CITY OF LOGAN, UTAH
ORDINANCE NO. 16-20

AN ORDINANCE AMENDING TITLE 17 THE LAND DEVELOPMENT CODE AND
GENERAL PLAN 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 map or maps entitled “Future Land Use Plan” is hereby amended and
the following properties identified in Exhibit A, as attached, are hereby designated Mixed Use
Center (MUC).

SECTION 2: That certain map or maps entitled “Zoning Map of Logan City, Utah” is hereby
amended and the following properties identified in Exhibit B, as attached, are hereby zoned
Mixed Use (MU).

SECTION 3: This ordinance shall become effective upon publication.

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

AYES: Needham, Simmonds, Olson, Darves, Duncan
NAYS:
ABSENT:

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 2 day of August, 2016.

Herm Olsen, Chair

MAYOR’S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this 2 day of
August, 2016.

H. Craig Petersen, Mayor
EXHIBIT A
Current and Proposed Future Land Use Plan (FLUP)

The Falls at Riverwoods II
650 South 100 East

Subject Property
Current FLUP = None

Subject Property
Proposed FLUP = MUC (Mixed Use Center)
EXHIBIT B
Current and Proposed Zoning Map

The Falls at Riverwoods II
650 South 100 East

Subject Property
Current Zoning = None

The Falls at Riverwoods II
650 South 100 East

Subject Property
Proposed Zoning = MU (Mixed Use)
MEMORANDUM TO MUNICIPAL COUNCIL

DATE:       June 27, 2016
FROM:       Russ Holley, Senior Planner
SUBJECT:    Ordinance 16-20, The Falls at Riverwoods II, FLUP Amendment & Rezone

Summary of Planning Commission Proceedings

Project Name:           The Falls at Riverwoods Phase II
Request:                FLUP and Zoning Map Amendment
Project Address:        650 South 100 East
Recommendation of the Planning Commission: Approve

On June 23, the Planning Commission recommended that the Municipal Council approve the FLUP amendment and Rezone of approximately 5.4 acres to Mixed Use (MU). The project area is currently outside of the Logan City boundary.

Planning Commissioners vote (6 - 0):
Motion: D. Butterfield
Second: D. Newman

Attachments:
Staff Report
Ordinance 16-20
Planning Commission Meeting Minutes from June 23, 2016
Project #16-027
The Falls at Riverwoods II
Located at 650 South 100 East

REPORT SUMMARY...
Project Name: The Falls at Riverwoods II
Proponent / Owner: Bracken Atkinson / Evelyn H. Ellis
Project Address: 650 South 100 East
Request: FLUP Amendment, Rezone, Design Review Permit
Current Zoning: Outside Logan City Boundary
Type of Action: Legislative, Quasi-Judicial
Date of Hearing: June 23, 2016
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION
Staff recommends that the Planning Commission recommend approval to the Municipal Council for the rezone and conditionally approve a Design Review Permit for Project #16-027, The Falls at Riverwoods II, for the property located at 650 South 100 East, TIN# 02-026-0002.

Current Land use adjoining the subject property

<table>
<thead>
<tr>
<th>North:</th>
<th>River Heights City: Residential R-1</th>
<th>East:</th>
<th>River Heights City: Residential R-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>South:</td>
<td>MU: Residential Uses</td>
<td>West:</td>
<td>MU: Residential Uses</td>
</tr>
</tbody>
</table>

Existing Conditions
The project site consists of one vacant 5.28 acre parcel currently located in River Heights. The land has historically been used for agriculture and is accessed by 500 South. The parcel sits northeast of the existing Falls at Riverwoods phase one apartment complex which contains 214 units configured in nine 24-plexes. Low-density single family homes currently exist to the north and east inside the City of River Heights.

PROPOSAL
The applicant is proposing to disconnect from River Heights City a 5.28 acre property into the City of Logan, Rezone it to Mixed Use (MU) and obtain a design review permit for 92 new dwelling units. The dwelling units are proposed as two 24-plexes (because of exercise rooms, one will be a 22-plex), five 6-unit townhomes and four 4-unit townhome buildings. The 24-plexes are located in the center of the property and the townhome buildings wrap the perimeter. Two accessory garage buildings are located near the east border and the remaining surface parking lots are dispersed around the residential dwellings. Sidewalks and landscaping are shown throughout the site. A road dedication of an additional 24' is shown along the north border for a future 66' 500 South right-of-way.

DESIGN REVIEW PERMIT
The Mixed Use (MU) zone allows up to 30 dwelling units per acre and with a 5.0 acre site (subtracted right-of-way dedication), a maximum of 150 dwelling units could be allowed by base density standards. The Mixed Use zone is designated for compact commercial uses on street facing ground floors and dense residential uses above or behind. In the case of Riverwoods, it has been determined that all the commercial uses between Main Street and 100 East provide the commercial components and the multi-family buildings east of 100 East provide the residential component.
**Site Design**

**Setbacks**
The Land Development (LDC) requirements for setbacks in the MU zone are as follows (as measured from property lines):
- Front: 0-10 feet
- Side: 0-15 feet
- Rear: 10 feet
- Parking (Front): 10 feet
- Parking (Side/Rear): 5 feet

The proposed building(s) and parking lot(s) are located at the following distances from perimeter boundaries (as measured from property lines),
- Front (south): 11 feet
- Side (west): 11 feet
- Side (east): 20 feet
- Rear (north): 10 feet (after right-of-way dedication)
- Parking (south): 52 feet
- Parking (west): 5 feet

As conditioned, the project meets the setback standards in the LDC.

**Lot Coverage**
The LDC §17.19.080 establishes a maximum lot coverage of 60% (building(s) footprint). Considering the total lot size of 5.0 acres (after right-of-way dedication) or 217,800 SF and with 57,550 SF of proposed building footprints, the lot coverage would equal 26%. As submitted, the proposed lot coverage complies with the maximum allowance in the LDC.

**Open Space**
The LDC §17.19.080 requires 10% open space and an additional 10% useable outdoor space. Generally, open space consists of landscaping (plant material) and usable outdoor space consists of decks, patios and other similar outdoor improvements. Based on the property size of 217,800 SF, a minimum of 21,780 SF of landscaping and 21,780 SF outdoor space for a total of 43,560 SF open space shall be provided. The proposed project indicates approximately 76,665 SF of landscaping and outdoor space meeting the LDC requirement as submitted.

**Landscaping Numbers**
The LDC 17.39.050 requires minimum landscaping for overall visual aesthetics, ecological reasons, visual screening, shading purposes and enhancement of the outdoor experience. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per acre of land in the MU zone. For 5.0 acres, 100 trees and 250 shrubs, flowers and ornamental plants would be required as per the LDC. Only conceptual landscaping is shown at this point without detailed plants. As conditioned with a full landscaping plan, the open space and landscaping complies with the requirements in the LDC.

**Parking**
The LDC §17.19.080 requires a parking range of 0.5-2.0 parking stalls per dwelling unit in MU zoning districts. The proposed plan shows a total of 165 parking stalls which is a ratio of 1.79 parking stalls per dwelling unit. Phase one has 214 dwelling units (50% 2 bedroom, 25% 3-bedroom, 25% 1-bedroom) and a total number of 450 parking stalls (2.1 stalls per unit). The covered parking is reserved and the uncovered parking is a first come, first serve basis. The bedroom breakdown for the proposed phase two will be similar to that of the first phase. With the proposed bedroom breakdown and the existing parking ratio, staff considers a parking ratio of 2.0 per unit (upper end of range) to be appropriate for this development. Considering both
phases as one project would mean 306 units and 615 parking stalls, meeting the 2.0 stalls per unit LDC upper end of the range requirement. Multiple bicycle racks are shown on the submitted plans. As conditioned with consideration of both phases, the project meets the off-street parking requirements in the LDC.

Pedestrian Circulation
LDC 17.37.150 requires that developments provide safe, reasonably direct and convenient pedestrian access between each building and sidewalks along adjacent streets. The proposal shows numerous pedestrian circulation options between internal buildings and one connection to the adjacent trails system. As conditioned, the project meets pedestrian circulation requirements in the LDC.

BUILDING DESIGN
LDC 17.19.090 limits building height to 58’ and regulates building form and design. The proposed buildings are two and three stories with sloped rooflines and varied gables highlighting architectural features below. The six and four unit buildings are side-by-side townhome style with the 24 unit building having three floors of vertically stacked dwelling units. Some of the units have partially enclosed upper decks and patios. The style and design is intended to match the existing Falls at Riverwoods phase one. The building materials consist of artificial stone, fiber cement siding and stucco. Residential portions of mixed use buildings are required to have 20% transparency and blank walls of more than 30 linear feet are prohibited as per LDC 17.19.080. With the amount of windows and wall articulation shown on the front elevations, the building design meets the requirements of the LDC as submitted. With rear and side elevations not submitted, it is unknown if they meet these building design standards. As conditioned with the rear and side elevation design standards, the projects meets the requirement of the LDC.

ANNEXATION
The property applicant has begun the annexation and City boundary adjustment process and is currently following State statute procedures with the anticipation of being completed and adopted by the end of July 2016.

REZONE & FLUP AMENDMENT
This area is not identified on the Logan City zoning map or the Future Land Use Plan (FLUP) in the General Plan. Because of River Heights willingness to disconnect the property the FLUP can be adjusted to account for this area. The areas to the west and south are currently zoned Mixed Use (MU). MU zoning is described as having concentration of commercial and residential uses designed in a compact manner for people to be able to live, work and play within walking distance. Considering the project site's proximity to employment centers and commercial services, higher density residential housing has logical value and coupled with the General Plans desire to build inwards and upwards in core areas, staff considers MU zoning appropriate for this location if appropriate compatibility measures are taken for surrounding lower density areas. The FLUP amendment with a designation of MUC would be consistent with the proposed rezone and would also accommodate long term population growth with future redevelopment possibilities.

AGENCY AND CITY DEPARTMENT COMMENTS
Comments were solicited from the following departments or agencies:

- Fire
- Water
- Engineering
- Environmental
PUBLIC COMMENTS
Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, one written comment was received from the County Trails Planner citing the needs for sidewalks along 500 South.

PUBLIC NOTIFICATION
Legal notices were published in the Herald Journal on 6/9/16 and the Utah Public Meeting website on 6/8/16. Public notices were mailed to all property owners within 300 feet of the project site on 6/6/16.

RECOMMENDED CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT
This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.

1. All standard conditions of approval will be recorded with the Design Review Permit and are available in the Community Development Department.
2. This project is approved for 92 dwelling units.
3. The north building setbacks along 500 South shall be increase to 10 feet subsequent to additional right-of-way dedication and garages shall be outside of the canal setback.
4. The project, considering both phases combined, shall provide 2.0 parking stalls per dwelling unit or at least 165 parking stalls for phase II. Bike racks shall be provided as shown.
5. Rear and side elevations visible from public streets, including 500 South, shall have a minimum of 20% transparency and 30' linear wall articulation.
6. 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 Space and Useable Outdoor areas shall have a minimum area of 43,560 SF with vertical landscaping adjacent to single family providing a buffer.
   b) A total number 100 trees and 250 shrubs, perennials and grasses shall be provided.
   c) Shrubs, grasses and perennials shall be planted around storm water, garbage dumpsters and parking areas to visually screen these utilitarian areas from public street view.
   d) Varieties and sizes of all plant material shall be specified on the plan and plant quantities shall be per LDC §17.39.050 and include a minimum of 25% evergreen varieties for year-round visual interest.
   e) Shrubs and trees shall be planted along the north border to help buffer the development from the adjacent homes.
7. Exterior lighting shall be 32' height maximum with concealed source, down-cast fixtures to be reviewed and approved prior to the issuance of a building permit.
8. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
9. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
10. All rooftop mechanical equipment shall be fully screened from view.
11. 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. Engineering - contact 716-9160
      • Coordinate 500 South roadway width and alignment with River Heights.
      • Provide 15-foot setback at canals/irrigation ditches. No structures allowed within setbacks from canal.
      • Storm water design shall be in accordance with current City standards, in addition to these standards, site shall retain all storm water on site for all storms up to and including the 90th percentile storm event. This storm water shall be discharged through
means of soil infiltration, evapotranspiration, and/or storm water harvesting and reuse. This is in accordance with the Small Municipal Separate Storm Sewer System draft permit # UTR090000 dated 12/16/15 Section 4.2.5.3.4. City encourages the use of Low Impact Development concepts to aid in this requirement. Have site designer work with Logan City Engineering.

- Provide water shares or in-lieu-of fee for increased water usage of new development.
- The project is part of a Common Plan of Development that disturbs more than one acre. A Full SWPPP is required prior to commencing land disturbing activities.
- Provide a Storm Water Maintenance Agreement.
- Site plan did not show how buildings were to be served for water and sewer connections. Need to resolve during design. It is not clear if the waterline is intended to be a publically owned line or privately owned. The developer shall sign and submit a Private Utility Agreement to the City for publically owned utilities on private property.
- The international Building Code requires setbacks from steep slopes. Where structures do not meet the required setbacks, a geotechnical investigation and design is required.

b. Fire — contact 716-9515
- Fire Sprinklers are required in 24 unit buildings and properly place fire hydrants.

c. Water — contact 716-9622
- The 24-plex’s will need to have a DC (ASSE1015) assemblies installed on the building water main before any branch offs or connections. And be tested. (3 story)
- Fire suppression systems must have proper back flow assemblies installed and tested, based on system contents. DC (ASSE1015) NSF 61 rated RP (ASSE 1013) non potable.
- If culinary water is used for landscape irrigation it must have currently approved high hazard backflow protection. Is this going to tie into existing system from phase I?

d. Environmental — contact 716-9760
- Due to the need for the larger 8 yd dumpsters in this development, it is critical that the minimum inside measurement for each dumpster is at least 10 feet deep and a minimum of 12 feet wide for the approach; with the gates in the open position. The existing enclosures barely handle the 8 yd dumpsters so any additional space that can be provided will be a benefit to the driver and will provide more convenient resident access. Additional locations for the recycle dumpsters will also need to be provided.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW PERMIT
The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:
1. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
2. As conditioned the proposed project provides adequate off-street parking in conformance with Title 17.
3. The project meets the goals and objectives of the MU zoning designation within the Logan General Plan by providing housing near employment centers and core areas of town.
4. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
5. 100 East provides access and is adequate in size and design to sufficiently handle transportation and infrastructure related to the land use.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE REZONE & FLUP AMENDMENT
The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:
1. The rezone does not conflict with the FLUP or the Logan City General Plan, as this area is not identified and designated for existing or projected land use.
2. The FLUP designation of MUC will allow for future growth and redevelopment consistent with the General Plan.
3. This area is in close proximity to employment centers and would be consistent with the Logan City General Plan for compact mixed use developments where one could live, work and play within walking distance.

4. The subject property with appropriate setbacks and landscape buffers will not be incompatible with the existing surrounding land uses.

5. The infrastructure providing access and utilities services are adequate in size for this development.
Minutes of the meeting for the Logan City Planning Commission convened in regular session on Thursday, June 23, 2016. Vice-Chairman Price called the meeting to order at 5:30 p.m.

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

Planning Commissioners Excused: Amanda Davis

Staff Present: Mike Desimone, Russ Holley, Amber Pollan, Kymber Housley, Paul Taylor, Craig Humphreys, Bill Young, Debbie Zilles

Minutes as written and recorded from the May 23, 2016 meeting were reviewed. Commissioner Sinclair moved that the minutes be approved as submitted. Commissioner Ortiz seconded the motion. The motion was unanimously approved.

PUBLIC HEARING

PC 16-027 The Falls @ Riverwoods Phase II [FLUP Amendment, Zone Change & Design Review Permit] Bracken Atkinson/Evelyn H. Ellis, authorized agent/owner, request a Future Land Use Plan (FLUP) amendment and zone change to Mixed Use (MU) and expansion of the current multi-family complex for an additional 92 units on 5.4 acres at approximately 650 South 100 East; TIN 06-001-0006.

STAFF: Mr. Holley reviewed the request to annex a 5.28 acre property into the City of Logan, rezone it to Mixed Use (MU) and obtain a permit for 92 new dwelling units. Two accessory garage buildings to be located near the east border and the remaining surface parking lots are dispersed around the residential dwellings. Sidewalks and landscaping are shown throughout the site. A road dedication of an additional 24' is shown along the north border for a future 66' (500 South) right-of-way.

The Mixed Use (MU) zone allows up to 30 dwelling units per acre; with a 5.0 acre site (minus the right-of-way dedication), a maximum of 150 dwelling units could be allowed by base density standards. The Mixed Use zone is designated for compact commercial uses on street-facing ground floors and dense residential uses above or behind. In the case of Riverwoods, it has been determined that all the commercial uses between Main Street and 100 East provide the commercial components and the multi-family buildings east of 100 East provide the residential component.

The applicant has started the annexation/boundary adjustment process and is currently following State statute procedures with the anticipation of being completed and adopted July 2016.

This area is not identified on the Logan City zoning map or the Future Land Use Plan (FLUP) in the General Plan. Because of River Heights' willingness to disconnect the property, the Future Land Use Plan (FLUP) can be adjusted to account for this area. The areas to the west and south are currently zoned Mixed Use (MU). MU zoning is described as having concentration of commercial and residential uses designed in a compact manner for people to be able to live, work and play within
walking distance. Considering the project site's proximity to employment centers and commercial services, higher density residential housing has logical value and coupled with the General Plan's desire to build inwards and upwards in core areas, staff considers MU zoning appropriate for this location if appropriate compatibility measures are taken for surrounding lower density areas. The FLUP amendment with a designation of MU would be consistent with the proposed rezone and would also accommodate long term population growth with future redevelopment possibilities.

Mr. Holley distributed an updated site plan that was turned in by the applicant prior to the start of the meeting. Parking was increased from 1.5 to 1.7 stalls per unit; the north setback was increased from 6' to 10' (with a 24' right-of-way dedication) and dwelling units were changed from 94 to 92.

PROPOINTER: Bracken Atkinson, representing Wasatch Development and The Ellis family (current land owners) explained that the change to the site plan and reduction of units from 94 to 92 was based on the desire for increased amenity (exercise and activity) space. Parking has been historically 1.5-1.7 in other developments; however, the overall scope of this project provides 2.0 stalls per unit (based on both phases), which seems more than adequate with the access to mass transit. He also noted that there are bike racks available to promote other forms of transportation. The project will contain a mix of 1-3 bedroom units. The north setback, with the right-of-way dedication, is more than adequate. The north elevation will meet all requirements regarding transparency and building breaks. The preference for the north side would be landscaping, not a fence, for screening. This project will meet a housing need on the south end of the valley, especially with the construction of a new Conservice building.

PUBLIC: An email from Dayton Crites, the Cache County Trails Planner, was received and distributed prior to the meeting, encouraging sidewalks to be built along the southern edge of 500 South to help promote and encourage alternate transportation choices of walking and biking.

Blake Wright, a member of the River Heights City Council, submitted a letter that was distributed prior to the meeting, strongly encouraging a 30' setback from the R-1-12 zone (Riverdale neighborhood) which abuts the subject property.

Michael Jablonski, 125 East 500 South, River Heights, has served two years on the River Heights Planning Commission and 4 years on the City Council. The homes to the north will be negatively impacted and this development is not a welcome addition. His main concern is light pollution. In 2001 he received the Allen W. Stokes Conservation Award from the Bridgerland Audubon Society for writing an outdoor lighting ordinance. He would like the developer to keep the light from shining into adjacent residents. When Riverwoods Phase I opened he could cast a shadow in his living room at night from the lighting. The developer did put shields on the light to help mitigate the problem. There are cities around the country with very good outdoor lighting ordinances. He would like to see the City help enforce this issue. He is pleased to hear that there will be landscaping along the north side. He does not want to see 500 South used for construction access.

Mary Burrus, 225 East 500 South, River Heights, moved into her home in 1971. She understands that times change, however, she wants the Commission to know that there are residents who enjoy living in the area and will be impacted by this development. She would like to see a larger setback and is concerned with the tall buildings. She is also concerned with construction access, traffic and parking.

Brian Lundahl, representing his parents who own property adjacent to the subject property, grew up in the area and supports this development. This is a good project that is needed as the population increases, the location is good due to the proximity to Conservice and the design is nice. Riverwoods have been conscious about being good neighbors, keeping the property clean and landscaping neat. He noted that the land is worthless for farming and years from now this will be considered "great planning".
COMMISSION: Mr. Holley answered for Chairman Price that there is no minimum amount of commercial required on a project in the Mixed Use zone. Decisions are considered on a case-by-case basis. The Economic Director reviews these types of projects due to concerns about losing any commercial tax base and he did not express any concerns about this project. Mr. DeSimone pointed out that there is a considerable amount of commercial in Phase I, with additional commercial being constructed to the south.

Chairman Price questioned long-term planning if the trend for boundary line changes continues. Mr. Housley, the City Attorney, noted that this is a unique situation with River Heights, and he does not see this becoming a trend.

Mr. Holley pointed out that the north and east setbacks are most impacted by setbacks. River Heights requested a fence on the north side. Chairman Price is opposed to fences defining a streetscape. Mr. Holley said taller fences are not allowed in front yards.

Chairman Price asked for a review of lighting restrictions. Mr. Holley explained that the Land Development Code recently amended the exterior lighting section to help minimize glare and light trespass and includes requirements for shields and downcast lighting. Lighting is reviewed and approved during the building permit stage of development.

Mr. Holley confirmed for Chairman Price that the 6-unit townhomes will be two stories.

Commissioner Butterfield pointed out that he would be in favor of the Mixed Use (MU) zone, especially as this a continuation of Phase I.

**MOTION:** Commissioner Butterfield moved to recommend approval to the Municipal Council for a zone change to Mixed Use (MU) and a Future Land Use Plan (FLUP) amendment as outlined in PC 16-027 with the findings as listed below. Commissioner Newman seconded the motion.

**FINDINGS FOR APPROVAL FOR THE REZONE & FLUP AMENDMENT**
1. The rezone does not conflict with the Future Land Use Plan (FLUP) or the Logan City General Plan, as this area is not identified and designated for existing or projected land use.
2. The FLUP designation of Mixed Use (MU) will allow for future growth and redevelopment consistent with the General Plan.
3. This area is in close proximity to employments centers and consistent with the Logan City General Plan for compact mixed use developments where one could live, work and play within walking distance.
4. The subject property with appropriate setbacks and landscape buffers will not be incompatible with the existing surrounding land uses.
5. The infrastructure providing access and utilities services are adequate in size for this development.

**Moved:** Commissioner Butterfield  **Seconded:** Commissioner Newman  **Passed:** 6-0


Commissioner Butterfield suggested adding a condition of approval calling for landscaping to be used to screen the north side as it would be more aesthetically pleasing than a fence.

Chairman Price asked about River Heights’ request for a fence. Mr. Housley explained that it is not a condition of the boundary adjustment and therefore does not have to be required.
Commissioner Nielson asked about the parking breakdown. Mr. Holley explained that Phase II, if considered individually, is 19 stalls short of the required amount (89%). If the entire project is considered it meets the requirement.

Commissioner Butterfield asked if the entire project would be considered if an Alternative Parking Plan were submitted. Mr. DeSimone said it would be considered and it seems to be compliant with the standard.

Commissioner Ortiz asked about the current parking situation. Mr. Atkinson said each resident is assigned one stall, extra stalls are for guests. Every unit has a garage, which could fit up to two (2) vehicles. With easy access to public transportation and additional bike racks, the proposed parking seems more than adequate.

Mr. Holley confirmed for Commissioner Ortiz that condition #3 will be amended to reflect a 10' setback on the north side (as has been submitted).

Commissioner Newman said he was sympathetic to the concerns about lighting and asked if the lighting would be similar to Phase I. Mr. Atkinson said the Code has been amended since Phase I and is more stringent. They will be sensitive to the concerns and will try and go above and beyond to mitigate any issues.

Commissioner Butterfield noted that condition #2 be changed from 94 to 92 units, condition #4 noting that it is in aggregate of both phases, strike condition #5 and amend condition #7 to reflect landscaping along 500 South.

**MOTION:** Commissioner Butterfield moved to **conditionally approve** a Design Review Permit as outlined in PC 16-027 with the amended conditions of approval listed below. Commissioner Nielson seconded the motion.

**CONDITIONS OF APPROVAL**

1. All standard conditions of approval are recorded and available in the Community Development Department.
2. This project is approved for 92 dwelling units.
3. The north building setbacks along 500 South shall be increase to 10', subsequent to additional right-of-way dedication, and garages shall be outside of the canal setback.
4. The project, considering both phases combined, shall provide two (2) parking stalls per dwelling unit or at least 165 parking stalls for Phase II. Bike racks shall be provided as shown.
5. Rear and side elevations visible from public streets, including 500 South, shall have a minimum of 20% transparency and 30' linear wall articulation.
6. 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 a building permit. The plan shall include the following:
   a. Open and useable outdoor areas shall have a minimum area of 43,560 SF with vertical landscaping adjacent to single family, providing a buffer.
   b. A total of 100 trees and 250 shrubs, perennials and grasses shall be provided.
   c. Shrubs, grasses and perennials shall be planted around stormwater, garbage dumpsters and parking areas to visually screen these utilitarian areas from public street view.
   d. Varieties and sizes of all plant material shall be specified on the plan and plant quantities shall be per LDC §17.39.050 and include a minimum of 25% evergreen varieties for year-round visual interest.
   e. Shrubs and trees shall be planted along the north border to help buffer the development from the adjacent homes.
7. Exterior lighting shall be 32' height maximum with concealed source, down-cast fixtures to be reviewed and approved prior to the issuance of a building permit.
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. All rooftop mechanical equipment shall be fully screened 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. Engineering
   i. Coordinate 500 South roadway width and alignment with River Heights.
   ii. Provide 15’ setback at canals/irrigation ditches. No structures allowed within setbacks from canal.
   iii. Stormwater design shall be in accordance with current City standards, in addition to these standards, site shall retain all stormwater on site for all storms up to and including the 90th percentile storm event. Stormwater shall be discharged through means of soil infiltration, evapotranspiration, and/or stormwater harvesting and reuse in accordance with the Small Municipal Separate Storm Sewer System draft permit # UTR090000 dated 12/16/15 Section 4.2.5.3.4. City encourages the use of low impact development concepts to aid in this requirement. Have site designer work with Logan City Engineering.
   iv. Provide water shares or in-lieu-of fee for increased water usage of new development.
   v. The project is part of a common plan of development that disturbs more than one acre. A full SWPPP is required prior to commencing land disturbing activities.
   vi. Provide a Stormwater Maintenance Agreement.
   vii. Site plan did not show how buildings were to be served for water and sewer connections. Need to resolve during design. It is not clear if the waterline is intended to be a publicly owned line or privately owned. The developer shall sign and submit a Private Utility Agreement to the City for publically owned utilities on private property.
   viii. The International Building Code requires setbacks from steep slopes. Where structures do not meet the required setbacks, a geotechnical investigation and design is required.

b. Fire
   i. Fire Sprinklers are required in 24 unit buildings and properly place fire hydrants.

c. Water
   i. The 24-plex’s will need to have DC (ASSE1015) assemblies installed and tested on the building water main before any branch offs or connections.
   ii. Fire suppression systems must have proper backflow assemblies installed and tested based on system contents. DC (ASSE1015) NSF 61 rated RP (ASSE 1013) non potable.
   iii. If culinary water is used for landscape irrigation, it must have currently approved high-hazard backflow protection. Is it going to tie into existing system for Phase I.

c. Environmental
   i. Due to the need for the larger 8 yd dumpsters in this development, it is critical that the minimum inside measurement for each dumpster is at least 10’ deep and a minimum of 12’ wide for the approach; with the gates in the open position. The existing enclosures barely handle the 8 yd dumpsters so any additional space that can be provided will be a benefit to the driver and will provide more convenient resident access. Additional locations for the recycle dumpsters will also need to be provided.

FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW PERMIT

1. The project conforms to the requirements of Title 17 of the Logan Municipal Code.

2. As conditioned, the project provides adequate off-street parking in conformance with Title 17.

3. The project meets the goals and objectives of the Mixed Use (MU) zoning designation within the Logan General Plan by providing housing near employment centers and core areas of town.

4. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
5. 100 East provides access and is adequate in size and design to sufficiently handle transportation and infrastructure related to the land use.

Moved: Commissioner Butterfield  Seconded: Commissioner Nielson  Passed: 6-0

Minutes approved as written and digitally recorded for the Logan City Planning Commission meeting of May June 23, 2016.

______________________________________________  __________________________________________
Michael A. DeSimone  Amanda Davis
Community Development Director  Planning Commission Chairman

______________________________________________  __________________________________________
Russ Holley  Amber Pollan
Senior Planner  Planner II

______________________________________________
Debbie Zilles
Administrative Assistant
Civil
PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE, ss

On this 12th day of August, A.D. 2016 personally appeared
before me JAIME MAW who being first being duly sworn, deposes and says that
(s)he is the Principal Legal Clerk of the Cache Valley Publishing Co., publishers of The Herald Journal
a daily newspaper published in Logan City, Cache County Utah, and that the
Legal Notice, a copy of which is hereto attached was published in said
newspaper for 1 issue(s) and that said notice also published on utahlegals.com
on the same days(s) as publication in said newspaper

Commencing on the following days:
08/07/2016

_________________________________________, Principal Legal Clerk

Subscribed and sworn to before me on this 12th day of August, A.D. 2016

_________________________________________, Notary Public

Commissioned in the State of Utah

My Commission expires 10/18/2019

LEGAL NOTICE
LOGAN MUNICIPAL COUNCIL

SUMMARY OF AN ORDINANCE - The following ordinances
were adopted and approved by the Logan Municipal Council,
Logan, Utah on August 2, 2016.

ORD. 16-20 An ordinance approving a Future Land Use Plan
amendment, zone change for the Falls at Riverwoods Phase
II. Zone change to Mixed use and expansion of the current
multi-family complex for an additional 92 units on 5.4 acres at
650 South 100 East.

ORD. 16-24 An ordinance amending Section (A) of 6.12.040
and adding Subsection (C) of 6.12.040 of the Logan

These ordinances are effective immediately upon publication,
Full texts of the ordinances can be reviewed at the office of
the Logan City Recorder, City Hall, 290 North 100 West,
Logan, Utah during regular business hours.

Teresa Harris, City Recorder
Publication Date: August 7, 2016