

PC #23-047

Cache Valley Marketplace

**Zone Change, Code Amendment, Design
Review & Subdivision Permit**

PC #23-047
Cache Valley Marketplace
Review & Decision Process

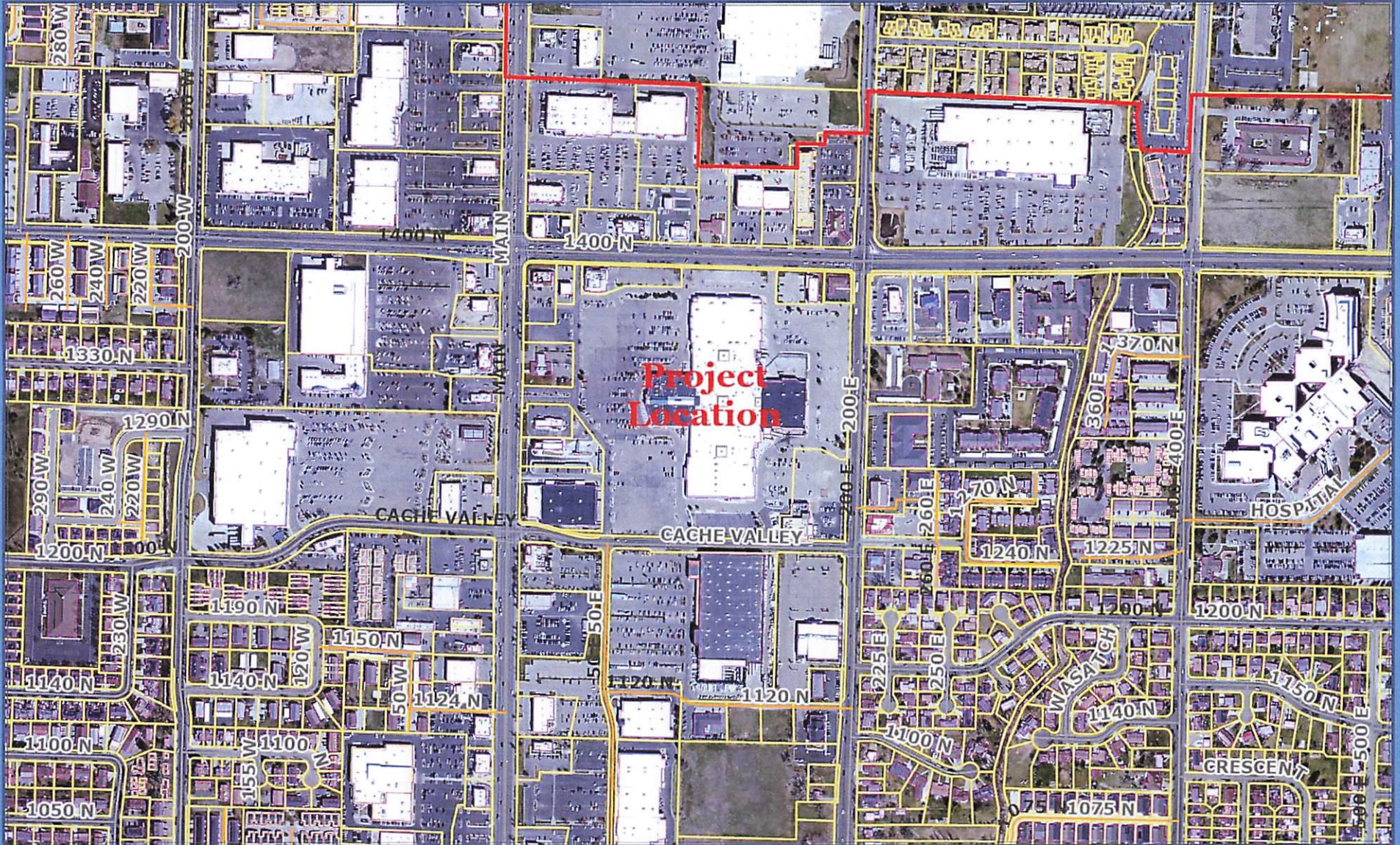
Four Elements under Consideration (final decision makers):

- PD Overlay Rezone (Council)
- LDC Amendment PD Overlay (Council)
- Subdivision Plat (PC)
- Design Review Permit (PC)

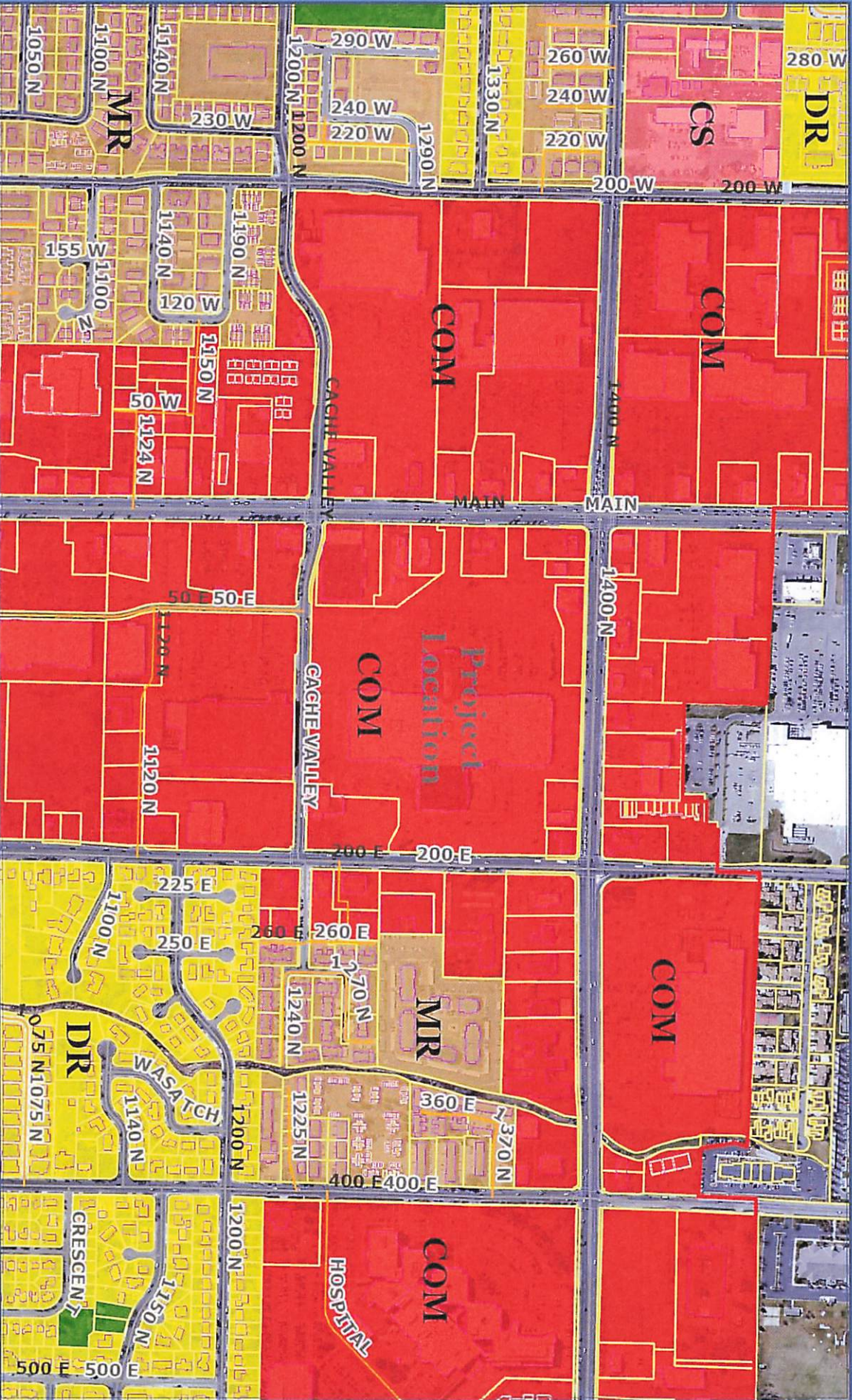
- PD Enabling Language w/Council – Hearing 7/18/23

Cache Valley Marketplace

1300 North Main Street



Cache Valley Marketplace
1300 North Main Street





Adams

Neighborhood Specific Plan

COMMERCIAL AREAS WITH EXCESS PARKING AND VACANT LAND

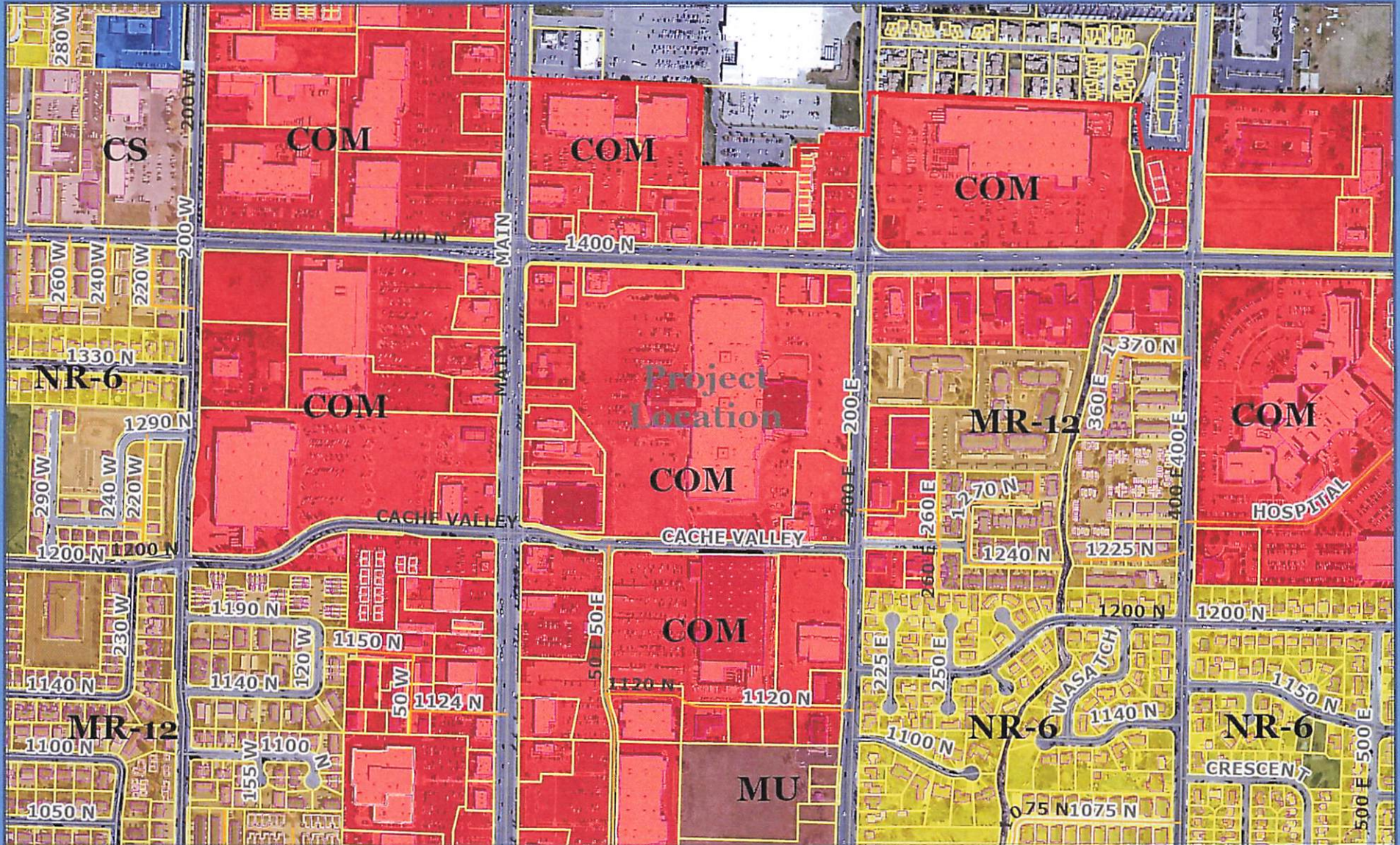
| LOCATION | TOTAL PROJECT SITE | TOTAL PARKING LOT AREA | EXCESS SURFACE PARKING | VACANT GREENFIELD | DEVELOPMENT POTENTIAL (60% IN JUST EXCESS PARKING & VACANT LAND) |
|-------------------|--------------------|------------------------------------|------------------------|-------------------|--|
| Cache Valley Mall | 35 ac. | 25.2 ac. (71%) (~ 1,900 stalls) | 11 ac. | NA | 280,000+ SF Commercial & 330 Housing Units |



While this block should remain predominately retail and restaurant, there is the potential to create high quality urban housing near 200 East making for a unique living experience within walking distance of shopping, dining and beautiful plazas. (2013)

Cache Valley Marketplace

1300 North Main Street



Cache Valley Marketplace

1300 North Main Street



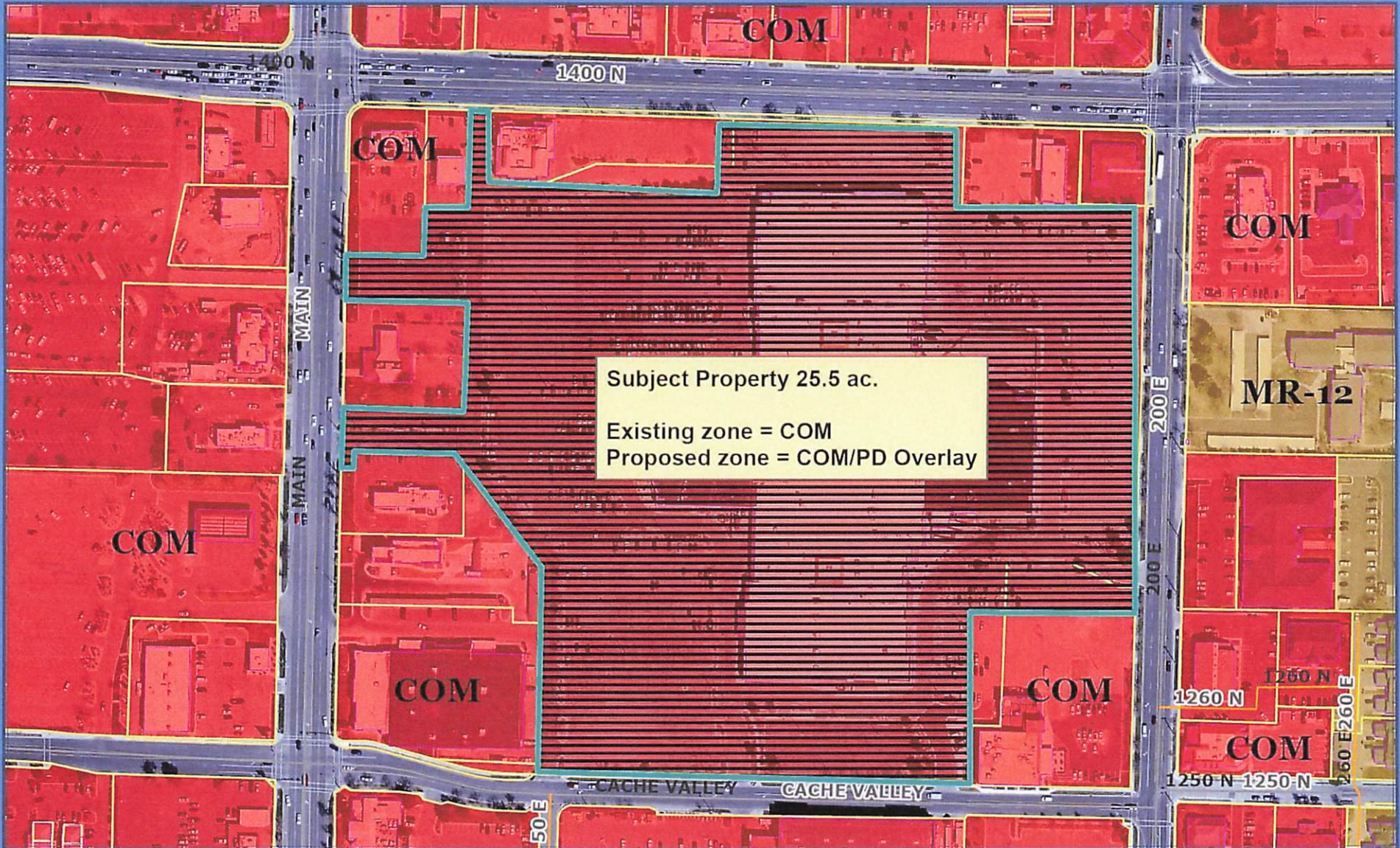
PC #23-047 - Cache Valley Market Place

First Element of PC Decision

- Request is to Rezone with Planned Development Overlay
- Purpose of the PD Overlay Zone
 - Flexibility in Applying City's Zoning & Development Reg's
 - Provide for Well Planned Development
 - Encourage Innovation, Mix of Uses, Mix of Structure Types
 - Encourage Projects that don't fit in the Zoning Box
- PC Recommendation to Council
- Council Final Decision Authority
- PC Hearing/Approval of LDC Amendment 6/22/23
- PD LDC Amendment – LMC Hearing 7/18/23

Cache Valley Marketplace

~1300 North Main Street



Proposed Zoning

July 13, 2023



PC #23-047 - Cache Valley Marketplace

Second Element of PC Decision

- LDC Text Amendment
- Create PD-1: Cache Valley Marketplace
- Purpose of the PD-1 Language:
 - Defines Future Development on the Site
 - Codifies the Agreements between City, Developer, Community
 - Codifies Code Deviations
 - Allows Flexibility in Design while providing Certainty in Outcomes
- PC Recommendation to Council
- Council Final Decision Authority

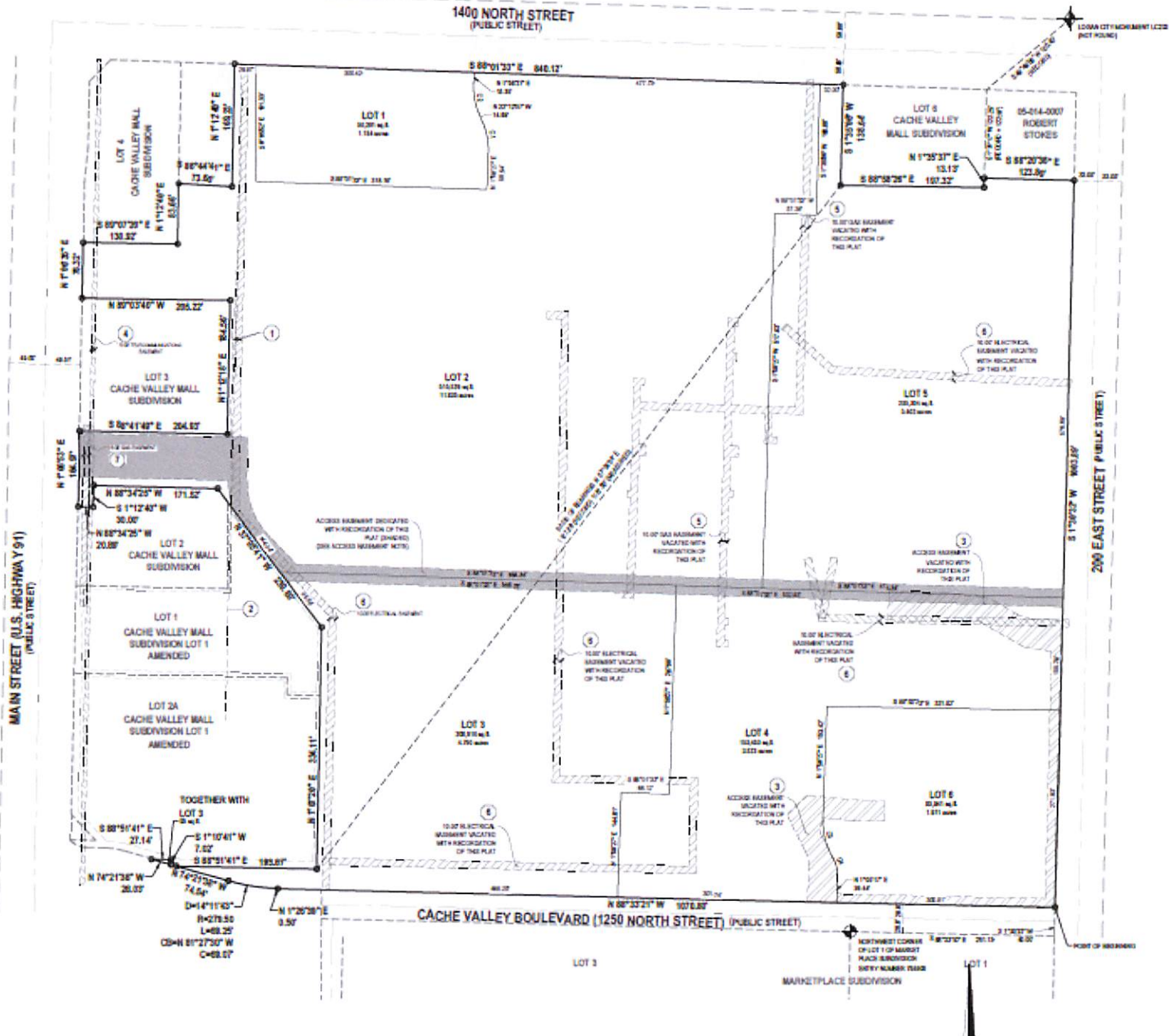
PC #23-047 - Cache Valley Marketplace

Third Element of PC Decision

- Six Lot Subdivision
- Technical Review is responsibility of City Engineer
- Preliminary Plat Complies w/LDC 17.40
- PC Final Decision

CACHE VALLEY MALL SUBDIVISION LOT 8 AMENDED

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27 AND THE
NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 NORTH,
RANGE 1 EAST, SALT LAKE BASIN AND MERIDIAN
LOGAN CITY, CACHE COUNTY, UTAH



ACCESS EASE
COMMERCIAL
SUBDIVISION
PART ALONG
NORTH 1700
LINE OF 2000
THURCO MOB
ALONG THE
SOURCE ROAD
28.54 FEET IN
WEST 20
THURCO MOB
SOUTH 80°40'
THURCO MOB
CURVE TO THE
SOURCE ROAD
THURCO MOB
1.807 BE PART
OF TRACT AND
SUBDIVISION 1

EASEMENT
1. ADJ
2. ADJ
3. ADJ
4. ADJ
5. ADJ
6. ADJ
7. ADJ
8. ADJ
9. ADJ
10. ADJ

PC #23-047 - Cache Valley Marketplace

Fourth Element of PC Decision

- Design Review Permit (PD Development Plans)
- Informs the LDC Amendment
- PC Final Decision

Cache Valley Marketplace Concept Plan

17.27A. PD-1

- PD Process Requires Concept Plan Review
- Concept Plan Reviewed by both PC & Council
- Non-Binding & No Formal Decisions
- Recommendations
 - More/better Consolidated Open Space near Residential
 - Accessibility to Transit Stops (Main & 200 East)
 - Pedestrian Circulation throughout Site
 - Signage

Cache Valley Marketplace Development Plan

17.27A. PD-1

Project Scope

- Redevelop Cache Valley Mall Site w/\$205M Mixed Use Project
- Demo existing mall complex & parking areas
- 150,000 sf “big box” retailer
- 346 Multi-Family Units in 4 freestanding buildings with ground floor residential & ground floor parking (partial)
- Overall Residential Density – 13.5 du/ac
- 156 Room Hotel with 21,000 sf ground floor commercial
- New Public Right of Way connecting Main Street/Second East
- 25.5 acre site included in the Planned Development Boundary
- 6 Lot Subdivision involves approximately 28 acres
- Part of a new “CRPA” currently in review process

**Freestanding
Garages**

**Big Box
Retail Bldg.**

**Multi-
Family
Bldgs.**

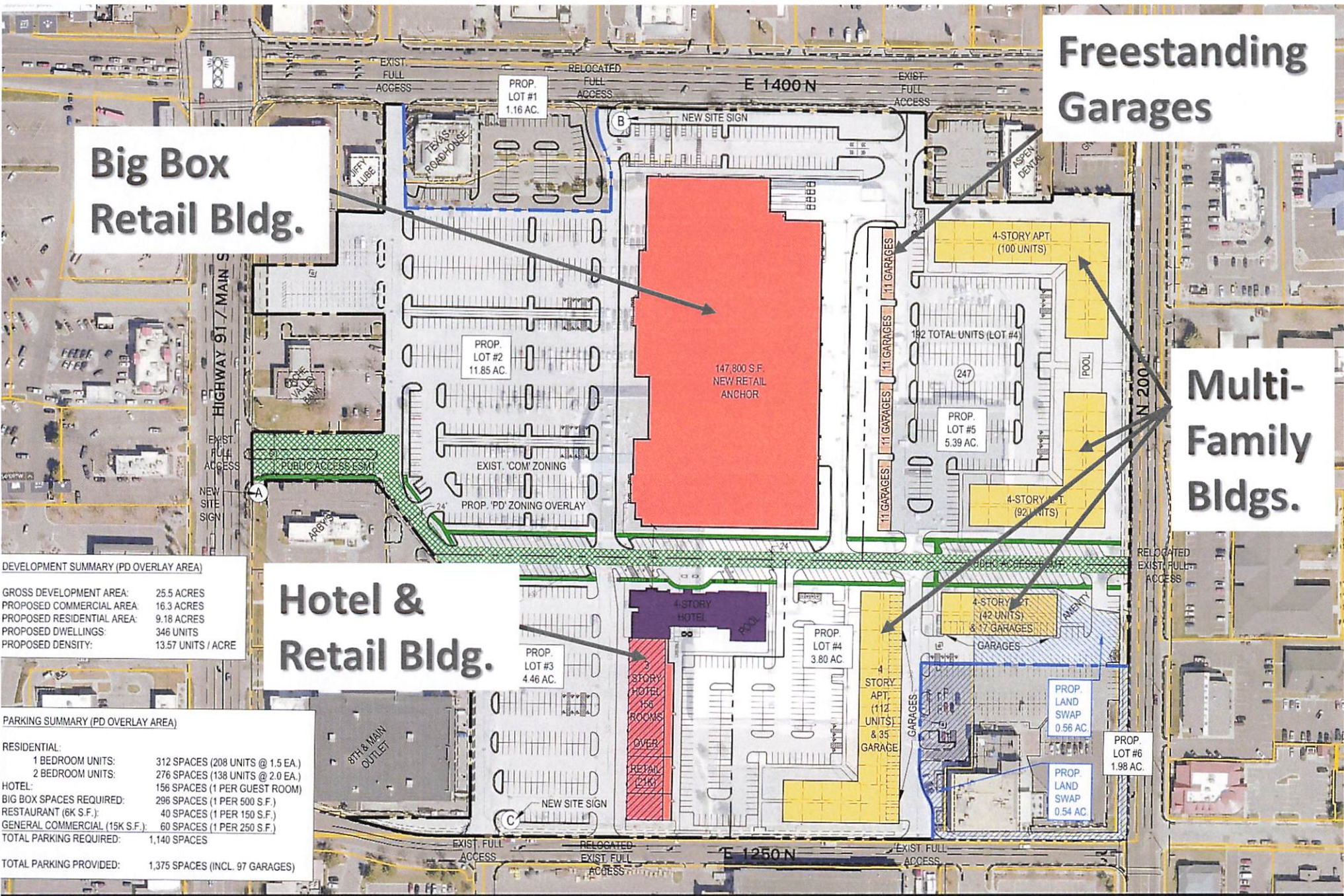
**Hotel &
Retail Bldg.**

DEVELOPMENT SUMMARY (PD OVERLAY AREA)

| | |
|----------------------------|--------------------|
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Cache Valley Marketplace
 Site Concept #26
 Highway 90 & E 1400 N
 Logan, Utah



1" = 150'-0" @ 11"x17" Sheet
 SAA# 22122



DRAWN BY: AVG

June 07, 2023



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View Northeast from E 1250 N Road



ew southeast



View Northeast from E 1250 N Road



View North from Commercial Shops



View East from Highway 91 Entrance



View West from N 200 E Road



View Northeast from E 1250 N Road



View West from N 200 E Road

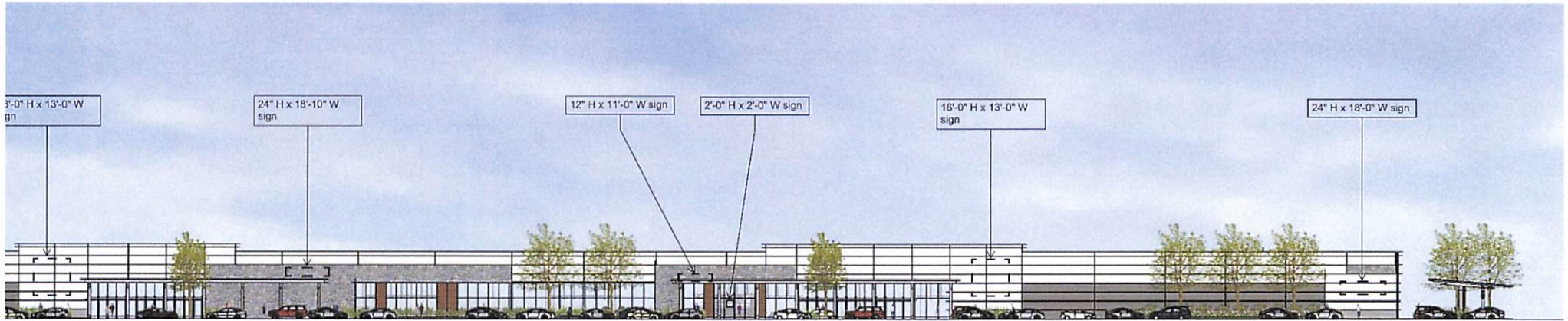


View North from Southeast Corner of Anchor Tenant



View Northwest from E 1250 N Road

Big Box Retail Building

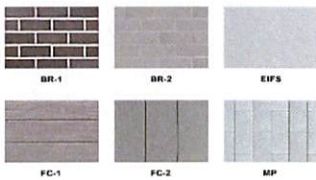


Multi-Family Building(s)

| EXTERIOR MATERIAL LEGEND | |
|--------------------------|---|
| MAT. LABEL | MATERIAL DESCRIPTION MATERIAL INFORMATION |
| BR-1 | BOCA CITY BRICK 3 5/8" X 5 5/8" X 11 5/8" UTILITY FACE BRICK, RUNNING BOND INSTALL, COLOR: VINTAGE BLACK, VOLUME, MORTAR COLOR: TEO |
| BR-2 | WESTBURY BRICK 3 5/8" X 5 5/8" X 11 5/8" UTILITY SUPERIOR FACE BRICK, MATE FINISH, RUNNING BOND INSTALL, COLOR: PEWTER, MORTAR COLOR: TEO |
| COP | FR-2 FINISH METAL COILING, COLOR: 1501 |
| ERS | EXTERIOR INSULATION FINISH SYSTEM (EIFS) WITH STAINLESS STEEL FASTENERS, COLOR: TEO |
| FAS | PRE-FABRICATED METAL FASCIA (COLOR: TEO) |
| FC-1 | FLUKE GEMINI PANEL SYSTEM (ARCHITECTURAL SERIES), INSTALL HORIZONTALLY WITH 1/2" SPACING SYSTEM, VINYL ADHESIVE, SERIES: CO-OR, FINISH: TEO MATCH |
| FC-2 | FOUR CEMENT PANEL SYSTEM (ARCHITECTURAL SERIES), INSTALL VERTICALLY WITH 1/2" SPACING SYSTEM, EXTERIOR V-GROOVE SERIES, COLOR: GRAY (FINISH TO MATCH) |
| MP | MODULAR METAL WALL PANEL SYSTEM, CONFIGURATION: COLOR: WHITE |
| SI | ALUMINUM SIDING FRONT FINISHING, FINISH: TEO |
| VS | 1" FINISH ATTER VISION GRASS, COLOR: W/LOW E |



1 BLDG 3 SOUTH EXTERIOR ELEVATION
1/16" = 1'-0"



2 BLDG 3 NORTH EXTERIOR ELEVATION
1/16" = 1'-0"



3 BLDG 3 WEST EXTERIOR ELEVATION
1/16" = 1'-0"



4 BLDG 3 EAST EXTERIOR ELEVATION
1/16" = 1'-0"

CACHE VALLEY MARKETPLACE

HIGHWAY 90 & E 1400 N
LOGAN, UTAH
06/09/2023



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12"x18" SHEET (HALF SIZE)
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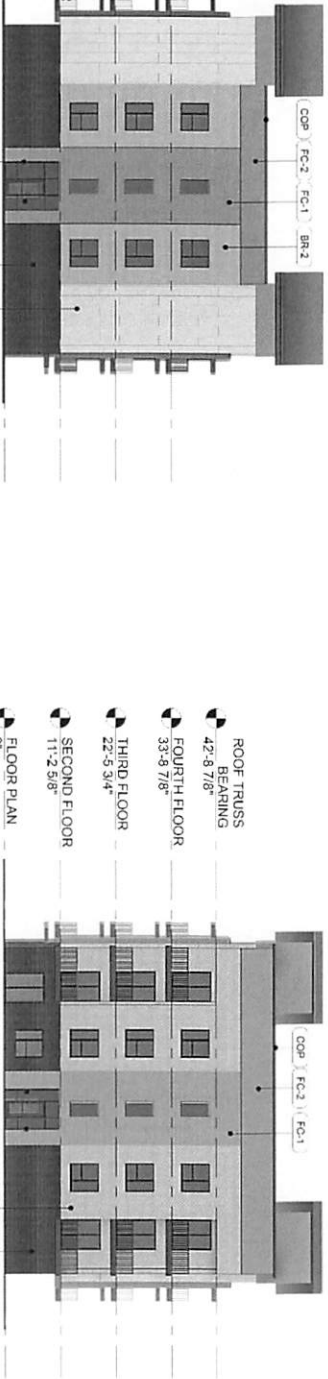


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1717 Ingersoll Ave, Suite 117, Salt Lake City, UT 84119
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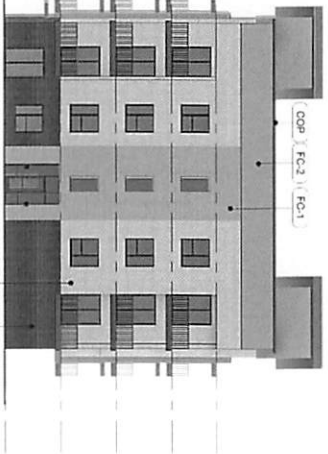
Multi-Family Building(s)



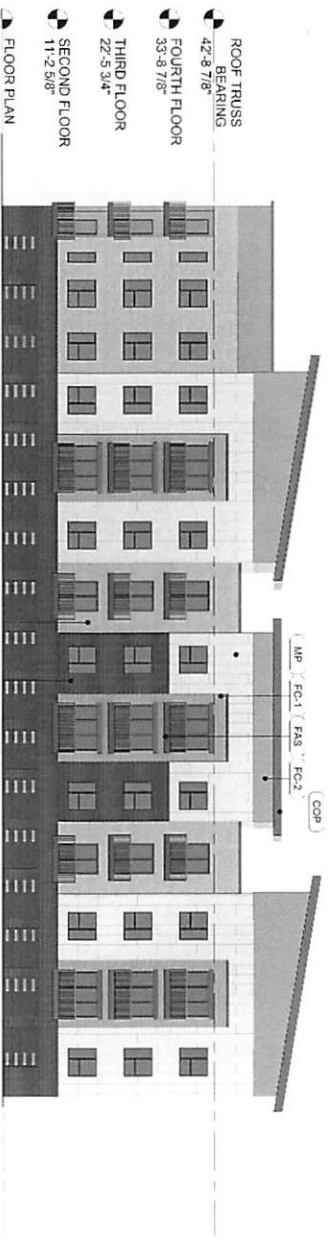
2. BLDG 5 NORTH EXTERIOR ELEVATION
1/16" = 1'-0"



3. BLDG 5 EAST EXTERIOR ELEVATION
1/16" = 1'-0"



1. BLDG 5 WEST EXTERIOR ELEVATION
1/16" = 1'-0"



EXTERIOR MATERIAL LEGEND

| MAT. LABEL | MATERIAL DESCRIPTION |
|------------|--|
| BR-1 | SIOUX CITY BRICK 3 5/8" X 3 5/8" X 11 5/8" UTILITY FACER/BRICK RUNNING BOND INSTALL COLOR TBD |
| BR-2 | INTERSTATE BRICK 3 8/8" X 3 8/8" X 16 1/8" BOND INSTALL COLOR PEWTER MORTAR COLOR TBD |
| COP | PRE-FINISHED METAL COPING (COLOR: TBD) |
| EPS | EXTERIOR INSULATION FINISH SYSTEM (DRYVIT BOARD) (COLOR: TBD) |
| FAS | PRE-CAST FINISHED METAL FASCIA (COLOR: TBD) |
| FC-1 | FIBER CEMENT PANEL SYSTEM (MICHIGAN OR SMALLAR), INSTALL HORIZONTALLY W/ HIDDEN FASTENING SYSTEM, VANTAGE WOOD SERIES. |
| FC-2 | FIBER CEMENT PANEL SYSTEM (MICHIGAN OR SMALLAR), INSTALL VERTICALLY W/ HIDDEN FASTENING SYSTEM, LATURA V-GROOVE SERIES (COLOR: GRAY TRIM TO MATCH) |
| MP | MODULAR M SERIES VERTICAL SLUICING BOND CONFIGURATION, COLOR: WHITE |
| SP | ALUMINUM STOREFRONT FINISH FINISH TBD |
| VIS | 1" INSULATED VISION GLASS CLEAR W/ LOW E |



BR-1



BR-2

EPS



FC-1



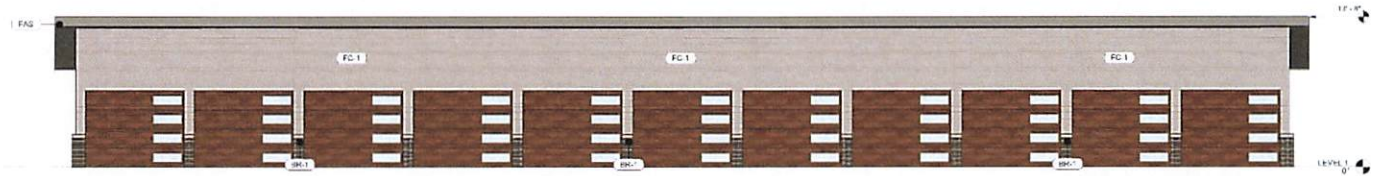
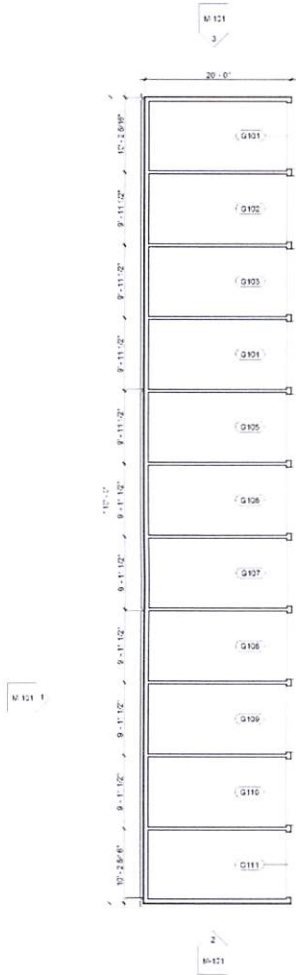
FC-2



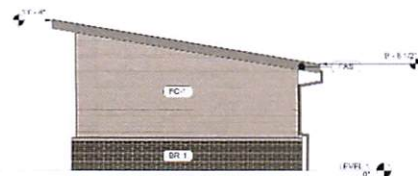
MP

Freestanding Garage Building(s)

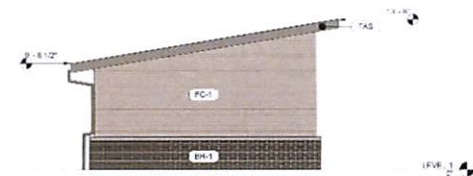
| EXTERIOR MATERIAL LEGEND | |
|--------------------------|---|
| MAT. LABEL | MATERIAL DESCRIPTION |
| ML1 | SMOKE CITY BRICK 3 1/2" x 8 1/2" x 11 1/2" UTILITY TALLERICK, RUNNING BOND PATTERN, COLOR: VINTAGE SLACK VE., GROUT: MORTAR COLOR T-02 |
| ML2 | PROGRESSIVE 1 1/2" x 4" BRICK (4 1/2" x 8 1/2") |
| ML3 | PRIMA CERAMIC BRICK 3 1/2" x 8 1/2" x 11 1/2" ON NEAR END, HOLLOW END, 1 1/2" x 1 1/2" x 4" HOLLOW END, VENTILATION: WOOD SHIP-LAP, SEE THE ARCHITECT'S MATCH |



4 GARAGE ELEVATION
SCALE: 3/8" = 1'-0"



3 SIDE ELEVATION 1
SCALE: 3/8" = 1'-0"



2 SIDE ELEVATION 2
SCALE: 3/8" = 1'-0"



1 REAR ELEVATION
SCALE: 3/8" = 1'-0"

5 TYPICAL DETACHED GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"

CACHE VALLEY MARKETPLACE
 HIGHWAY 90 & E 1400 N
 LOGAN, UTAH
 06/09/2023



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As indicated 24x36" Sheet
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 SCALE IS ONE-PHASE UNLESS NOTED
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Land Uses

Commercial Zone

Retail Anchor

Retail/Food

Hotel

Residential

Residential Density

COM – 30 du/ac

Project – 13.5 du/ac

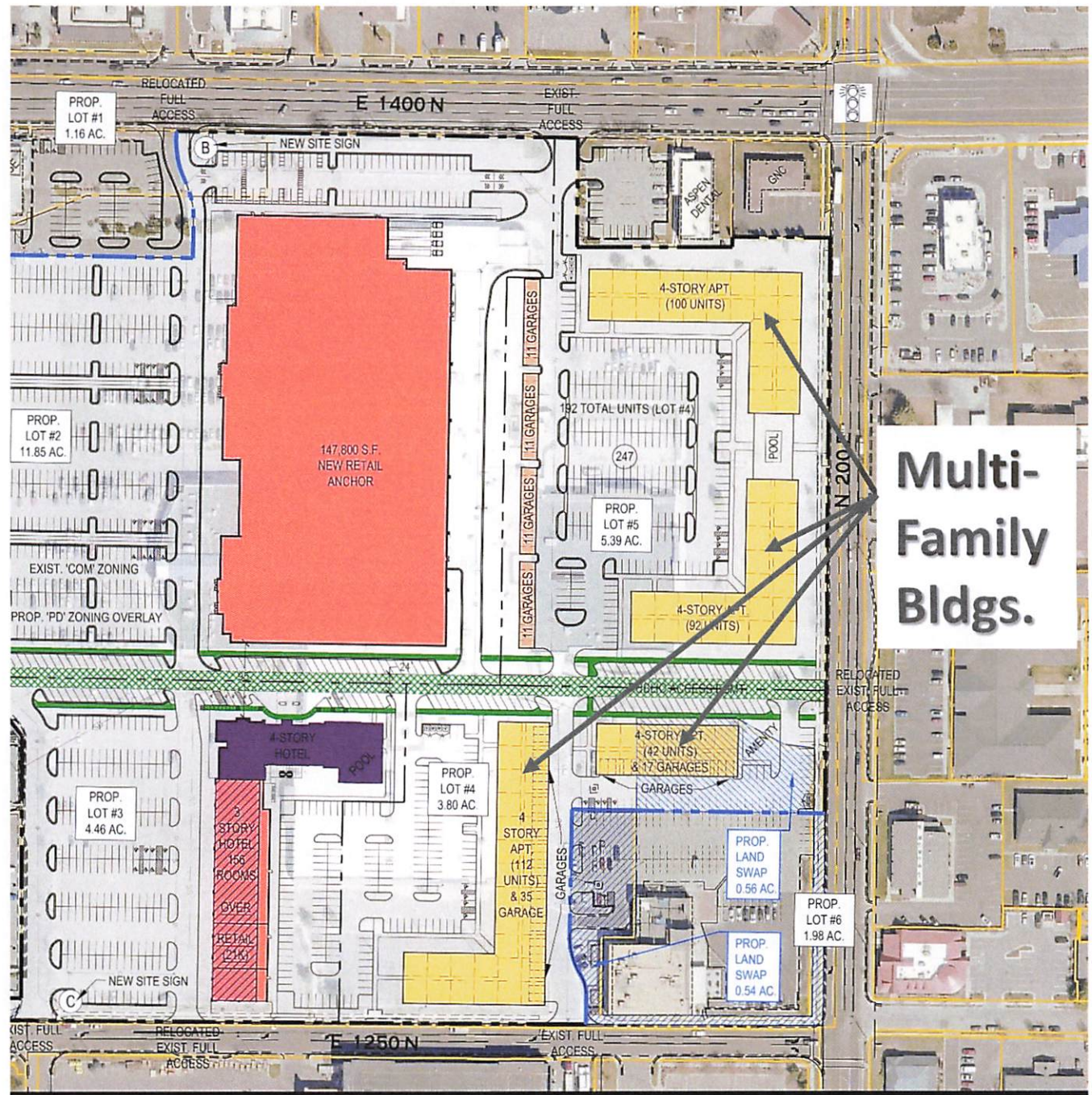
142 Units / 25.5 acres

PD Overlay

Remove Ground floor

Commercial Requirement

Restricts Certain Uses



Multi-Family Bldgs.

Cache Valley Marketplace

Site Concept #26
Highway 90 & E 1400 N
Logan, Utah

June 07, 2023



1" = 150'-0" @ 11"x17" Sheet
SAA# 22122

DRAWN BY: AVG



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Setbacks

10' Front Setback: Bldgs. taller than 41'.

Building Heights

Max: 55'
Residential: 58' mid gable
Hotel: 52' mid gable

Building Frontage

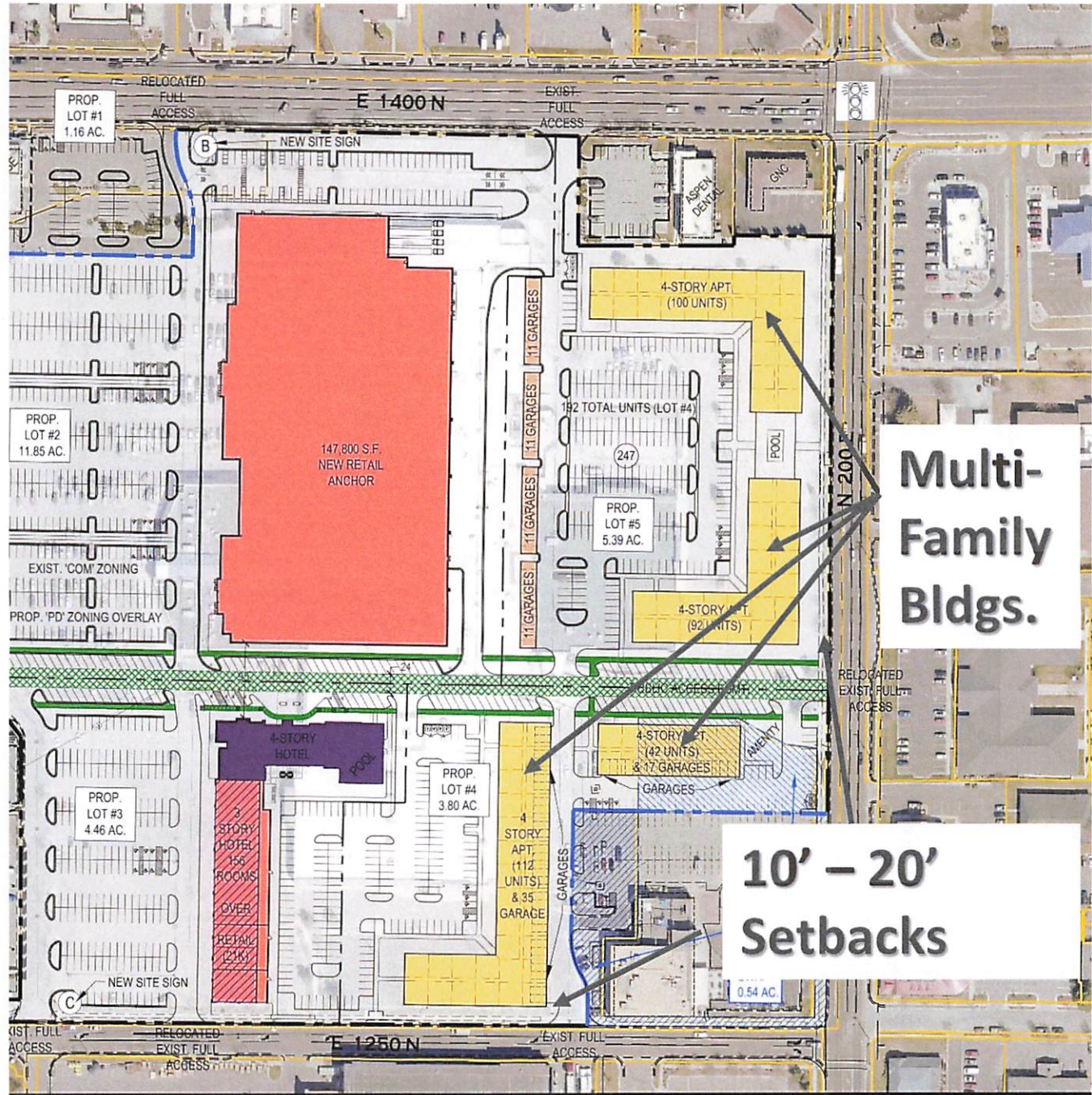
Average: 52%

Lot Coverage

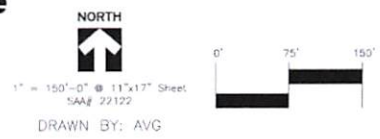
Average: 27%

PD Overlay

Allow 10' Setbacks
Allow bld. Height to 58'



Cache Valley Marketplace
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 Logan, Utah



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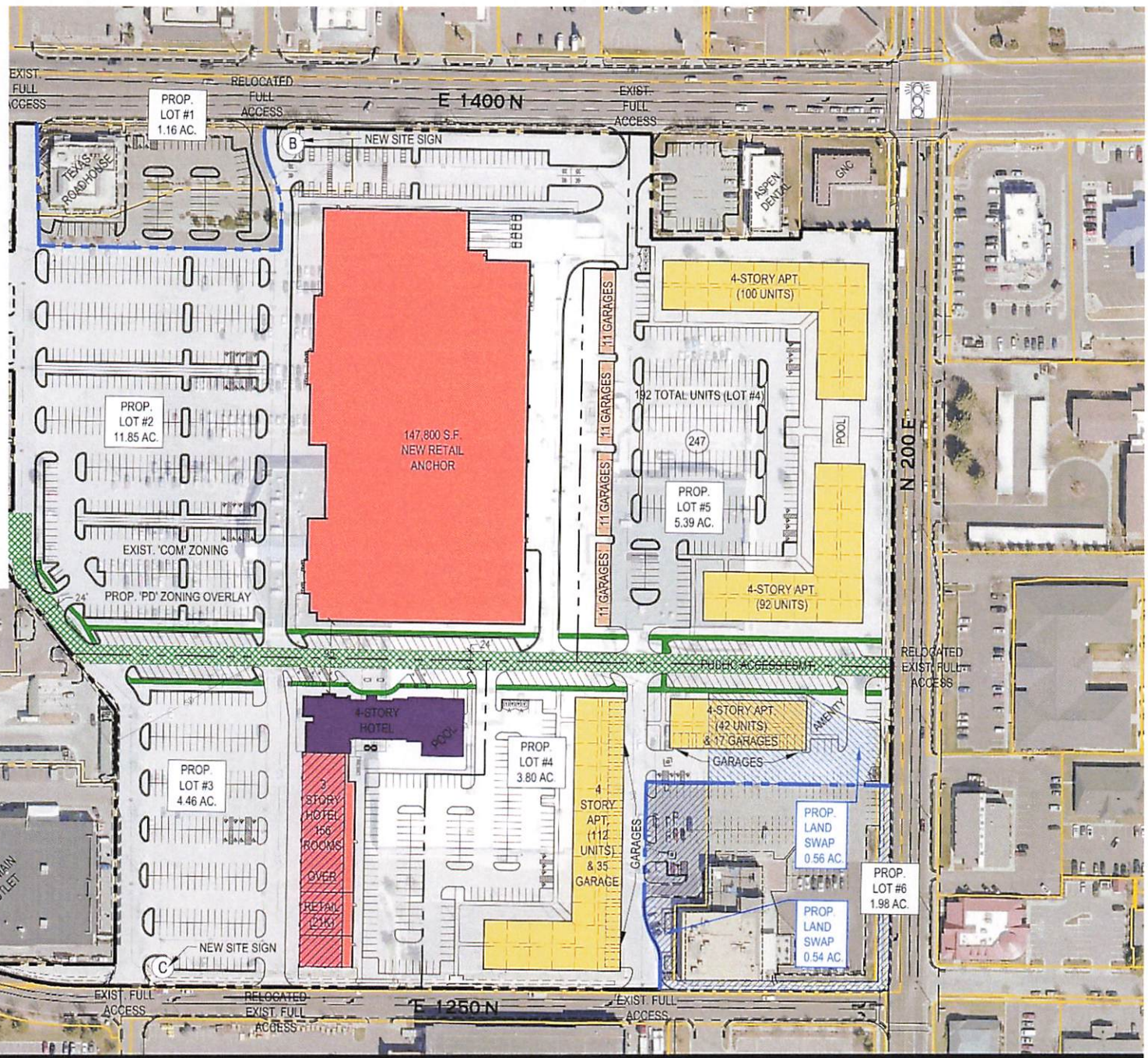
Hotel/Retail Building from 1250 North

Multi-Family Building(s)



Parking

- Hotel: 1 stall/room
- Res: 1.5 – 2.0 stalls/unit
- Retail: 1 stall/250 SF
- Big Box: 1 stall/500 SF
- 140 Stalls Required
- 1,375 Stalls Provided



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| TOTAL PARKING REQUIRED: | 1,140 SPACES |
| TOTAL PARKING PROVIDED: | 1,375 SPACES (INCL. 97 GARAGES) |



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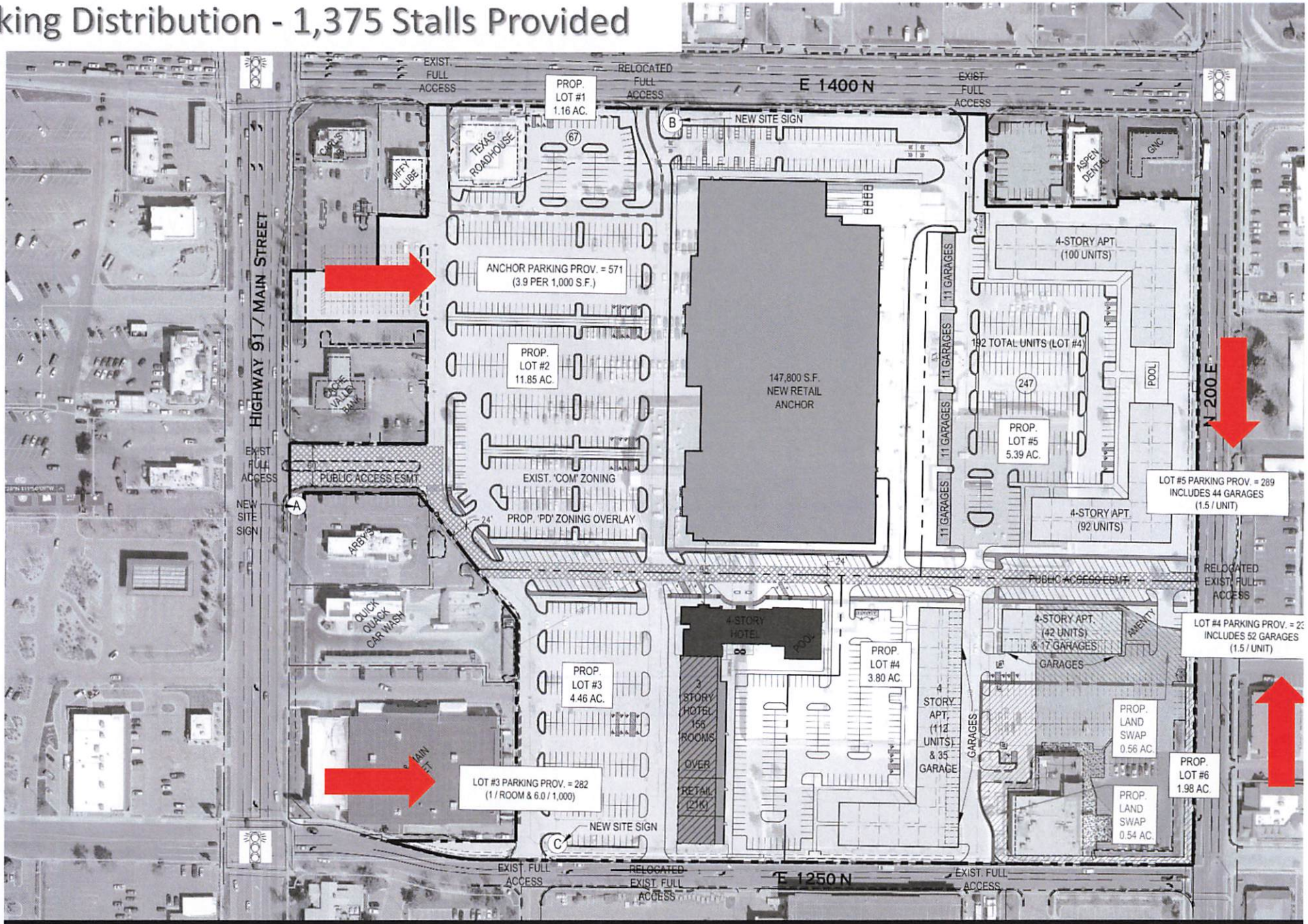


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Parking Distribution - 1,375 Stalls Provided



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Cache Valley Marketplace Site Concept #24 Highway 90 & E 1400 N Logan, Utah

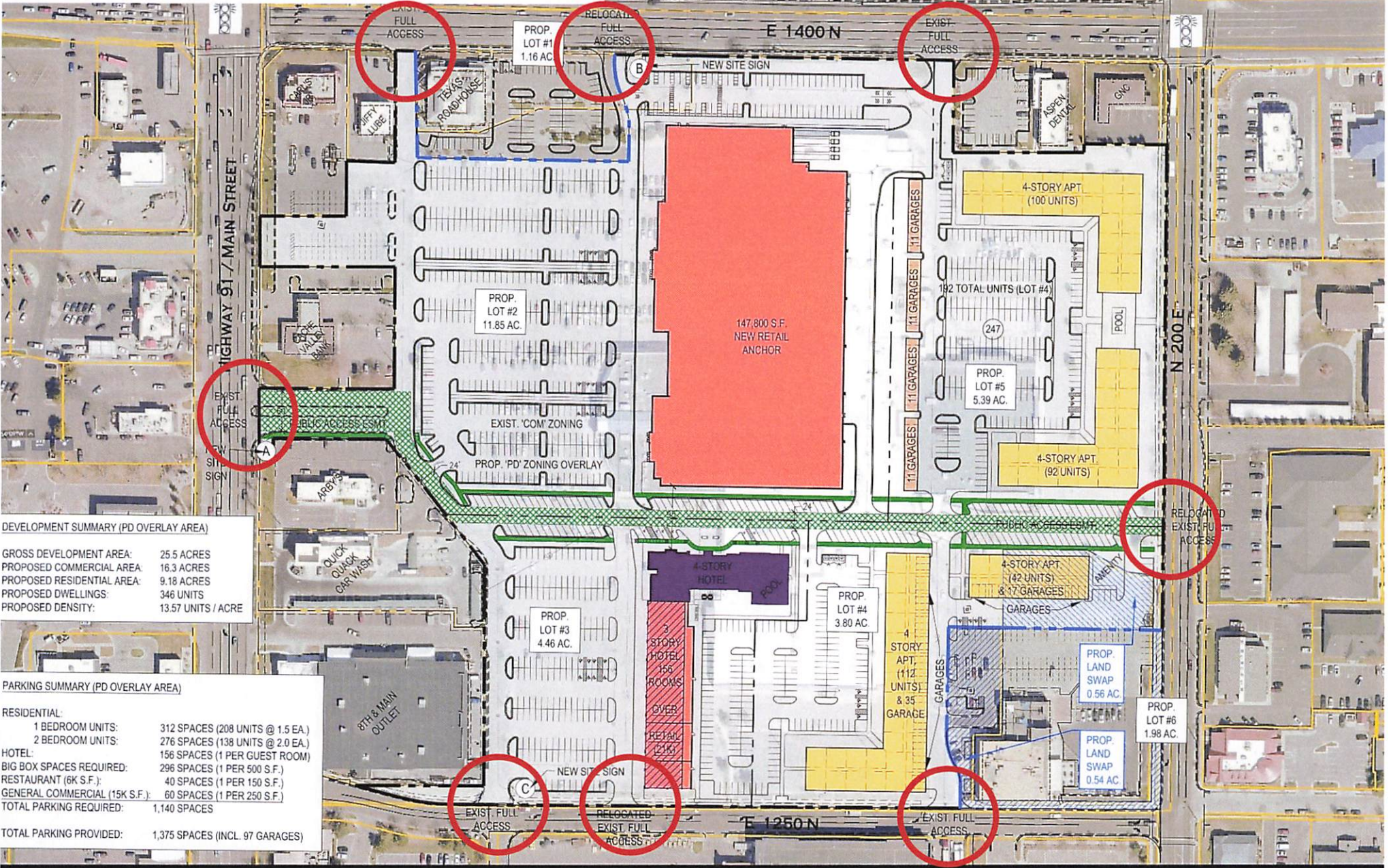
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Site Access



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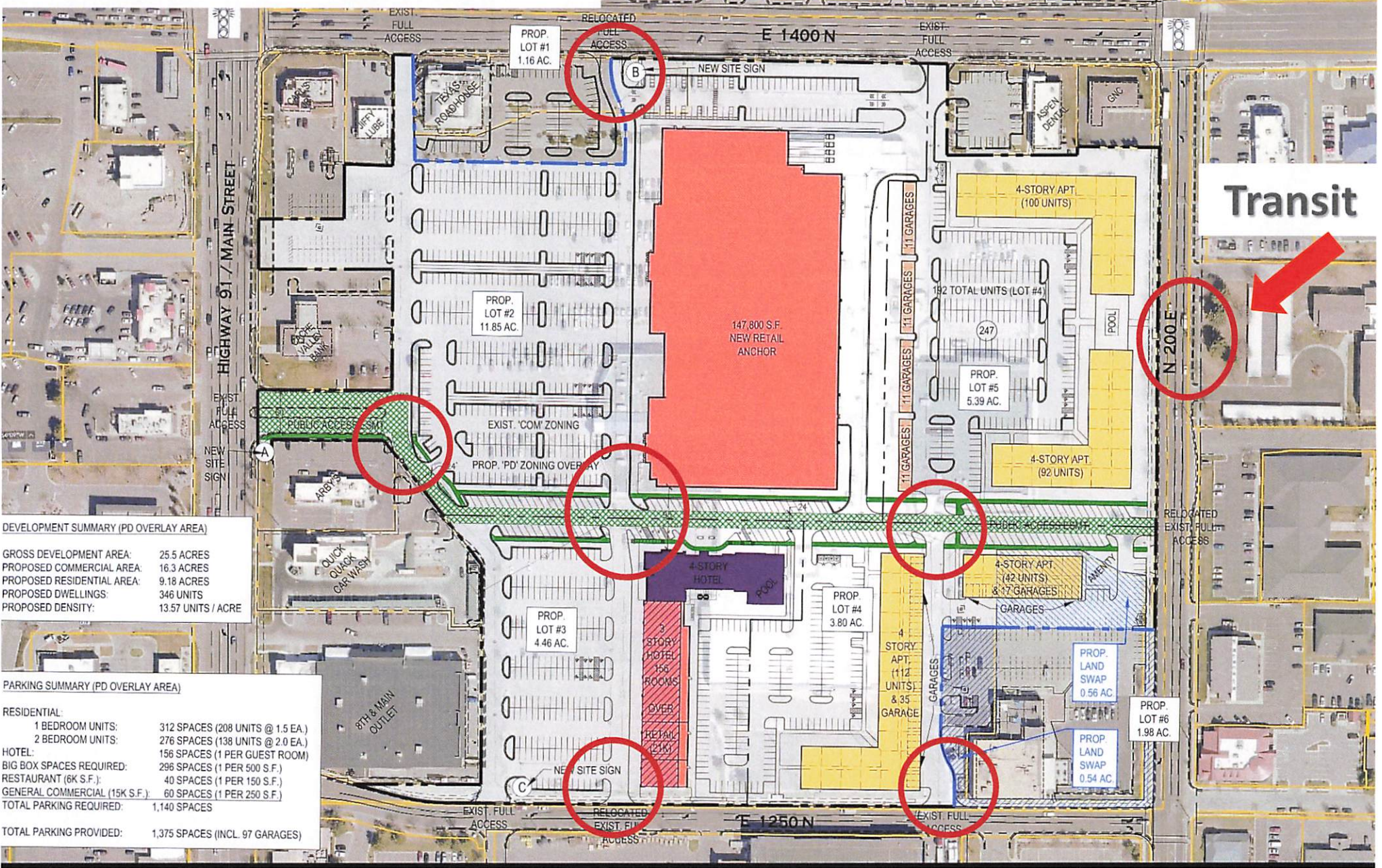
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June 07, 2023

Pedestrian Circulation



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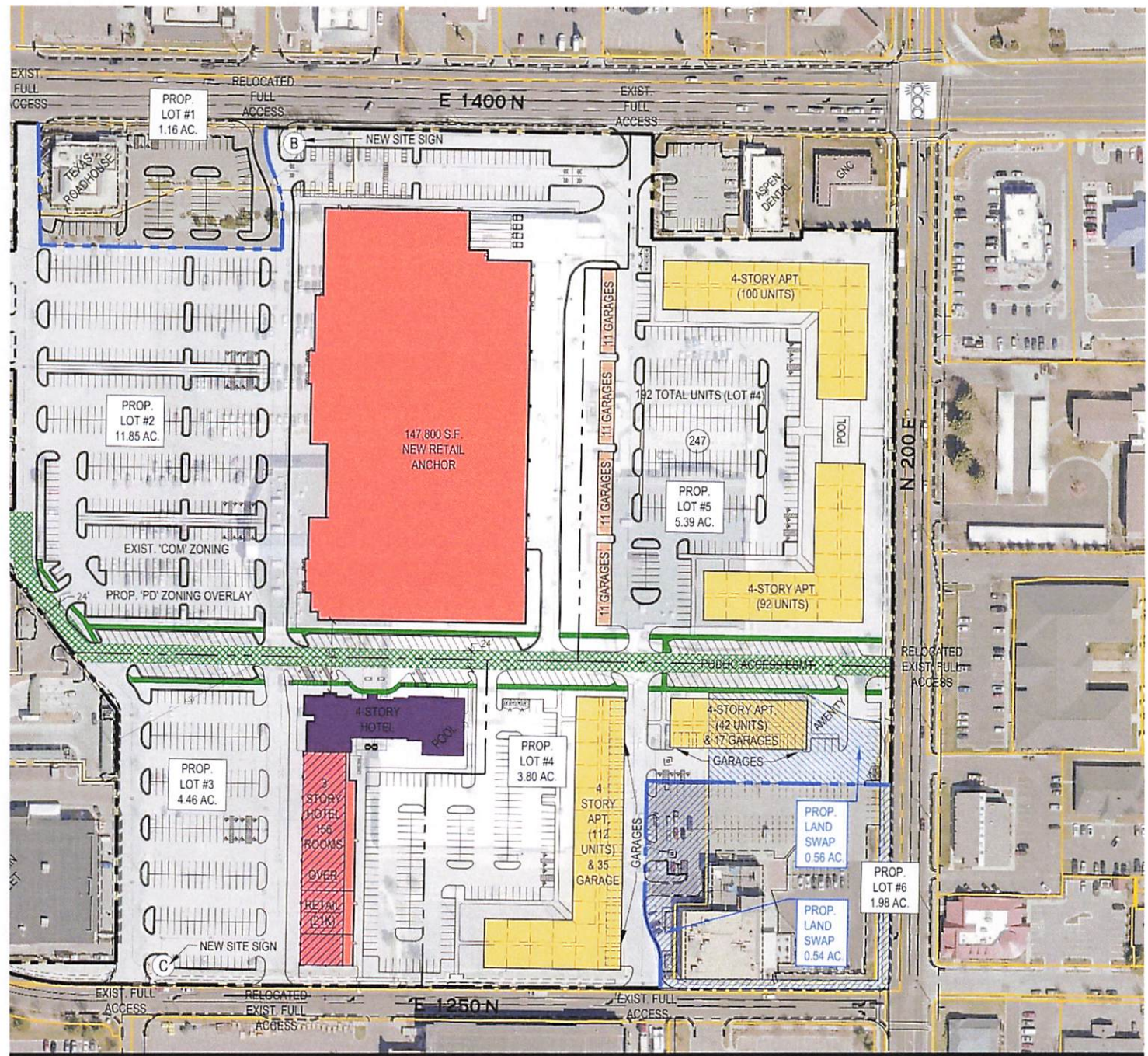
Landscaping & Useable Outdoor Space

Commercial: 722,225 sf
Requires: 10%/10%
144,444 sf

Res: 388,555 sf
Requires: 10%/20%
16,566 sf

Total:
161,010 sf (6 acres)

PD Overlay:
Up to 5% of required
moved to future off-site
park



Cache Valley Marketplace

Site Concept #26
Highway 90 & E 1400 N
Logan, Utah

June 07, 2023



1" = 150'-0" @ 11"x17" Sheet
SAA# 22122

DRAWN BY: AVG

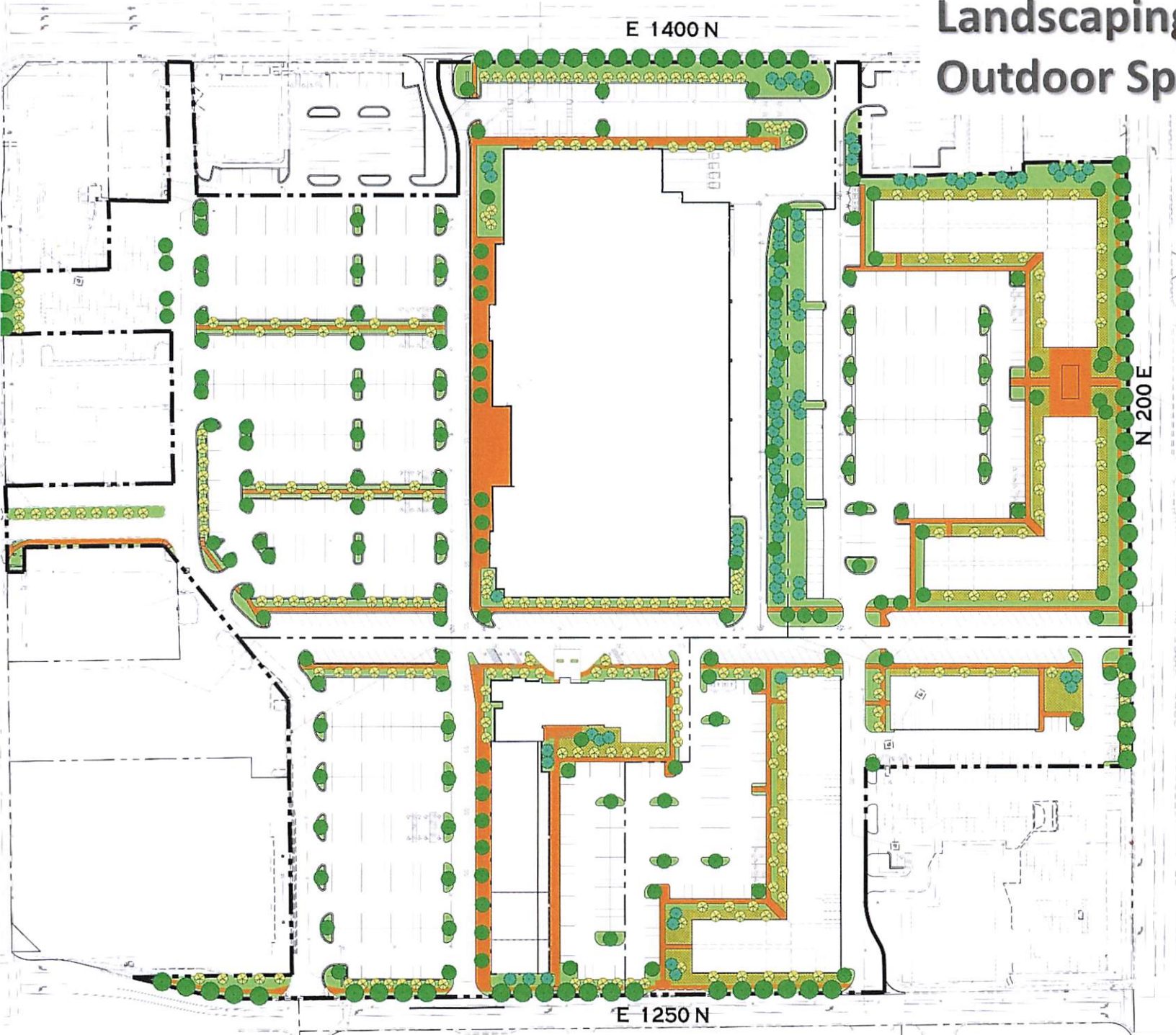


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Utilities, structures and other physical features shown herein are based on the information available to the architect at the time of design. This document reflects a site plan concept only, and does not necessarily reflect all governing authority requirements, including green space calculations, bulk regulations, landscaping, storm water management, city input, site signage, grading, and other factors that may impact final site design. This drawing shall not be used for construction of legally binding documentation. (C) Copyright 2023 by Simonson & Associates Architects, L.L.C.



Landscaping & Useable Outdoor Space



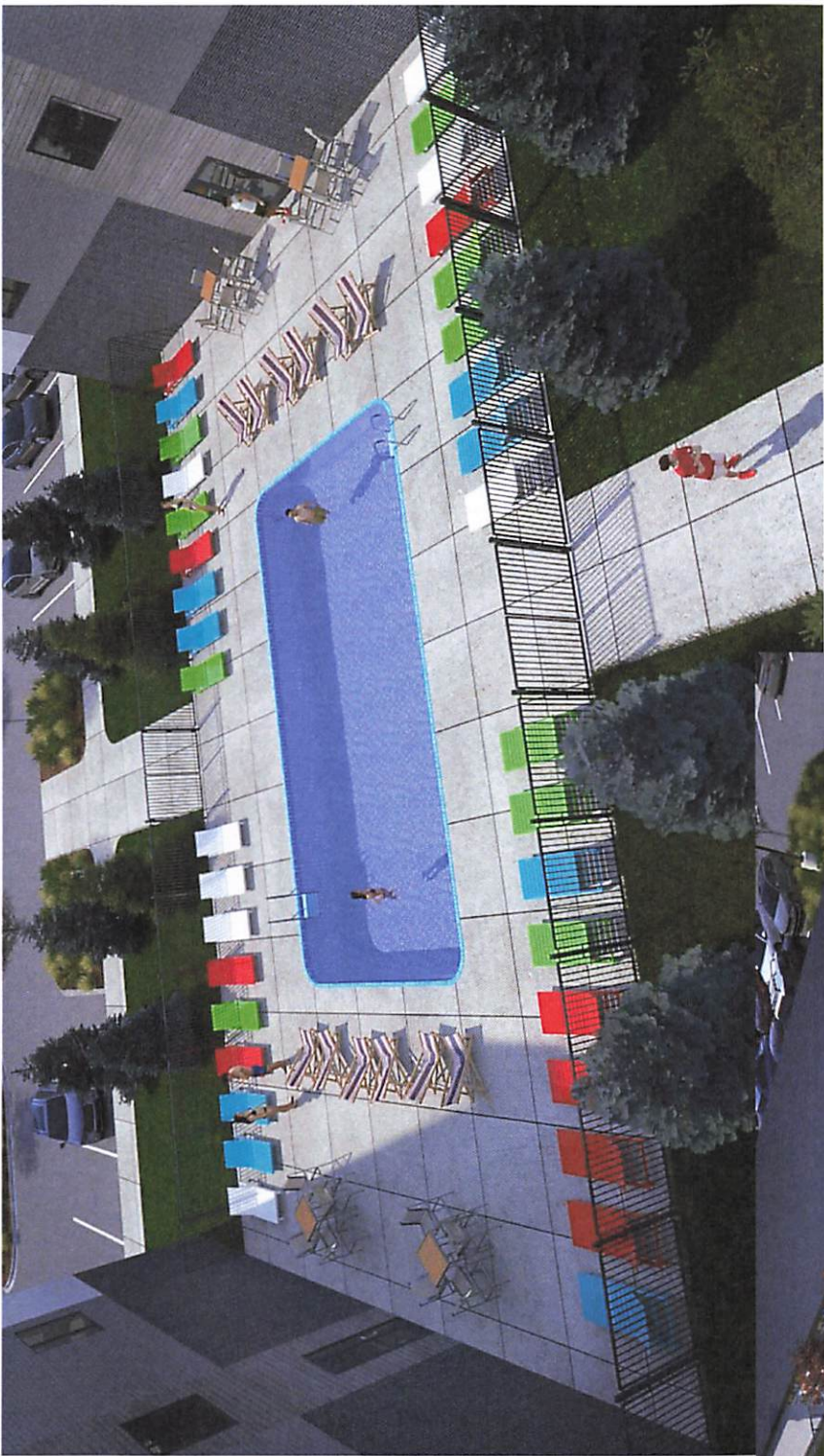
- STREET TREES:**
 - 1 PER 30' OF FRONTAGE (10' CURB)
 - 1 PER 30' OF FRONTAGE PROVIDED (LESS DRIVEWAYS)
- SITE TREES:**
 - 20 PER ACRE REQUIRED (DOES NOT INCLUDE STREET TREES)
 - 20 PER ACRE PROVIDED (DOES NOT INCLUDE STREET TREES)
- SITE SHRUBS:**
 - 20 PER ACRE (10' CURB)
 - 20 PER ACRE PROVIDED (DO NOT LOCATE IN AERIAL SHADING ZONE)
- PERIMETER PARKING LOT LANDSCAPING:**
 - TREES AND SHRUBS REQUIRED & PROVIDED PER CODE SECTION 1
- INTERIOR PARKING LOT LANDSCAPING:**
 - TREES AND SHRUBS PROVIDED & PROVIDED PER CODE SECTION 1

- LANDSCAPE NOTES:**
1. ALL DESIGN, CONSTRUCTION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH LOCAL JURISDICTIONS STANDARD SPECIFICATIONS UNLESS SPECIFIED OTHERWISE.
 2. ALL GRASS SHALL BE SEED BLENDED WITH ALL GRASSES AND CONTAINING 25% PERCENT OF BIRD SEED.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ANY PERMITS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
 4. ALL SOILS TO BE TESTED FOR PHOSPHORUS AND NITROGEN AND TO BE AMENDED TO 10% PPM.
 5. ALL LANDSCAPING AREAS SHALL BE PLANTED WITH TYPES OF TREES, SHRUBS AND GRASSES THAT ARE SUITABLE FOR THE CLIMATE AND SOIL CONDITIONS. ALL PLANTINGS SHALL BE INSTALLED AT THE END OF THE PROJECT.
 6. CONCRETE CURBS, OVERHEAD WIRE AND SHIELD LANDSCAPE EDGES SHALL BE INSTALLED PRIOR TO PLANTING. ALL PLANTINGS SHALL BE INSTALLED AT THE END OF THE PROJECT. ALL PLANTINGS SHALL BE INSTALLED AT THE END OF THE PROJECT.
 7. TREE AND SHRUBS SHALL RECEIVE AN ANTI-DESICCATANT TREATMENT TO BE APPLIED TO ALL PLANTINGS AT THE END OF THE PROJECT.
 8. ALL PLANTINGS SHALL BE INSTALLED AT THE END OF THE PROJECT. ALL PLANTINGS SHALL BE INSTALLED AT THE END OF THE PROJECT.
 9. CONCRETE CURBS, OVERHEAD WIRE AND SHIELD LANDSCAPE EDGES SHALL BE INSTALLED PRIOR TO PLANTING. ALL PLANTINGS SHALL BE INSTALLED AT THE END OF THE PROJECT.
 10. ALL PLANTINGS SHALL BE INSTALLED AT THE END OF THE PROJECT. ALL PLANTINGS SHALL BE INSTALLED AT THE END OF THE PROJECT.
 11. PLANT MATERIALS SHALL BE OF APPROPRIATE SIZE AND TYPE AS SHOWN ON THE PLAN. ALL PLANTINGS SHALL BE INSTALLED AT THE END OF THE PROJECT.
 12. PLANTINGS SHALL BE INSTALLED AT THE END OF THE PROJECT. ALL PLANTINGS SHALL BE INSTALLED AT THE END OF THE PROJECT.
 13. PLANTINGS SHALL BE INSTALLED AT THE END OF THE PROJECT. ALL PLANTINGS SHALL BE INSTALLED AT THE END OF THE PROJECT.
 14. PLANTINGS SHALL BE INSTALLED AT THE END OF THE PROJECT. ALL PLANTINGS SHALL BE INSTALLED AT THE END OF THE PROJECT.
 15. PLANTINGS SHALL BE INSTALLED AT THE END OF THE PROJECT. ALL PLANTINGS SHALL BE INSTALLED AT THE END OF THE PROJECT.
 16. PLANTINGS SHALL BE INSTALLED AT THE END OF THE PROJECT. ALL PLANTINGS SHALL BE INSTALLED AT THE END OF THE PROJECT.
 17. PLANTINGS SHALL BE INSTALLED AT THE END OF THE PROJECT. ALL PLANTINGS SHALL BE INSTALLED AT THE END OF THE PROJECT.

LEGEND:

- USEABLE OUTDOOR SPACE
- LANDSCAPE PLANTING / TREE AREA
- CURB SIDE / STREET TREE
- INTERIOR / PERIMETER TREE
- EVERGREEN TREE



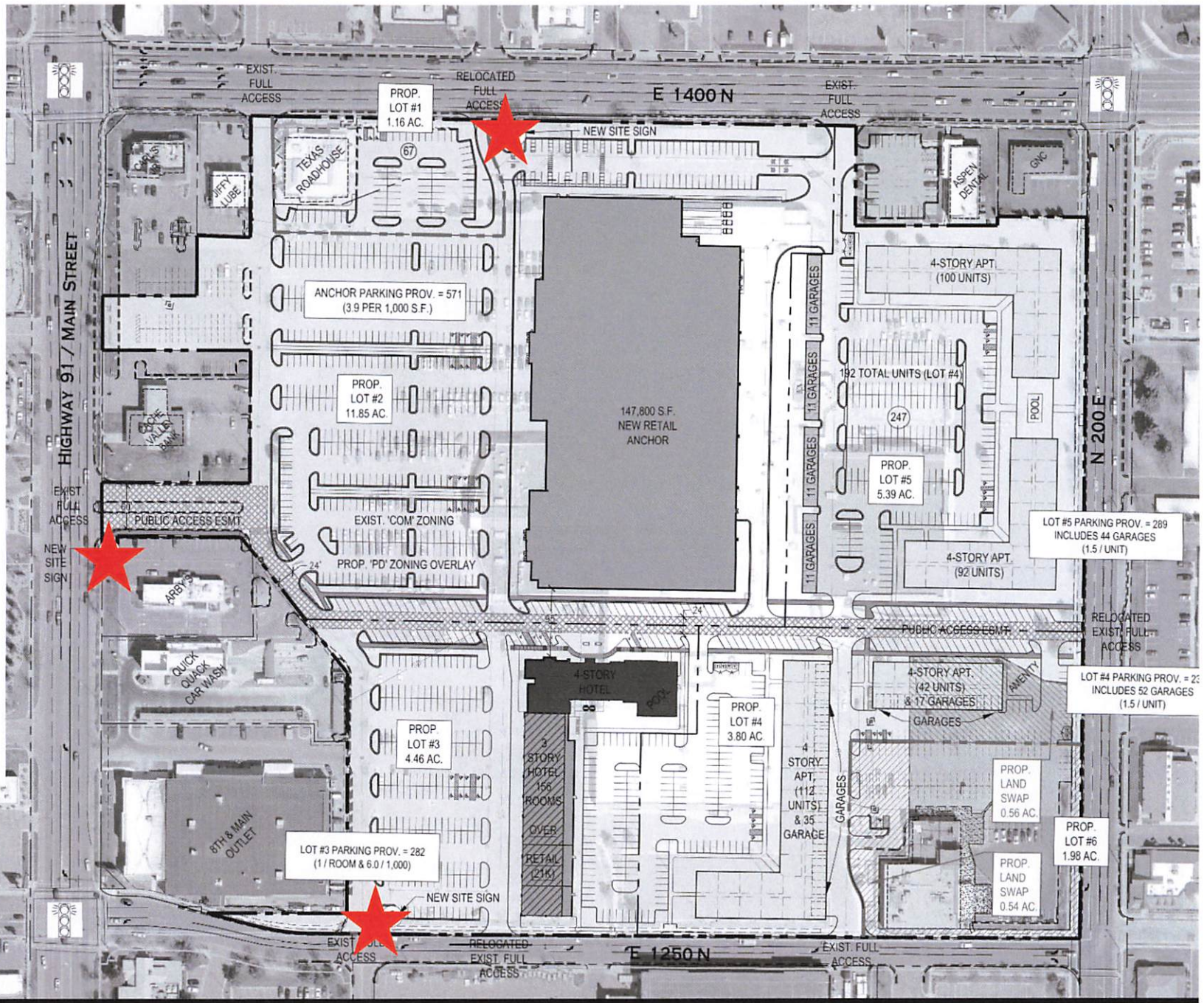


Signage

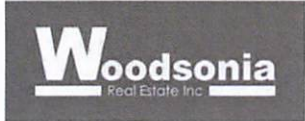
Three Proposed Larger Monument Sign Locations

Note:
LDC would permit up to six regular sized monument signs on this site (street frontage and widths)

8' Tall & 72 sf panel size



This drawing has been prepared by the Architect, or under the Architect's direct supervision. This drawing is intended to be conceptual in nature only. Property boundaries, setbacks, easements, topography, utilities, structures and other physical features shown herein are based on the information available to the architect at the time of design. This document reflects a site plan concept only, and does not necessarily reflect all governing authority requirements, including green space calculations, bulk regulations, landscaping, storm water management, city input, site signage, grading, and other factors that may impact final site design. This drawing shall not be used for construction or legally binding documentation. (C) Copyright 2023 by Simonson & Associates Architects, L.L.C.



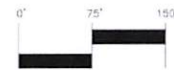
Cache Valley Marketplace

Site Concept #24
Highway 90 & E 1400 N
Logan, Utah

June 02, 2023



1" = 150'-0" @ 11"x17" Sheet
SAA# 22122



DRAWN BY: AVG



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Staff Recommendation:

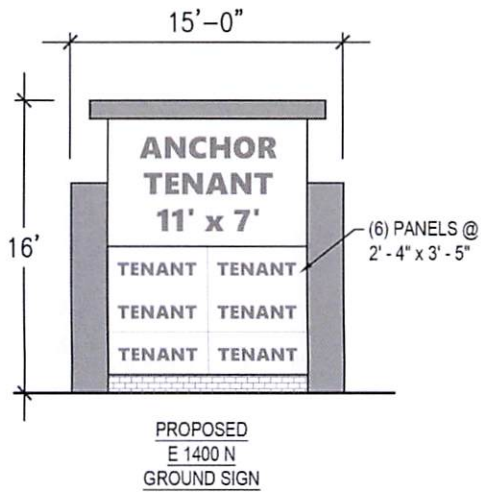
Size: 11' sign height & 108 sf panel

Location: 3 large monument signs 1400 N, Main, 1250 N

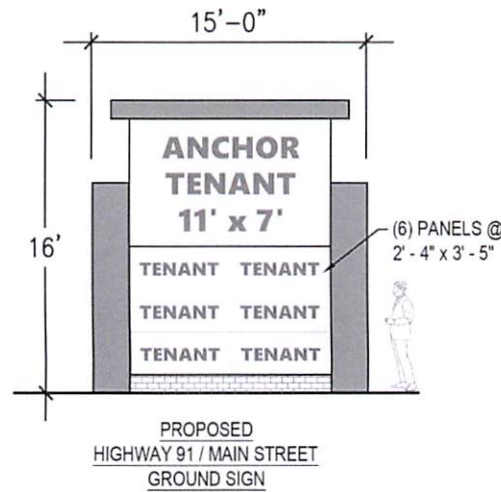
Location: 1 small monument on 200 East

PD Overlay: as stated above

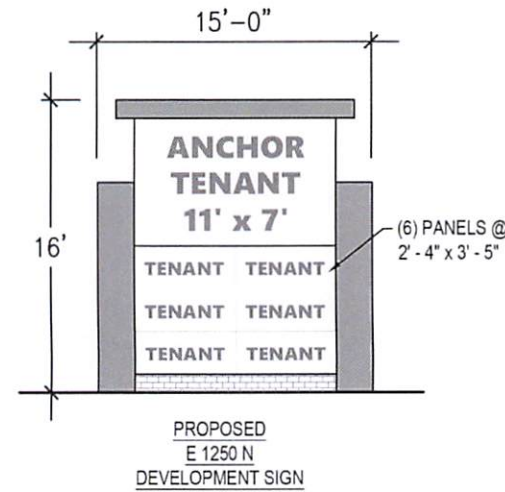
**ANCHOR
TENANT
PROTO.
PANEL
11' x 12'-4"**



A



B



C

MONUMENT SIGN CODE SUMMARY:

- 18" MIN. SIGN SETBACK
- 8' MAX. SIGN HEIGHT
- 72 S.F. MAX. PANEL AREA
- 1 PER FRONTAGE (+1 PER 450 L.F. FRONTAGE)

VARIANCE REQUIRED:

- INCREASE SIGN HEIGHT TO 16'
- INCREASE PANEL AREA TO 154 S.F.

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Cache Valley Mall

**Sign Concept #3
Highway 90 & E 1400 N
Logan, Utah**

March 29, 2023



1" = 8'-0" @ 11"x17" Sheet
SAA# 22122

DRAWN BY: AVG



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PLANNING • ARCHITECTURE • INTERIORS

Simonson & Associates Architects L.L.C.
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17.27A: PD-1: Cache Valley Marketplace

17.27A.010 Purpose & Intent

17.27A.020 Applicability and Context

17.27A.030 Allowed Uses

17.27A.040 Prohibited Uses

17.27A.050 Approved Buildings in PD

17.27A.060 Approved Residential Densities and Unit Counts

17.27A.070 Development Standards – Commercial

17.27A.080 Development Standards – Residential

17.27A.090 Useable Outdoor Space & Landscaping

17.27A.100 Access and Parking Design

17.27A.110 Signage

17.27A.120 Compliance with Approved Development Plan

17.27A.130 Compliance with Adopted Land Use/Building Codes

Infrastructure & Utilities (Technical Issues)

- Determine efficacy of existing systems (both public & private) and improve/adjust as necessary by:
 - Traffic Impact Study – Identify impact, deficiencies and improvements
 - Water Modeling & Engineering – Water availability & demand, fire flows, water rights, sewer demands, deficiencies & improvements
 - Stormwater Design and Engineering – on site detention/retention
 - Light & Power - Evaluate Existing System(s)
 - Streets – TIS, points of access, right of ways, improvements, PUE's

Why More Multi-Family Housing

- Logan's Average Annual Growth Rate is 1.2%
- Added 4,604 New Residents since 2010 & 10,108 since 2000
- Permitted 2,996 Residential Units (2010 – 2020)
- 85% of Growth is Internally Generated (CC Housing Crisis Task Force)
- Logan's Populations Projections

| | 2010 | 2020 | 2030 | 2040 | 2050 | 2060 |
|----------|--------|--------|--------|--------|--------|---------|
| 1.0% AGR | 48,174 | 52,778 | 58,299 | 64,398 | 71,135 | 78,577 |
| 1.2% AGR | 48,174 | 52,778 | 59,464 | 66,997 | 75,484 | 84,047 |
| 1.5% AGR | 48,174 | 52,778 | 61,251 | 71,084 | 84,495 | 98,059 |
| 2.0% AGR | 48,174 | 52,778 | 64,336 | 78,425 | 95,599 | 116,534 |

What's Driving the Housing Demand

- By 2030, add another 6,000 – 12,000 new residents
- Average Household Size: 2.8 persons/house
- Non-Student Housing Demand (2030): 2,150 – 4,300 new du
- Student Housing Demand (2030): 800 – 1000 new du
- Cache County Housing Demand (2030): 11,600 new du
- Logan Metro Statistical Area No. 178 for housing affordability
- Why the Demand?
 - High Birthrates & Large Families
 - Net migration = net immigration (stable flow)
- Housing Supply Shortage since 2008

Why this is a Good Project in a Good Location

- Fifth Development Team to put Mall under Contract
- Revitalize underperforming “blighted” commercial property
- Significant new investment in the community
- Improve Tax Base (sales/property) benefiting residents
- Creates new jobs, new hotel rooms, & new housing
- Significant economic benefits to surrounding businesses
- Locates housing near services – reduce car traffic
- Includes affordable housing in close proximity to services
- Location is walkable to new and existing residents
- Implements Logan General & Adams Neighborhood Plans