

**CITY OF LOGAN, UTAH**  
**ORDINANCE NO. 16-05**

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 code entitled "Land Development Code, City of Logan, Utah" Chapter 17.12.110: "Campus Residential" and Chapter 17.15.120: "Campus Residential Development Standards" is hereby amended as attached hereto as Exhibit A.

**SECTION 2:** This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, \_\_\_\_\_  
THIS DAY OF \_\_\_\_\_, 2016.

AYES:  
NAYS:  
ABSENT:

\_\_\_\_\_  
Herm Olsen, 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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
Herm Olsen, Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby \_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
H. Craig Petersen, Mayor

# EXHIBIT A

1. §17.12.110 Campus Residential (CR) The Campus Residential Zone is located adjacent to large educational centers such as Utah State University. This designation permits the highest density residential development in the city and is intended to relieve the student housing pressure on traditional single-family neighborhoods, especially in the core areas. Campus Residential developments may develop at a maximum residential density of ~~40 dwelling units~~240 occupants per acre in any number of dwelling units; provided that such dwelling units comply with the other provisions of this Land Development Code; and provided that no dwelling unit is occupied by more than six (6) unrelated individuals and not to exceed two (2) occupants per bedroom. High quality building design and materials will be required as well as usable open space and adequate parking. Traditional design features such as building entrances that face the street, street trees, screened parking and parking terraces will be associated with these developments. Ground floor commercial uses serving the resident population is an important component of the Campus Residential zone, and are encouraged provided they do not negatively impact adjoining residential uses. The Campus Residential development regulations are intended to:
  - Promote student housing near USU to alleviate housing demands in adjoining neighborhoods;
  - Encourage innovate design and development patterns promoting a walkable, pedestrian friendly design catering to a sense of community; and
  - Promote limited commercial uses serving the resident population consistent with surrounding neighborhoods.
  
2. §17.15.120 Campus Residential (CR) Development Standards
  - a. Residential Density ~~Units~~Occupants/Acre (max) 40240



## MEMORANDUM TO MUNICIPAL COUNCIL

DATE: January 21, 2015  
FROM: Russ Holley, Senior Planner  
SUBJECT: Blue Haven Code Amendment

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### **Summary of Planning Commission Proceedings**

On January 14, 2016, the Planning Commission voted on a **recommendation for denial** to the Municipal Council for a code amendment in Campus Residential zone to allow densities based on number of occupants (240 per acre) rather than number of dwelling units (40 units per acre).

### **Planning Commissioners vote (7-0):**

Motion to **recommend denial**:

Moved: Commissioner Price Seconded: Commissioner Nielson

Yea (recommend denial): A. Davis, T. Nielson, R. Price, S. Sinclair, E. Ortiz, D. Newman, D. Butterfield

Nay (recommend approval): None

Abstain: None

### **Attachments:**

*Staff Report*

*Ordinance 16-05*

*PC Meeting Minutes*



**Project #16-004  
Blue Haven  
Located at 743 North 800 East**

**REPORT SUMMARY...**

*Project Name:* Blue Haven  
*Proponent / Owner:* Ryan Mackowiak / John Brandley, David Brandley, Michael Bybee  
*Project Address:* 743 North 800 East  
*Request:* Code Amendment  
*Current Zoning:* Campus Residential (CR)  
*Type of Action:* Legislative  
*Date of Hearing:* January 14, 2016  
*Submitted By:* Russ Holley, Senior Planner

**RECOMMENDATION**

Staff recommends that the Planning Commission recommend **denial** for a Code Amendment for Project #16-004, Blue Haven, for the property located at 743 North 800 East, TIN# 05-040-0003; -0010; -0018; -0020.

*Current Land use adjoining the subject property*

<i>North:</i>	CR: Residential Uses	<i>East:</i>	PUB: Utah State University
<i>South:</i>	CR: Residential Uses	<i>West:</i>	CR: Residential Uses

**CODE AMENDMENT PROPOSAL**

The applicant is proposing to amend the Land Development Code (LDC) 17.12.110 & 17.15.120 so that maximum densities are based on number of occupants/beds per acre rather than current ordinance language, which limits number of dwelling units/apartments per acre. The existing maximum density in the Campus Residential (CR) zone is 40 dwelling units/apartments per acre with a maximum occupancy of up to 6 individuals per unit (no more than 2 per bedroom). The proposal is to amend the code to allow 240 occupants per acre configured in any number of dwelling units/apartments. For example, one could have 240 one-bedroom apartments, 120 two-bedroom apartments and so on per acre of land in the CR zone.

Staff conducted research of six college towns throughout the state and nation to determine if other cities based densities off total number of beds verses total number of apartments. All six cites base their densities off apartments/dwelling units per acre. Throughout zoning history in Logan City, with the exception of group homes/sororities/fraternities which are individually conditional permitted, maximum densities have always been based off of dwelling units per acre. The City allows up to three unrelated individuals per dwelling unit except for the Campus Residential Zone, which allows up to a maximum of six (6) unrelated per dwelling units. The allowance of up to 6 individuals does increase overall numbers and gives the option for more apartment unit size diversity and provide a wider range of housing options. Not all student housing projects maximize occupancy levels and some in recent years, based on market demand from young married or similar situations, have been built with low bedroom counts.

The CR zone was created to intentionally locate students near Utah State University for reasons including, reduced transportation impacts and relief to rental pressures on traditional single family neighborhoods. The Logan City General Plan indicates a density range of 30-50 units per acre and general regulations to accomplish goals based on future growth demands. The CR zone specifically regulates growth and development through the City's adopted zoning ordinance (Land Development Code). Density of up to 240 units per acre would conflict with the adopted General Plan. Going from 40 units per acre to 240 units per acre would result in 6 times

more kitchens and most likely additional bathrooms and overall square footages causing utility and infrastructure adjustments. Staff would consider the probability of sub-letting to increase in 240 one-bedroom apartments' verses 40 six-bedroom apartments.

Although the CR zone has been slightly adjusted, or refined, over the past few years based on being brand new, experience in student housing development and ample community feedback, staff concludes that the existing code manages growth appropriately based on the direction given in the General Plan and recommends denial of this code amendment.

### AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

● Fire	● Engineering
● Water	

### PUBLIC COMMENTS

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

### PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 12/31/15 and the Utah Public Meeting website on 1/7/16. Public notices were mailed to all property owners within 300 feet of the project site on 12/30/15. The property was posted with the Community Development Department Land Use Action sign on 1/8/16.

### RECOMMENDED FINDINGS FOR DENIAL OF CODE AMENDMENT REQUEST

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

1. The Land Development Code's Campus Residential maximum density of 40 units/acre was established through public process with resident input and neighborhood feedback;
2. The current densities in the CR zone are within the range set forth in the General Plan with planning and engineering efforts and future growth impacts based on these figures.
3. A density of up to 240 units per acre in the Campus Residential zone is not consistent with the direction of the General Plan.

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 received 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.

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## PROPOSED TEXT AMENDMENT

to

### LOGAN LAND DEVELOPMENT CODE

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In conjunction with the Project submitted for review and approval, Applicant is proposing the following text amendment to the Logan Land Development Code. The proposed text amendment, once applied, will have the effect of allowing the current maximum density in the Campus Residential Zone (240 beds per acre) to be utilized in any number of dwelling units (including a number in excess of the 40 dwelling units which Applicant understands is currently allowed). This proposal will accommodate market demands and unit flexibility.

#### PROPOSAL

Below are the current applicable Land Development Code sections with the proposed changes tracked.

1. §17.12.110 Campus Residential (CR) The Campus Residential Zone is located adjacent to large educational centers such as Utah State University. This designation permits the highest density residential development in the city and is intended to relieve the student housing pressure on traditional single-family neighborhoods, especially in the core areas. Campus Residential developments may develop at a maximum residential density of 40 dwelling units~~240 occupants~~ per acre in any number of dwelling units; provided that such dwelling units comply with the other provisions of this Land Development Code; and provided that no dwelling unit is occupied by more than six (6) unrelated individuals and not to exceed two (2) occupants per bedroom. High quality building design and materials will be required as well as usable open space and adequate parking. Traditional design features such as building entrances that face the street, street trees, screened parking and parking terraces will be associated with these developments. Ground floor commercial uses serving the resident population is an important component of the Campus Residential zone, and are encouraged provided they do not negatively impact adjoining residential uses. The Campus Residential development regulations are intended to: • Promote student housing near USU to alleviate housing demands in adjoining neighborhoods; • Encourage innovate design and development patterns promoting a walkable, pedestrian friendly design catering to a sense of community; and • Promote limited commercial uses serving the resident population consistent with surrounding neighborhoods.

2. §17.15.120 Campus Residential (CR) Development Standards
  - a. Residential Density ~~Units~~Occupants/Acre (max) ~~40~~240
3. §17.62 Definitions
  - a. "Dwelling Unit" means one or more rooms, designed, occupied, or intended for occupancy as a separate living quarter with cooking, sleeping, and sanitary facilities provided within the dwelling unit for the exclusive use of the occupants.
    - i. No changes.
4. §17.13.040 Neighborhood Residential Land Uses The following regulations are intended to accommodate a variety of housing choices and neighborhood-oriented services. With the exception of the Manufactured Home (MH) district, Table 17.13.040 lists the land uses allowed in all neighborhood residential zones.
  - a. Table 17.13.040: Allowed Uses in Neighborhood Residential Zones LAND USE Neighborhood Zones ... CR- 40 [Campus Residential] Residential occupancy of a dwelling unit by no more than six (6) unrelated individuals and not to exceed two (2) persons per bedroom. [Permitted]
    - i. No changes.

## **OBJECTIVES**

Applicant has a strong desire to improve the housing options and availability in the Campus Residential Zone. The requested text amendment will allow for flexibility in using the maximum allowable density. The requested text amendment is straightforward. In its most basic form, this text amendment, which is limited strictly to the Campus Residential zone, would allow a developer a maximum number of occupants/beds per acre (rather than the current units/acre, occupants/unit scheme). The proposed text amendment would not increase the maximum occupancy, but rather would only amend how a developer could use and allocate the maximum occupancy. This would allow the developer to cater to market demands and provide students with choices in choosing an apartment. For example, a developer in the Campus Residential zone could offer a student a one-bedroom apartment without sacrificing five occupants for density purposes. Not every student wants to live with five roommates, but the current text incentivizes developers to cram as many people as possible into a single unit.

In considering this text amendment, please also consider the following:

1. The proposed text amendment gives the students better living options;
2. The proposed development will cater to students;
3. The proposed development is right on the campus boundary, and directly across from the newly constructed USU recreation center;
4. The proposed development will replace the current structures (blight) with a thriving, modern, and much needed residential complex directly appurtenant to USU;



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## PLANNING COMMISSION MINUTES

### Meeting of January 14, 2016

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City Hall Council Chambers \* 290 North 100 West Logan, UT 84321 \* [www.loganutah.org](http://www.loganutah.org)

Minutes of the meeting for the Logan City Planning Commission convened in regular session Thursday, January 14, 2016. Chairman Davis called the meeting to order at 5:30 p.m.

Planning Commissioners Present: Amanda Davis, David Butterfield, Dave Newman, Russ Price, Tony Nielson, Eduardo Ortiz, Sara Sinclair

Staff Present: Mike DeSimone, Russ Holley, Amber Reeder, Craig Carlston, Bill Young, Paul Taylor, Craig Humphreys, Debbie Zilles

Teresa Harris, the City Recorder, presented the oath of office to new Commissioner Eduardo Ortiz.

Minutes as written and recorded from the December 10, 2015 meeting were reviewed. Commissioner Nielson moved that the minutes be approved as submitted. Commissioner Newman seconded the motion. The motion was unanimously approved.

### PUBLIC HEARING

PC 16-004 Blue Haven [Design Review & Code Amendment] AE Urbia Architects/John & David R. Brandley, authorized agent/owner(s), request a 5-story student housing development accommodating 372 students. Application also includes a text amendment to modify the CR density calculation from the traditional unit per acre to a person/bed per acre in order to provide flexibility for designing multi-family residential developments in the Campus Residential zoning district. The project is located on 1.54 acres at 743 North 800 East in the Campus Residential (CR) zone; TIN 05-040-0003;-10;-18;-20.

**STAFF:** Mr. Holley reviewed the request to amend the Land Development Code (LDC) §17.12.110 & 17.15.120 so that maximum densities are based on number of occupants/beds per acre rather than the current language, which limits number of dwelling units/apartments per acre. The existing maximum density in the Campus Residential (CR) zone is 40 dwelling units/apartments per acre with a maximum occupancy of up to 6 individuals per unit (no more than 2 per bedroom). The proposal is to amend the Code to allow 240 occupants per acre configured in any number of dwelling units.

Staff conducted research of six college towns to determine if other cities based densities off total number of beds or total number of apartments. All the cities researched based densities off apartments/dwelling units per acre. Throughout zoning history in Logan City, with the exception of group homes/sororities/fraternities which are individually and conditionally permitted, maximum densities have always been based off of dwelling units per acre. The City allows up to three (3) unrelated individuals per dwelling unit except for the Campus Residential Zone, which allows up to a maximum of six (6) unrelated per dwelling units. The allowance for up to 6 individuals increases overall numbers and allows the option for more apartment unit size diversity and provides a wider range of housing options. Not all student housing projects maximize occupancy levels and some in recent years, based on market demand, have been built with low bedroom counts. The Campus Residential (CR) zone was created to intentionally locate students near Utah State University for reasons including reduced transportation impacts and relief to rental pressures on traditional single-family neighborhoods. The Logan City General Plan indicates a density range of 30-

50 units per acre and general regulations to accomplish goals based on future growth demands. The CR zone specifically regulates growth and development through the City's adopted zoning ordinance (Land Development Code). Density of up to 240 units per acre would conflict with the adopted General Plan. Going from 40 units per acre to 240 units per acre would result in 6 times more kitchens and most likely additional bathrooms and overall square footages causing utility and infrastructure adjustments.

Although the CR zone has been slightly adjusted and refined over the past few years, staff concludes that the existing Code manages growth appropriately based on the direction given in the General Plan and recommends denial of this code amendment.

The applicant is proposing to demolish all four (4) existing buildings on the site, combine the properties into one and construct a 171,762 SF student housing building with a 299-stall parking structure that is separated into two sections on the east and west sides of the property. The proposal is for 114 dwelling units and 366 beds. The CR zone allows 40 dwelling units per acre and with a 1.54 acre site, 61 dwelling units with a maximum occupancy of 366 would be allowed. Pending the adoption or denial of the proposed Code Amendment, the project is conditioned to meet densities allowed within the CR zone. This alternative parking proposal is an 18% variation from the requirement and would require the Planning Commission's approval.

Mr. Holley recommending continuing the Design Review portion of the request to the February 25, 2016 meeting and moving ahead with the Code Amendment portion so that it could proceed through the Municipal Council process. The Code Amendment decision could affect the design of the project.

**PROPONENT:** Jeremy Raymond, from Olson & Hoggan Law Firm, representing developer John Brandley, asked the Commission to reconsider discussing the Design Review portion of the project tonight (in addition to the Code Amendment proposal) as there are professionals from Salt Lake in attendance. It is their position that the overall mass and design of the project, as proposed, will not change with the Code Amendment decision. Chairman Davis said that the perspective from the Commission is that the Code Amendment decision will dramatically affect the project; the Commission decided unanimously to continue the Design Review portion of the request to the February 25, 2016 meeting. Mr. Raymond explained that it is critical to understand upfront that they are not seeking to increase the maximum density. The desire is to provide more flexibility for a developer and to allow students to have more choice in living accommodations. Orem City allows occupancy units rather than dwelling units (based density on bedrooms). Logan is a unique community with a Campus Residential zone that is designed to house students near USU. This is a perfect project for this zone and will help alleviate student rental concerns in single-family neighborhoods. The requested amendment will help make this a dynamic project and economically feasible. Mr. Raymond pointed out that the Logan General Plan states "*As we look to the future, we need to recognize that eventually Logan's growth and strength will have to be inwardly directed*". Logan is basically boxed in with limited availability for green development. This proposal will remove blight (fraternity houses) and bring in a new project. The Plan also states "*...we need to turn our attention to encouraging, upgrading, and redeveloping the areas within our community. The primary challenges for the future will be refocusing growth inward*", which seems to acknowledge that this is a challenge. Mr. Raymond pointed out that the proposed amendment will only be applicable to the Campus Residential zone, which is a high-density allocated area; no other changes or restrictions are being proposed and projects will still be restricted by the current regulations. The parking is proposed at 82% which seems to be more than adequate based on the parking study they have submitted, showing the average peak demand is 0.71 vehicles per student.

Kordel Braley, a traffic engineer from RSG in SLC, said they spoke with the management of the apartment complexes they surveyed to determine occupancy and number of beds. The data in the parking survey was collected between 1:00 a.m. and 4:00 a.m., which is when parking should be at

maximum usage. The sites were visited and counted multiple times and any visitor parking would have been counted in the survey. One of the goals of the Campus Residential zone is reduce traffic congestion, which is always a challenge near a college. It would be great if there were two stalls per resident, but there is something to be said about not over-designing parking; having an appropriately parked facility can help encourage behavior. This project is designed to be pedestrian-friendly and is close to campus. He stands behind the findings of the parking report. He pointed out that Figure 4 shows parking demands near BYU and UVU, providing a second data point of less than 0.71 vehicles per student.

Ryan Mackowiak, from AE Urbia Architects, wanted to make sure the Commission was clear about the fact that the Code Amendment is not changing student density; it is only addressing occupant density. Based on the comments thus far, the building would be very similar to how it is proposed tonight (with fewer units that are larger). He noted that part of the Hillcrest Neighborhood Plan is to decrease the Campus Residential area, which would then create a much higher demand in the zone. Developers providing these types of projects are providing for the demand that is being "trimmed out". Single-family homes in neighborhoods are being rented to students because there is more need for student housing options.

**PUBLIC:** Kent Field said he understands the incentives for different sized units. He manages and owns student housing near USU. Most developers and financiers take advantage of the Campus Residential zone by pushing the density to the maximum allowed (6 beds per unit) which leads to single student housing. There is a large demand for married student housing, which is becoming more of a shortage. A project like this, where density allotments can be tweaked, could offer a larger variety of housing for students who want to live near campus.

Braden Allen, representing the fraternity that is currently located on the site, said 22 of the 27 students who currently live in the facility have cars (81%). They have not had any parking problems and have rented out stalls in past. Building extra parking just for the sake of having it is quite costly. There is a bus stop across the street. Married student housing needs are increasing and there needs to be more options available.

John Brandley said they have spent thousands of dollars and time to provide factual research to determine what parking equilibrium the project needs to have. Envision Cache Valley promotes walkable communities and placing students near USU helps reduce traffic and increase air quality. Parking has changed dramatically over the past few years in this zone. Parking stalls are quite expensive (approx. \$15,000 per stall). As a taxpayer, he would like to incentivize developers, who have morals and live in the community, to be able to build exactly what the City has envisioned in the Code, which is a housing project near campus to alleviate rentals in the neighborhoods. The Code encourages "*..grow through infill and redevelopment*" because there are fewer options than other communities for green development. This proposal meets and exceeds what the Code asks for; with the request for a reduction in parking. There is a free transit system for students who do not have vehicles. He explained that they are not asking for more beds than the Code allows, the goal is to be able to provide for the market needs. This allows better options for financing and occupancy. He appreciates the Commission's consideration and advised they are willing to work with the City to make this project work.

David Wallace said he has many nieces and nephews attending college – all who have vehicles. Parking is a disaster and he believes that a lot of the parking in the study is flawed, for example, there are over 50 cars parked off 800 East on USU parking due to the shortage of parking in the area. There is quite a deficiency of parking in the area. If there are open stalls; he suggested renting the stalls to recoup costs.

Jakob Brandley said a project like this is in a good location and would be great. Many single-family homes in the Adams neighborhood area are rented out; this could help decrease illegal rentals. There are many students without vehicles who want to live near campus.

Tom Galloway said parking was an issue when he built rentals in the Campus Residential zone 12 years ago. He said many students do not have cars and his facility (700 North 700 East) has adequate parking. Students who have to live further away will have to have a vehicle; however, projects close to campus provide an opportunity for those who do not. He is supportive of the Code amendment, which would allow for the provision to provide better housing options, such as married students.

**COMMISSION:** Commissioner Newman pointed out that 3 out of the 4 sites surveyed had illegally parked vehicles. From a business standpoint, a potential renter having a guaranteed stall would be a great selling point. The survey seems to back up the 1 stall per 1 occupant requirement. Mr. Braley said if the role of the Commission is to ensure the economic vitality of a business, that would be correct, but if the goal is to protect the overall well-being of the community, there are other ways to look at parking. Commissioner Newman noted that Orem and Provo must have a difference in car ownership per capita than Logan based on the findings. Mr. Braley said that may be based on better options for public transportation access (commuter rail, TRAX, UTA) in the Utah County region which may be why the parking demand is lower.

Commissioner Ortiz noted that although it would be ideal to have 100% parking availability, it might be beneficial for lower-income students who might pay less in rent and it would be better for the air quality in Cache Valley to have fewer vehicles, which seems to justify having less parking.

Commissioner Price appreciated the explanation of the methodology of parking survey; the numbers speak for themselves. He advised that he is not a fan of over parking; however, there are profound differences in the way resources are used in different areas. While it would be great to minimize vehicle usage, there is no appetite in Logan for providing the needed infrastructure for that to happen. Local transit systems are not adequate and the majority of students have jobs and other needs to travel outside the valley. Logan is more isolated than many other college areas; Orem and Provo have more transportation advantages. He likes the theory of less parking, nevertheless, Logan has a different fact set that has to be taken into consideration, and reducing parking does not make sense from a legibility standpoint. Mr. Braley reminded the Commission that complexes that were similar to this facility showed a 0.71 usage; therefore, the idea that reducing parking would mean being overfilled is not supported by the data provided in the survey.

Commissioner Price explained that legibility means that not only the government, but everyone who interacts in a particular location, would like to be able to understand what it is that they will be allowed to do and how they will be allowed to do it. Legibility and legislation are closely aligned. Legislation is brought forward so that the environment is legible. The Code provides legibility and outlines what the expectations are. The Planning Commission can make recommendations to the legislative body (Municipal Council) that ultimately make the decisions. He does not find a compelling reason to change the approach that has been taken. If developers feel the need for change to allow flexibility, he recommended they contact the members of the Municipal Council.

Commissioner Butterfield said Commissioner Price has made some good points. As it relates to parking, the Commission is not overly "black and white" and has had case-by-case decisions; however, he does not find a compelling reason to make a change when the process for the current regulations went through thorough research, effort and public input.

Mr. DeSimone pointed out that the Commission is the land use advisory board and can make recommendations to the Municipal Council.

Commissioner Nielson said he has listened to this debate for many years. The City has established a "box" for development and now there is a request for change. The requirement is for 100% parking (1 stall per 1 unit). Every person deserves the opportunity to have a parking stall. He agrees that not all

students will have a car; however, a stall should be available to them (i.e. for a visitor) and it is his firm belief that the requirements should be met. This proposal is 67 stalls short of 100%.

Commissioner Newman acknowledged that there have been many valid points made. There is definitely a demand for married student housing. Chairman Davis pointed out that the current Code does not disallow this type of housing. Commissioner Newman said although there may be some economic pressure on increasing the number of occupants, the parameters of the Code need to be followed.

Chairman Davis explained that the Campus Residential zone started much denser, with lower parking and it was found to not be working. The Municipal Council and Planning Commission went through quite an extensive process to get to the current requirements. She feels that the process has been well vetted and to change it for one project is not a good idea.

Commissioner Price said this would be a good area for parking relief and he would like to see the community become more walkable, however, he would need to hear specific reasons and mitigating circumstances to allow for a decrease in parking.

Mr. DeSimone said parking has been a challenge, especially in this zone, however, the elected officials of the City have determined that a 1-1 ratio is appropriate.

Commissioner Price said he believes it may be more of a parking management problem and advised that there is a continuing need to look at other municipalities to find ways to ameliorate the distribution of parking.

**MOTION:** Commissioner Price moved to **continue** a Design Review Permit as outlined in PC 16-004 to the February 25, 2016 meeting and a **forward a recommendation for denial** to the Municipal Council for the Code Amendment with the findings as listed below. Commissioner Nielson seconded the motion.

#### FINDINGS FOR DENIAL OF CODE AMENDMENT

1. The Land Development Code's Campus Residential maximum density of 40 units/acre was established through public process with resident input and neighborhood feedback;
2. The current densities in the CR zone are within the range set forth in the General Plan with planning and engineering efforts and future growth impacts based on these figures.
3. A density of 80 units per acre in the Campus Residential zone is not consistent with the direction of the General Plan.

Moved: Commissioner Price Seconded: Commissioner Nielson **Passed: 7-0**

Yea: A. Davis, D. Butterfield, R. Price, D. Newman, T. Nielson, E. Ortiz, S. Sinclair Nay: Abstain:

**WORKSHOP ITEMS for January 28, 2016** – continuation of discussion of Hillcrest items.

#### **OTHER BUSINESS**

Amanda Davis was nominated to serve as the 2016 Chair with Russ Price serving as Vice-Chair. The decision was passed unanimously.

Meeting adjourned at 8:15 p.m.

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Minutes approved as written and digitally recorded for the Logan City Planning Commission meeting of January 14, 2016.

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Michael A. DeSimone  
Community Development Director

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Amanda Davis  
Planning Commission Chair

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Russ Holley  
Senior Planner

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Amber Reeder  
Planner II

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Debbie Zilles  
Administrative Assistant



# APPLICATION FOR PROJECT REVIEW

Planning Commission    Land Use Appeal

Board    Administrative Review

Date Received <b>12-10-15</b>	Received By <b>RH</b>	Receipt Number <b>512874</b>	Zone <b>CR</b>	Application Number <b>PC 16-004</b>
Type of Application (Check all that apply): <input checked="" type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Administrative Design Review <input checked="" type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____				
<b>PROJECT NAME</b>				
<b>BLUE HAVEN</b>				
PROJECT ADDRESS 743 N 800 E LOGAN, UT 84321			COUNTY PLAT TAX ID # 05-040-0003, 05-040-0010, 05-04-0018, 05-04-0020	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) <b>RYAN P MACKOWIAK</b> <b>AE URBIA ARCHITECTS</b>			MAIN PHONE # <b>801-746-0456</b>	
MAILING ADDRESS		CITY	STATE	ZIP
2875 S DECKER LAKE DR.		SALT LAKE CITY	UT	84119
EMAIL ADDRESS RYAN@AEURBIA.COM				
PROPERTY OWNER OF RECORD (Must be listed) <b>JOHN BRANDLEY + DAVID R BRANDLEY</b>			MAIN PHONE # 435-760-9333 <b>801-781-0776</b>	
MAILING ADDRESS		CITY	STATE	ZIP
1688 E 1460 N <b>1163 S, 920 E, OGDEN, UT 84404</b>		LOGAN	UT	84341
EMAIL ADDRESS JOHNBRANDLEY@GMAIL.COM <b>DAVE@DSBRANDLEY.COM</b>				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed)			Total Lot Size (acres)	
PLEASE SEE ATTACHED PROJECT DESCRIPTION			1.54	
			Size of Proposed New Building (square feet) PARKING GARAGE = 137,291 SF HOUSING = 183,898 SF	
			Number of Proposed New Units/Lots 123 UNITS (372 BEDS)	
<b>- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -</b>				
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.		Signature of Property Owner's Authorized Agent 		
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.		Signature of Property Owner 		

Council Workshop: Feb. 2  
hearing: Feb. 16

SE<sup>4</sup> Section 27 Township 12 North, Range 1 East

05  
040

Scale 1 Inch = 50 Feet

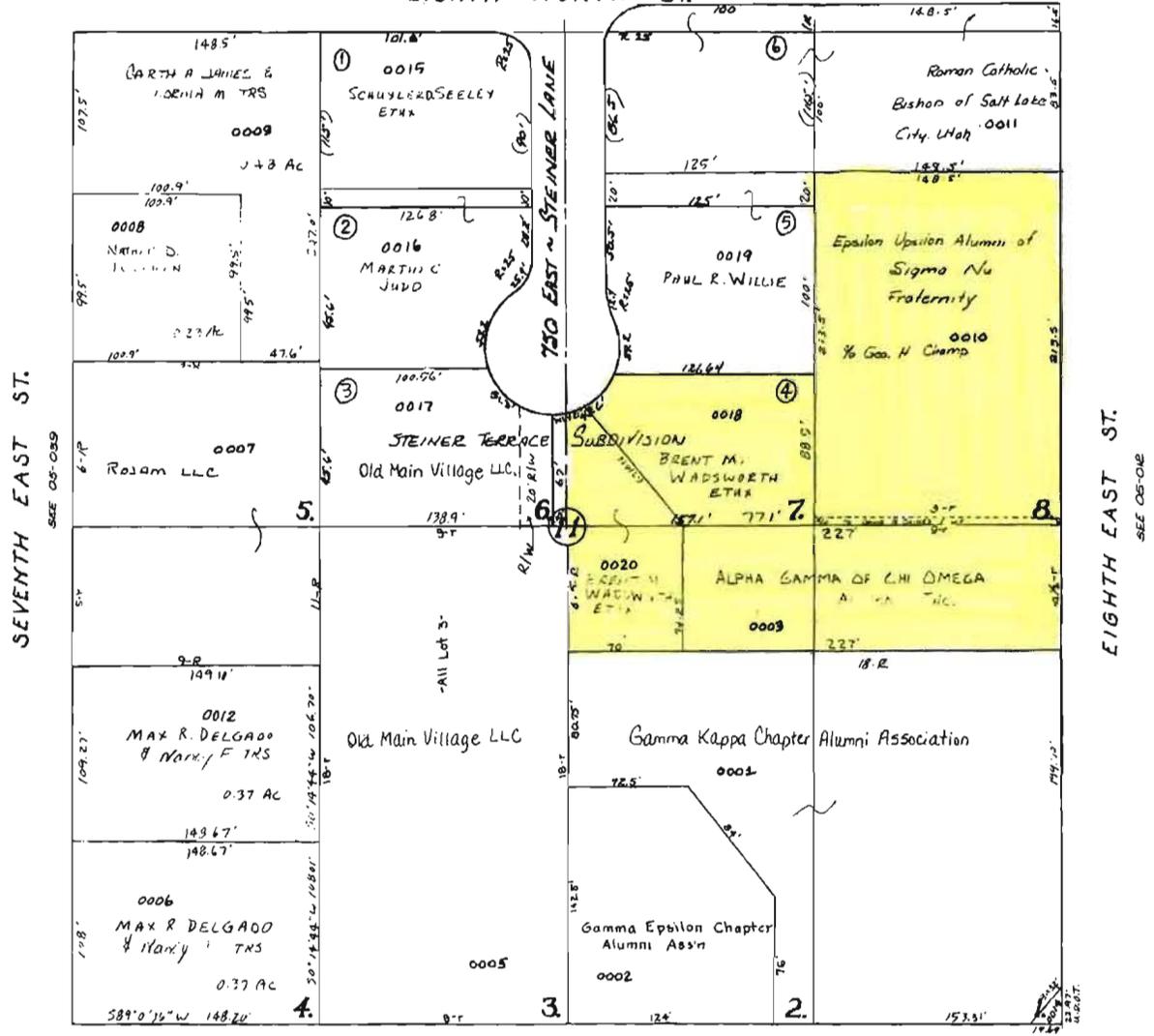
TAX UNIT 27

BLOCK II, PLAT "E" LOGAN CITY

PC 16-004

SEE 05-033

EIGHTH NORTH ST.



SEVENTH NORTH ST.  
SEE 06-093



2875 south decker lake drive, suite 275  
salt lake city , utah 84119  
phone: 801.746.0456 - fax: 801.575.6456  
web page: a e u r b i a . c o m

10 DEC 2015

## **PROJECT DESCRIPTION**

Blue Haven is a student housing development accommodating 372 students built on a steeply sloped site. Height above average grade plane will not exceed 55' in accordance with zoning ordinance. Some areas of the project will be 4 stories above average grade plane; other areas will be 5 stories.

The project will include a mix of 1-, 2-, 3-, 4- & 5-bedroom units each with kitchen & living spaces, gathering/communal spaces, leasing office, rooftop patio, retail space. Project will also include parking garage of up to 4 levels. Based on the topography of the site, parts of the parking garage will be below grade, other areas of the garage will be exposed concrete. It is anticipated that the project will be wood construction over post-tensioned concrete slab and slab-on-grade.

Open space and Usable Outdoor Space will be provided to meet minimum requirements of city zoning ordinance. Trash facilities will be provided.

Exterior finish materials to include, but not be limited to, EIFS/stucco, fiber-cement siding and trim, exposed concrete, aluminum storefront window systems, vinyl/aluminum picture windows, pre-finished metal canopy and parapet wall cap, pre-finished metal gateway structure, internally illuminated building signage.

Application for this project includes a text amendment to allow more units/acre than currently allowed by the zoning ordinance, in order to provide 1-, 2-, 3- and 4- bedroom units without sacrificing overall student counts. Total student count will not be affected by text amendment.

Also included is an Alternative Parking Plan, which is being submitted in order to reduce the required parking count based on proximity of Project to Utah State University campus.

# MEMO

**TO:** John Brandley  
**FROM:** Kordel Braley, PE, PTOE, Austin Feula, EIT  
**DATE:** December 11, 2015  
**SUBJECT:** Logan, Utah USU Student Housing Parking Study

---

RSG has conducted a parking study for the proposed student housing project in Logan, Utah. This parking study has been conducted to meet Logan City's guidelines for an "Alternative Parking Plan" (Logan City Development Code – 17.38.050).

## 1.0 SUMMARY OF KEY FINDINGS

---

We offer the following summary of key findings based on the analysis presented in this memorandum:

- The current Logan parking ordinance would require 1 parking stall per bed in the proposed student housing complex to be located near 800 North 800 East.
- ITE *Parking Generation*, an industry standard for parking demand, does not contain data for student housing complexes.
- RSG conducted parking counts at multiple apartment complexes in Logan, Orem, and Provo. The average peak parking demand for three sites located in close proximity to the proposed student-housing complex was 0.71 vehicles per student. Data collected in Provo and Orem showed peak parking demand less than 0.7 vehicles per student.

5. The Campus Residential Zone was created for this location. Campus Residential “recognizes the need for additional student housing and is intended to relieve the student housing pressure on traditional single-family neighborhoods (17.12.110). The proposed development will satisfy that objective, and will alleviate the need for student to be in the single-family neighborhoods and will place students essentially right on campus;
6. This development will assist in accommodating the growing USU student population;
7. The proposed development is in line with and satisfies many goals of Logan’s general plan. For example, it addresses future growth, promotes walking and biking due to its proximity to campus, is an efficient use of the site, improves infrastructure, and it places occupants in the Campus Residential zone, which is intended to facilitate the highest density development; and
8. The proposed development and text amendment would not increase the overall density, but would only increase how the overall density may be allocated and utilized to provide for and accommodate students’ housing demands.

Your consideration of the proposed text amendment is appreciated.

## 2.0 PROJECT DESCRIPTION

---

This study evaluates the parking requirements for a 400-bed student housing project. The proposed project would be located between 750 East and 800 East, and south of 800 North in Logan, Utah. Figure 1 presents the location of the proposed project.

It is our understanding that Logan requires 1 parking space per bed for student housing. Based on this requirement the proposed project would require 400 parking spaces.

Due to the proximity of the proposed student housing project to the Utah State University (USU) campus, it is believed that the parking demand will be less than 1 parking space per occupant, which would justify a lower number of total parking spaces.

To examine a reduction in the required number of parking spaces, RSG evaluated national parking demand data published by the Institute of Transportation Engineers (ITE). Due to limited data in that reference, RSG also collected parking occupancy rates at numerous existing student housing proximate to USU. For additional comparison, RSG also collected parking occupancy rates at student housing proximate to Brigham Young University (BYU) and Utah Valley University (UVU).

**FIGURE 1: PROJECT LOCATION**



## 3.0 NATIONAL PARKING DEMAND DATA

---

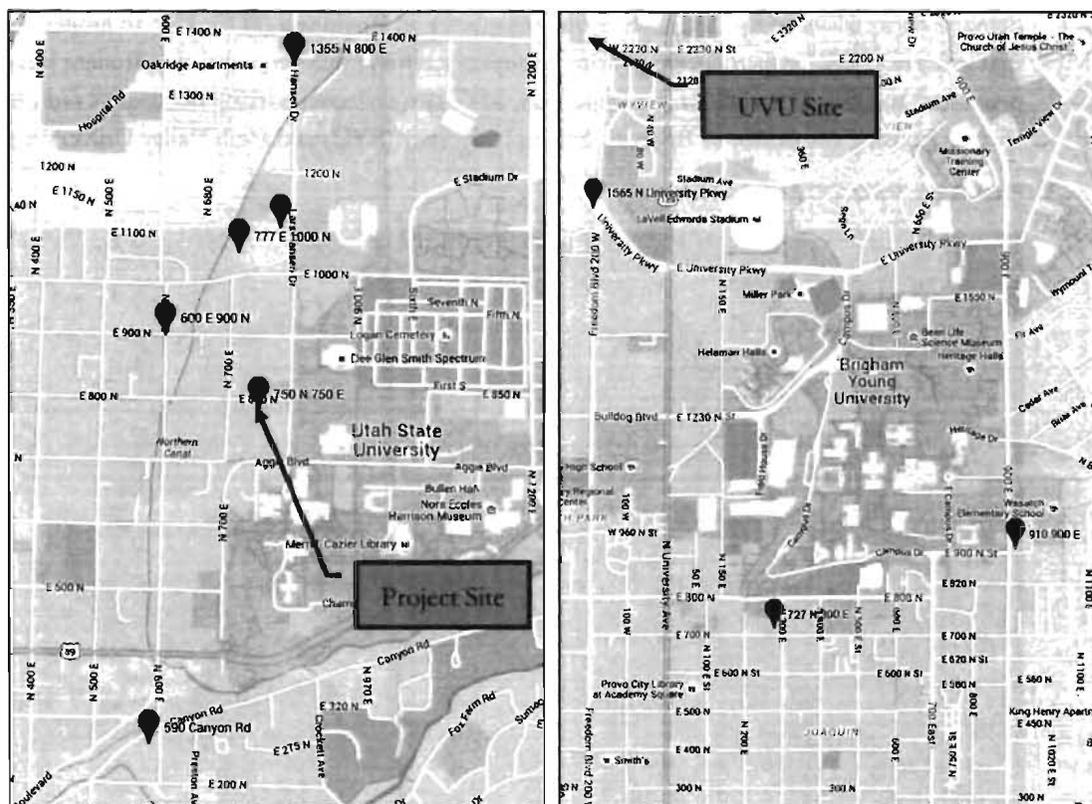
ITE publishes parking demand data from numerous sites across the United States for dozens of land use categories in *Parking Generation*, 4th Edition, 2010. Unfortunately, *Parking Generation* does not have any data specific for student apartment complexes. The most similar land use is “Low/Mid-rise Apartment” (Land Use Code 221). The data show an average parking demand of 0.59 to 2.50 parked vehicles per dwelling unit. The data are useful in that they show parking demand by time of day.

According to ITE, peak parking demand for apartment buildings occurs between midnight and 4:00 AM.

## 4.0 DATA COLLECTION

To estimate existing parking demand at similar locations, RSG collected parking demand data at five student-housing apartment complexes proximate to USU, and four student-housing apartment complexes proximate to BYU and UVU. The data were collected on Friday, December 4, 2015, between 1:00 AM and 4:00 AM. The nine count locations are presented below in Figure 2. Details of the parking counts can be found in the Appendix A.

**FIGURE 2: DATA COLLECTION LOCATIONS**



## 5.0 RESULTS

Figure 3 shows the peak parking demand for each of the five data collection sites in Logan. The average of the three sites closest to the proposed project is 0.71 vehicles per student. The three sites, Aggie Flats, Old Farm, and Blue Square apartments, are located a similar distance from campus (less than 0.5 miles). Their close proximity to the core of campus decreases the likelihood of students needing a private vehicle, thus reducing the overall parking demand.

Figure 4 shows parking demand data at the four locations near BYU and UVU. All of these locations had peak parking demand less than 0.7 vehicles per student.



**FIGURE 3: USU PARKING DEMAND DATA**

Name	Address	Occupied Parking Stalls	# Beds	Demand/Bed
Aggie Flats	600 E 900 N	134	195	0.69
Old Farm Apartments	777 E 1000 N	377	534	0.71
Blue Square Apartments	1111 N 800 E	191	260	0.73
Oak Ridge	1355 N 800 E	506	600	0.84
Cambridge Court Apartments	590 E Canyon Road	101	105	0.96

**FIGURE 4: BYU/UVU PARKING DEMAND DATA**

Name	Address	Occupied Parking Stalls	# Beds	Demand/Bed
Lodges at Glenwood	1565 N Univ Parkway	590	1176	0.50
Park Plaza Apartments	910 N 900 E	88	174	0.51
The Isles	727 N 300 E	101	164	0.62
Village on the Parkway	1260 West University Pkwy (Orem)	292	432	0.68

## 6.0 CONCLUSIONS

---

We offer the following summary of key findings based on the analysis presented in this memorandum:

- The current Logan parking ordinance would require 1 parking stall per bed in the proposed student housing complex to be located near 800 North 800 East.
- *ITE Parking Generation*, an industry standard for parking demand, does not contain data for student housing complexes.
- RSG conducted parking counts at multiple apartment complexes in Logan, Orem, and Provo. The average peak parking demand for three sites located in close proximity to the proposed student-housing complex was 0.71 vehicles per student. Data collected in Provo and Orem showed peak parking demand less than 0.7 vehicles per student.



# MEMORANDUM

To: Bill Young, City Engineer  
Craig Humphries, Fire Marshall  
File

From: Cameron Draney, P.E.

Date: December 10, 2015

RE: Blue Haven Student Housing - 743 North 800 East

---

Logan City has developed a calibrated water model that is used to evaluate the ability to deliver water in accordance to Utah State Code (R309-105-9. Minimum Water Pressure). In accordance with these rules, we are required to meet the following requirements for new development:

1. Pressures not less than 20 psi during conditions of fire flow and fire demand experienced during peak day demand.
2. Pressures not less than 30 psi during peak instantaneous demand (without fire flows)
3. Pressures not less than 40 psi during peak day demand (without fire flows)
4. The addition of new development can not reduce the residual pressure at any service connection in the system to below 20 psi under any conditions.

Table 1 summarizes our peaking factors and demands for the referenced project used in the impact evaluation.

Table 1 - Summary of Model Parameters

Description	Value	Source
Peak Day Factor	1.8	Culinary Water System Master Plan (CWSMP), April 2007, pg 2-9.
Peak Hour	2.4	CWSMP, April 2007, pg 2-9.
Instantaneous Peak Factor	3.5	Review of system wide SCADA.
Lowest Water Demand Factor	0.5	Review of system wide SCADA
Fire Flow Required	2000 gpm	Estimated (Actual per IFC Table B105.1)
Water Demand of Project	(not provided) gpm	Estimated Average Day

The evaluation assumes that all of the flows come directly off of the existing City water system at the given locations. This evaluation does not include any losses in hydrant lines, service lines, fire lines, private lines, or any piping other than the City's distribution system.

## Results

Table 2 summarizes the modeled results at the existing identified fire hydrant.

**Table 2 - Results at existing FH01395 at approx 800 North 800 East (northwest corner)**

Condition	With PRVs	
	gpm	psi
Peak Day	NA	113 (static)
Fire Flows*	2,000	-242
Maximum Avail Flows	960	20

\* Fire flows are additive with Peak Day flows for total flow at the farthest point effecting the proposed development. Negative pressures represent a flow that is not possible under the analyzed conditions.

Tables 3-4 summarizes the modeled results available at the City main line in the street.

**Table 3 - Results at existing 6" mainline at approx 743 North 800 East**

Condition	With PRVs	
	gpm	psi
Peak Day	NA	108 (static)
Fire Flows*	2,000	-93
Maximum Avail Flows	1,263	20

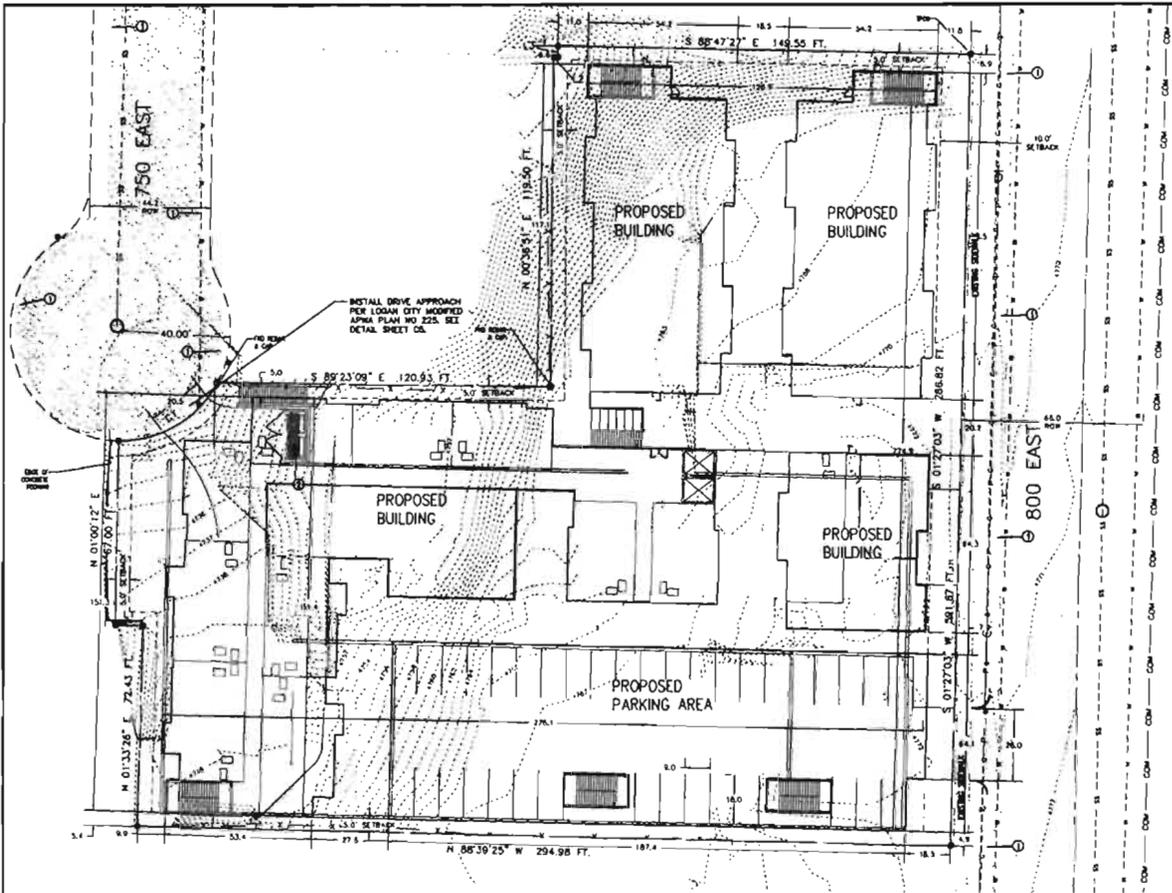
\* Fire flows are additive with Peak Day flows for total flow at the farthest point effecting the proposed development. Negative pressures represent a flow that is not possible under the analyzed conditions.

**Table 4 - Results at existing 10" mainline at approx 743 North 800 East**

Condition	With PRVs	
	gpm	psi
Peak Day	NA	108 (static)
Fire Flows*	2,000	50
Maximum Avail Flows	2,596	20

\* Fire flows are additive with Peak Day flows for total flow at the farthest point effecting the proposed development. Negative pressures represent a flow that is not possible under the analyzed conditions.

This information provides three points from which the developer's consultant can create a pressure versus flow curve to match the actual values. The actual design fire flow must be obtained from the Fire Marshall prior to completing the hydraulic analysis.



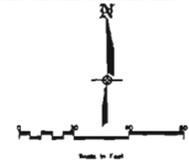
**SITE PLAN NOTES:**

- ① EXISTING CURB & GUTTER
- ② PROPOSED TRASH DUMPER, SEE ARCHITECTURAL DRAWINGS FOR DETAILS.

FLOOR LEVEL	AREA
P4	34,830 SF
P3	34,830 SF
P2	34,830 SF
P1	32,800 SF
TOTAL PARKING	137,291 SF
P1	3,254 SF
1	31,731 SF
2	41,514 SF
3	41,514 SF
4	38,470 SF
5	28,006 SF
TOTAL HOUSING	183,998 SF

**SHEET LEGEND**

- BUILDING FOOTPRINT
- GARAGE FOOTPRINT
- OPEN SPACE



**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40.00 FT.	43.84 FT.	41.67 FT.	N 59°35'38" E	82°47'21"

LINE	BEARING	DISTANCE
L1	N 88°59'48" W	10.13 FT.
L2	S 88°52'17" E	1.41 FT.
L3	N 01°00'12" E	4.18 FT.

NO.	REVISIONS	BY	DATE

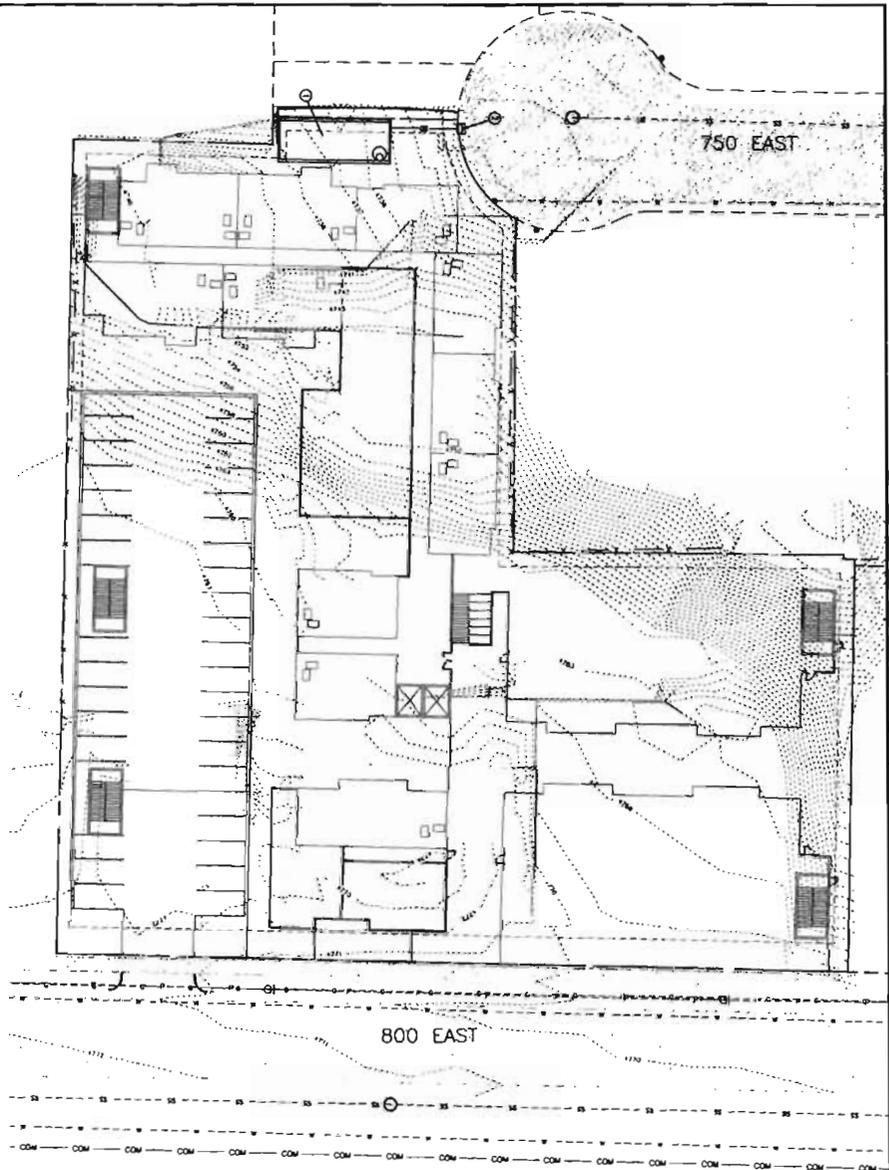
**CIR**  
**ENGINEERING, L.L.C.**  
 3032 SOUTH 1030 WEST, SUITE 202  
 S.C. Utah 84119 - 801-948-8288

**BLUE HAVEN STUDENT HOUSING**  
 743 NORTH 800 EAST LOGAN, UT 84321  
**SITE PLAN**



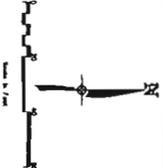
SHEET NO. **C1**  
 PROJECT NO. **A-1000** DATE: **12/20/23**  
 SITE SCALE: **1/4" = 1'-0"**  
 PLAN SCALE: **1" = 1'-0"**





NOTICE: THIS PLAN IS A PRELIMINARY DESIGN. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND FOR THE RESULTS OF THE DESIGN. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO THE CONSTRUCTION OF THE PROJECT OR TO THE PERFORMANCE OF THE PROJECT.

- 1. PROPOSED GRADING SHALL BE SHOWN AS A DOTTED LINE.
- 2. EXISTING GRADING SHALL BE SHOWN AS A DASHED LINE.



SHEET NO. C2  
 PROJECT: BLUE HAVEN STUDENT HOUSING  
 DATE: 12/07/23  
 DRAWN BY: DLS



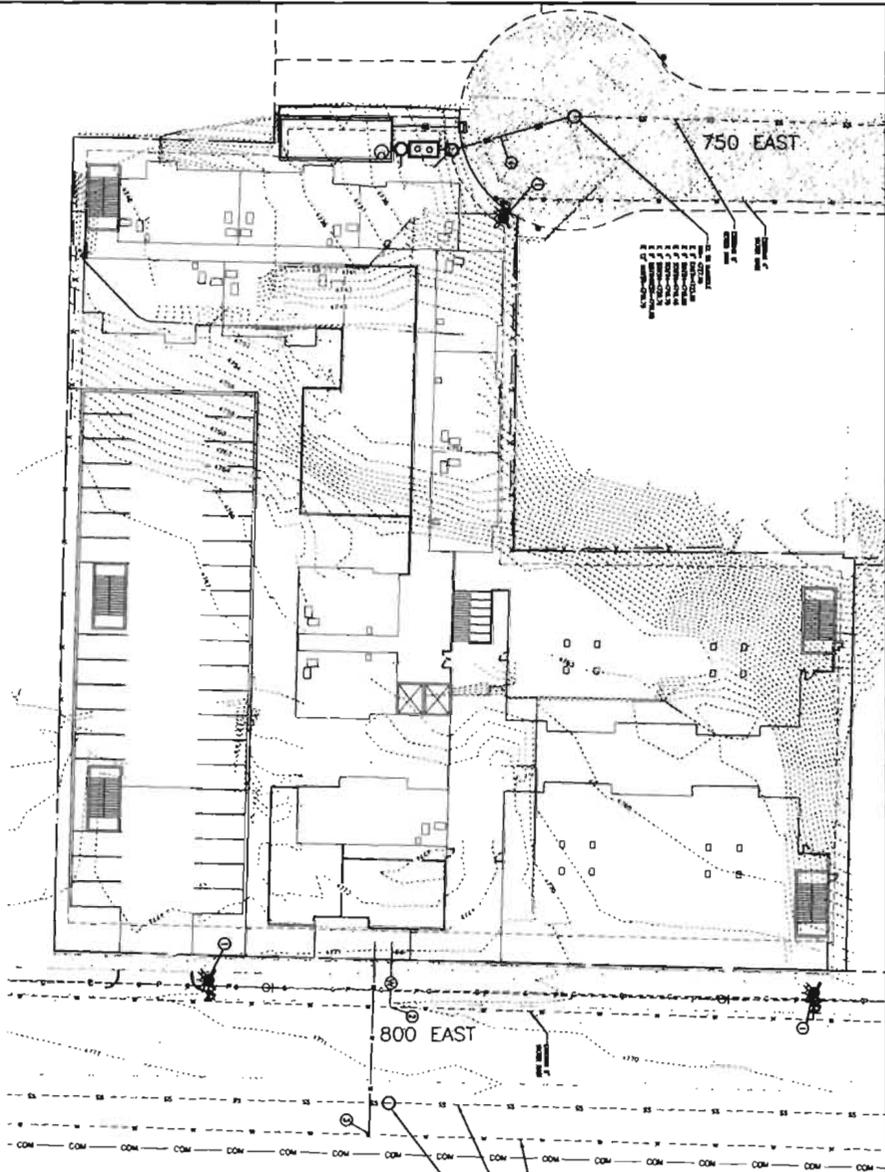
BLUE HAVEN STUDENT HOUSING  
 743 NORTH 800 EAST LOGAN, UT 84321  
 GRADING PLAN

**CIR**  
 ENGINEERING, L.L.C.  
 3032 SOUTH 1030 WEST, SUITE 202  
 SLC, UT 84119 - 801-449-6296

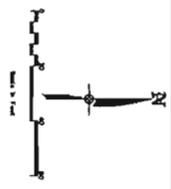
NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT CHIEF: SDT





- ① PROPOSED FIRE EXTINGUISHER LOCATIONS
- ② PROPOSED CLEANING UTILITY LOCATIONS
- ③ PROPOSED FIRE LAMP UTILITY LOCATIONS
- ④ PROPOSED REPAIR UTILITY LOCATIONS



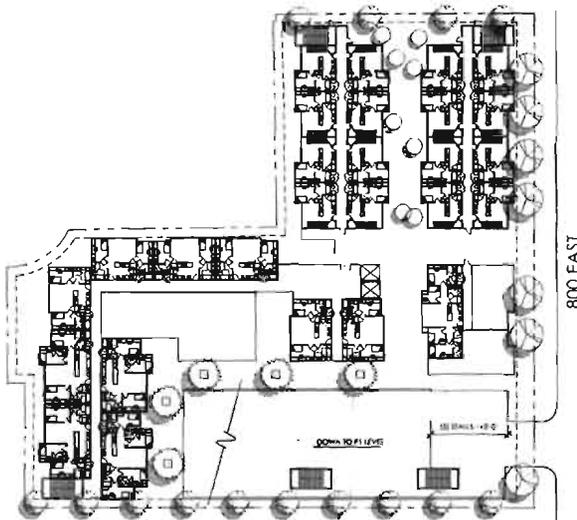
PROJECT OF DATE  
 743 NORTH 800 EAST LOGAN, UT 84321  
 SHEET NO. C3  
 11/20/19

BLUE HAVEN STUDENT HOUSING  
 743 NORTH 800 EAST LOGAN, UT 84321  
 UTILITY PLAN

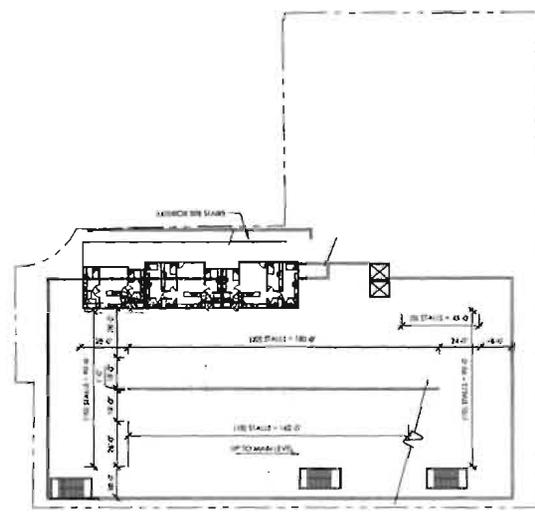
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 ENGINEERING, L.L.C.  
 3032 SOUTH 1030 WEST, SUITE 202  
 SLC, UTAH 84119 - 801-948-8286

NO.	REVISIONS	BY	DATE

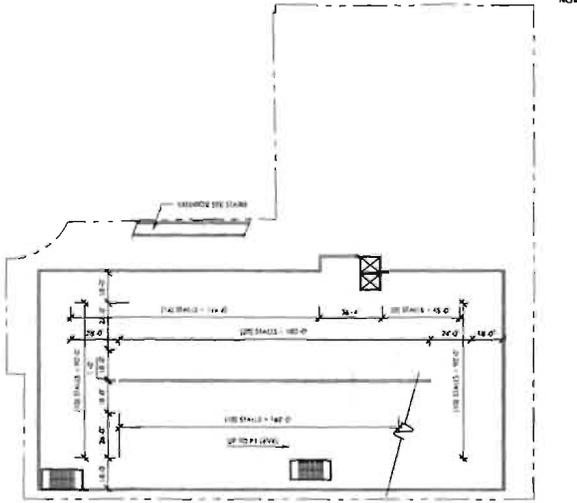
DESIGNER: SGT PROJECT ENGINEER: SGT



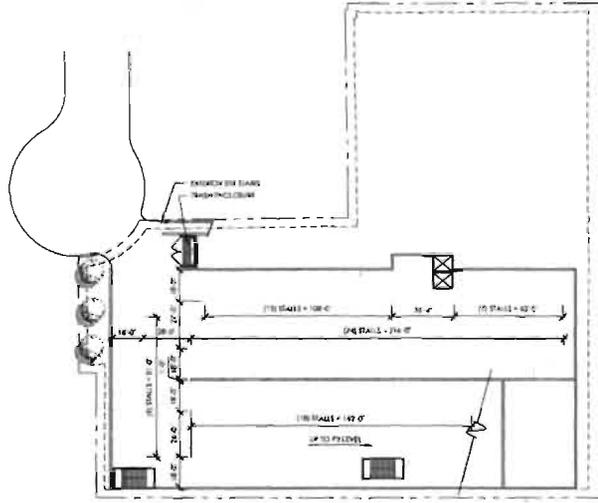
ARCHITECTURAL SITE PLAN / MAIN LEVEL PARKING PLAN  
SCALE: 1/8" = 1'-0"  
NORTH



P1 LEVEL PARKING PLAN  
SCALE: 1/8" = 1'-0"  
NORTH



P2/P3 LEVEL PARKING PLAN  
SCALE: 1/8" = 1'-0"  
NORTH



P4 LEVEL PARKING PLAN  
SCALE: 1/8" = 1'-0"  
NORTH

**GENERAL NOTE**  
PARKING PLANS SHOWN ON THIS PAGE ARE BASED ON CURRENT ZONING ORDINANCE WHICH REQUIRES (1) STALL PER RESIDENT, INCLUDED IN THIS APPLICATION IS AN ALTERNATIVE PARKING PLAN REQUESTING THAT THE PARKING RATIO BE REDUCED, IF ALTERNATIVE PARKING PLAN IS APPROVED, IF PARKING PLANS WILL BE UPDATED

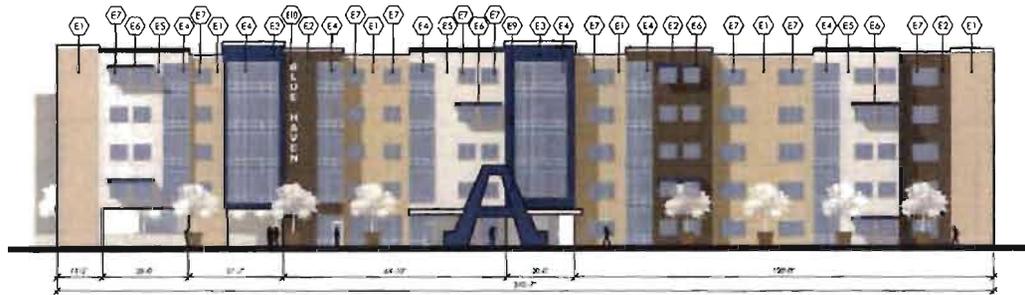
**aeurbia**  
architects and engineers  
2876 South Center Lane Drive, Suite 373  
Salt Lake City, UT 84119  
Phone: 801.776.6444 Fax: 801.776.6446  
www.aeurbia.com



**BLUE HAVEN STUDENT HOUSING**  
743 N. 800 E.  
LOGAN, UT 84301

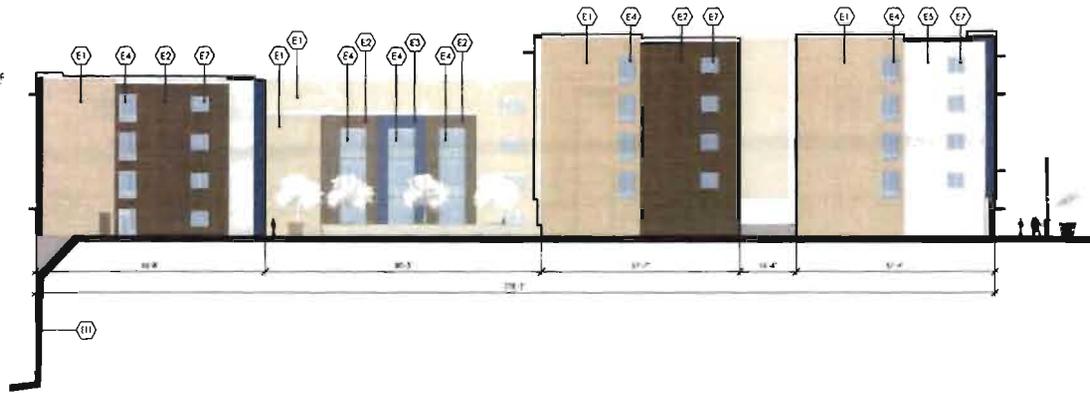
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ARCHITECTURAL SITE PLAN  
R1000  
DATE: 12/10/2015  
SHEET NO.  
**A1.1**

- ◆ UPPER ROOF  
EL. 135'-0"
- ◆ FIFTH LEVEL/LOWER ROOF  
EL. 144'-0"
- ◆ FOURTH LEVEL  
EL. 133'-0"
- ◆ THIRD LEVEL  
EL. 122'-0"
- ◆ SECOND LEVEL  
EL. 111'-0"
- ◆ MAIN LEVEL  
EL. 100'-0"



○ EAST ELEVATION  
SCALE (FINISH) 1/8" = 1'-0"

- ◆ UPPER ROOF  
EL. 135'-0"
- ◆ FIFTH LEVEL/LOWER ROOF  
EL. 144'-0"
- ◆ FOURTH LEVEL  
EL. 133'-0"
- ◆ THIRD LEVEL  
EL. 122'-0"
- ◆ SECOND LEVEL  
EL. 111'-0"
- ◆ MAIN LEVEL  
EL. 100'-0"
- ◆ P1 PARKING  
EL. 89'-0"
- ◆ P2 PARKING  
EL. 78'-0"
- ◆ P3 PARKING  
EL. 67'-0"
- ◆ P4 PARKING  
EL. 56'-0"



○ SOUTH ELEVATION  
SCALE (FINISH) 1/4" = 1'-0"

**EXTERIOR MATERIALS LEGEND**

- (E1) EPS/STUCCO - FIELD COLOR
- (E2) EPS/STUCCO - ACCENT COLOR 1
- (E3) EPS/STUCCO - ACCENT COLOR 2
- (E4) ALUMINUM STOREFRONT WINDOW SYSTEM
- (E5) FIBER CEMENT SIDING - PAINTED
- (E6) PRE-FINISHED METAL CANOPY
- (E7) ALUMINUM/VINYL PICTURE WINDOW
- (E8) EXPOSED CONCRETE
- (E9) PRE-FINISHED METAL GATEWAY & CANOPY
- (I8) INTERNALLY ILLUMINATED SIGNAGE
- (III) RETAINING WALL

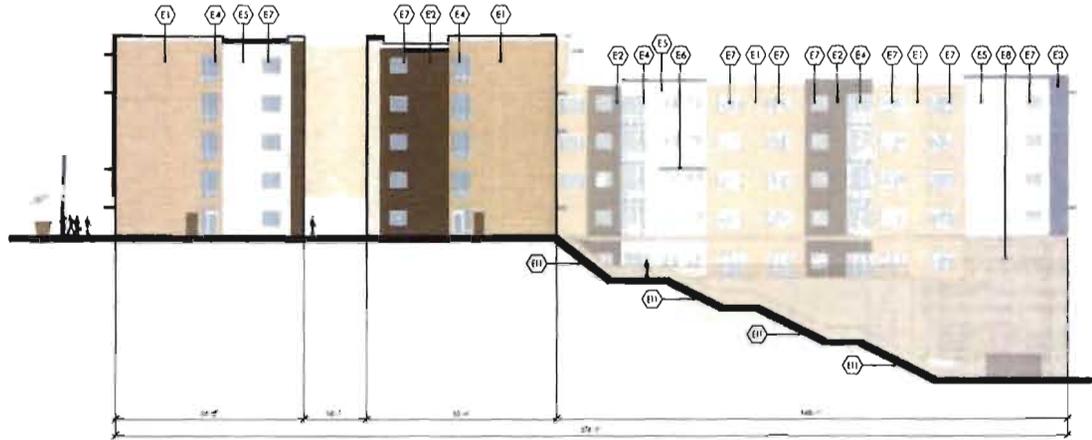
**ae urbia**  
architects and engineers  
1100 West 1000 South, Suite 100  
Salt Lake City, UT 84119  
Phone: 801.744.0426 • Fax: 801.773.4444  
www.aeurbia.com



**BLUE HAVEN STUDENT HOUSING**  
743 N. 800 E.  
LOGAN, UT 84321

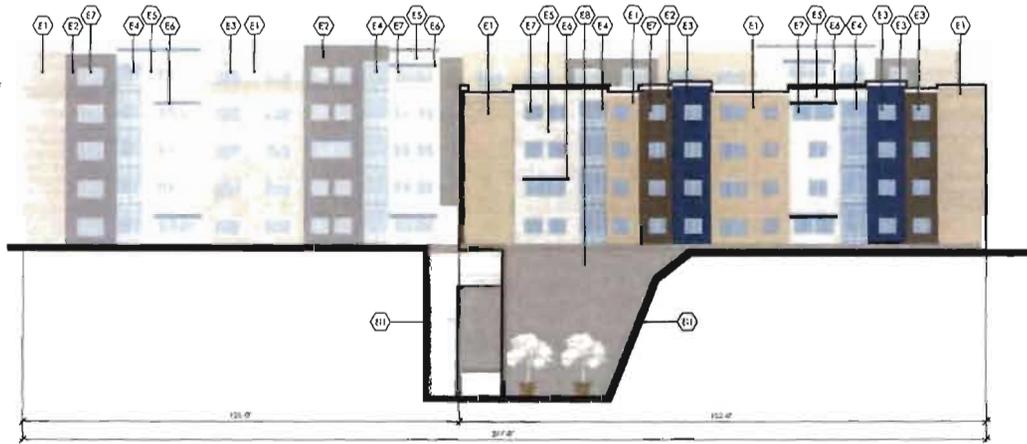
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**EXTERIOR ELEVATIONS**  
REVISIONS:  
DATE: 12/10/2015  
SHEET NO.  
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EL. 155'-0"
- ◆ FIFTH LEVEL/LOWER ROOF  
EL. 144'-0"
- ◆ FOURTH LEVEL  
EL. 133'-0"
- ◆ THIRD LEVEL  
EL. 122'-0"
- ◆ SECOND LEVEL  
EL. 111'-0"
- ◆ MAIN LEVEL  
EL. 100'-0"
- ◆ P1 PARKING  
EL. 89'-0"
- ◆ P2 PARKING  
EL. 78'-0"
- ◆ P3 PARKING  
EL. 67'-0"
- ◆ P4 PARKING  
EL. 56'-0"



○ NORTH ELEVATION  
SCALE: 3/8" = 1'-0"

- ◆ UPPER ROOF  
EL. 155'-0"
- ◆ FIFTH LEVEL/LOWER ROOF  
EL. 144'-0"
- ◆ FOURTH LEVEL  
EL. 133'-0"
- ◆ THIRD LEVEL  
EL. 122'-0"
- ◆ SECOND LEVEL  
EL. 111'-0"
- ◆ MAIN LEVEL  
EL. 100'-0"
- ◆ P1 PARKING  
EL. 89'-0"
- ◆ P2 PARKING  
EL. 78'-0"
- ◆ P3 PARKING  
EL. 67'-0"
- ◆ P4 PARKING  
EL. 56'-0"



○ WEST ELEVATION  
SCALE: 3/8" = 1'-0"

**EXTERIOR MATERIALS LEGEND**

- (E1) EPS/SUCCO - FIELD COLOR
- (E2) EPS/SUCCO - ACCENT COLOR 1
- (E3) EPS/SUCCO - ACCENT COLOR 2
- (E4) ALUMINUM STOREFRONT WINDOW SYSTEM
- (E5) 1/8" CEMENT SIDING - PAINTED
- (E6) PRE-FINISHED METAL CANOPY
- (E7) ALUMINUM/VINYL PICTURE WINDOW
- (E8) EXPOSED CONCRETE
- (E9) PRE-FINISHED METAL GATEWAY & CANOPY
- (E10) INTERNALLY ILLUMINATED SIGNAGE
- (E11) RETAINING WALL

**aerbia**  
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2875 North Anderson Lake Drive, Suite 275  
Salt Lake City, UT 84143  
Phone: 801.733.4444  
www.aerbia.com



**BLUE HAVEN STUDENT HOUSING**  
743 N. 800 E.  
LOGAN, UT 84321

AE2016.146

EXTERIOR ELEVATIONS

REVISED

DATE: 12/10/2015  
SHEET NO.

**A3.2**

Date:

12/4/2015

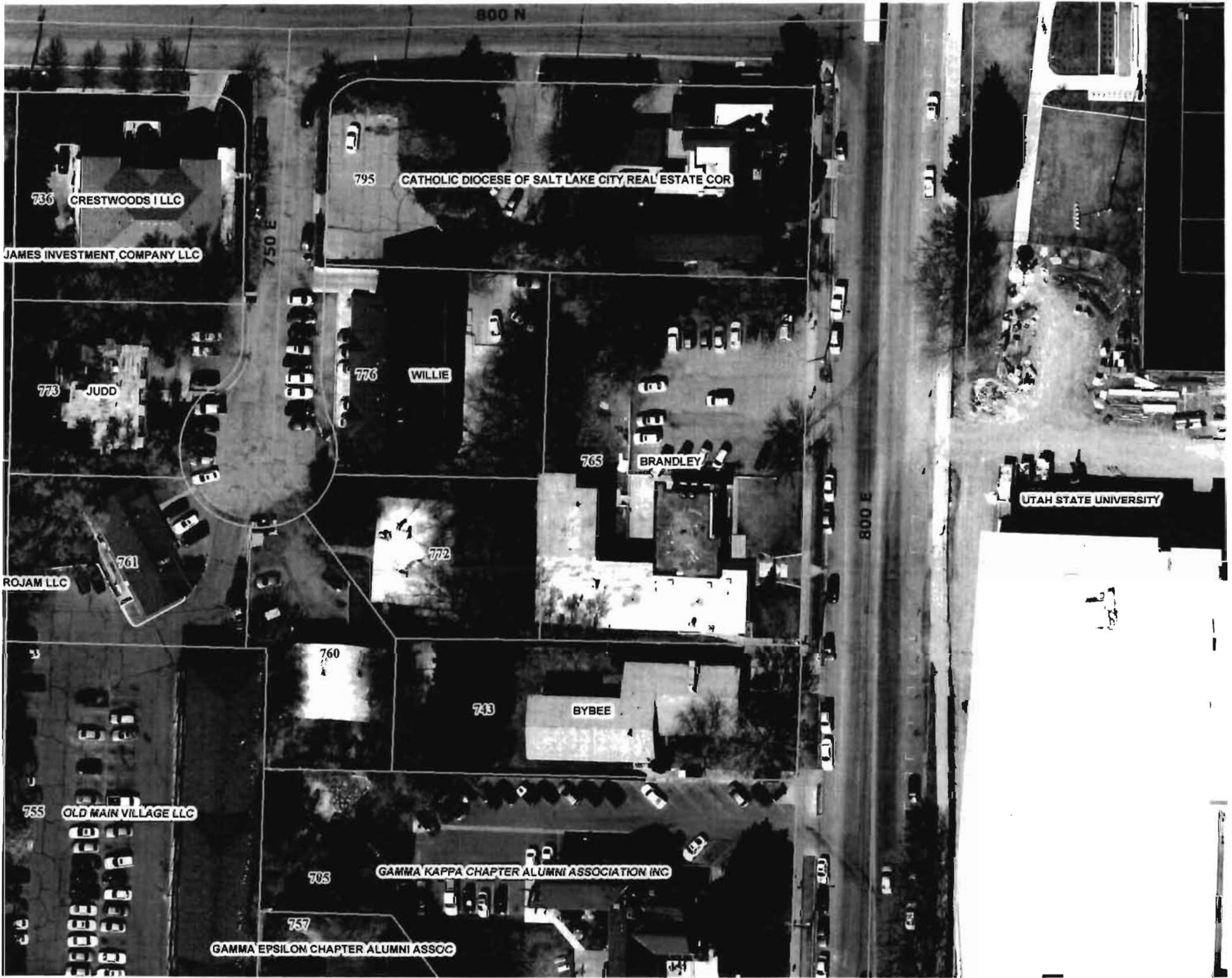
City	Name	Address	#	Number	First Visit			Second Visit			Notes
			Students	Stalls	Occupied	Empty	Time	Occupied	Empty	Time	
Logan	Old Farm Apartments	777 E 1000 N	534	362	362	0	1:25	362	0	3:20	15 then 12 illegally parked
Logan	Blue Square Apartments	1111 N 800 E	260	73	59	14	1:00	60	13	3:05	
Logan	Blue Square Stadium Parking	Stadium	-	160	90	70	1:15	89	71	3:10	
Logan	Blue Square North Dirt Lot	1111 N 800 E	-	25	8	17	1:10	8	17	3:10	Parked on perimeter
Logan	Blue Square Business Parking	1111 N 800 E	-	57	2	55	1:10	1	56	3:05	
Logan	Oak Ridge	1355 N 800 E	600	566	506	60	2:20	502	64	3:55	
Logan	Cambridge Court Apartments	590 E Canyon Road	105	85	85	0	2:45	84	1	4:05	16 then 14 illegally parked
Logan	Aggie Flats	729 E 900 N	195	110	105	5	2:00	103	7	3:35	9 then 7 illegally parked
Logan	Aggie Flats Dirt Lot	685 East 900 N	-	20	20	0	2:15	19	1	3:50	

Date:

12/4/2015

City	Name	Address	# Students	Number	First Visit			Second Visit			Notes
				Stalls	Occupied	Empty	Time	Occupied	Empty	Time	
Orem	Village on the Parkway	1260 West Univ Pkwy	432	339	289	50	1:00	292	47	3:40	9 Motorcycles
Provo	Park Plaza Apartments	910 N/900 East	174	108	88	20	1:35	88	20	3:00	5 Motorcycles
Provo	The Isles	727 N 300 E	164	115	101	14	1:20	100	15	2:45	5 Motorcycles
Provo	Lodges at Glenwood	1565 N Univ Ave	1176	633	589	44	2:10	590	43	3:20	21 Motorcycles





800 N

736 CRESTWOODS I LLC

795 CATHOLIC DIOCESE OF SALT LAKE CITY REAL ESTATE COR

JAMES INVESTMENT COMPANY LLC

750 E

773 JUDD

776 WILLIE

765 BRANDLEY

ROJAM LLC

761

772

UTAH STATE UNIVERSITY

760

743 BYBEE

800 E

755 OLD MAIN VILLAGE LLC

745 GAMMA KAPPA CHAPTER ALUMNI ASSOCIATION INC

745

757 GAMMA EPSILON CHAPTER ALUMNI ASSOC

757