



CITY OF LOGAN REDEVELOPMENT AGENCY

**Resolution A RESOLUTION APPROVING AGENCY ASSISTANCE
No. 21-03 RDA TO L59 MULTIFAMILY, LLC FOR ITS
 REDEVELOPMENT PROJECT IN THE DOWNTOWN
 REDEVELOPMENT PROJECT AREA**

WHEREAS, the City of Logan (“City”) has adopted policies for assistance in projects and improvements in Redevelopment Agency Project Areas; and

WHEREAS, the redevelopment project (“Project”) of L59 Multifamily, LLC, located at approximately 159 South 100 East in the Downtown Redevelopment Project Area, consisting of one 108-unit apartment building and 10 town homes fronting 100 East (PC#20-005 L59), contributes significantly to the achievement of the City’s community and economic development goals, including: the development of a variety of housing units in downtown Logan; the improvement of the appearance of a downtown neighborhood; the strengthening of the City tax base through new property taxes; the project acting as a catalyst, encouraging additional downtown development and potential economic return for the City; and

WHEREAS, the Economic Development Committee has reviewed the proposed investment and recommends its approval;

NOW THEREFORE BE IT RESOLVED that the Redevelopment Agency of the City of Logan does hereby approve the following incentive package:

L59 Multifamily, LLC will receive \$350,000 from the RDA Affordable Housing Fund (“Fund”) upon completion of its Project. Monies from this Fund can be used for market-rate housing projects in a redevelopment project area where a blight finding exists.

All construction plans are to be approved by the City of Logan Planning Commission.

Additionally, the Redevelopment Agency encourages L59 Multifamily, LLC to utilize local contractors and vendors whenever possible.

BE IT FURTHER RESOLVED that the Redevelopment Agency authorizes the Mayor to execute a legal agreement between the Redevelopment Agency of the City of Logan and L59 Multifamily, LLC for this assistance.

This resolution duly adopted upon this _____ day of _____ 2021,
by the following vote:

Ayes:

Nays:

Absent:

Mark A. Anderson, Chairman
Redevelopment Agency

Attest:

Teresa Harris, City Recorder



ESTABLISHED 1866

290 North 100 West, Logan, Utah 84321
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www.loganutah.org

When recorded return to:
Community Development
City of Logan
290 North 100 West
Logan, UT 84321

DESIGN REVIEW PERMIT

At the February 27, 2020 meeting the Logan City Planning Commission conditionally approved **PC 20-005 L59 (Redesign)** for a redesign which is nearly the same as the previously-approved application, but the apartment building will be reduced by one (1) story and two units. This will be a 4-story building with 108 units. The ten (10) townhomes on 100 East have not changed. The project is located on 2.89 acres at 159 South Main in the Town Center (TC-2) zone; TIN 02-047-0021;-0023;-0005;-0017;-0019;0020.

If the property is rented or leased to another party, the recorded owner is still responsible for compliance with the conditions.

CONDITIONS OF APPROVAL

1. All standard conditions of approval are recorded and available in the Community Development Department.
2. This conditional approval is based on the re-submitted site plan dated 2/20/20 and discussed at the February 27, 2020 Planning Commission meeting.
3. The MR-20 Townhomes shall provide 20 parking stalls (2 per unit).
4. The 108-unit TC-1 apartment building shall provide 177 residential parking stalls and 17 visitor parking stalls for a total of 194 stalls. Off-site parking may be permitted through written binding agreements dedicating the stalls to the residential apartment building as per the LDC alternative parking plan section.
5. Balconies on the apartment building cannot encroach into adjacent drive aisles.
6. Surface parking lots cannot contain more than 20 stalls in a row with a landscape or sidewalk break as per LDC §17.31.140.
7. Bike racks shall be provided near the TC-1 building as per the LDC.
8. The driveway connection to Garff Garden Park on the north side of the project site shall have a locked gate restricting use to only fire or emergency vehicles.
9. The two landscaped areas between Garff Garden Park and the project site shall be landscaped as per the Logan City purchase agreement.
10. The Planning Commission allows a 22.5' front yard setback for the townhomes.
11. Pedestrian (walkway) connections shall be made between the TC-1 building and sidewalks along the adjacent street and throughout the project site for safe and convenient walkability. A sidewalk shall be added along the entire north side of the apartment building that connects the two building doorways and adjacent walkways providing safe and separate walkability.
12. The west facade of the TC-1 building shall meet all applicable fire and building code requirements for a 0' foot setback or a boundary line adjustment may be submitted adjusting this property boundary.
13. No awnings or roof overhangs on the TC-1 building can cross over property lines.
14. All public/resident pedestrian entrances shall have weather protection provided above.

15. A performance landscaping plan, prepared in accordance with §17.39 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
 - a. Open and usable outdoor areas shall total a minimum of 20% and 10% for the MR-20 areas with at least 20 trees and 50 shrubs/perennials per acre of MR-20 area.
 - b. 18 SF of interior parking lot landscaping shall be provided per parking stall contained within the surface parking area (2,754 SF for the 153-stall on-site parking lot).
 - c. Street trees shall be provided where they currently do not exist at every 30' on center. Efforts should be made to preserve the existing mature healthy street trees along the project frontage. City Forrester will determine tree species.
16. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
17. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
18. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
19. No signs are approved with this permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
20. No fences are approved with this permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
21. Surface storm water retention and detention facilities shall be in areas away from public streets and buffered from view.
22. Prior to issuance of a building [permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. Environmental
 - i. Minimum inside measurement of a double enclosure without gates is 22' wide x 10' deep. No gates are required but if desired it is a minimum of 24' wide. Minimum 20' overhead clearance on approach and over the enclosure. Place bollards in the back and on the front corners of enclosure.
 - b. Engineering
 - i. Comply with Logan City Storm Water Design requirements. This includes the retention of the 90% storm event onsite through use of Low Impact Design practices. It also includes the retention or detention of 100-year 24 storm as required in the Storm Design Standard.
 - ii. All existing sewer and water services not used by the new development shall be capped at the City utility main line.
 - iii. The development shall extend the 8" fire line in 100 East south and connect to the new 8" line being installed through the development. The 4" line currently being connected to will not provide necessary fire flows if 8" line from main is ever closed due to maintenance or repair.
 - iv. Locate 2" meters to townhomes in the park strip along 100 East
 - v. Provide water shares (rights) or an in-lieu of fee increased demand on City system.
 - vi. Property Line Adjustment for development.
 - c. Water
 - i. The buildings that are three stories tall or taller (above grade) must have a DC (ASSE1015) installed and tested on the water main as it enters the building/s before any branch offs or connections. This is containment (City's) protection only. Any landscape irrigation connected to Logan City water must have a high-hazard backflow assembly installed and tested. All backflow assemblies must be tested within 10 days of turning in water to them, report must be submitted to City.
 - ii. Fire suppression systems connected to Logan City water must have a minimum DC (ASSE1015) installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards.

- iii. All points of use of water must comply with the 2015 IPC and State of Utah Amendments, during and after construction.

d. Fire

- i. Fire apparatus access, fire sprinkler, fire alarm and standpipes required.
- ii. Submit a complete fire flow analysis.
- iii. Additional hydrants will be required.
- iv. Provide AutoCAD two track drawing indicating the following apparatus specifications on all fire access road and lanes: Inside turn 17', curb-to-curb 32', and wall-to-wall 36'.
- v. The east drive onto 100 East and the fire apparatus lane down the north side of the proposed building need to be aligned to accommodate the turning radius of fire apparatus, see turning spec above.

FINDINGS FOR APPROVAL

1. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, materials, landscaping, and setbacks.
2. The project conforms to the requirements of Logan Municipal Code Title 17.
3. The proposed project provides required off-street parking.
4. The project meets the goals and objectives of the TC-1 designation within the Logan General Plan by providing services near high capacity roadways and is designed in way for easy circulation of both pedestrian and vehicles.
5. The proposed project complies with maximum height, density and building design, open space standards and is in conformance with Title 17.
6. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
7. Main Street and 100 East provides access and is adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

The Planning Commission's decision came on a motion by Commissioner Lucero with a second by Commissioner Croshaw. The motion passed by a vote of 5-1.

This action will expire one year from the date of **February 27, 2020** if all conditions have not been met. An extension of time must be requested in writing and received by the Community Development Department prior to the expiration date.

The City does not send *reminder* notices or other notification of the pending expiration date. The action to request an extension is the responsibility of the proponent.

We have reviewed the decision of the Planning Commission and agree to the conditions and requirements. We understand this project expires one year from the date of the Commission's action unless the final plat has been recorded, or the Department of Community Development has issued a building permit. If an extension of time is required, we must submit our written request prior to the expiration date of the Planning Commission's action. The length of an extension of time is established in the Logan Land Development Code (LDC) Chapter 17.58.

**Accepted and agreed by:
Property Owner or Agent for L59**

Signed: _____

Print Name: _____

Address: _____

City/State/Zip: _____

Date: _____

By the authority vested in me as the Logan City Director of Community Development, I affix my signature upon this document for granting a permanent and recorded Planning Commission Permit to run with the subject property in perpetuity.

Michael A. DeSimone, AICP
Community Development Director
City of Logan

State of Utah)
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County of Cache)

On this _____ day of _____, 2020, before me, _____,
a notary public, personally appeared Michael A. DeSimone, Community Development Director for
the City of Logan, who is personally known to me and who signed the above permit.

Notary Public



Renderings

