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 Date: 23-Sep-2021 11:26 AM Fee \$.00
 Cache County, UT
 Devron Andersen, Rec. - Filed By SE
 For LOGAN CITY

ADMINISTRATIVE DESIGN REVIEW PERMIT

On March 25, 2021, the City of Logan Community Development Department grants an Administrative Design Review permit to the owner of TIN #05-061-0015 (Cache County Animal Shelter). The permit authorizes a new 11,208 SF building and site improvements on an approximate 18.85-acre at 1165 Gateway Drive in the Public (PUB) zone. The parcel is described on the attached legal description, Exhibit A. Proposals for modifications to a property that do not require Planning Commission Approval of a Design Review Permit are reviewed by the Community Development Staff for substantial compliance to the Land Development Code, the Design Review Guidelines, and the General Plan.

This decision is based on compliance with the following conditions. These conditions are binding on the permit holder/subdivider and any subsequent purchaser of the property. If the property is rented or leased to another party, the record owner is still responsible for compliance with the conditions.

CONDITIONS OF APPROVAL

1. All standard conditions of approval will be recorded with the Design Review Permit.
2. Lot coverage in the PUB zoned is limited to 50%.
3. Dedicated public street right of way for 1200 West and complete Gateway Drive streetscape as per Engineering specifications and as conditioned below.
4. All pedestrian entrances shall have weather protection (awning) above each doorway.
5. Any rooftop mechanical equipment shall be screened from view using parapets or other architectural elements.
6. The building design shall match the submitted plans.
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. Provide street trees every thirty feet in the park-strip along adjacent streets. 20 trees per acre of project site (only count project area) required.
8. Exterior lighting shall be limited to 32 feet in height and fixtures shall be down-lit concealed source.
9. 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:

Conditions of approval:

1. Fire Department
 - Additional fire hydrants and fire apparatus access required to be submitted, reviewed and approved with building permit plan submittal.

2. Water/Cross Connection

- The buildings water main must have a RP (ASSE1013) installed and tested on the water main as it enters the building before any branch offs or possible connections. Properly sized drain required.
- All landscape irrigation system's fed from Logan City water must have a high hazard rated backflow assembly installed and tested. All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.
- Fire suppression systems that are connected 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.
- All points of use of water must comply with the 2018 IPC and State of Utah Amendments and the Utah Admin Code 309-305 during and after construction.
- Project shall comply with all current plumbing codes, Utah State Amendments, Utah Division of Drinking Water rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention.

3. Engineering (Pubic Works)

- Provide water shares or in-lieu fee for increased demand on City system
- Provide storm water detention/retention in accordance with Logan City design standards. This includes the retention of the 90% storm through the use of Low Impact Design methods.
- Dedicate 66' of right of way for 1200 West connection to 400 North/Gateway Drive (Shelter Way). Construct to City standards for a gridded street, pavement section to be that specified for a collector road.
- Provide storm water maintenance agreement
- Provide a private water utility agreement for any private water lines connected to City system.
- Construct road improvements (curb, gutter, park-strip, sidewalk and pavement) from the end of improvements on 400 N past shelter development (end at security fence around jail facility). Pavement section to be that required for an arterial road.

FINDINGS FOR APPROVAL

1. The proposed project has been revised and amended by the conditions of project approval to address the issues and concerns raised within the administrative records.
2. 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, materials, landscaping, and setbacks to adjacent development.
3. The permit conforms to the requirements of Title 17 of the Logan Municipal Code.
4. The project provides adequate open space/useable outdoor space in conformance with Title 17.
5. The proposed project provides adequate off-street parking in conformance with Title 17.
6. The project meets the goals and objectives of the IP zoning designation within the Logan General Plan by providing developments near high capacity roadways and is designed in ways for easy access and circulation.
7. The project meets the goals and objectives in the General Plan by creating efficient infill and redevelopment that better utilizes and puts less strain on existing utilities, infrastructure and roadways.
8. The proposed project as conditioned complies with maximum height, density and building design standards, and is in conformance with Title 17.

Some conditions are "ongoing." This means the holder/subdivider shall always be in compliance with the conditions. If you are unable to comply, you must return to the Community

AD #21-005 Cache County Animal Shelter

Development Staff for consideration of an amendment to your approval. Failure to comply may result in an action by the City to revoke your permit.

This action will expire **one year** from the date of the approval, **May 25, 2021**, if all conditions have not been met. An extension of time may be granted by the Director of Community Development if applied for and found consistent with findings and requirements in Chapter 17.58 of the Logan Municipal Code. **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 action of the Community Development Department and agree to the conditions and requirements of its action. We understand this project expires one year after the date of the approval unless the conditions have been met and/or a Building Permit has been issued. If an extension of time is required, we must submit our written request prior to the expiration date. The length of an extension of time is established in the Logan Municipal Code 17.58.020.

Accepted and agreed by:

Owner of record, Cache County Corp.

Signed: David Zook
Print Name: David Zook
Title: County Executive
Address: 199 N Main
City/State/Zip: Logan, UT 84321
Date: 8/11/21

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

Dated this 10 day of August, 2021

[Signature]
Michael A. DeSimone, AICP
Director of Community Development

State of Utah)
County of Cache)

On this 10th day of August, in the year 2021, before me, Amanda Hovey a notary public, personally appeared Michael A. DeSimone, who is personally known to me and whose name is subscribed to this instrument, and acknowledged he executed the same. Witness my hand and official seal.

[Signature]
Notary Public

cc: Project File

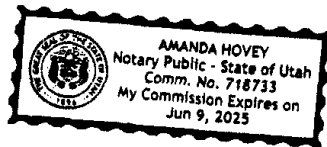


Exhibit A

TIN# 05-061-0017 - Legal Description: LOT 1 GATEWAY WEST SUBD CONT 18.85 AC LOT 2 GATEWAY WEST SUBD CONT 3.82 AC LOT 3 GATEWAY WEST SUBD CONT 0.09 AC GATEWAY DRIVE & OTHER STREETS DEDICATED TO CITY OF LOGAN CONT 2.84 AC SUBJ TO R/W FOR COWLEY ENT 879607 BK 1333 PG 475

NW⁴Section 32 Township 12 North Range 1 East

05-061

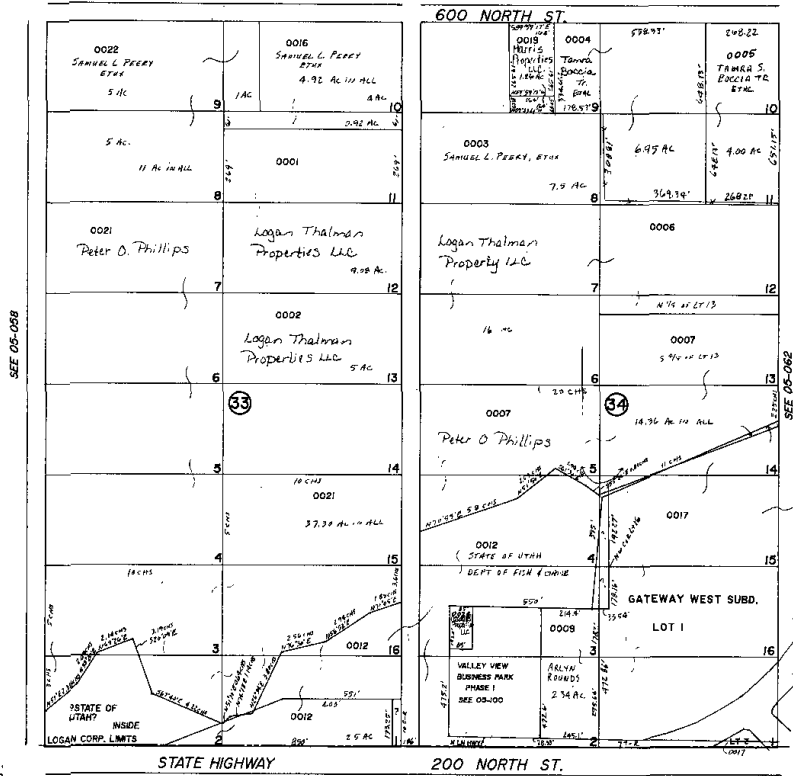
Scale 1 Inch = 200 Feet

T.U. 27

PLAT "E" LOGAN FARM SURVEY

81/4" COR
SEC 32

SEE 05-051



M. GLEED
JAN 1987

SEE 05-063