

**Project #21-013**  
**100 West Mixed Use Apartments**  
**Located at 456 North 100 West**

**REPORT SUMMARY...**

*Project Name:* 100 West Mixed Use Apartments  
*Proponent / Owner:* Austin Lundskog / LMP Properties One LLC  
*Project Address:* 456 North 100 West  
*Request:* Design Review Permit  
*Current Zoning:* Town Center 1 (TC-1)  
*Type of Action:* Quasi-Judicial  
*Date of Hearing:* April 8<sup>th</sup> 2021  
*Submitted By:* Russ Holley, Senior Planner

**RECOMMENDATION**

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #21-013, 100 West Mixed-Use Apartments, 456 North 100 West, TIN# 05-081-0032.

*Current Land use adjoining the subject property*

<i>North:</i>	TC-1: Residential Uses	<i>East:</i>	TC-1: Commercial Uses
<i>South:</i>	TC-1: Public Uses	<i>West:</i>	TC-2: Residential Uses

**PROJECT PROPOSAL**

This proposal includes the construction of a three-story (1) vertical mixed-use building containing eight (8) upper floor residential apartments and one ground floor office space on 0.21 acres of land in the Town Center 1 (TC-1) zoning district. The building is positioned near the front of the property with a structured (garage) parking entrances that leads to interior parking and a rear surface parking areas. The total number of parking stalls proposed are 13. The flat-roofed structure is clad with fiber cement board, metal siding and brick veneer.



Figure 1 shows the front and side façade design

## LAND USE

The Land Development Code (LDC) TC-1 zone allows a range of commercial uses typically associated with downtown development and residential uses up to 70 units per acre of land. Mixed use projects are mandatory along the Main Street and 400 North corridors. At 0.21 acres, the density of this project is 38 units per acre and the proposed office use is a permitted use. As submitted, the project complies with land use in the LDC.

## DESIGN REVIEW

The LDC 17.43 requires Design Review Permit approval for new commercial and multi-family developments to ensure high-quality design, layout and neighborhood compatibility. The Planning Commission may approve or conditionally approve a Design Review Permit upon substantiating findings in conformance with Title 17 of the LDC.

## SITE PLAN

The TC-1 zone allows for dense development with minimal setbacks and high lot coverages. Lot coverage is permitted up to 100%, building frontages are required to be a minimum 75% at the front setback, and no open space or useable outdoor space is required. The project is proposed with 89% building frontage and 39% lot coverage meeting both LDC requirements as proposed.

### Setbacks

The setback requirements in the TC-1 zone for residential buildings are as follows:

Front (Min/Max):	0'-5' (commercial/mixed use bldgs.)
Front (Min/Max):	0-10' (residential bldgs.)
Side: (com.)	0'
Rear: (com)	5'
Parking (Front):	10'
Parking (Side/Rear):	5'

The following setbacks are proposed (as measured from the exterior property lines of the project site, at closest points):

Front (100 W):	5'-8"
Side (North):	0'
Side (South):	5'
Rear (East):	10'
Parking (Front):	58' (Structured in Building Footprint)
Parking (south side):	5'

As proposed, the project meets all setbacks except for the rear parking setback. As conditioned the project complies with LDC requirements.

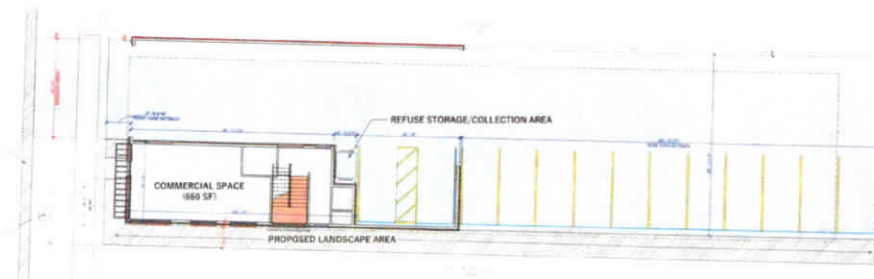


Figure 2 shows the first floor and parking areas

### Access & Circulation

The vehicle access to the building is located along 100 W through a garage door entrance along the north side of the property. The driveway continues through the building to a surface parking area in the rear of the property. Pedestrian access is provided through a front door to the office

area and a south side residential door entry. The plan does not show a sidewalk connection to the south residential door. As conditioned with a sidewalk along the south side, the project meets the requirements in the LDC.

### ***Parking***

For a residential building in the TC-1 zone, the following parking stalls are required:

Studio/One bedroom:	1.5 stalls/unit
Two Bedroom or larger	2 stalls/unit
Visitor Parking:	1 stall/10 units
Commercial Office:	1 stall per every 300 SF of office

The proposed building has the following residential unit composition and required parking stalls:

One-bedroom units	8 units / 12 parking stalls required
Visitor Parking:	NA
Office Space:	660 SF / 2 parking stalls required
Total required parking:	14 parking stalls
Total provided in project:	13 parking stalls

The proposed project is one stall short of the required 14 stalls (92.8%). The applicant has submitted an alternative parking plan that considers the location of the transit station and other walkable commercial services in the immediate area. The plan indicates interior and exterior bike racks as additional alternatives to the automobile. As conditioned with the Planning Commission considering the requested 8% reduction in parking, the project meets the requirements of the LDC.

## **BUILDING DESIGN**

### ***Materials***

The LDC 17.12.020 states that a mixture of building materials is required for all building elevations. Permitted materials include masonry, stucco, wood, fiber cement board, or metal. The proposed building materials include brick, metal siding and fiber cement board in a natural wood color. As proposed, the project meets the building material regulations in the LDC.

### ***Transparency***

Transparency requirements for the TC-1 zone are as follows:

Ground Floors:	60%
Upper Floors:	20%

Proposed transparencies:

Ground Floor	80% (includes glass roll-up door)
Upper Floors	20%

As proposed, the project meets the requirements in the LDC.

### ***Elevations and Building Orientation***

The LDC requires 4-sided architecture that emphasizes similar architectural features on all sides of the building. The building's primary entrance and architectural emphasis is on the 100 W frontage. Repetition of materials, fenestration, and architectural details are repeated on the various facades. Blank areas of wall that are visible from a public right-of-way that exceed 40' are prohibited. No blank wall areas larger than 40 feet are proposed on this building. As proposed, the project meets the requirements in the LDC.

### **Building Height**

Building height in the TC-1 zone are limited to 55' along the street and may be increased at a ratio of 1 vertical foot for every 2 horizontal feet up to a maximum height of 80'. There are no adjacent single-family zoning districts and would not be subject to height transition code requirements. The proposed building is 35 feet tall and in compliance with the LDC regulations as submitted.

### **Lighting**

The LDC 17.30.090 requires adequate and appropriate site lighting that increases nighttime visibility, adds aesthetic quality, and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits pole height to 32 feet, and luminaire fixtures to be concealed source, down-cast and shielded from neighboring properties. Light measurements are required to range between 0.5 – 4.0 foot candles, so areas are sufficiently safe, but not excessively bright. Exterior lighting has not yet been submitted. As conditioned, the project complies with the requirements of the LDC.

### **SUMMARY**

The goal of the TC zoning districts is to densify downtown and this project meets those goals. Although smaller than some of the other downtown apartment developments recently approved, the code does not prohibit smaller projects from being developed. The Planning Commission will need to determine if the alternative parking plan request is appropriate in this particular situation.

### **AGENCY AND CITY DEPARTMENT COMMENTS**

Comments were solicited from the following departments or agencies:

• Fire	• Engineering
• Water	

### **PUBLIC COMMENTS**

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, one comment from David Perry was received expressing opposition to the project. It is attached for review.

### **PUBLIC NOTIFICATION**

Legal notices were published in the Herald Journal on 3/27/21 posted on the City's website and the Utah Public Meeting website on 4/2/21 and mailed to property owners within 300 feet on 3/8/21.

### **RECOMMENDED CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW AND CONDITIONAL USE 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 and are available in the Community Development Department.
2. Eight (8) dwelling units and a 660 SF office are approved with this permit.
3. A sidewalk shall be added to the five-foot-wide landscape area of the south side of the building to provide separate access to the residential areas of the building.
4. The Planning Commission will determine the parking requirement for the project based on the proposed alternative parking plan.
5. Unless reduced by the Planning Commission, the rear parking setback shall be increased to five (5) feet on the east border.

6. Street trees are required along 100 West every 30 feet and the park-strip area is to remain green vegetation. To help soften the building, the five-foot area in front of the office space shall be landscaped with shrubbery, flowers and ornamental grasses.
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 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. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
11. Weather protection shall be provided above all pedestrian entrances.
12. If the proposed project is changed in design, layout or intensity prior to the submittal of a building permit, the applicant shall return to the Planning Commission for subsequent review and approvals.
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. **Fire – contact 435-716-9515**
    - Provide aerial fire apparatus access plan, provide fire flow analysis
  - b. **Engineering - contact 435-716-9160**
    - Provide water shares or in-lieu fee for new demand to City for this development per Utah Administrative Code R309-510-7 for the development.
    - Provide storm water detention/retention per Logan City Stormwater design standards
    - Based on a review of the history of the creation of Parcel 05-081-0032, it has been created by previous property owners recording deeds with the County Recorder but there has never been a Property Line Adjustment or Subdivision submitted to the City (Land Use Authority) which has provided the approval of this parcels creation. Provide documentation as required by Logan City Legal and Public Works Departments to ensure this parcel is recognized and approved as legal parcel by the City.
    - No civil site plans submitted for review will review and approve with Building Permit Review.
  - c. **Water/Cross Connection – contact 716-9627**
    - All three story tall (above finish grade) residential/commercial buildings must have a minimum DC (ASSE1015) installed and tested on the water main as it enters the building before any branch offs or connections.
    - 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, during and after construction.
  - a. **Environmental – contact 716-9757**
    - Coordinate with department for trash collection specifications for this project.

## **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 proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, materials, landscaping, and setbacks.

2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The project meets the goals and objectives of the TC-1 designation within the Logan General Plan by providing services near high capacity roadways and is designed in way for easy circulation of both pedestrian and vehicles.
4. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
5. 100 West provides access and is adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be 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 the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.

# PERRY, MALMBERG & PERRY

ESTABLISHED IN 1953 AS PERRY & PERRY

JAN P. MALMBERG, P.C. \*^

DAVID M. PERRY, P.C. \*

\* ADMITTED IN MARCH 24, 2021  
^ ADMITTED IN IDAHO

14 WEST 100 NORTH - LOGAN, UTAH 84321

PHONE: 435-753-5331

FACSIMILE: 435-753-5936

pmplawdave@yahoo.com

L. TOM PERRY [1885-1966]

TED S. PERRY [RETIRED]

Re: 100 West Project PC 21-013

Dear Planning Commission:

I received a letter regarding a project near property I own. I am the owner of the property directly North of the proposed project. I have the following concerns regarding the project and how the proposed project would adversely affect the use and historical value of my property.

### **Historical Value 17.19**

While this home is not in the historical district of Logan, it should be considered to be a historical home. It is the birthplace of the Apostle L. Tom Perry who served as a General Authority of the Church of Jesus Christ of Latter-day Saints for over forty years. This home was originally constructed in 1899. The home would qualify as a Historic Landmark Overlay Zone.

### **Setback Transition Standards**

The blueprints propose the three-story building be built right next to the sidewalk. This would be a different setback transition for this area. The Logan City Justice court is set back at least twenty feet from the sidewalk. All the residential homes on the block have a similar setback. The block would look funny with one three story building right on the sidewalk.

### **Open Space 17.28.030**

Commercial development must have 10% open space. The design plans I have reviewed do not provide for any open space.

### **Building Height Transition**

The proposed building is a three story building or 39' feet tall. The house on the north is a two story building and the Logan City Justice Court building on the South is a one story building. This difference in elevation is not consistent with the City's general plan.

### **Safety**

The proposed garage door entrance sets right on the sidewalk. This could be unsafe for the many pedestrians using the sidewalk. Also, it is next to the Logan City Justice Court which has much traffic.

### **Property value decrease**

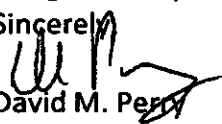
The value of my home at 466 North 100 West would see a significant loss in value if this huge proposed structure were to be built. The views out of the windows on the South side of the home would be obstructed. The privacy of the home and backyard would be invaded. The proposed apartment has balconies on the North side which would face my home and the backyard.

### **Unightly transition**

Allowing the construction of a three-story apartment complex within 8 feet of an historical landmark would produce an unsightly transition. It would look like the home on the corner of 200 North and 200 East by the Temple. Apartments surround that home.

Please consider the negative impact such a structure would have on this block and please do not grant the permit.

Sincerely,

A handwritten signature in black ink, appearing to read 'David M. Perry', with a stylized flourish at the end.

David M. Perry



# APPLICATION FOR PROJECT REVIEW

☒ Planning Commission    ☐ Land Use Appeal Board    ☐ Administrative Review

Date Received <b>2-10-21</b>	Received By <b>T.R.</b>	Scheduled Meeting Date <b>Mar. 25, 2021</b>	Zone <b>TC-1</b>	Application Number <b>PG 21-013</b>
<b>Type of Application (Check all that apply):</b> <input checked="" type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Other <input checked="" type="checkbox"/> Administrative Design Review				
PROJECT NAME <b>Logan</b> <b>100 W APARTMENTS Mixed-Use</b>				
PROJECT ADDRESS <b>(approximately) 456 N 100 W, Logan, UT</b>			COUNTY PLAT TAX ID # <b>05 - 081 - 0032</b>	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) <b>Austin Lundskog, owner/principal of LMP Properties One, LLC</b>			MAIN PHONE # <b>(435) 535-5484</b>	
MAILING ADDRESS		CITY	STATE	ZIP
<b>95 W 100 S, Ste 116</b>		<b>Logan</b>	<b>UT</b>	<b>84321</b>
EMAIL ADDRESS <b>austin@red-pv.com</b>				
PROPERTY OWNER OF RECORD (Must be listed) <b>LMP PROPERTIES ONE LLC</b>			MAIN PHONE # <b>(435) 535-5484</b>	
MAILING ADDRESS		CITY	STATE	ZIP
<b>95 W 100 S, Ste 116</b>		<b>Logan</b>	<b>UT</b>	<b>84321</b>
EMAIL ADDRESS <b>austin@red-pv.com</b>				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed)  <b>See attachment</b>			Total Lot Size (acres) <b>0.21</b>	
			Size of Proposed New Building (square feet) <b>7,914 Gross SF</b>	
			Number of Proposed New Units/Lots <b>8 residential &amp; 1 office</b>	
			<b>- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -</b>	
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.			Signature of Property Owner's Authorized Agent  <b>N/A</b>	
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.			Signature of Property Owner  	

## 100 W APARTMENTS

### Project Description

456 N 100 W, Logan, UT

### Overview

100 W Apartments is a mixed-use infill development. The project is a three-story structure incorporating a both residential and commercial office uses. Located at approximately 456 N 100 W in downtown Logan the site enjoys excellent access to shops and eateries on the Main St corridor. The site also has great access to essential services such as grocery.

### Unit Mix

- |                              |         |
|------------------------------|---------|
| ▪ Office                     | 1 unit  |
| ▪ Apartment (1 bed/1 bath)   | 4 units |
| ▪ Apartment (1 bed/1.5 bath) | 4 units |

### Commercial Office

The office component of the project is located on the main level. The office will be approximately 660 square feet. LMP Companies, a local real estate investment firm, will lease the office portion of the project.

### Residential

The multi-family residential portion of the project consists of eight units. Four of which will be 1 Bed/1Bath and the other four will be 1 Bed/1.5 Bath units. All residential units will be approximately 765 square feet. The apartments will feature higher end finishes such as quartz counters, tile showers and natural wood cabinets. The apartments will cater to young professionals who want quality living spaces and walkable access to nearby amenities.

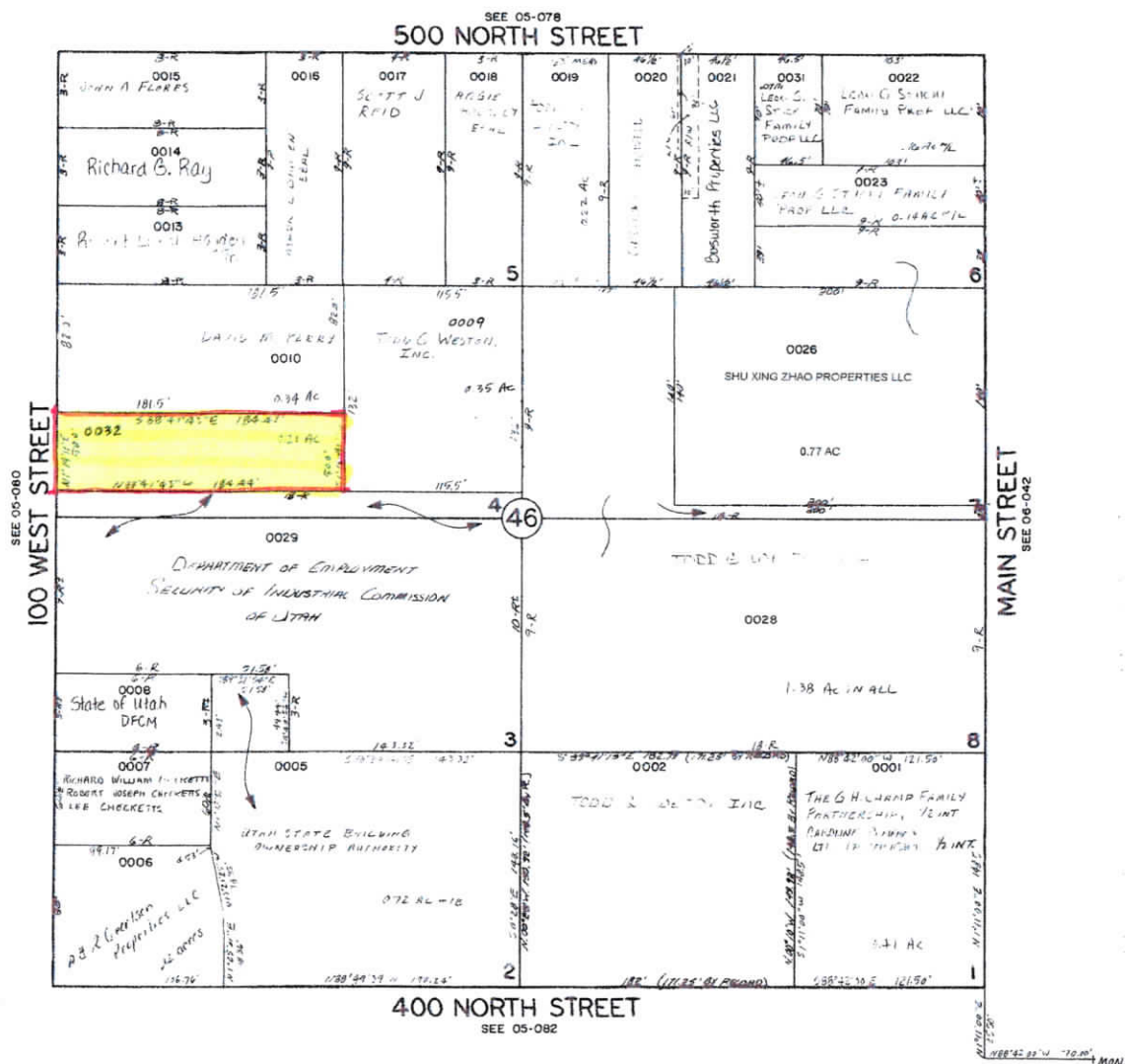
The residential units will benefit from modern on-site amenities including bike storage, secure package receiving room and high security keyless entry.

NE.<sup>4</sup> Section 33 Township 12 North Range 1 East

05  
08

TAX UNIT 27

BLK. 46, PLAT "A" LOGAN CITY SURVEY



## MEMORANDUM



To: Bill Young, City Engineer  
Craig Humphries, Fire Marshall  
File

From: Joe Hawkes, P.E.  
450 N 1000 W  
Logan, UT 84321

Date: November 16, 2020

RE: 447 N 100 W – Fire Flow Analysis

Logan City has developed a calibrated water model that is used to evaluate the ability to deliver water in accordance to Utah State Code (R309-105-9. Minimum Water Pressure). In accordance with these rules, we are required to meet the following requirements for new development:

1. Pressures not less than 20 psi during conditions of fire flow and fire demand experienced during peak day demand.
2. Pressures not less than 30 psi during peak instantaneous demand (without fire flows)
3. Pressures not less than 40 psi during peak day demand (without fire flows)
4. The addition of new development cannot reduce the residual pressure at any service connection in the system to below 20 psi under any conditions.

Table 1 summarizes our peaking factors and demands for the referenced project used in the impact evaluation.

**Table 1 - Summary of Model Parameters**

Description	Value	Source
Peak Day Factor	1.8	Culinary Water System Master Plan (CWSMP), April 2007, pg 2-9.
Peak Hour	2.4	CWSMP, April 2007, pg 2-9.
Instantaneous Peak Factor	3.5	Review of system wide SCADA.
Lowest Water Demand Factor	0.5	Review of system wide SCADA
Fire Flow Required	2,000 gpm	Estimated (Actual per IFC Table B105.1)
Water Demand of Project	(not provided)	Estimated Average Day

The evaluation assumes that all of the flows come directly off of the existing City water system at the given locations. This evaluation does not include any losses in hydrant lines, service lines, fire lines, private lines, or any piping other than the City's distribution system.

## Results

Tables 2 through 3 summarize the modeled results at the identified fire hydrants.

**Table 2 - Results at Hydrant FH01443 at 500 N 100 W**

Condition (@ J9734)	Flow (gpm)	Pressure (psi)
Peak Day	NA	90 (static)
Fire Flows*	2,000	83
Maximum Available Flows	7,180	20

\* Fire flows are additive with Peak Day flows for total flow at the farthest point affecting the proposed development. Negative pressures represent a flow that is not possible under the analyzed conditions.

**Table 3 - Results at Hydrant FH00405 at 447 N 100 W**

Condition (@ J1028)	Flow (gpm)	Pressure (psi)
Peak Day	NA	89 (static)
Fire Flows*	2,000	80
Maximum Available Flows	6,232	20

\* Fire flows are additive with Peak Day flows for total flow at the farthest point affecting the proposed development. Negative pressures represent a flow that is not possible under the analyzed conditions.

Tables 4 through 5 summarize the modeled results available at the waterlines.

**Table 4 - Results at the 8" Waterline at 500 N 100 W**

Condition (@ J9730)	Flow (gpm)	Pressure (psi)
Peak Day	NA	90 (static)
Fire Flows*	2,000	85
Maximum Available Flows	10,406	20

\* Fire flows are additive with Peak Day flows for total flow at the farthest point affecting the proposed development. Negative pressures represent a flow that is not possible under the analyzed conditions.

**Table 5 - Results at the 8" Waterline at 447 N 100 W**

Condition (@ J8178)	Flow (gpm)	Pressure (psi)
Peak Day	NA	89 (static)
Fire Flows*	2,000	83
Maximum Available Flows	7,809	20

\* Fire flows are additive with Peak Day flows for total flow at the farthest point affecting the proposed development. Negative pressures represent a flow that is not possible under the analyzed conditions.

This information provides three points from which the developer's consultant can create a pressure versus flow curve to match the actual values. The actual design fire flow must be obtained from the Fire Marshall prior to completing the hydraulic analysis. Figure 1 shows the locations of this fire flow analysis.

## Legend

- Fire Hydrant
- Water Main

FH01443

Available Flow: 3,599 gpm

Available Flow: 4,379 gpm

8"

Available Flow: 4,915 gpm

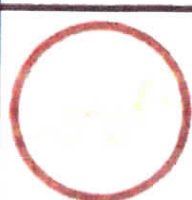
FH00405

Available Flow: 4,147 gpm

8"

0 37.5 75 150 Feet

8"



## Logan City - Department of Public Works 447 N 100 W - Fire Flow Analysis

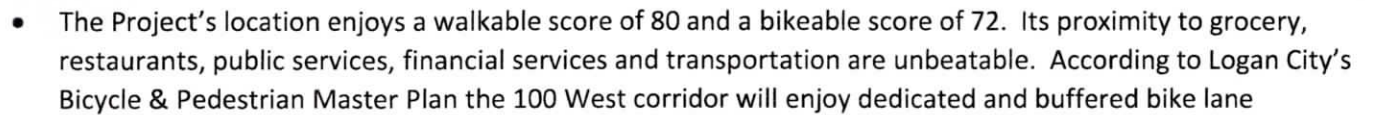
FIGURE  
1

## 100 W Mixed Use Project

Figure 1

- MIN. SPACE PER DWELLING UNIT:
  - STUDIO/1 BED: 1.5 STALLS\*8 UNITS = 12 STALLS
- DWELLING UNIT SPACES PROVIDED: 12 STALLS
- MIN. VISITOR STALLS REQUIRED: 1 STALL PER 10 UNITS
- OFFICE SPACE STALLS REQUIRED: 1 STALL PER 300 SF \*660 SF = 2 STALLS
- **TOTAL REQUIRED STALLS:** 15 STALLS

- The Project is located 0.35 Miles or a 7-minute walk from CVTD's Intermodal Hub which provides transit to all cities and commercial hubs from Preston to Hyrum. In addition there are 5 bus stops within a 3 minute walk of the Project, including a Green Loop stop.



improvements. In addition, The Bicycle & Pedestrian Master Plan will also provide multiple crossing and access improvements for pedestrian traffic.

Walk Score  
**80**

Very Walkable

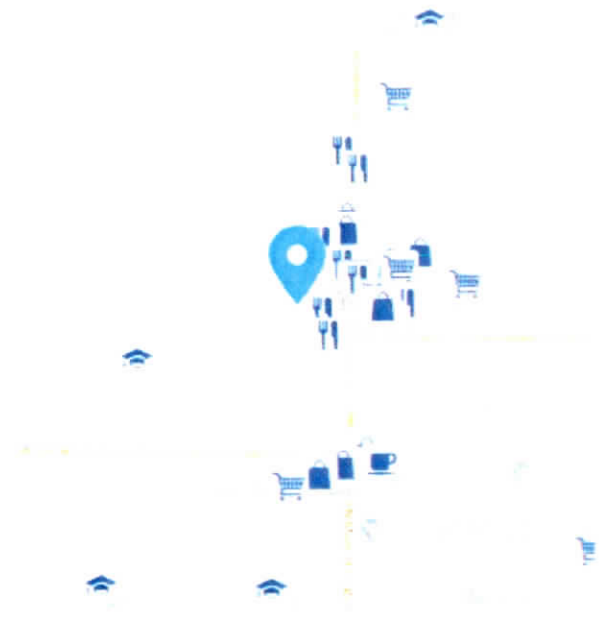
Most errands can be accomplished on foot.

Bike Score  
**72**

Very Bikeable

Bicycling is convenient, but some errands may require a car.

About your score



- The Owner will provide six bike storage options for residents and visitors. Four bike storage stalls will be provided for the sole use by residents of the Project. These four stalls will be located securely in the lobby of the residential portion of the Project. A bike rack will be installed near the office suite entrance that will be available for visitors.



- Peak Use is another factor the Owner considered when designing the project. The Project's uses (residential & commercial office) have different peak parking hours. Residential parking peak use is mornings, evenings and overnight when residents are home. Commercial office peak parking use is during daytime hours. This alternating peak use allows for both uses to on site parking at different times.
- 100 West provides ample on street parking. While on street parking supply can change in the future it provides additional parking relief for visitors to the Project and Ellis Neighborhood.
- The Owner also designed the Project to keep all onsite parking behind the structure in an effort to promote a more pedestrian friendly interface with the Project.