



ORIGINAL

Ent 1114169 Bk 1824 Pg 657
Date: 9-Oct-2014 01:32 PM Fee \$.00
Cache County, UT
Michael Glead, Rec. - Filed By GC
For LOGAN CITY

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

DESIGN REVIEW PERMIT

At its meeting of June 26, 2014, the Logan City Planning Commission conditionally approved **PC 14-030 FedEx Ground Warehouse** for a new 32,881 SF package distribution center building for warehouse and office use on 9.87 acres located at 1555 North 1000 West in the Industrial Park (IP) zone; TIN 04-078-0003. The subject property is described on the attached legal description.

CONDITIONS OF APPROVAL

1. All standard conditions of approval are recorded and available in the Community Development Department.
2. Weather protection shall be provided above all pedestrian entrances.
3. The Planning Commission accepts 15% transparency on the east elevation as proposed, with the addition of vertical landscaping to screen areas without transparency and additional architectural features or variation, including a material besides metal on the east façade. Elevation to be approved by Community Development Department staff.
4. A sidewalk connection shall be made from the building to 1000 West for better pedestrian mobility in the area.
5. A Performance Landscaping Plan, prepared in accordance with LDC §17.39 shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
 - a. Street trees along all adjacent streets provided every 30' on center.
 - b. Open and useable outdoor areas for both phases shall total a minimum of 85,987 SF.
 - c. A total number of 70 trees and 175 shrubs, perennials and grasses shall be provided.
 - 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.
6. All dumpsters shall be visually screened or buffered from public streets by using landscaping, fencing or walls.
7. 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.
8. No signs are approved with this project. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
9. No fences are approved with this project. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
10. All wetland areas, in particular the areas included in the Logan City Environmental Departments wetlands bank exchange, shall have a final review and approval by the Logan City Environmental Department prior to the issuance of a building permit.
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
 - i. Dedicate 33' of right-of-way along south property line for future 66' road (1500 North).

- ii. Construct sidewalk along 1000 West (SR252).
 - iii. Construct curb, gutter, shoulder and right hand turn lane per UDOT requirements and standards along 1000 West (SR 252).
 - iv. Construct a 12" fire line from 1000 West to the main entrance to FedEx site (further if possible). Ent 1114169 Bk 1824 Pg 658
 - v. Provide onsite storm water detention and/or retention per Logan City standards.
 - vi. Provide a geotechnical soil evaluation and recommend a road cross section to support vehicle type and estimated EAL's as a future public road.
 - vii. Due to lack of full right-of-way to construct a typical road per City standards along 1500 North, developer shall work with City to provide sidewalk connectivity from development to sidewalk along 1000 West (SR 252).
 - viii. Obtain any easements and or property needed per the design for possible impacts from construction to adjacent property owners
- b. Fire
- i. Provide at least two fire hydrants within 400' of all areas of building exterior.
 - ii. Provide one of two hydrants within 100' of the Fire Department Sprinkler Connection.
 - iii. Fire Sprinkler and Fire Alarm systems required. A 32,881 SF Type IIB building required 3,750 gpm of fire flow. If the building is equipped with a fire sprinkler system the required fire flow may be reduced. According to the fire flow model, 4,676 gpm is available at Hydrant #2087 (1550 N. 1000 W.) and 4,735 gpm is available at the 12" mainline (1555 N. 1000 W.).
- c. Water
- i. Water main to building must have its own approved backflow assembly before any branch offs.
 - ii. Fire sprinkler system must have current approved backflow assembly.
 - iii. Landscape sprinkler system must have own current backflow assembly.

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, materials, landscaping, and setbacks to adjacent development.
2. The project conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The project provides adequate open and useable outdoor space in conformance with Title 17.
4. The project provides adequate off-street parking.
5. The project is consistent with surrounding development and will not compromise future projects as per LDC §17.50.080.C.
6. The project meets the goals and objectives of the Industrial Park (IP) zoning designation within the Logan General Plan by providing high-quality services near high capacity roadways and is designed in way for easy circulation of both pedestrian and vehicles.
7. The project complies with maximum height, density and building design standards and is in conformance with Title 17.
8. The minimum public noticing requirements of the Land Development Code and the Municipal Code were met.
9. 1000 West Street provide access and are adequate in size and design to sufficiently handle automobile traffic related to the land use.

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

Some conditions are ongoing, which means the property owner shall always be in compliance with the condition(s). If you are unable to comply, you must return to the Planning Commission for consideration of an amendment to your approval. Failure to comply may result in an action by the City to revoke your permit.

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The Planning Commission's decision came on a motion by Commissioner David Adams with a second by Commissioner Garrett Smith. The motion passed by a vote of 6-0.

This action will expire **one year** from the date of **June 26, 2014** if all conditions have not been met. An extension of time must be requested in writing and received by the Department of Community Development 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) §17.58.

Accepted and agreed by:
Property Owner and/or Agent for FedEx Ground Shipping Warehouse

Signed: [Signature] 2015 Logan LLC

Print Name: Carl Ruedebusch manager

Address: 4605 Doucette Dr.

City/State/Zip: Madison, WI 53704.

Date: 7/17/14

By the authority vested in me as the Logan City 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.

Michael A. DeSimone

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

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State of Utah)
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County of Cache)

Debbie K. Zilles

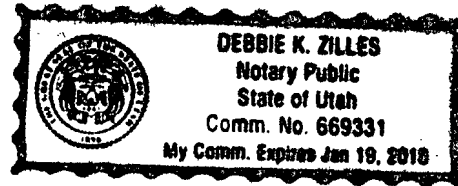
Debbie K. Zilles

On this 23 day of July, 2014, 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.

Debbie K. Zilles
Notary Public

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cc: Director of Public Works
City Engineer
Chief Building Official
Project File



Logan City Planning Commission
STANDARD CONDITIONS OF APPROVAL

This project is subject to the proponent or property owner agreeing to comply with the following standard conditions as written.

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1. The Staff Report is an analysis of the application based on adopted City documents, standard City development practices and available information. The report is used to review and consider the merits of the application prior to, and during, the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the Staff Report and become part of the approved Permit. The Director of Community Development reserves the right to supplement the material in the written report with additional information at the Planning Commission meeting.
2. Any representations by the proponent or authorized agent at the Planning Commission hearing shall be incorporated into the final action as conditions of approval and shall be binding upon the proponent as modifications to the approved project. *"If you show it, you do it."*
3. No site development activities, including grading, clearing, or vegetation removal shall commence until an executed copy of the applicable permit, signed by the property owner or authorized agent, has been filed with the City.
4. Failure to comply with any conditions of approval shall void the permit and require a new Planning Commission hearing.
5. All improvements shall be constructed in substantial conformance with the approved site plan and/or to the satisfaction of the entity with jurisdiction over the improvement.
6. No work shall be undertaken within the public right-of-way without a Right-of-Way Permit. These permits are issued by either the City of Logan Public Works Department for City right-of-way or the Utah Department of Transportation for work within a State right-of-way.
7. Some projects require the adoption of deed covenants, conditions, and restrictions (CC&Rs) to be imposed upon the project. Any required CC&Rs shall be approved by City staff prior to recordation.
8. Street trees shall be placed on 30' centers in the park strip on all roads. The City Forester shall determine the size and species. Occupancy for the final home or building in each phase shall not be granted until all the street trees for that phase have been installed or a bond equal to 110% of the materials and labor necessary to install the street trees has been issued to the City.
9. All projects shall comply with the City Standards and Specifications.
10. All rooftop mechanical equipment shall be screened from view from adjacent public rights-of-way.
11. All exterior lighting shall be down-lit concealed source lighting. Exterior building lights shall be mounted between 6 to 14' above adjacent grade and freestanding luminaries shall not exceed 18'.
12. No signs are approved with this Permit. All signs must be approved through the Sign Permit process.
13. If not initially indicated and detailed on the approved site plan, fences shall receive a separate fence permit from the Department of Community Development prior to construction.
14. Project construction noise shall not create a disturbance across residential property boundaries between 9:30 PM and 7:00 AM and all day on Sundays and Holidays.
15. Dust shall be controlled inside site boundaries and construction debris shall be properly disposed so that negative impacts on neighboring properties are minimized.
16. Public streets and rights-of-way shall not be used as project material storage or staging areas.

Legal Description

Parcel 04-078-0003

ALL LOT 8 BLK 14 PLAT C LOGAN HAYLAND SVY CONT 10 AC S/2 SEC 20 T 12N R 1E B1493

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PC 14-030