

CITY OF LOGAN, UTAH
ORDINANCE NO. 19-004

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 17.34: "Residential Density and Height Bonuses" are 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 _____, 2019.

AYES:

NAYS:

ABSENT:

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 _____, 2019.

Jeannie F. Simmonds, Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby _____ this ____ day of _____,
2019.

Holly H. Daines, Mayor

EXHIBIT A

Chapter 17.34: Residential Density and Height Bonuses

§17.34.010. Purpose and Intent

The purpose of this Chapter is to promote exceptional site and building design in conjunction with the efficient and flexible use of land in the Town Center zones by encouraging the incorporation of residential density and height bonuses into exceptional projects. The intent of this Chapter is to encourage and incentivize higher quality building design utilizing traditional building materials and historic elements that complement the character of the existing neighborhoods.

§17.34.020. Applicability

Residential density and height bonuses apply in the Town Center (TC-1) zone only.

§17.34.030. General Requirements, Limitations and Eligibility

- A. All residential density and height bonus considerations require approval through the Track 2 Design Review process.
- B. Projects seeking a density or height bonus are still subject to the Neighborhood Residential height and setback transition standards.
- C. The application of a density or height bonus to a project does not eliminate nor vary any other standard applicable to a project, e.g., parking, landscaping, open space, setbacks, design requirements, etc.
- D. An applicant shall provide all necessary graphics, calculations, buildings plans, site plans, vicinity maps, and other materials required to adequately demonstrate compliance with the density and height bonus standards.
- E. A covenant (development agreement, deed restriction, contract, etc.) shall be submitted in writing and approved by the City to ensure that any systems or features developed and installed to obtain a bonus will be functionally and aesthetically maintained in perpetuity, that the timing of the construction and/or installation of said features is sufficient to guarantee their construction and/or installation at the front end of a project and ultimate completion prior to the issuance of a Certificate of Final Occupancy by the City, and such covenant shall require that any systems or features be replaced or renewed if failure or partial failure occurs for the system or feature considered for a bonus.
- F. The use of traditional building materials refers to the design and construction of a new building utilizing traditional building materials commonly found on commercial buildings in downtown Logan, including brick, stone, wood, tile, or metal. Certain building materials that are not common to downtown Logan include stucco, large glass panels, composites, plastics, vinyl's, etc., and would not be appropriate building materials to be used when seeking a density or height bonus for the use of traditional materials.
- G. The integration of historic design characteristics into the design of a



Historic Cache County Courthouse exhibits traditional building materials and design elements common to downtown Logan

new building refers to the utilization of a number of important historic design elements and characteristics such as building orientation, setbacks, scale, height, massing, fenestration (windows & doors), form (base, middle & top), and details such as cornices, moldings, overhangs, reveals, and projections that are commonly found on buildings in downtown Logan. New building designs not incorporating these design elements and characteristics would not be eligible for either a density or a height bonus.

§17.34.040. Specific Standards for Density & Height Bonuses

A project may request a residential density or building height bonus by utilizing one of the bonus paths outlined below. Table 17.37.040.A lists the maximum density bonuses and building height bonuses based on the selected path. A project may qualify for both a density bonus and a height bonus. Density bonuses are cumulative meaning a project could qualify for both a density bonus based on superior design and a density bonus for structured parking. The Height bonuses are not cumulative.

A. Residential Density Bonus.

1. **Building Design.** The use of traditional building materials along with the integration of historic design characteristics are important to Logan City as it reflects the historical character of the community and increases the likelihood of compatibility between new development and existing neighborhoods. A residential density bonus of up to fifteen (15) additional units per acre shall be given where a project demonstrates a superior building design through the use and integration of traditional building materials and design elements.
2. **Structured Parking.** A residential density bonus of up to thirty (30) additional units per acre shall be given if the project design includes a parking structure for at least 75% of the required parking stalls. Structured parking excludes garages, carports, or other similar structures.

B. Building Height Bonus.

1. **Building Design.** The use of traditional building materials along with the integration of historic design characteristics are important to Logan City as it reflects the historical character of the community and increases the likelihood of compatibility between new development and existing neighborhoods. A height bonus of up to twelve (12) feet shall be given where a project demonstrates a superior building design through the use and integration of traditional building materials and design elements.
2. **Structured Parking.** A height bonus of up to twenty-four (24) feet shall be given where the project design includes structured parking for at least 75% of the minimum parking.



This building façade with its extensive use of stucco and lack of historic design elements are not in character with the traditional building design found in downtown Logan

DRAFT 17.34: Residential Density and Height Bonuses

**Table 17.34.040.A: Maximum Residential Densities (Dwelling Units Per Acre)
and Maximum Building Height**

Zone	Standard Maximum Density	Density Bonus	Maximum Density w/Bonus	Standard Maximum Height	Height Bonus	Maximum Height w/Bonus
Town Center (TC-1)	70 du/acre		du/acre	55' - 80'		
Superior Design	70	15	85	55' - 80'	12'	55' - 92'
Structured Parking	70	30	100	55' - 80'	24'	55' - 104'
Superior Design & Structure Parking	70	45	115	55' - 80'	24'	55' - 104'

Note: The density bonus is cumulative while the height bonus is not. A project may be eligible for up to a maximum of 115 dwelling units per acre if the City finds that the project is of a superior design and provides structured parking for at least 75% of the units. The same project would only be eligible for a maximum height bonus of 24'.

§17.34.050. Failure to Comply

Failure to comply with any bonus requirements, covenants and/or conditions of approval shall result in a restriction of the use of bonuses granted, until compliance is achieved.



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: February 5, 2019
FROM: Mike DeSimone, Director
SUBJECT: Ordinance #19-004 (Town Center Density & Height Bonus Program)

Summary of Planning Commission Proceedings

Project Name: Town Center Density & Height Bonus Program
Request: Code Amendment
Project Address: Citywide (TC-1 Zoning District)
Recommendation of the Planning Commission: **Approval**

On January 24, 2019, the Planning Commission recommended the Municipal Council **approve** the Land Development Code Amendment to Chapter 17.34 creating the Town Center Density and Height Bonus Program.

This proposed amendment creates a residential density and height bonus program in the Town Center (TC-1) zone. The proposal rewards superior development utilizing building materials traditional to downtown Logan and/or projects utilizing structured parking to meet at least 75% of a project's required parking by offering increased density (units/acre) and/or additional building height. The bonuses allowed in each of the two categories are weighted differently based on their level of importance in the TC-1 zone; however, the density bonus is cumulative meaning a project could obtain a density bonus for a superior design and an additional density bonus for a parking structure, while the height bonus is not cumulative. While the original proposal considered density & height bonuses in the TC-2 zone, the Planning Commission determined that the use of bonuses was more appropriate in only the TC-1 zone. This program does not waive or modify any other specific standard in the code, e.g., parking requirements, setbacks, design standards, etc.

Planning Commissioners vote (7-0):

Motion: T. Nielson

Second: R. Croshaw

Yea: T. Nielson, S. Goodlander, R. Dickinson, E. Ortiz, D. Butterfield, D. Newman, R. Croshaw

Abstain: none **Nay:** none

Attachments:

Staff Reports (PC)

Ordinance #19-004

PC Meeting Minutes



**Project #18-045
Town Center Density/Height Bonuses
UPDATED (1/24/19)
Code Amendment**

REPORT SUMMARY...

<i>Project Name:</i>	TC Density & Height Bonus Program
<i>Proponent/Owner:</i>	Community Development Department
<i>Project Address:</i>	Town Center Zones
<i>Request:</i>	Code Amendment
<i>Type of Action:</i>	Legislative
<i>Date of Hearing:</i>	January 10, 2019
<i>Submitted By:</i>	Mike DeSimone, Director

This memo and the attached draft Chapter 17.34 have been updated to reflect the discussion at the January 10, 2018 hearing.

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council to amend Land Development Code Chapter 17.34 to include a Residential Density & Height Bonus Program in the Town Center zones.

REQUEST

This proposal is to amend Chapter 17.34 to include a density and height bonus program for the Town Center (TC-1) zone.

Background

In the previous packet, staff sent the Planning Commission minutes from the June 19, 2018 Logan Municipal Council meeting (see page 9) and the July 17, 2018 Logan Municipal Council meeting (see pages 7-8). The Council wanted the Planning Commission to review and consider a bonus program with a recommendation to the Council.

Based on the discussion from the January 10, 2019 Planning Commission meeting, we refined the proposal to only apply the density/height bonus in the TC-1 zone, to change the reference to "brick" to a reference to "traditional" materials, to eliminate a bonus for ground floor commercial, to eliminate a bonus for row housing, and to eliminate a bonus for LEED (or similar) projects. We also modified the level of incentive based on the level of cost and/or importance. Providing structured parking is very expensive yet, in the downtown, extremely important so it was assigned a density bonus of 30 units/acre and a height bonus of 24' or two additional floors. The superior design using traditional materials and elements was assigned a density bonus of 15 units/acre and a height bonus of 12' or one additional floor. A reference to brick or stone was eliminated and replaced with "traditional materials" to avoid limiting the building's design too much. While traditional design is relatively subjective, it would at least preclude the more modern designs.

As was mentioned during the last two meetings, in looking for other examples of density bonus programs, there are few if any, other jurisdictions using a density or height bonus program similar to what we are proposing. Rather, the primary purpose of many other systems is to facilitate the provision of affordable housing for low or very low income residents, provide for

open space, senior housing, or public infrastructure. The State of California has adopted state legislation mandating density bonuses for affordable housing, senior housing and/or day care facilities. The rate of bonus is based on the total percentage of affordable units a project provides, whether they are considered affordable, very low income, low income, moderate income, or other specific types of housing (senior, disabled, etc.) with each category providing for a different bonus percentage. They also have included waiver provisions that give a developer a right to request waivers for such things as parking requirements, setbacks, housing types, etc., and which a city must grant. Regardless of the overall purpose, goals, or even type of program, the mechanics of most programs is similar to what the Planning Commission is reviewing. Each jurisdiction defines what is important (new development downtown), why it is important (people, activity, businesses, etc., downtown), what is happening in the market place that currently precludes it from happening (high cost of land acquisition downtown), and what is necessary to help bridge the gap (offer additional density = additional revenue/profit to incentivize something to happen). A very challenging distinction in how our system is proposed is that a decision to offer a density bonus is based on a qualitative assessment of a building's design whereas the decision to offer a density bonus for affordable housing is much simpler as it is based on a quantifiable accounting of numbers of units. The assignment of a bonus for structured parking is also much simpler as it is based on a very quantitative assessment.

Purpose

The purpose of the density and height bonus program is to encourage new residential development in the TC-1 zone by offering additional residential units and/or additional building height in exchange for a higher level of development. We are defining a higher level of development as a project using superior and traditional materials that respects and is compatible with historic Logan, or a project incorporating structured parking to accommodate a majority of the necessary parking.

Application

Residential density and building height bonuses being considered in Chapter 17.34 apply only in the TC-1 zone (see map). A project could be awarded both a density and a height bonus based on whether they meet both criteria. There are specific caps on both density and height bonuses (See Table 17.37.040.A).

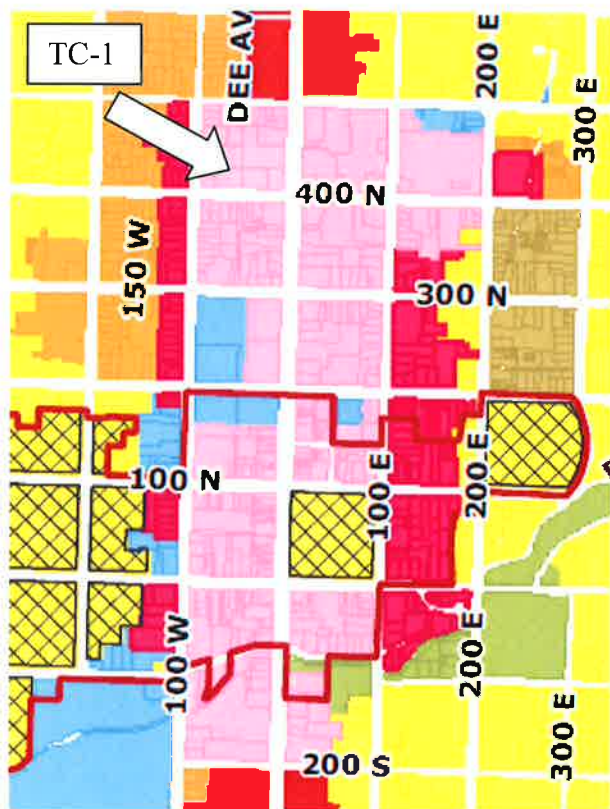
Methodology

Density bonuses can be awarded for a superior building design utilizing traditional materials and design elements, or for providing structured parking for up to 75% of the project's parking requirements.

The proposed Chapter 17.34 of the Land Development Code is attached.

GENERAL PLAN

The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. The proposed amendments to the Land Development Code to include a density and height bonus provision



for high quality development in the Town Center zones, are consistent with the General Plan is it attempts to further densify the downtown area where the physical and economic infrastructure is available to support increased densification.

STAFF RECOMMENDATION AND SUMMARY

The proposed changes to the Land Development Code to include residential density and height bonus provisions will encourage higher quality development in the Town Center zones which is consistent with the principles of both the Logan General Plan as well as the Downtown Specific Plan. Staff would recommend that the Planning Commission forward a recommendation of approval to the Council for their consideration.

PUBLIC COMMENTS

The Planning Commission has reviewed the public comments received thus far.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 12/1/18, posted on the City's website and the Utah Public Meeting website on 1/14/18, and noticed in a quarter page ad on 1/14/18. This meeting was continued from the January 10, 2019 public meeting.

AGENCY AND CITY DEPARTMENT COMMENTS

As of the time the staff report was prepared, no comments have been received.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings:

1. Utah State Law authorizes local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).
2. The Code Amendments are done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed Code Amendments are consistent with the Logan City General Plan.
4. The proposed Code Amendments are consistent with the Downtown Logan Specific Plan.
5. The proposed Code Amendments including density and height bonus provisions will encourage higher quality development in the Town Center (TC-1) zone.
6. The application of a density or height bonus to a project does not eliminate nor vary any other standard applicable to a project.
7. The Geographic area of downtown as established in the Town Center zones generally extends from 3rd South to 5th North, and from 1st West to 2nd East.
8. The use of density and height bonuses in the TC-1 zone will not negatively impact Logan's Center Street Historic District boundaries as projects occurring within the district boundaries, regardless of zoning, are required to comply with the historic guidelines.
9. No public comment has been received regarding the proposed amendments.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



**Project #18-045
Town Center Density/Height Bonuses
UPDATED
Code Amendment**

REPORT SUMMARY...

<i>Project Name:</i>	TC Density & Height Bonus Program
<i>Proponent/Owner:</i>	Community Development Department
<i>Project Address:</i>	Town Center Zones
<i>Request:</i>	Code Amendment
<i>Type of Action:</i>	Legislative
<i>Date of Hearing:</i>	January 10, 2019
<i>Submitted By:</i>	Mike DeSimone, Director

This memo and the attached proposed Chapter 17.34 have been updated to reflect the discussion at the December 18, 2018 hearing.

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council to amend Land Development Code Chapter 17.34 to include a Residential Density & Height Bonus Program in the Town Center zones.

REQUEST

This proposal is to amend Chapter 17.34 to include a density and height bonus program for the Town Center zones (TC-1 & TC-2).

Background

The City Council discussed the use of density and height bonuses during their review of the Town Center zoning changes. Attached are minutes from the June 19, 2018 Logan Municipal Council meeting (see page 9) and the July 17, 2018 Logan Municipal Council meeting (see pages 7-8). The Council wanted the Planning Commission to review and consider a bonus program with a recommendation to the Council.

Purpose

The purpose of the density and height bonus program is to incentivize a higher level of residential development in both the TC-1 and TC-2 zones by offering additional residential units and/or additional building height in exchange for a higher level of development. We are defining a higher level of development as a project, in either zone, that either designs & builds a residential project using superior materials that respect the building designs of historic Logan, or designs & builds using structured parking to accommodate most of the necessary parking, or designs and builds according to LEED or a similar type of sustainability program, or in the TC-2 zone, designs and builds a residential structure with the entire ground floor available for commercial development.

Application

Residential density and building height bonuses being considered in Chapter 17.34 apply only in the TC-1 and TC-2 zones. A project could be awarded both a density and a height bonus based on whether they meet both criteria. There are specific caps on both density and height bonuses (See Table 17.37.040.A).

Methodology

The methodology for awarding density or height bonuses has changed since the last Planning Commission with these changes reflected in the attached code language. Density bonuses can be awarded for building design, building type, ground floor commercial (TC-2 only), structured parking, or following a LEED (or similar) program. Height bonuses can be awarded for building design, ground floor commercial (TC-2 only), structured parking or following LEED (or similar) program. The building design component changed to include requiring additional design elements indicative of the historic Logan downtown and not just putting brick on the building. We also added a bonus category if the entire ground floor of a building in the TC-2 zone is constructed to commercial standards and available for future commercial uses. Interim residential uses would be permitted in this space. We also added a reference to other programs similar to LEED that an applicant could choose to pursue.

The maximum density bonuses were also reduced and which are outlined in Table 17.34.040.A.

Table 17.34.040.A: Maximum Residential Densities (Dwelling Units Per Acre) and Maximum Building Height

Zone	Standard Max. Density	Max. Density with Bonus	Standard Max. Height	Max. Height with Bonus
Town Center (TC-1)	70		55'-80'	
TC-1 w/brick facades	70	80	55'-80'	55'-90'
TC-1 w/street frontage row housing	70	80	55'-80'	55'-90'
TC-1 w/structured parking	70	90	55'-80'	55'-90'
TC-1 w/LEED	70	90	55'-80'	55'-90'
Town Center (TC-2)	30		45'	
TC-2 w/brick facades	30	40	45'	55'
TC-2 w/street frontage row housing	30	40	45'	55'
TC-2 w/ground floor commercial	30	40	45'	45'
TC-2 w/structured parking	30	50	45'	55'
TC-2 w/LEED	30	50	45'	55'

The proposed amendment to Chapter 17.34 of the Land Development Code are attached.

GENERAL PLAN

The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. The proposed amendments to the Land Development Code to include a density and height bonus provision for high quality development in the Town Center zones, are consistent with the General Plan as it attempts to further densify the downtown area where the physical and economic infrastructure is available to support increased densification.

STAFF RECOMMENDATION AND SUMMARY

The proposed changes to the Land Development Code to include residential density and height bonus provisions will encourage higher quality development in the Town Center zones which is consistent with the principles of both the Logan General Plan as well as the Downtown Specific Plan. Staff would recommend that the Planning Commission forward a recommendation of approval to the Council for their consideration.

PUBLIC COMMENTS

As of the time the staff report was prepared, no public comments had been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 12/1/18, posted on the City's website and the Utah Public Meeting website on 1/14/18, and noticed in a quarter page ad on 1/14/18.

AGENCY AND CITY DEPARTMENT COMMENTS

As of the time the staff report was prepared, no comments have been received.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings:

1. Utah State Law authorizes local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).
2. The Code Amendments are done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed Code Amendments are consistent with the Logan City General Plan.
4. The proposed Code Amendments are consistent with the Downtown Logan Specific Plan.
5. The proposed Code Amendments including density and height bonus provisions will encourage higher quality development in the Town Center zones.
6. The application of a density or height bonus to a project does not eliminate nor vary any other standard applicable to a project.
7. The Geographic area of downtown as established in the Town Center zones generally extends from 3rd South to 5th North, and from 1st West to 2nd East.
8. The use of density and height bonuses in the TC-1 and TC-2 zones will not negatively impact Logan's Center Street Historic District boundaries as projects occurring within the district boundaries, regardless of zoning, are required to comply with the historic guidelines.
9. No public comment has been received regarding the proposed amendments.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



**Project #18-045
Town Center Density/Height Bonuses
Code Amendment**

REPORT SUMMARY...

<i>Project Name:</i>	TC Density & Height Bonus Program
<i>Proponent/Owner:</i>	Community Development Department
<i>Project Address:</i>	Town Center Zones
<i>Request:</i>	Code Amendment
<i>Type of Action:</i>	Legislative
<i>Date of Hearing:</i>	December 13, 2018
<i>Submitted By:</i>	Mike DeSimone, Director

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council to amend Land Development Code Chapter 17.34 to include a Residential Density & Height Bonus Program in the Town Center zones.

REQUEST

This proposal is to amend Chapter 17.34 to include a density and height bonus program for the Town Center zones (TC-1 & TC-2). The purpose is to incentivize a higher level of residential development in the Town Center through the provision of additional density and/or building height. A higher level of residential development will be evident through the use of specific building materials, outstanding building design, specific housing types, structured parking, and innovative site and building design, and in order to make this higher standard of development attainable, additional residential units and/or building height will be permitted.

Application

Residential density and building height bonuses being considered in Chapter 17.34 apply only in the TC-1 and TC-2 zones. A project could be awarded both types of bonuses based on whether they meet the criteria for both. However, there are specific caps on both density and height bonuses (See Table 17.37.040.A).

Methodology

Both residential density and building height bonuses could be awarded for the use of brick or stone on building facades as it reflects the historical character of the downtown, the use of row housing along the street frontages as it provides a softer transition between lower density and higher density residential areas, the use of structured parking as it discourages the inefficient development of a site with a large surface parking lot, or the application of LEED principles to both building design and building placement which can lead to higher quality projects from both an aesthetic as well as a long term functionality perspective.

The concept of awarding either a density bonus or a height bonus for the use of brick or stone or row housing is a result of the comments the City heard during the Town Center processes about encouraging and rewarding good design that was compatible with the character of Logan's historic neighborhoods. We also think it is critically important in the downtown to move away from large, suburban style parking lots and instead encourage integrating structured parking into overall project design. The application of LEED will encourage projects, both at a building scale and an overall development scale, to develop in a smarter, more integrated way.

LEED principles look at the nature of the proposed site (urban, brownfield, redevelopment versus greenfield), the projects relationship with the immediate neighborhood, water and energy efficiencies, material types, construction practices, indoor environmental qualities. All of these beneficial elements or features potentially add significant costs to a project that may otherwise make a project none attainable. The belief is that by permitting additional units over and above the base density, projects will be able to afford these features which in turn benefit the broader community.

The proposed amendment to Chapter 17.34 of the Land Development Code read as follows:

Chapter 17.34: Residential Density and Height Bonuses

§17.37.010. Purpose and Intent

The purpose of this Chapter is to promote exceptional site and building design in conjunction with the efficient and flexible use of land in the Town Center zones by encouraging the incorporation of residential density and height bonuses into exceptional projects. The intent of this Chapter is to encourage and incentivize higher quality building design utilizing traditional building materials such as brick or stone that complements the character of the existing neighborhoods.

§17.37.020. Applicability

Residential density and height bonuses apply in the Town Center zones.

§17.37.030. General Requirements, Limitations and Eligibility

- A. All residential density and height bonus considerations require approval through the Track 2 Design Review process.
- B. Projects seeking a density or height bonus are still subject to the Neighborhood Residential height and setback transition standards.
- C. The application of a density or height bonus to a project does not eliminate nor vary any other standard applicable to a project, e.g., parking, landscaping, open space, setbacks, etc.
- D. An applicant shall provide all necessary graphics, calculations, buildings plans, site plans, vicinity maps, and other materials required to adequately demonstrate compliance with the density and height bonus standards.
- E. A covenant (development agreement, deed restriction, contract, etc.) shall be submitted in writing and approved by the City to ensure that any systems or features developed and installed to obtain a bonus will be functionally and aesthetically maintained in perpetuity, that the timing of the construction and/or installation of said features is sufficient to guarantee their construction and/or installation at the front end of a project and ultimate completion prior to the issuance of a Certificate of Final Occupancy by the City, and such covenant shall require that any systems or features be replaced or renewed if failure or partial failure occurs for the system or feature considered for a bonus.
- G. Maximum base densities and heights along with the maximum cumulative bonus densities and heights (regardless of method) are listed in Table 17.37.040.A.
- H. Applicants choosing to utilize the LEED Silver Certification program standards bonus option are required to employ an architect trained and/or certified in the LEED program standards for the design, coordination, and project implementation.

§17.37.040. Specific Standards for Density & Height Bonuses

- A. Residential Density Bonus.

1. **Building Design.** The use of brick as a primary building element is important to Logan City as it reflects the historical character of the community and increases the likelihood of compatibility between new development and existing neighborhoods. A residential density bonus of up to 50% shall be given where brick or stone covers at least 75% of the façade on all sides of the building.
 2. **Row Housing.** Multi-family projects shall be given a residential density bonus of up to 40% if all of the street facing development is comprised of row housing (town homes or twin homes) that is at least three (3) stories in height, utilizes brick or stone on at least 50% of all building facades, and utilizes rear entry parking.
 3. **Structured Parking.** A residential density bonus of up to 75% shall be given if the project design includes a parking structure for at least 75% of the required parking stalls. Structured parking excludes garages, carports, or other similar structures.
 4. **LEED Silver.** A residential density bonus of up to 75% shall be given if a project implements the LEED Silver Certification program standards in its site design and project construction. The LEED Silver Certificate through the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design programs and certifications is not required to obtain the density bonus.
- B. Residential Building Height Bonus.**
1. **Building Design.** A height bonus of up to ten (10) feet shall be given where brick or stone covers at least 75% of the façade on all sides of a building.
 2. **Structured Parking.** A height bonus of up to ten (10) feet shall be given where the project design includes structured parking for at least 75% of the required parking stalls.
 3. **LEED Silver.** A height bonus of up to ten (10) feet shall be given if a project is designed and constructed according to LEED Silver Certification standards.

Table 17.37.040.A: Maximum Residential Densities (Dwelling Units Per Acre) and Maximum Building Height

Zone	Standard Max. Density	Max. Density with Bonus	Standard Max. Height	Max. Height with Bonus
Town Center (TC-1)	70	100	55'-80'	55'-90'
Town Center (TC-2)	30	60	45'	55'

§17.37.050. Failure to Comply

Failure to comply with any bonus requirements, covenants and/or conditions of approval shall result in a restriction of the use of bonuses granted, until compliance is achieved.

GENERAL PLAN

The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. The proposed amendments to the Land Development Code to include a density and height bonus provision for high quality development in the Town Center zones, are consistent with the General Plan as it attempts to further densify the downtown area where the physical and economic infrastructure is available to support increased densification.

STAFF RECOMMENDATION AND SUMMARY

The proposed changes to the Land Development Code to include residential density and height bonus provisions will encourage higher quality development in the Town Center zones which is consistent with the principles of both the Logan General Plan as well as the Downtown Specific

Plan. Staff would recommend that the Planning Commission forward a recommendation of approval to the Council for their consideration.

PUBLIC COMMENTS

As of the time the staff report was prepared, no public comments had been received.

PUBLIC NOTIFICATION

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2. The Code Amendments are done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed Code Amendments are consistent with the Logan City General Plan.
4. The proposed Code Amendments are consistent with the Downtown Logan Specific Plan.
5. The proposed Code Amendments including density and height bonus provisions will encourage higher quality development in the Town Center zones.
6. The application of a density or height bonus to a project does not eliminate nor vary any other standard applicable to a project.
7. The Geographic area of downtown as established in the Town Center zones generally extends from 3rd South to 5th North, and from 1st West to 2nd East.
8. The use of density and height bonuses in the TC-1 and TC-2 zones will not negatively impact Logan's Center Street Historic District boundaries as projects occurring within the district boundaries, regardless of zoning, are required to comply with the historic guidelines.
9. No public comment has been received regarding the proposed amendments.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.