

**CITY OF LOGAN, UTAH
ORDINANCE NO. 13-32**

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 17.15.090: "Specific Development Standards: Neighborhood Zones, Campus Residential (CR) Development Standards," is hereby amended as attached hereto as Exhibit A, respectively:

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, _____
THIS DAY OF _____, 2013.

AYES:
NAYS:
ABSENT:

Holly Daines, 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 _____, 2013.

Holly Daines, Chairman

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby _____ this ___ day of _____, 2013.

Randy Watts, Mayor

EXHIBIT A

§17.15.090 Campus Residential (CR) Development Standards

...

Residential Density

Units/Acre (min-max)

15-40-80



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: May 2, 2013
FROM: Amber Reeder, Community Development
SUBJECT: The Factory Apartments Code Amendment

Summary of Planning Commission Proceedings

<i>Project Name:</i>	The Factory Apartments Code Amendment
<i>Project Address:</i>	City wide
<i>Request:</i>	Amendment to LDC to allow for 80 units per acre in the Campus Residential (CR) zone; currently 40 units per acre are allowed
<i>Recommendation of Planning Commission:</i>	Denial

On April 11, 2013, the Planning Commission, by unanimous vote, recommended that the Municipal Council deny a request to amend the Land Development Code to allow for 80 units per acre in the Campus Residential (CR) zone, where currently 40 units per acre is the maximum allowance.

Planning Commissioners, vote (5,0):

Recommend denial: Amanda Davis, Angela Fonnesbeck, Heather Hall, Konrad Lee, Russ Price.
Recommend approval: None.

Attachments:

Staff Report
Ordinance 13-032
PC Meeting Minutes (April 11, 2013)



**Project #13-006
The Factory Apartments- Code Amendment
Amendment to LDC§17.05.090 Residential Density**

REPORT SUMMARY...

<i>Project Name:</i>	The Factory Apartments Code Amendment
<i>Proponent / Owner:</i>	Michael Culwell on behalf of Nelson Brothers Meadow View LLC
<i>Project Address:</i>	Campus Residential Zone- Citywide
<i>Code Section:</i>	LDC§17.05.090 Campus Residential- Residential Density
<i>Request:</i>	Land Development Code Amendment
<i>Type of Action:</i>	Legislative
<i>Hearing Date</i>	April 11, 2013
<i>Submitted By:</i>	Amber Reeder, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **recommend denial** to the Municipal Council for the proposed amendment to the Land Development Code (LDC) §17.05.090 Campus Residential, modifying Residential Density from a maximum of 40 units per acre to 80 units per acre.

REQUEST

Nelson Brothers is a property owner within the Campus Residential zone of the City. In October 2012 they had a student housing project approved that includes redevelopment of about 2 acres at the southwest corner of 900 North and 600 East. They are requesting the following change to Code:

§17.15.090 Campus Residential (CR) Development Standards

...

Residential Density

Units/Acre (min-max)	15-40-80
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As the applicant has been working on their student housing project they have been considering the demographics and formats for the units in their project. The Campus Residential zone allows for an occupancy of no more than six (6) unrelated adults, not to exceed two (2) persons per bedroom, of a dwelling unit. In a project such as The Factory Apartments, which is 2 acres in size, the maximum number of dwelling units allowed is 80 units and the potential maximum number of tenants could be 480 residents. Nelson Brothers is anticipating a need for married student housing and to provide for students that want their own unit or a unit with less than 5 other roommates. They would like to provide for a more diverse unit mix, but with current regulations, that would reduce the number of residents they could potentially house on the property if they construct units that do not provide for six (6) residents per unit.

LDC HISTORY

The Campus Residential zone was added to the Land Development Code in 2011 and is described as high density zone adjacent to the large educational and employment centers in the City. The intent is to relieve the student housing pressure on traditional single-family neighborhoods adjacent to Utah State University and provide for high quality development.

Previously, areas that have Campus Residential zoning were a Multi-Family High or Very High Density designation in the 2000-2010 Code and an R-4 designation in earlier codes. The R-4 zone allowed for a maximum of 22 units an acre and a maximum occupancy of 6 unrelated individuals per unit. The Multi-Family High (MFH) Density district allowed for a density of 14 units per acre and maximum occupancy of 3 unrelated adults. The Multi-Family Very High

(MFV) Density designation allowed a maximum density of 32 units per acre and up to 6 unrelated adults per unit.

When the Campus Residential zone was initially adopted there was an allowance for density bonuses to be granted by the Planning Commission for up to 80 units per acre. The bonus could be considered for exceptional performance in the following categories: open space preservation, transportation choices, energy efficiency, use of renewable resources, sustainable landscapes, and housing diversity. In 2012, the allowance for density bonuses was removed from the code by the City Council, upon recommendation from the Planning Commission and Staff as residents were concerned that a density of possibly 80 units an acre was not compatible with Logan City.

ANALYSIS

Staff reviewed the density allowances of other communities with universities in Utah and surrounding states and looked at the highest density residential zones located around the universities.

City/University (Population)	Zoning District	Maximum Density	Maximum Occupancy
Salt Lake City/ University of Utah (189,899)	RMF-45 (Residential Multi-Family)	43 units/acre	
Provo/Brigham Young University (115,321)	R5- Very High Multiple Residential	44 units/acre for first acre, 50 units/acre for additional acres	6 occupants/unit
	R-4 High Multiple Residential	26 units/acre for first acre, 36 units/acre for additional acres	6 occupants/unit
St. George/Dixie State University (74,770)	R-4 Multi-family	22.5 units/acre	College student housing projects with 5 or more units may have up to 6 individuals per dwelling unit
Boise, Idaho/Boise State University (210,145)	R-3 Multi-Family Residential	43.5 units/acre	
Laramie, Wyoming/ University of Wyoming (31,312)	R-3 Multi-family	38 units/acre	

Based on the allowances of other areas with similar issues it would appear that Logan's code of 40 units/acre is a reasonable allowance. It is typical that maximum density was indicated as a number of dwelling units allowed based on a land area measurement. Occupancy, or the number of occupants that may be in the unit, was not a factor in determining density.

GENERAL PLAN

The Logan General Plan indicates that Campus Residential developments may be provided for with zoning that allows a density over 30 and up to 50 dwelling units per acre. Allowing a density higher than 50 units an acre is not consistent with the General Plan.

STAFF RECOMMENDATION AND SUMMARY

As the community and officials have recently amended the code to allow for a maximum of 40 units per acre and this number appears to be consistent with other communities with high density residential areas adjacent to universities, staff does not support the proposed amendment.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from City departments and other agencies and no comments were received.

PUBLIC NOTIFICATION

Legal notice was published in the Herald Journal on March 28, 2013, and a quarter page ad on March 24, 2013. Notice was posted on the Utah Public Meeting website on March 25, 2013.

PUBLIC COMMENTS

As of the time this staff report, no comments had been received.

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;
2. The calculation and regulation of density as the number of dwelling units permitted per acre of land is consistent with planning literature and State Law;
3. A density of 80 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 revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



PLANNING COMMISSION MINUTES

Meeting of April 11, 2013

City Hall Council Chambers * 290 North 100 West Logan, UT 84321 * www.loganutah.org

Minutes of the meeting for the Logan City Planning Commission convened in regular session Thursday, April 11, 2013. Vice Chairman Adams called the meeting to order at 5:30 p.m.

Planning Commissioners Present: David Adams, Amanda Davis, Angela Fannesbeck, Heather Hall, Konrad Lee, Russ Price

Planning Commissioners Absent: Jeannie Simmonds

Staff Present: Mike DeSimone, Russ Holley, Lee Edwards, Paul Taylor, Bill Young, Debbie Zilles, Craig Humphreys

Oath of office to given to new Commission member Angela Fannesbeck by Teresa Harris, the City Recorder.

Minutes as written and recorded from the March 28, 2013 meeting were reviewed by the Commission. Commissioner Davis moved that the minutes be approved as submitted. Commissioner Hall seconded the motion. The motion was unanimously approved.

PUBLIC HEARING

PC 13-005 Safeguard Self Storage (*continued from Mar. 28, 2013*) Design Review, Conditional Use, Subdivision Permit. Matt Thompson/PAW Enterprises LLC, authorized agent/owner, request 258 storage units; one (1) residential (care taker) unit; office/commercial building with truck storage on 3.38 acres at approximately 743 West 1400 North in the Industrial Park (IP) zone; TIN 04-081-0005.

STAFF: Mr. Holley reviewed the Staff Report as written, recommending approval.

PROPONENT: Matt Thompson, the authorized agent, said they agree with the condition to move the gate further from the road to avoid traffic backup into the facility. He explained for Commissioner Price that the proposed corrugated metal siding is an engineering design decision to tie in with the metal roof.

PUBLIC: Hal Andrews, 425 West 500 North, expressed concern regarding water runoff. He owns the property to the north and said he has been guaranteed that the irrigation ditch will have the same historical runoff that it currently has. The plans regarding the easement on the west seem to cut into the ditch, which he finds unacceptable. The northwest corner is the lowest part of the property and there is historic flow of stormwater across the lot to that corner; if the ground is raised for the buildings this will be altered.

Lance Anderson, Engineering Department Manager from Cache Landmark, explained that the anticipated runoff configuration will remain the same and will continue to flow at historic rates into the culvert at the northwest corner of the property. Some of the piping will be reconfigured and they will work with the City Engineering Department to ensure compliance.

Sid Bodrero, 2712 North 230 East, owns the parcel to the west and has the same concerns that Mr. Andrews addressed. The historical low point has been in the northwest corner of the property and he would like it to remain as the discharge point for runoff. He said he is not willing to accept any runoff onto his property. He asked if the 33' easement would be located inside the fence. Mr. Anderson advised that the fence is on the edge of the property and the easement would be maintained by the applicant. Mr. Bodrero asked if it would be elevated. Mr. Anderson said that has not been determined yet.

COMMISSION: Mr. Holley clarified the recommended condition of approval (4) regarding the security fence. He explained that fence will be moved to the west side of the parking area to allow for customers to pull fully of the road and have access to customer parking for the office areas.

Commissioner Davis asked about if there was a condition of approval regarding new construction on Lot 1 being required to detain any additional runoff due to development activities. Mr. Holley said this is covered under Engineering condition c-ii "*subject to final review by Engineering for compliance*". Bill Young, the City Engineer said he has had several meetings with Mr. Andrews and Mr. Bodrero regarding their concerns about drainage patterns. The requirements in the City code require that the applicant maintain historic drainage flows/patterns on the property. The Engineering Department will review the final elevation to ensure that all patterns are in compliance with their request. Mr. Young said that he has made a commitment to ensure that the adjacent property owner's needs are met.

Commissioner Price suggested having Staff review the corrugated metal design. Mr. Holley said Staff will review the design for any potential problems or concerns prior to the issuance of a building permit.

MOTION: Commissioner Davis moved that the Commission conditionally approve PC 13-005 for a Design Review, Conditional Use and Subdivision Permit with the conditions of approval listed below. Commissioner Lee seconded the motion.

CONDITIONS OF APPROVAL

1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
2. The Subdivision includes 2 lots: Lot 1 and the remainder existing parcel.
3. A Performance Landscaping Plan, prepared in accordance with LDC §17.39 shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
 - a. Street trees provided along 600 West at a minimum of 1 tree per 30' of frontage, species as approved by City Forester.
 - b. Open Space (landscaped) areas and useable outdoor space shall consist of a minimum of 20% of the total site.
 - c. 20 trees per gross acre of land and 50 shrubs/perennials/ornamental grasses per gross acre of land shall be planted throughout the property (25% shall be evergreen) as per LDC §17.39.050. A minimum of 5 species of trees are required.
 - d. Vertical landscape shall be provided in bermed areas to visually screen parking areas. Plant species should vary and provide visual interest year round.
 - e. Berms and/or vegetation shall be planted to help screen building wall elevations on the ground level of the east elevation and south elevation.
4. The security fence and gate will be moved to the west side of the parking area.
5. All fencing along 600 West will have landscaping between the fence and the road for screening.
6. The project shall be in compliance with LDC§17.44.020, including:
 - a. All outside storage shall be located at the rear of the property, completely screened from public view by a solid screen fence approved through a Design Review Permit.
 - b. Front yard setbacks shall be landscaped and screened with a combination of deciduous and coniferous trees/shrubs to cause at least a 50% screen within 5 years. Trees must be planted at 2-1/2" caliper. Shrubs must be planted at least 5 gallon nursery stock.

- c. All side yard and rear yard setbacks shall be landscaped and screened with a combination of deciduous and coniferous trees and shrubs to cause at least a 25% screen within 5 years. Trees must be planted at 1-1/2" caliper. Shrubs must be planted at least 1 gallon nursery stock.
 - d. All setbacks are required to be irrigated by an automatic sprinkler irrigation system.
7. Transparency shall be provided on the ground floor frontage of the front (east) facade of the building as proposed, including additional windows in the office space.
 8. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. Fire
 - i. All portions of building shall be within 400' of a fire hydrant (IFC 507.5.1).
 - ii. All portions of building shall be within 150' of a fire apparatus access (IFC 503.1.1).
 - iii. Gate access for firefighting will be required.
 - b. Environmental
 - i. Caretaker will bring residential carts to 600 West for Thursday morning collection.
 - c. Engineering
 - i. Dedicate and develop the right-of-way for 600 West.
 - ii. Subject to final review by the Engineering Department for compliance.

FINDINGS FOR APPROVAL FOR SUBDIVISION PERMIT

1. The subdivision is consistent with the goals and policies of the Logan General Plan;
2. The lot conforms to the requirements of Title 17 of the Logan Municipal Code in terms of lot size, width and depth.
3. Each lot is physically suitable for development, has an adequate buildings site, and will not require variances due to physical constraints in order to be developed;
4. The subdivision lot maintains or enhances neighborhood character;
5. Each lot has access to a street or easements to provide for connection to sewer service, water service, and other public utilities.
6. The subdivision has been revised and amended by the conditions of project approval to respond to the issues raised by City Departments and public agencies, and to address legitimate concerns of the public.
7. The subdivision meets the approval of the City Engineer for technical specifications, standards, and conforms to the conditions imposed on the subdivision by the Commission.
8. The design and layout of lots and streets conforms to the city grid to the greatest extent possible.
9. Approval of the subdivision conforms to the requirements of Utah law.
10. Approval of the subdivision includes appropriate road rights-of-way, easements and offers of dedication meeting the needs of the City.

FINDINGS FOR APPROVAL FOR DESIGN REVIEW PERMIT & CONDITIONAL USE PERMIT

1. The proposed building is compatible with surrounding land uses of the IP zone and will not interfere with the use and enjoyment of adjoining or area properties because of the building design, landscaping, and setbacks are consistent with area properties.
2. The Design Review Permit conforms to requirements of Title 17 of the Logan Municipal Code.
3. The proposed use provides adequate off-street parking in conformance with Title 17.
4. The project, as conditioned, conforms to landscaping requirements in Title 17.
5. The project meets the goals and objectives of the Industrial Park Zoning designation within the Logan General Plan by providing for employment and production uses with related offices, services, and storage.
6. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

[Moved: Commissioner Davis Seconded: Commissioner Lee Passed: 5,0]
Yea: A. Davis, A. Foncesbeck, H. Hall, K. Lee, R. Price Nay: Abstain:

PC 13-006 The Factory Apts. Code Amendment Michael Culwell/Nelson Bros. Meadow View LLC, authorized agent/owner, request a change to the Land Development Code to allow for 80 units per acre in the Campus Residential (CR) zone; currently 40 units per acre are allowed.

STAFF: Mr. Holley reviewed the Staff Report as written, recommending denial to the Municipal Council. The Land Development Code was recently amended to allow for a maximum of 40 units per acre and this number appears to be consistent with other communities with high density residential areas adjacent to universities; Staff does not support the proposed amendment.

PROPONENT: Joe Harding, representing Nelson Bros., explained that this request is to help meet the need for married student housing. Any increase would be helpful, even if it is not the requested 80 units/acre. The idea is to put additional 1 to 2-bedroom units in, which would accommodate married students. The student environment is changing due to changes regarding LDS mission ages, resulting in a higher demand for married student housing.

PUBLIC: Marilyn Griffin said when this project was initially presented the proponent indicated that they were excited to develop a project close to the University which would enhance the area and be a benefit to the neighborhood. They asked for special considerations regarding the canal and the size and scope of the project and now they are requesting a change to the Code. She said she disagrees with many of the assumptions made to justify the reason for this request. The applicant has indicated a desire to be part of the community, however, does not want to work within the framework of the current Code and has continually asked for changes. Ms. Griffin urged the Commission to agree with Staff's recommendation for denial.

Jan Nyman expressed opposition to the proposed density increase. There is no factual basis supporting the reasons for the request. There is already an overabundance of student housing in the area. Ms. Nyman asked that no increase be granted as it is not in the best interest of the neighborhood. If approved, it would set a dangerous precedent for altering the Code to meet the demands for a single project or developer.

Jack Peterson reminded the Commission of the neighborhood's disappointment with the Factory Apartments project; this request for more density will have a negative impact and seems to be financially motivated by the developer. He urged the Commission to support Staff's recommendation for denial. He said often times mixing married student and single student housing is not always harmonious and can breed discord.

COMMISSION: Commissioner Hall asked about the current number of 2-bedroom units. Mr. Harding advised that the majority are 6-bedroom units. He also explained that the footprint of the building would not change.

MOTION: Commissioner Lee moved that the Commission support Staff's decision and forward denial for the recommendation to the Municipal Council for the requested text amendment. Commissioner Davis seconded the motion.

FINDINGS FOR DENIAL OF CODE AMENDMENT REQUEST

1. The Land Development Code's Campus Residential maximum density of 40 units/acre was established through public process with resident input.
2. The calculation and regulation of density as the number of dwelling units permitted per acre of land is consistent with planning literature and State Law.
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 Lee Seconded: Commissioner Davis Passed: 5,0]

Yea: A. Davis, A. Foncesbeck, H. Hall, K. Lee, R. Price Nay: Abstain:



APPLICATION FOR PROJECT REVIEW

Planning Commission Board of Adjustment Board of Appeals Other

Date Received	Received By	Receipt Number	Zone	Application Number
MARCH 1, 2013	RUSS	121133	CITYWIDE	13-006
Type of Application (Check all that apply):				
<input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Boundary Line Adjustment <input checked="" type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____				
PROJECT NAME				
THE FACTORY APARTMENTS Code Amendment				
PROJECT ADDRESS			COUNTY PLAT TAX ID #	
640 E. 900 N			05 - 034 - 0015	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete)				
MAILING ADDRESS				MAIN PHONE #
MICHAEL CULWELL				949-916-7300
130 VANTIS DRIVE #150		CITY	STATE	ZIP
ALISO VIEJO		CA	92656	
EMAIL ADDRESS				
mike@nb-pe.com				
PROPERTY OWNER OF RECORD (Must be listed)				
MAILING ADDRESS				MAIN PHONE #
NELSON BROTHERS MEADOW VIEW LLL				949-916-7300
130 VANTIS DRIVE #150		CITY	STATE	ZIP
ALISO VIEJO		CA	92656	
EMAIL ADDRESS				
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)
CHANGE CODE TO ALLOW FOR 80 UNITS PER ACRE IN THE CAMPUS RES. ZONE (CURRENTLY 40 UNITS PER ACRE) SEE ATTACHED.				2 ac
				Size of Proposed New Building (square feet)
				113,753
				Number of Proposed New Units/Lots
				160 (480 BEDS)
- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -				
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	

Planning Commission: Apr. 11
 m.c. workshop: may 7
 m.c. Hearing: may 21

Nelson Brothers

STUDENT HOUSING AND ASSISTED LIVING INVESTMENTS

On October 25, 2012 we were conditionally approved to build an 80 unit student housing apartment building in the newly redefined "Campus Residential" zone. This zoning allows for six beds per unit and a total unit allowance of 40 per acre, with total maximum beds set at 480. It is also our understanding that the city of Logan is actively pursuing ways of bringing USU students closer to campus and away from the single family residential areas. We applaud this effort and wish to accommodate these desires to the best of our abilities.

We strongly believe that with the recent move by The Church of Jesus Christ of Latter-day Saints reducing the minimum age for their missionaries, the colleges and universities throughout Utah will be significantly impacted. While some of these impacts may be simply a temporary reduction in the number of incoming freshmen, the more permanent impact will be the returning missionaries' beginning their college education at a slightly older age. These students will most likely prefer to live in off-campus housing instead of on-campus dormitories. We believe this will, in the long run, be positive for the market. However, many are predicting that a high number of these returning missionaries will get married at a younger age. With students married for more of their time in undergraduate education a huge demand for married housing is likely to increase, and potentially explode. Clearly these students would prefer single units.

Another demographic being targeted by the state of Utah is to reach out to more out-of-state students and foreign students. It is our belief that these two groups will be much more interested in living either by themselves, or with fewer roommates.

We further understand that the city is in need of parking and that this is a key to making future projects successful. We have added significant costs to build a large parking garage, and then build residential units around it so it does not look like a parking garage. These efforts, combined with the commission's conditions for approval, have significantly increased the financial burdens on our project, increasing our cost to build such an iconic community landmark. We would like to be flexible in order to accommodate the future demands of the market. In addition, many married couples tend to have one car for two people which would also help the parking situation in the area. Our property then could, in turn, offer parking to neighboring properties which lack parking space. We are asking to increase our flexibility with some smaller units to be able to put in 1 and 2 bedroom units, while maintain the same number of beds. Again, our goal is a more diverse unit mix while maintaining the current occupancy allowance.

This being the case, we are requesting an increase in the number of units allowed per the current zoning, while maintaining the maximum number of beds at 480. This increase in units will allow us to create more single units to accommodate married students and young families with small children. We are early enough in our stages that we could create an entire area for married students. By allowing us this flexibility we may be able to prevent a major potential housing shortage for the married students.

We believe it would be in everyone best interest to allow us to reach 160 units of which 100 could be used for married. The total number of beds would remain at 480. Even this may not even put a dent into the future potential demand. These students are currently living throughout the residential community in a wide range of housing options, however far from campus.

We are very excited about our new project in Logan and we are looking forward to being a part of this community for a long time. We are long term managers that will add to the student housing community for many years to come, not just developers looking to build and sell. We strongly feel that taking the proper steps now will position our project, as well as the city of Logan, to be fully prepared for the future for demand of students.