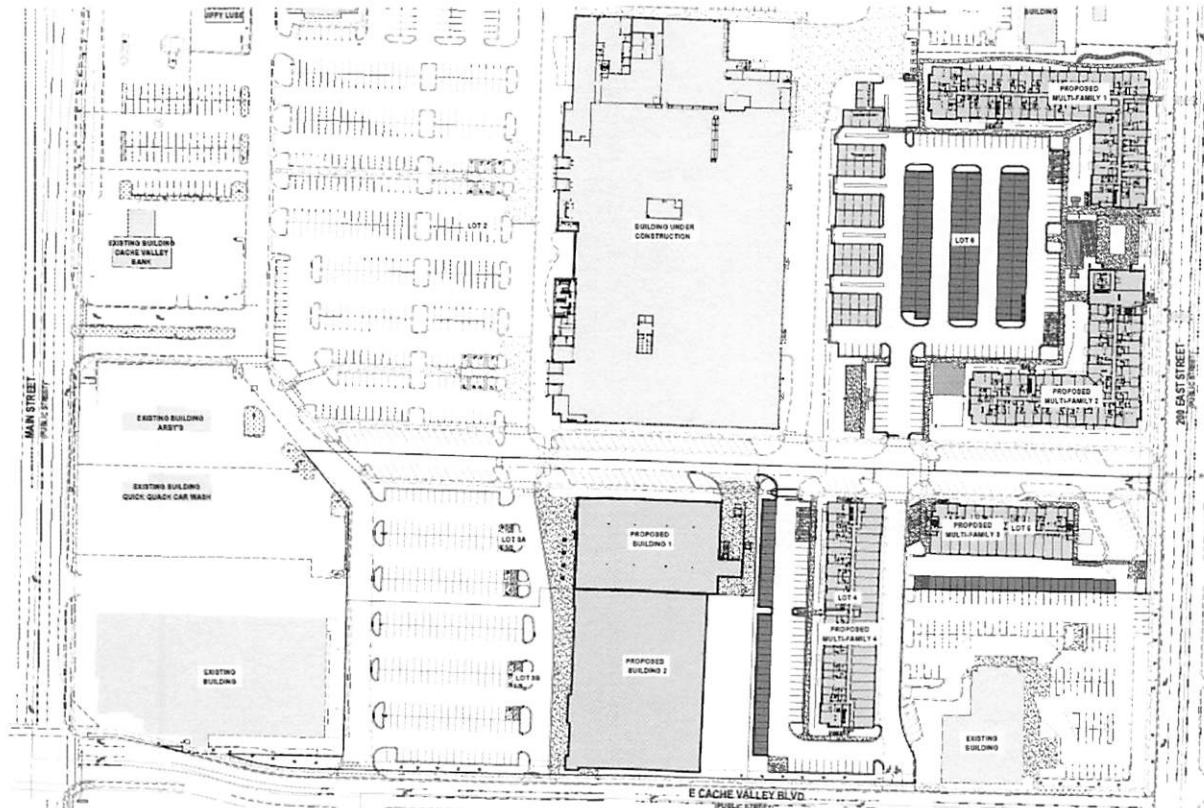


Figure 2 shows the changes to the buildings south of Target.

Design Review Permit

The LDC 17.43 requires a Design Review Permit for new commercial and multi-family residential developments. The Design Review Permit assures compliance with adopted code standards and design specifications applicable to the project proposal. The Planning Commission is the Land Use Authority on Design Review Permits. For this project, a Design Review Permit will be required for the new retail and multi-family buildings.

Density & Land Use

The LDC allows a density of 30 units per gross acre in the COM zone. At a total of 25.5 acres, and a proposed 312 overall residential units, the overall density is 12.2 units per acre. The multi-family buildings are shown as stand-alone (freestanding) residential buildings positioned near 200 East and 1250 North. The COM zone requires all buildings to contain commercial land use, but the original approved PD Overlay waived this requirement. The proposed “big box” and “mid-box” retail land uses and structure types are both permitted in the COM zone. As proposed, the project complies with density and land use regulations and the original PDO approved.



Figure 3 shows a rendering of the new “mid-box” retail building with two storefront entrances.

Setbacks

The Land Development Code (LDC) requirements for setbacks in the **COM** zone are as follows (as measured from property lines):

Front (0-40' tall bldg.):	10'
Front (41-55' tall bldg.):	40'
Side:	8'
Rear:	10'
Parking (front):	10'
Parking (side/rear):	5'

This proposed project complies with setbacks. The previously approved north multi-family building, taller than 40 feet, received a unique setback approval through the PD Overlay process in 2023.

Building Heights

The LDC 17.10.080 limits building heights to a maximum of 55' in the COM zone with enhanced setbacks. Ground floor commercial space is required to be at least 12 feet tall. The tallest building in the proposal is the four-story multi-family apartment building shown at 50 feet.

Building Frontage

The LDC requires a minimum 50% building frontage in the COM zone to help frame streets with architecture. This requirement also results in surface parking lots being less visually prominent and more subordinate (rear) to primary buildings. The proposed project has multiple street frontages. On average the project shows a building frontage of 52% and is in compliance with this code requirement. As proposed, the project complies with the LDC.

Lot Coverage

The LDC 17.10.100 establishes a maximum lot coverage of 60% (building(s) footprint) in the COM zone. Collectively, the proposed building footprint(s) are at approximately 27% lot coverage and below the maximum code regulations. As submitted, the project complies with the lot coverage maximums in the LDC.

Parking Requirements

The LDC requires 1.5 to 2.0 stalls per multi-family dwelling units (1.5 stalls/studio and one-bedroom units and 2.0 stalls/2 bedroom or larger units), 1.0 stalls for every 250 SF of mid-box stores. Based on the new proposal, 1172 parking stalls are required as per the LDC. The project provides a total of 1265 parking stalls, including 88 garage stalls for multi-family residents. The amended two multi-family buildings and the new mid-box retail store would require 422 parking stalls. Those three areas are shown with a total of 423 stalls and in compliance. The LDC 17.31.040 requires bike racks/parking areas for commercial and residential developments. As conditioned with minimum parking counts, the project complies with the LDC parking requirements.

Site Layout & Pedestrian Circulation

The LDC 17.30 requires projects to provide pedestrian and street connectivity. The proposed site layout shows pedestrian circulation through the site and around the perimeter. As

conditioned with sidewalk connections and walkability throughout the site, including to adjacent bus stop locations, the project meets the requirements in the LDC.

Building Design

The LDC requires commercial and multi-family projects to have four-sided architecture and a mix of materials. Acceptable building materials are masonry, stucco, fiber-cement board, wood, and metal. Material mixes shall wrap all four sides of buildings and blank walls exceeding 40 linear feet are prohibited. All buildings are shown with a mix of brick, stucco (EFIS), fiber-cement siding and trim. All multi-family building elevations comply with the LDC design standards as submitted. The side elevations of the mid-box retail building have areas of blank walls. The south wall is directly adjacent to a public street. As conditioned with additional design elements on the side façade of the mid-box building, the project complies with building design requirements in the LDC.



Figure 4 shows the building design of the new multi-family building

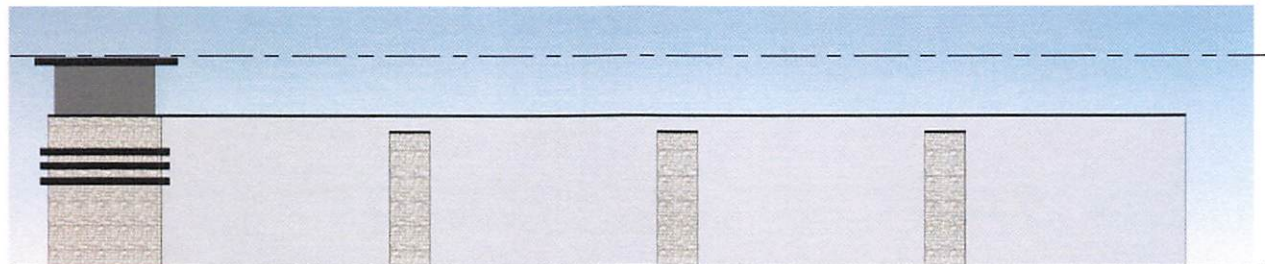


Figure 5 shows the south wall of the mid-box retail building.

Useable Outdoor Space and Landscaping

The LDC 17.10.080 requires 10% landscaping and an additional 10% useable outdoor space in the COM zone, while LDC 17.32.050 requires 10% useable outdoor space and 20% landscaping for residential developments. The LDC 17.32 generally describes useable outdoor space as outdoor areas that are designed and used in conjunction with a primary use for the benefit and enjoyment of the residents and their guests of the development. Useable outdoor space may include public gathering areas, patios, decks, walkways, plaza's, active recreational areas, and natural open space areas but do not include parking lots, driveways, and other similar vehicular oriented areas. Landscaping is defined as planted and natural areas containing trees, shrubs, grasses, mulches, and other similar materials.

The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grass per acre of land for multi-family residential projects. The LDC also requires

minimum perimeter and interior parking lot landscaping to reduce the visual and environmental impacts of asphalt parking lots. At 25.5 acres, 510 trees and 1,275 shrubs/flowers/grasses are required.

The 25.5-acre property (1,110,780 SF) is broken up into four areas, two commercial and two multi-family. The commercial areas total 722,225 SF and would require 144,444 SF (20%) of both outdoor space and landscaping. The multifamily areas total 388,555 SF and would require 116,566 SF (30%) of both outdoor space and landscaping. Based on the two standards and two development type areas, the project would require a total of 261,010 SF of landscaping and outdoor space. As conditioned with compliant landscaping and outdoor space, the project meets the requirements of the LDC.

Lighting

The LDC 17.37.090 requires adequate lighting that adds aesthetic quality and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits freestanding pole height to 32 feet and luminaire fixtures on buildings and canopies to be concealed source, down-cast and shielded from neighboring properties. Light measurements are required to range between 0.5 – 4.0-foot candles, so areas are sufficiently safe, but not excessively bright. As submitted, no exterior lighting has been shown. As conditioned, the project meets the requirements of the LDC.

Code Amendment

If approved as proposed, the LDC 17.27A PD-1 Cache Valley Marketplace code section will be amended to remove the hotel, dwelling units, and parking counts and replace them with new building types and densities. All other sections pertaining to the Cache Valley Marketplace Planned Development Overlay will remain as approved in 2023. Proposed code amendments are attached at the end of the staff report.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Environmental	• Water
• Light and Power	• Engineering

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, staff have received one written comment.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 9/13/25, posted on the City's website and the Utah Public Meeting website on 9/15/25 and mailed out to adjacent property owners within 300' on 9/8/25.

RECOMMENDED CONDITIONS OF APPROVAL

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

1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
2. This permit and code amendment authorizes a new 62,000 SF "mid-box" retail building and reconfigured multi-family buildings totaling 312 dwelling units in four-story buildings.
3. The southern façade on the "mid-box" retail building shall have additional architectural features or a combination of features and a trellis planted with climbing vines to break up the blank wall areas of that façade.
4. The overall project, including Target and all other multi-family buildings, shall provide a minimum of 1,172 parking stalls.

5. The amended areas of the site that include new “mid-box” retail and two southern multi-family buildings totaling 115 dwelling units (mix of studio and multi-bedroom units), shall provide a minimum of 422 parking spaces and bike racks near each building.
6. The project shall provide a bus stop amenity along Main Street (Green and Blue Line) and a continuous pedestrian way with sidewalks and painted raised crossings to both the big box and retail buildings and the 200 East bus stops.
7. A raised painted crossing shall be installed between the west side of the big box and the west side of the retail building. Additional sidewalks shall be installed so that all multi-family units can walk on either a sidewalk or painted crossing to the big-box and hotel/retail building.
8. A performance landscaping plan, prepared in accordance with §17.39 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
 - a) Landscaping and Useable Outdoor areas shall total a minimum of 261,010 SF.
 - b) Landscaping and Outdoor Space shall be provided in a relative proportionate manner per lot or per phase.
 - c) 510 trees and 1,275 shrubs/perennials/grasses shall be provided for this project.
 - d) 18 SF of interior parking lot landscaping shall be provided per parking stall contained within the surface parking area as per LDC.
 - e) A landscape buffers shall be used in parking lot perimeter areas.
9. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
10. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
11. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
12. Surface storm-water retention and detention facilities shall be located away from public streets and buffered from view with landscaping.
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 716-9761*
 - Minimum 60 ft. straight on clear access required. Approach must be level, no down or uphill slopes and no parking spaces or curb blocking access.
 - Minimum inside measurement for a double enclosure is 24 ft. wide by 10 ft. deep. Minimum inside measurement for a single enclosure is 12 ft. wide by 10 ft. deep.
 - Place bollards in the back of the enclosure to protect walls.
 - Gates are not required, however if desired, they must be designed to stay open during the collection process.
 - Barrel hinges are suggested for the gates. We need the full 12 ft. clearance so gates must be designed to open completely.
 - b. *Engineering —contact 716-9160*
 - Per LDC §17.41.050 Existing public utility easements dedicated with the most recent plat or previous dedications, will need to go through the City’s vacation process for Council Approval prior to relocation or removal. Application and information on going through this process can be found on the City’s Engineering Webpage at the following:
https://www.loganutah.gov/government/departments/public_works/permits_and_forms.php.
 - Work with GIS to confirm addressing for lots 3A and 3B.
 - A PUE shall be dedicated between Lots 3A and 3B.
 - The dedication language will need to dedicate the new PUE’s to the City.
 - Include a basis of bearing on the plat.

- The Plat Notes are not the same notes that were on the 2024 Plat. Please replace the applicable notes from the original 2024 plat. Also, many of the notes refer to Cache County. Please adjust as follows:
 - Note 1 conflicts with what is shown on the plat. To remove confusion I recommend sticking to the PUEs being shown on the plat.
 - City is good to keep Notes 2 and 3 as is.
 - Notes 4 & 5, Remove as this is not in Cache County.
 - All conditions of the approved Cache Valley Marketplace Design Review Permit shall apply to all lots in this amendment.
- c. *Water* —contact 716-9627
- 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.
 - Obtain an updated fire flow analysis by sending the proposed utility (water) locations to joseph.hawkes@loganutah.gov or derek.holmstead@loganutah.gov.
- d. *Fire and Light and Power* —contact 716-9515, 716-9722
- Fire apparatus access, Fire hydrants required, Required fire flow compared to available fire flow, Fire sprinklers, Fire Alarms, etc will be evaluated and reviewed with the building permit.
 - A 1-Line Diagram required with building permit.
 - Complete a Logan City Load Data Sheet found on Logan Light & Power Website and email to angie.pacheco@loganutah.gov
 - A Digital Site Plan in AutoCAD (DWG) Format is required with the building permit.
 - PUE's Public Utility: 10' Easement on all property lines that face a roadway and 5' Easement on all other property lines are required.

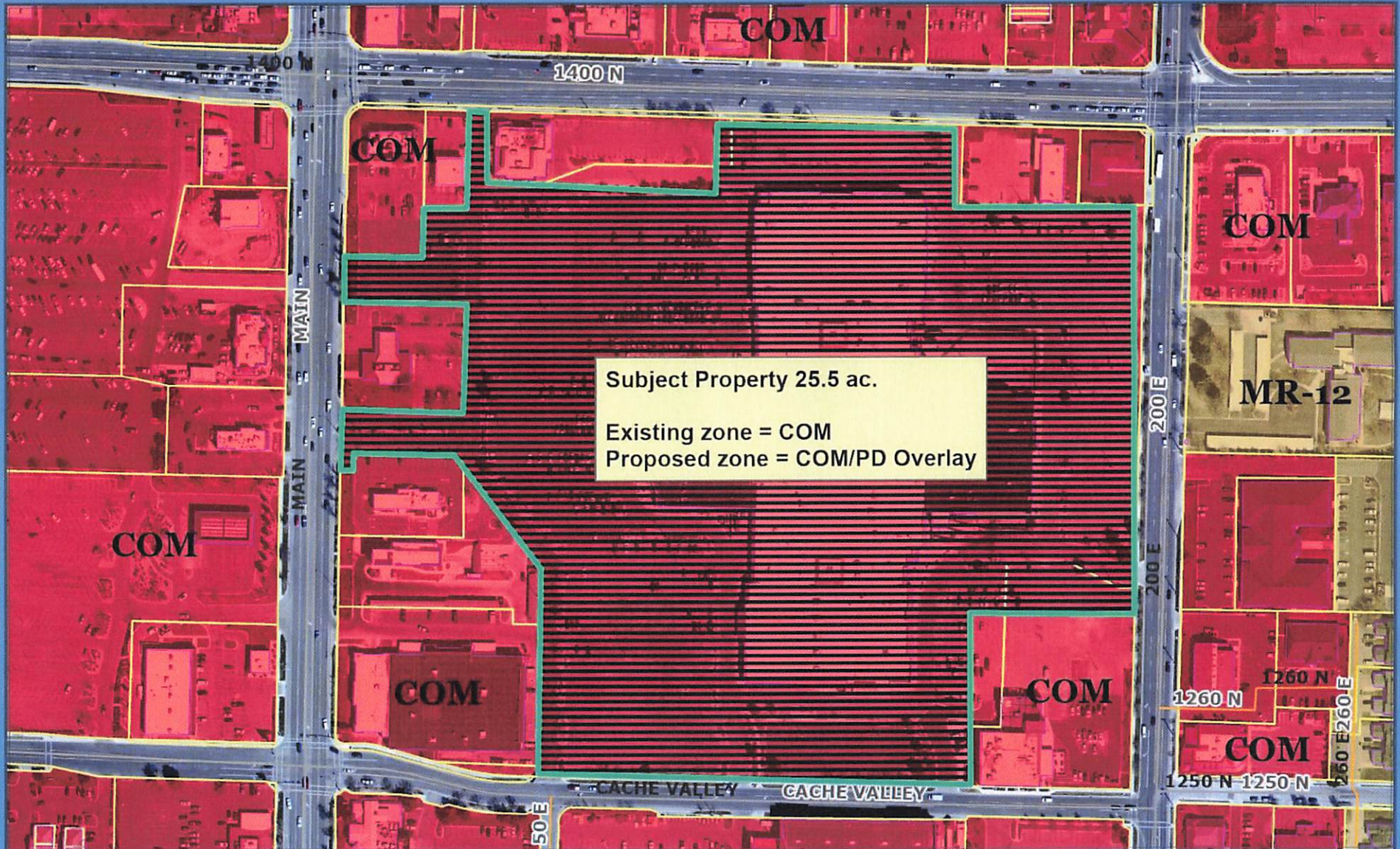
RECOMMENDED FINDINGS FOR APPROVAL OF THE DESIGN REVIEW PERMIT

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

1. The conditioned project will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, height transitions, landscaping, and setbacks.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The conditioned project provides required off-street parking.
4. The project meets the goals and objectives of the COM designation within the Logan General Plan by providing services near high-capacity roadways and is designed in way for easy circulation of both pedestrian and vehicles.
5. The conditioned project complies with density and building design, open space standards and is in conformance with Title 17.
6. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
7. Main Street, 1250 North, 1400 East, 200 East are adequate in size and design to sufficiently handle infrastructure related to the proposed land uses.

Cache Valley Marketplace

~1300 North Main Street



July 13, 2023



View Northeast from E 1250 N Road

Original Approval

Freestanding Garages

Big Box Retail Bldg.

Multi-Family Bldgs.

Hotel & Retail Bldg.

DEVELOPMENT SUMMARY (PD OVERLAY AREA)

GROSS DEVELOPMENT AREA:	25.5 ACRES
PROPOSED COMMERCIAL AREA:	16.3 ACRES
PROPOSED RESIDENTIAL AREA:	9.18 ACRES
PROPOSED DWELLINGS:	346 UNITS
PROPOSED DENSITY:	13.57 UNITS / ACRE

PARKING SUMMARY (PD OVERLAY AREA)

RESIDENTIAL:	
1 BEDROOM UNITS:	312 SPACES (208 UNITS @ 1.5 EA.)
2 BEDROOM UNITS:	276 SPACES (138 UNITS @ 2.0 EA.)
HOTEL:	156 SPACES (1 PER GUEST ROOM)
BIG BOX SPACES REQUIRED:	296 SPACES (1 PER 500 S.F.)
RESTAURANT (6K S.F.):	40 SPACES (1 PER 150 S.F.)
GENERAL COMMERCIAL (15K S.F.):	60 SPACES (1 PER 250 S.F.)
TOTAL PARKING REQUIRED:	1,140 SPACES
TOTAL PARKING PROVIDED:	1,375 SPACES (INCL. 97 GARAGES)

This drawing has been prepared by the Architect, or under the Architect's direct supervision. This drawing is intended to be conceptual in nature only. Property boundaries, setbacks, easements, topography, utilities, structures and other physical features shown herein are based on the information available to the architect at the time of design. This document reflects a site plan concept only, and does not necessarily reflect all governing authority requirements, including green space calculations, bulk regulations, landscaping, storm water management, city input, site signage, grading, and other factors that may impact final site design. This drawing shall not be used for construction or legally binding documentation. © Copyright 2023 by Simonson & Associates Architects, L.L.C.

Cache Valley Marketplace

Site Concept #26
Highway 90 & E 1400 N
Logan, Utah

Original Approval

June 07, 2023



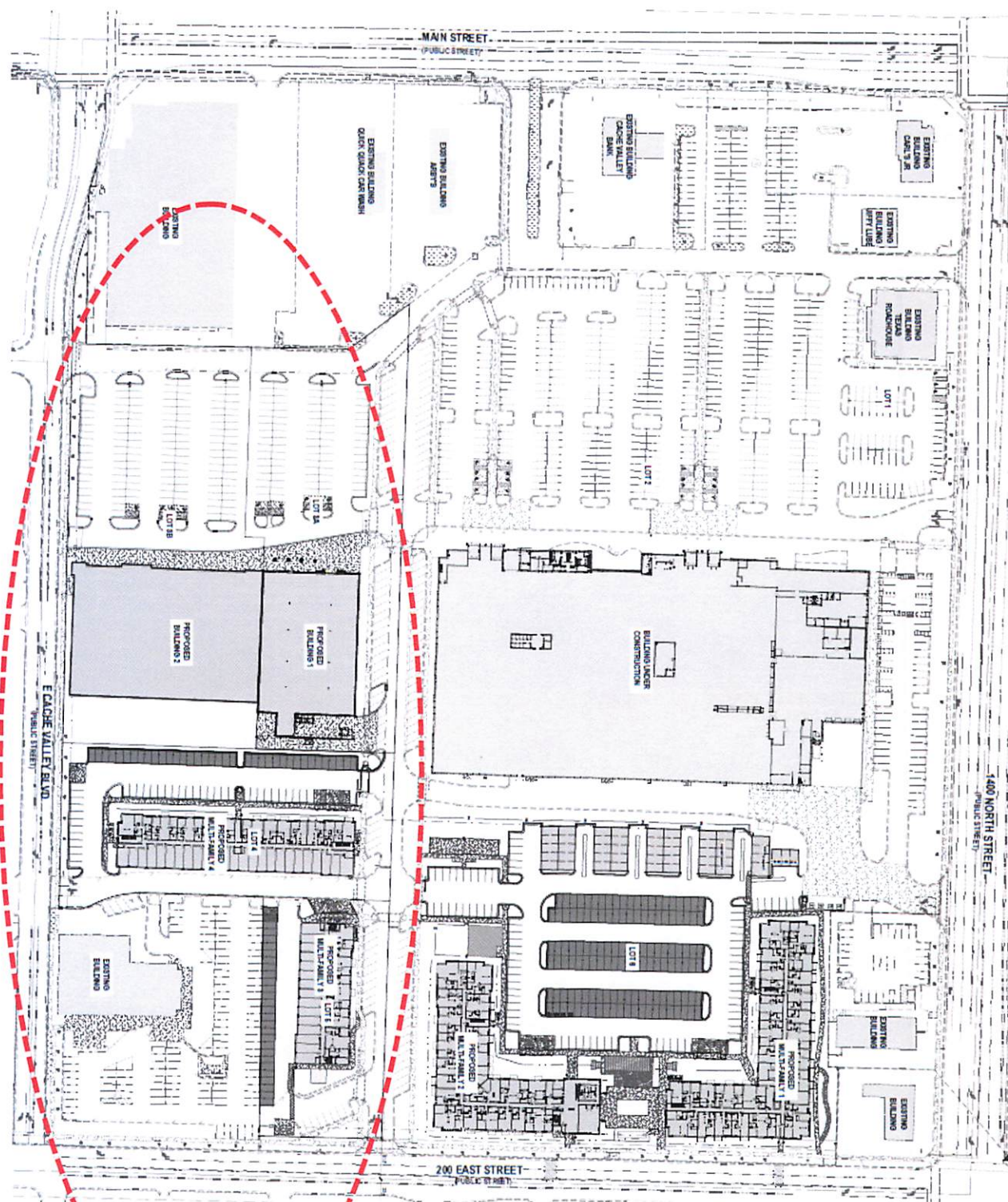
1" = 150'-0" @ 11"x17" Sheet
SAA# 221222

DRAWN BY: AVG



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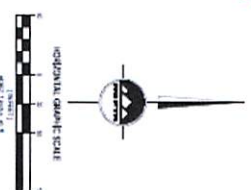
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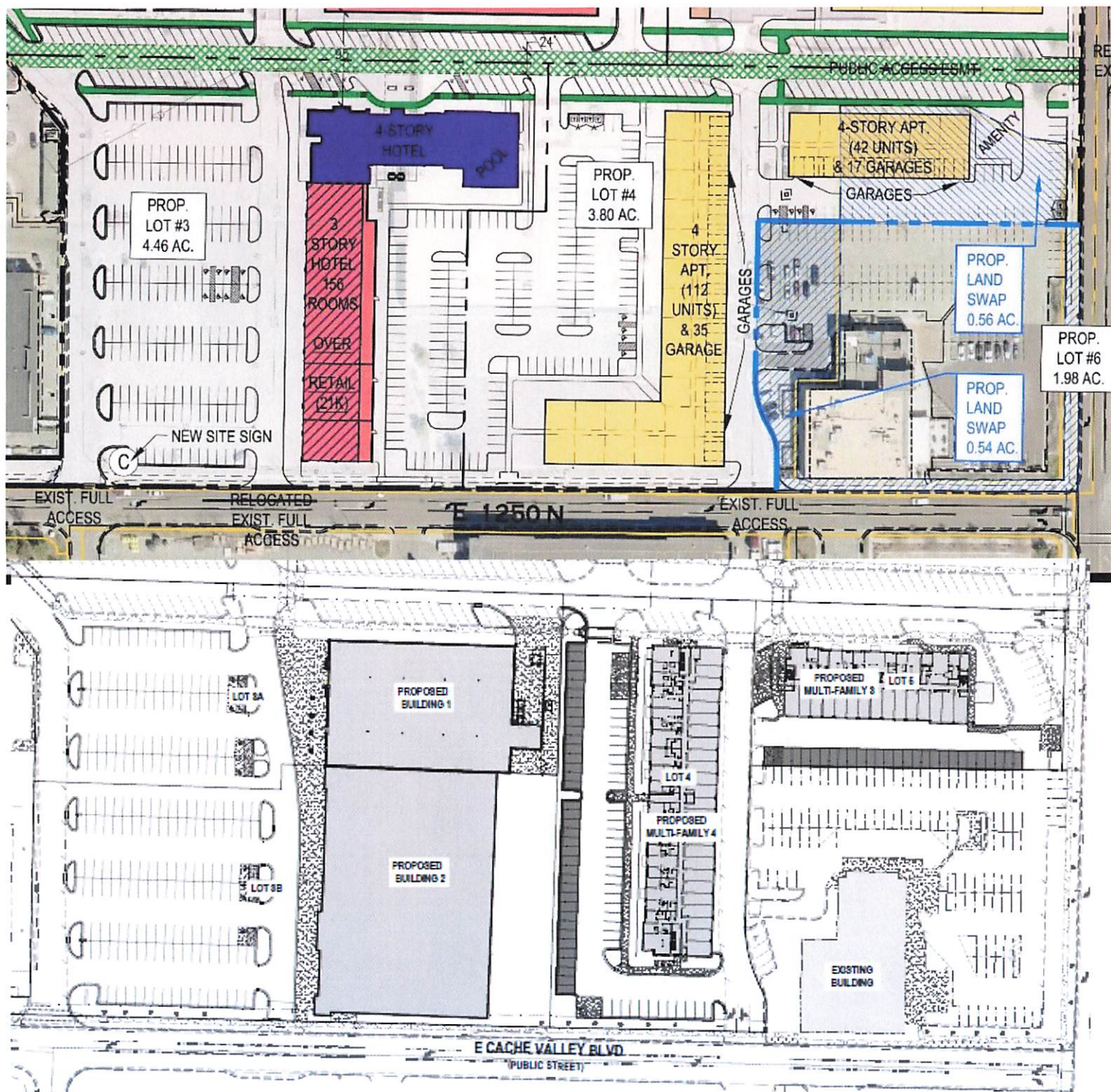


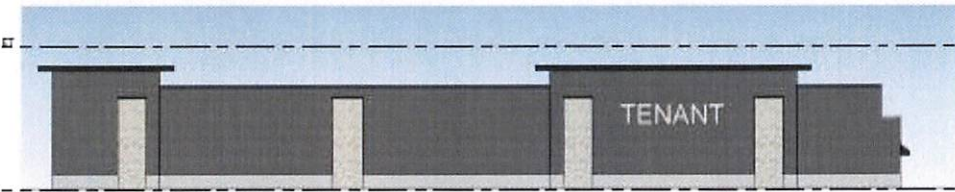
Proposed Changes

Q77 (MAY)	Q78 (MAY)	Q79 (MAY)	Q80 (MAY)	Q81 (MAY)	Q82 (MAY)
1	62	98	71	7	18
2	2	20	53	7	18
3	20	98	97	6	4
4	98	98	97	6	4
5	98	97	13	5	7
6	98	98	97	6	4
7	98	97	97	6	4
8	98	97	97	6	4
9	98	97	97	6	4
10	98	97	97	6	4
11	98	97	97	6	4
12	98	97	97	6	4
13	98	97	97	6	4
14	98	97	97	6	4
15	98	97	97	6	4
16	98	97	97	6	4
17	98	97	97	6	4
18	98	97	97	6	4
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21	98	97	97	6	4
22	98	97	97	6	4
23	98	97	97	6	4
24	98	97	97	6	4
25	98	97	97	6	4
26	98	97	97	6	4
27	98	97	97	6	4
28	98	97	97	6	4
29	98	97	97	6	4
30	98	97	97	6	4
31	98	97	97	6	4

INTERIOR AIRWAYS LOT LABORATORY			
SPREADSHEET			
(IN USE FOR PERSONNEL STAFF)			
LOT	ANALYST	RECEIVED	PREPARED
NUMBER	NAME	DATE	DATE
1	OT	1/28	2/1
2	OT	3/8	3/13
3	OT	3/28	3/30
4	OT	3/28	3/30
5	OT	3/31	4/30
6	OT	4/1	4/26
7	OT	4/1	4/26



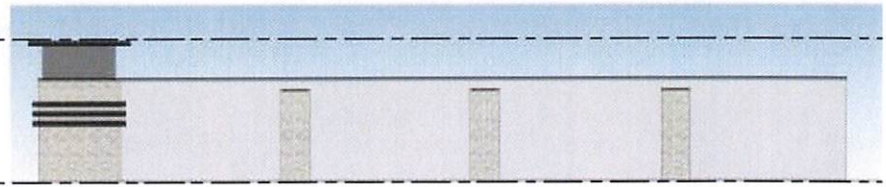




③ **SIDE ELEVATION**
SCALE: 1/8" = 1'-0"

TO HIGHWAY
100'-0"

FLOOR PLAN
100'-0"



④ **SIDE 2 ELEVATION**
SCALE: 1/8" = 1'-0"



③ BLDG 4 - EAST ELEVATION



① BLDG 4 - WEST ELEVATION

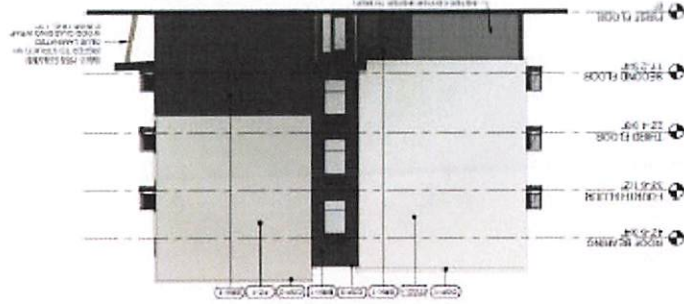


⑤ BLDG 4 - SW PERSPECTIVE



1. The building is a four-story structure with a total height of 108 feet. The ground floor is 12 feet high, and the upper floors are 24 feet high. The building is oriented with the long side facing east and the short side facing west. The building is located on a lot that is 100 feet wide and 200 feet deep. The building is surrounded by a parking lot and a landscaped area. The building is a multi-unit residential building with 120 units. The building is a modern design with a mix of materials, including brick, stone, and concrete. The building has a flat roof and a central entrance. The building is a good example of modern multi-unit residential architecture.

② BLDG 4 - NORTH ELEVATION



④ BLDG 4 - SOUTH ELEVATION

