
PLANNING COMMISSION MINUTES

Meeting of November 12, 2020

Logan City Council Chambers (290 N 100 W Logan, UT 84321) www.loganutah.org

Minutes of the meeting for the Logan City Planning Commission convened via electronic session on Thursday, November 12, 2020. Chairman Nielson called the meeting to order at 5:30 p.m.

Commissioners Present: Roylan Croshaw, Regina Dickinson, Sandi Goodlander, Jessica Lucero, Dave Newman, Tony Nielson, Eduardo Ortiz

Staff Present: Mike DeSimone, Russ Holley, Tanya Rice, Debbie Zilles, Kymber Housley, Paul Taylor, Craig Humphreys, Bill Young, Aaron Smith, Kirk Jensen, Jeannie Simmonds (City Council)

Commissioner Ortiz moved to approve the minutes from the October 22, 2020 meeting as submitted. Motion seconded by Commissioner Lucero. The motion was approved unanimously.

PUBLIC HEARING

PC 20-054 In-N-Out Burger [Design Review Permit] In-N-Out Burgers, Inc/B&N Rentals, LLC, authorized agent/owner, request to redevelop the property into a 3,879 SF restaurant with drive-through service and outdoor seating located on .86 acres at 404 North Main in the Town Center (TC-1) zone; TIN 06-042-0010.

STAFF: Mr. Holley reviewed the proposal. The 0.86-acre project site consists of a recently demolished gas station, car wash and asphalt parking lot. The flat site at the northeast corner of the intersection of Main Street and 400 North has existing curb, gutter and sidewalk along the entire frontage. The proposed project includes a new single-story 3,879 fast-food restaurant, drive-thru lane, paved parking lot and landscaping. The proposal places the building near the intersection with the drive-thru lane wrapping the structure in a counter-clockwise direction. The primary entrance, outdoor dining, trash enclosures and paved parking areas are proposed to the east of the project site. The project area is zoned Town Center 1 (TC-1). The TC-1 zone has been established to encourage a mix of retail, office, commercial, entertainment, residential, and civic uses within a compact, walkable urban form concentrated at the core of Logan City. A fast food restaurant is a "permitted" land use within the TC-1 zoning district.

The Planning Commission has several areas of discretion to consider regarding the design of this project. Aesthetic based regulations, such as building placement, orientation, materials, fenestration and articulation, can be substantially adjusted as per LDC 17.43.080 by the Planning Commission based on findings of compatibility with surrounding land use patterns and community design. Form based requirements, such as setbacks, open space, height, lot coverage can only be adjusted up to 10% by the Planning Commission and based on findings of neighborhood compatibility. Based on the functional and space requirements of fast-food restaurants with drive-thru lanes, design discretion will need to be taken by the Planning Commission for this project to be approved. As long as similar discretion is given to similar projects and circumstances in the future, then a consistent precedent will be set. Discretionary considerations of transparency, orientation and materials will need to be debated and conditioned appropriately by the Planning Commission.

PROPONENT: Cassie Yee, the project manager for this site, confirmed that all three existing access points (curb cuts) into the parcel will be closed because they do not meet current UDOT standards. Patrons will use the other shared accesses into the site. The frontage improvements, as conditioned, will be done so the Main Street elevation will provide a more uniform look, like the 400 North elevation. The existing sign will be relocated out of the right-of-way. The entire block development has been proposed to have 90-degree parking stalls, this project will meet that requirement, which will help with circulation and safety. This location will be the northernmost Utah location. The branding design is an important element. In-N-Out has been a family-owned business for over 70 years and they give back to local communities.

PUBLIC: One email regarding concerns with walkability downtown was received and distributed to the Commission prior to the meeting and has been included in the project file.

COMMISSION: Mr. Holley clarified for Commissioner Croshaw the setback is measured from the back of the sidewalk (property line) to the structure. The drive-thru is a single 15' wide lane. In the TC zone, there is a minimum setback, which is why the portico was determined to be the best alternative. Mr. Croshaw asked if there would be any designated RV parking. Mr. Holley said the proponent is leasing the property from the owner (who owns the entire block) so they are only putting in single-vehicle parking at their site (the Code does not require specialized parking for a restaurant use in this zone).

Commissioner Goodlander asked about the sign. Mr. Holley explained that if a sign's use is abandoned for 90 days or longer, the grandfathering status would be lost. If this happens, they can apply for a new sign permit and would have to meet the current regulations. He confirmed that the 90 days begins when the face of the sign is removed.

Commissioner Newman asked if another building element is required. Mr. Holley said a "mix of materials" is required. The Commission has some discretion over this aesthetic issue.

Commissioner Dickinson said, because this is a national change, she is comfortable removing the condition "*An additional secondary building material shall be added to achieve a mix of materials.*" Commissioner Goodlander agreed and said the addition of the porticos provides visual interest.

Commissioner Lucero would like to see more vertical landscaping along the west side.

MOTION: Commissioner Newman moved to **conditionally approve** a Design Review Permit as outlined in PC 20-054 with the conditions for approval as listed below. Commissioner Croshaw seconded the motion.

CONDITIONS OF APPROVAL

1. All standard conditions of approval are recorded and available in the Community Development Department.
2. The portico along the drive-thru lane, adjacent to Main Street, shall be extended from two (2) columns to four (4) columns wide (same as 400 North side) for structure setback compliance and frontage requirements.
3. The porticos can be considered as meeting the intent of transparency in this application and setting.
4. The west facade shall be similar in architectural details as the east facade with the primary entrance and include the parapet/roof treatment over the 4-column portico.
5. A Performance Landscaping Plan, prepared in accordance with LDC §17.39, and consistent with the proposed landscaping, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall provide dense low-

- growing landscaping near the drive-thru lane to buffer cars and 18 SF of parking lot landscaping per every stall contained within. Existing street trees along 400 North shall remain.
6. The Main Street frontage (right-of-way) design shall match the north part of the block with widened sidewalks, tree wells and smaller planting strips.
 7. The project shall provide 33 parking stalls and a bike rack. All adjacent or opposite parking stalls shall either be 90 degree (perpendicular) or angled. Changes in direction shall only be made in separated areas of the parking lot.
 8. Cross easements shall be provided for vehicle circulating to driveway points on 100 East, 400 North, Main Street and 500 North and through inner block areas.
 9. Exterior lighting shall be concealed source, down-cast and reviewed and approved prior to the issuance of a building permit and shall comply with current LDC regulations.
 10. Unless abandoned, as per the LDC, for a period of 90 days or more, moving the existing pole sign off the public right-of-way property will not jeopardize the sign's grandfathering. The sign movement shall be limited to the nearest location entirely on private property.
 11. No signs are approved with this permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
 12. No fences are approved with this permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
 13. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
 14. Weather protection shall be provided above all pedestrian entrances.
 15. 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 60' straight-on access required. Approach must be level, no down or uphill slopes.
 - ii. Minimum inside measurement for a double enclosure is 24' wide x 10' deep. Minimum inside measurement for a single enclosure is 12' wide x 10' deep.
 - iii. Place bollards in the back of enclosure to protect walls.
 - iv. Barrel hinges are suggested for the gates. We need the full 12' clearance so gates must be designed to open completely.
 - b. Engineering
 - i. Recent demo permit of existing building requested to cap existing utilities at property line for reuse of new development. Site plans show new water services, fire line and sewer services to new structure. All existing services not being used by new development shall be capped at the City utility main lines. Per City GIS information, this includes 3 sewer laterals and a 1.5" water service, meter and vault. Contact Logan City Public Works/Engineering for addition information regarding existing services if needed.
 - ii. Provide a Property Line Agreement for new parcel associated with the new development.
 - iii. Provide water shares or an in-lieu fee for increased water demand to City system above current services to the existing site. This includes indoor and outdoor water consumption.
 - iv. Provide storm water detention/retention for new development per City Stormwater standards.
 - v. Provide a private water utility agreement for the new fire line to the development.
 - vi. Schedule a UDOT CAMP meeting to address access issues/modifications from US 89 and 91 to the site.

c. Water/Cross Connection

- i. The landscape irrigation system connected to Logan City water must have high hazard rated backflow protection and be tested.
- ii. Any fire suppression systems connected to Logan City water must have a minimum DC (ASSE1015) installed and tested (no glycol or chemicals in this system).
- iii. Water main for building must have a RP (ASSE1013) installed and tested as it enters the building before any branch offs or possible connections for containment (for city protection). Properly sized drain required.
- iv. All points of use of water must comply with 2018 IPC and Utah State Amendments, during and after construction.

FINDINGS FOR APPROVAL

1. The 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 Title 17 of the Logan Municipal Code.
3. The 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 commercial services near high-capacity roadways and is designed in a way for easy circulation of both pedestrian and vehicles.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
6. Main Street and 400 North provide access and are adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

Moved: D. Newman **Seconded:** R. Croshaw **Approved:** 7-0

Yea: Croshaw, Dickinson, Goodlander, Lucero, Ortiz, Newman, Nielson **Nay:** **Abstain:**

PC 20-055 Palatial Living [Conditional Use Permit] Cheri Goss/Brian L. Fitterer, authorized agent/owner, request to add additional trailer sites to the existing mobile home park located at 410 West 725 North in the Mobile Home (MH) zone; TIN 05-044-0007;-0018;-0019.

STAFF: Ms. Rice reviewed the request for a Conditional Use Permit (CUP) to develop 5 additional mobile home sites in the existing Palatial Living Mobile Home Park in the Mobile Home (MH) zone. A CUP is required because in 2010, the Land Development Code (LDC) was amended to discontinue future Mobile Home developments. The current Mobile Home zoning code §17.07.140 reads: *“The Mobile Home zoning district is intended to accommodate existing mobile home parks. Mobile home parks are developments in which the resident may own or rent the mobile home but rents the land on which the mobile home is located. New mobile home parks are not permitted. Densities shall not exceed six (6) units per acre and the minimum lot size shall be 6,000 square feet. Site development shall be consistent with original project approvals.”*

In 1970, Palatial Living Mobile Home Park was developed on 16.4 acres. The park included 86 home sites, associated parking, designated recreation areas and perimeter planting strips, and two street connections onto 725 North. This layout was amended in 1996 to add one more mobile home. There is currently a total of 87 home sites.

The current LDC does not permit new mobile home parks. The proposed addition of the new road and five (5) mobile home sites impacts the existing setbacks of current mobile home sites and eliminates .44-acres of already limited recreation areas. While the overall park density meets the minimum standard, individual site size is not met. Staff recommends denial of this proposal.

PROPONENT: Trent Williams, the project manager from Ensign Engineering, said IPG acquired the property earlier this year. They look at ways to add more homes and improve parks. The plan that was just presented is not the newest version. An alternate plan has been created. After reviewing the Code from 1970, the new idea is to add four (4) units that meet the setback requirements, instead of 5 (five). There is an area to the north that has been set aside for possible future access to the school and this new plan will utilize that area to help with traffic, which will allow for a 5' buffer to the fence and 15'+ to the existing mobile home park on the south side of the fire access road. The goal is to have a plan that works for everyone.

PUBLIC: None

COMMISSION: Commissioner Newman said the project was advertised with five (5) new units; if it is going to be changed to four (4) it will have to be re-noticed. The new plan/layout has not been noticed and reviewed by the Commission. He felt that it would be proper to continue, re-notice and have time to review the new plan.

Mr. DeSimone noted that a specific project was noticed, a change will have to be re-noticed and will require time for review and evaluation. There should not be any back-and-forth at this meeting. The Commission can continue this project to a future date to consider the new design.

Commissioner Goodlander said it looks like one of the sticking points might be what is considered as recreation space. She asked the Planning staff to be very clear as to what that space can and cannot be.

Commissioner Ortiz would like more information about the deed for that area and whether it should remain as recreation.

MOTION: Commissioner Lucero moved to **continue** PC 20-055 to the December 10, 2020 meeting. Commissioner Newman seconded the motion.

Moved: J. Lucero **Seconded:** D. Newman **Approved:** 7-0

Yea: Croshaw, Dickinson, Goodlander, Lucero, Ortiz, Newman, Nielson **Nay:** **Abstain:**

PC 20-056 De La Ru Building Addition [Design Review Permit] Courtney Wallace (Cartwright AEC)/Gunho Logan LLC, authorized agent/owner, request to construct a new 7,112 SF standalone building that will attach via a second-floor walkway to the existing building. The new building will be two (2) stories with offices and production labs located at 1750 North 730 West in the Industrial Park (IP) zone; TIN 07-176-0015.

STAFF: Ms. Rice reviewed the request from De La Ru to expand their operations. There is one building primarily used for production labs, associate offices and parking. This proposal is for one (1) additional 7,112 SF two-story building that will be attached via second floor walkway to the existing building. The new building will be constructed with a metal building system with EIFS and metal wall panel finish, consistent with that of the existing building. The new building will house office space on the west end and production labs on the east end. The parcel is 3.77 acres and the proposed addition fronts 800 West. The proposal includes a sidewalk around the building addition that connects with existing sidewalks of the existing building. Additional parking is proposed along the front of the new building and behind the existing building consisting of 22 new stalls. Access to the parking areas off 800 West and 730 West is unchanged.

PROPONENT: Courtney Wallace, project manager from Cartwright AEC, said the objective was to have this addition look like the other building, but with a bit of a modern update. It will be gray and red with a white panel. The existing building is a light tan. The north and west sides will be dressed up as much as possible, using similar building materials. The second-story breezeway will connect the office areas of both buildings. The west side of the building will be offices and the east side will be production and equipment storage. In order to put the building in, some parking and landscaping had to be shifted around, there is room in the southeast corner to put additional parking in. Trees can also be added to help screen the parking.

PUBLIC: Christine Floyd asked if the breezeway would be continuous across the width of the building from east-west. Mr. Wallace advised it will be an 8-10' walkway that connects the two buildings.

COMMISSION: Commissioner Dickinson asked if there is a requirement that the colors that are presented with a plan must be the ones used, basically what is proposed is what will be approved? Mr. Housley, the City Attorney, said color is not dictated by the Code, colors can change unless there is a specific finding from the Commission.

Mr. Holley said if there are a series of buildings which must meet the variation requirements, color is one criteria that can be used.

Commissioner Ortiz asked about the number or required bike spaces; requiring only 7, based on the ratio of occupants, seems low. Ms. Rice said the requirement is one bike space per 10 parking stalls. Ms. Rice will change the requirement to reflect 12 bike stalls rather than 7.

MOTION: Commissioner Newman moved to **conditionally approve** a Design Review Permit as outlined in PC 20-056 with the conditions for approval as listed below. Commissioner Dickinson seconded the motion.

CONDITIONS OF APPROVAL

1. All standard conditions of approval are recorded and available in the Community Development Department.
2. Additional parking on the southeast corner of the property shall to be set back to 15' off the property line.
3. A minimum of 121 parking stalls shall be provided.
4. A bike rack shall be provided to accommodate a minimum of 12 bikes.
5. A Performance Landscaping Plan, prepared in accordance with LDC §17.32, 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. Parking lot perimeter landscaping along the southeast parking stalls.
 - b. Replace the five trees removed from the north parking lot.
 - c. Planting strip along the north and west sides of the new building.
6. Dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
7. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
8. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
9. No signs are approved with this permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
10. No fences are approved with this permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.

11. Surface storm water retention and detention facilities shall not be in front yard areas if open and should be in areas away from public streets and buffered from view.
12. 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. There are front load dumpsters currently on site.
 - b. Engineering
 - i. Provide water shares or in-lieu fee for increased demand to City water system for both indoor and outdoor water usage for new facility.
 - ii. No civil plans provided showing utility services for sewer, water and possibly fire line to new building. Logan City Public Works will address these requirements with design review for building permit.
 - c. Water
 - i. The water main serving this, and or, the existing building will have to have a RP (ASSE1013) installed and tested as it enters the existing and or new building. Immediately after the water meter but before any branch offs or possible connections. This is for containment water protection. Points of use protection will also be required as per code.
 - ii. All points of use of water must comply with the 2018 IPC and State of Utah Amendments, during and after construction.
 - iii. If the landscape irrigation backflow assembly is relocated it must be updated to meet current high-hazard standards.
 - iv. Fire suppression systems connected to Logan City water must have a minimum DC (ASSE1015) backflow assembly installed and tested. No chemicals allowed.
 - d. Fire
 - i. Need a fire apparatus turnaround at the end of the fire access lane on the north side of the building.
 - ii. (IFC 503.1.1) Fire Apparatus Access shall extend to within 150' of all portions of the facility as measured by an approved route around the exterior of the building
 - iii. New building creates a long fire access lane along the west and north of the building that is longer than 150' without a fire apparatus turnaround.
 - iv. (IFC 507.5.1) Fire Hydrants shall be located within 400' of the building as measured by an approved route around the exterior of the building.
 - v. (IFC table C102.1) Required number and spacing of hydrants.
 - vi. Fire Hydrant FH01616, FH02133 and FH 00387 are within 400' from all areas around the building. Note: Buildings equipped with automatic fire sprinklers require a fire hydrant within 100' of the fire department connection (FDC).
 - vii. (IFC 507.1) An approved water supply, capable of supplying the required fire flow for fire protection, shall be provided to premises upon which facilities, building or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.3) Fire flow requirements for buildings or portions of building and facilities shall be determine by an approved method.
 - viii. According to Table B105.1(2) the required fire flow for Type VB construction at 7,112 SF is 2,250 gpm at 20 psi.

FINDINGS FOR APPROVAL

1. The 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. LDC 17.43.080 authorizes the Planning Commission to make design adjustments not associated with numerical standards and requirements if they are consistent with surrounding areas and do not compromise future approvals.
3. The project provides required off-street parking.
4. The project complies with maximum height, density and building design, open space standards and is in conformance with Title 17.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
6. 1750 North provides access and is adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

Moved: D. Newman **Seconded:** R. Dickinson **Approved:** 7-0

Yea: Croshaw, Dickinson, Goodlander, Lucero, Ortiz, Newman, Nielson **Nay:** **Abstain:**

PC 20-057 Stronghold Development [Design Review & Conditional Use Permit] Ironwood Construction/Stronghold Opportunity Fund LLC) authorized agent/owner request a mini storage area north of the property to include interior climate-controlled storage with interior corridors as access to units, exterior drive-up storage units, business office, enclosed RV units and covered parking storage areas. The commercial area to the south of the property will include 6 duplications of commercial buildings to be built in phases. Each building will include 10 possible units of varying sizes. The development will include drive access with parking, open area patios and community loading dock for larger trucks located on 15.64 acres at 1000 West 200 South in the Commercial Services (CS) zone; TIN 05-064-0028.

STAFF: Mr. Holley reviewed the request to construct eight (8) storage unit buildings and six (6) flex commercial buildings on a 15.64-acre site. This property was recently rezoned from Commercial (COM) to Commercial Services (CS) for the purpose of constructing storage units. The relatively flat site is positioned at the northeast corner of the intersection of 1000 West 200 South.

PROPONENT: Matt Harris, the developer, said they can comply with all the conditions. They tried to line up the accesses with the ones across the street, but the spacing pattern served the other project's needs and it was difficult to match up. There will be little traffic from their side of the road directly into this development. There will be over 150,000 SF of open space and they have gone to great lengths to make it attractive and usable.

PUBLIC: An email from Rosewood Village HOA Board was received and distributed to the Commission prior to the meeting and has been included in the project file.

Christine Floyd asked if there would be sidewalks along both sides of 200 South. Mr. Holley said there would be. She asked about the location for the green space; Chairman Nielson confirmed that it would be along 1000 West.

Jeannie Simmonds said green space in the Commercial Services (CS) zone should be accessible and add to the project, if the space will be in the drainage area, it does not seem to fit the objective. Mr. Harris said the retention pond will not just be a pit, it is envisioned to provide a grassy area that people will be able to use. The edges will be gradually sloped and not as deep as most ponds. It will be a nice space for people to use during work breaks.

COMMISSION: Mr. Holley confirmed for Commissioner Ortiz that this will be developed in two phases. Phase 1 will be the storage units and two of the commercial buildings; Phase 2 will be the remaining commercial buildings.

Mr. Holley confirmed for Commissioner Goodlander that the building designs could alternate so as not to look identical. In this zone the design must meet three (3) out of the seven (7) criteria.

Mr. Holley answered for Commissioner Newman, that if the retention pond is not considered as open space, the project will be short on that and will have to carve out some elsewhere, but that would impact the building and parking as proposed.

Chairman Nielson asked about access, site layout, and pedestrian circulation, specifically aligning accesses with those across the street. Mr. Young, the City Engineer, said the City prefers that drives and accesses align, however, this meets the requirement. On a 2-lane road, it is not as critical. This will not have a lot of traffic going straight through. The developer prefers not to shorten it so trucks can make 90 degree turns. He is fine with the proposal.

Chairman Nielson commended the packet of information that was given to the Commission for review; it provided a lot of detail. He thinks the detention pond area will look nice and will be enough open space for this area.

MOTION: Commissioner Goodlander moved to **conditionally approve** a Design Review & Conditional Use Permit as outlined in PC 20-057 with the conditions for approval as listed below. Commissioner Ortiz seconded the motion.

CONDITIONS OF APPROVAL

1. All standard conditions of approval will be recorded and available in the Community Development Department.
2. The street facing (south) facades shall not be the same as the adjacent facade.
3. All street facing facades (south) on the commercial buildings shall contain 30% transparency and similar architectural details found on the parking lot facing facades.
4. The single-sided limited parking lot shown between the west commercial building and 1000 West may remain as shown with additional landscaping buffering (Type A) added.
5. A minimum of 193 parking stalls and a bike rack shall be provided for commercial areas. Four (4) parking stalls shall be provided for the storage units.
6. Pedestrian pathway connections shall be made throughout the site for safe pedestrian circulation.
7. A Performance Landscaping Plan, prepared in accordance with LDC §17.32, 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 required along public streets every 30'. Coordinate species and location with the City Forester.
 - b. Open and usable outdoor areas shall total a minimum of 20% (136,255 SF) or 3.12 acres.
 - c. A total number 312 trees and 782 shrubs, perennials and grasses shall be provided.
 - d. Storm water retention ponds can count towards landscaping/open space totals with a new design submittal.
 - e. Type "A" landscaping required between the street and the parking lot on the west side of the project.
 - f. Front yard setback landscaped (1000 West) shall have a combination of deciduous and evergreen trees and shrubs to create a 50% solid screen in areas of the storage unit building that are blank wall.
 - g. Side yard (north) shall have a combination of deciduous and evergreen trees and shrubs to create a 25% solid screen on area of wall that are blank.
8. Dumpsters near the street shall be visually screened/buffered with landscaping and/or fencing.
9. Exterior lighting shall be concealed source, down-cast and reviewed and approved prior to the issuance of a building permit and shall comply with current LDC regulations.

10. No signs are approved with permit. All signage shall be approved and permitted by staff in accordance with the LDC.
11. No fences are approved with this permit. All fences shall be approved and permitted by staff in accordance with the LDC.
12. Surface storm water retention and detention facilities shall be in areas away from public streets and buffered from view.
13. Prior to issuance of a building permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. Water
 - i. Each unit's water main needs to have their own RP (ASSE1013) installed and tested on the water main as it enters each unit before any branch offs or possible connections. So, each unit is independently controlled and protected. Properly sized drain required to serve dump port of B/F.
 - ii. All landscape irrigation system's fed from 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 and annually thereafter.
 - iii. Fire suppression systems that connect to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards.
 - iv. All points of use of water must comply with 2018 IPC and State of Utah Amendments, during and after construction.
 - b. Engineering
 - i. Provide storm water utility agreement for new development greater than 1 acre.
 - ii. Provide a private water utility agreement for private water lines within development.
 - iii. Dedicate right-of-way, as necessary, to ensure a 66' right-of-way on 200 South along south property line.
 - iv. Access to SR-252 shall be per UDOT requirements established at a UDOT CAMP meeting. This possibly includes deceleration and acceleration lanes.
 - v. Construct curb, gutter, park strip and sidewalk on SR-252 frontage per UDOT standard.
 - vi. Construct curb, gutter, park strip and sidewalk on 200 South frontage to City standard.
 - vii. Access to points to 200 South shall comply with road design standards.
 - viii. Provide storm water detention/retention per Logan City Design standards. This includes the onsite retention of the 90% storm event using Low Impact Design methods.
 - ix. Provide water shares or in-lieu fee for increased demand to City system.
 - x. Dedicate a 10' public utility easement along all right-of-way frontages and a 5' public utility easement along all interior property lines.
 - xi. Access from SR-30 to align with 130 South and any other requirements established by UDOT.
 - xii. Dedicate right-of-way for two (2) through lanes, a left turn lane and a right turn lane at the intersection of 200 South and SR-252. The length of these additional lanes shall be between 200-250' east of west property line. Coordinate with final design drawings with Logan City Public Works.
 - xiii. Provide piping of existing ditch on north side of 200 South.

FINDINGS FOR APPROVAL

1. The conditioned project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, materials, landscaping, and setbacks.
2. The project conforms to the requirements of Logan Municipal Code Title 17.
3. The project provides adequate open and usable outdoor space in conformance with Title 17.
4. The conditioned project provides adequate off-street parking.

5. Minimum public noticing requirements of the LDC and the Municipal Code have been met.
6. 1000 West and 200 South provide access to the project site and are adequate in size and design to sufficiently handle automobile traffic related to the proposed land use.

Moved: S. Goodlander **Seconded:** E. Ortiz **Approved:** 7-0

Yea: Croshaw, Dickinson, Goodlander, Lucero, Ortiz, Newman, Nielson **Nay:** **Abstain:**

Meeting adjourned at 7:30 p.m.