



**Project #21-020
Millcreek Phase 2
Located at approx. 74 West 100 South**

REPORT SUMMARY...

Project Name: Millcreek Phase 2
Proponent / Owner: Paul Willie / BBI Land LLC
Project Address: ~ 74 West 100 South
Request: Design Review Permit
Current Zoning: Town Center 1 (TC-1)
Type of Action: Quasi-Judicial
Date of Hearing: May 13, 2021
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #21-020, Millcreek Phase 2, for the properties located at 74 W 100 S, TIN# 02-046-0014.

Current Land use adjoining the subject property

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

PROJECT PROPOSAL

The 1.01-acre project site contains a canal and slopes downwards from the street with the Thatcher Mill rock ruin with numerous trees and other vegetation. The proposal is to construct phase 2 of the Millcreek residential apartments. Phase 1 contained 75 dwelling units and Phase 2 is proposed with 72 dwelling units. The five-story stucco and stone building have a footprint of approximately 18,000 SF. The proposed building shows structured parking on two levels with one being subterranean. The 272-foot-wide building fronts along 100 South street and in addition to Phase 1, consumes about 75% of the entire block face. Vehicular access is provided on 100 South and 100 West to the parking structure and surface lot located at the rear of the project. Other site amenities include a swimming pool, hot tub, fitness rooms and dog park.

LAND USE

The project area is zoned Town Center 1 (TC-1). TC-1 zone has been established to encourage a mix of retail, office, commercial, entertainment, residential, and civic uses within a compact, walkable urban form focused on the urban core of Logan. Standalone residential development is allowed within the TC-1 as long as it is not located along Main Street or 400 North. The area surrounding the project site includes office, retail, entertainment, and restaurant uses, as well as a Logan High School and the Logan Recreation Center.

DESIGN REVIEW

The LDC 17.43 requires Design Review Permit approval for new 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.

DENSITY/HEIGHT BONUS

Residential density and height bonuses are permitted for projects that provide structured parking. The LDC states that the purpose of this bonus to promote exceptional site and building design in conjunction with the efficient and flexible use of land in the TC-1 zone. All density and height bonuses are required to be reviewed by the Planning Commission. The bonuses are also

subject to residential height and setback transition standards. The bonus standards state that a building design that includes a parking structure for at least 75% of the required parking stalls may receive a 30-unit density bonus and a 24' height bonus.



Figure 1 shows Millcreek Phase 2 along 100 South.

The proposed project provides structured parking for 76% of the required parking stalls and meets the density and height bonus criteria. As proposed with 72 units on a project site of 1.01 acres the overall density equals 71 units per acre. As conditioned with the approval of a density bonus, the project meets the density regulations in the TC-1 zone.

SITE PLAN

The TC-1 zone allows for dense development with minimal setbacks, lot coverage, or open space requirements. Lot coverage is permitted to be 100%, building frontages are required to be a minimum 75% at the front setback, and no open space or useable outdoor space is required.

Setbacks

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

Front (Min/Max):	0'-10'
Side:	8'
Rear:	10'
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 S):	15 feet (canal alignment alters maximum setbacks)
Side (East):	23'
Rear (South):	13'
Side (West):	100+'
Parking:	5' (structured)

Considering the new 8-foot-wide trail/sidewalk along 100 South, the front setback equals 8 feet and within the 0-10' range. The building angles southwards and away from the street to provide more room for a proposed plaza. As submitted, the project meets the requirements of the LDC.

Access & Circulation

The vehicle accesses to the buildings are located along 100 South and 100 West. The upper parking level is accessed off 100 South near the border between phase one and two. The lower parking level is accessed from 100 West and will connect with the existing phase one lower level parking structure. Pedestrian access is located along 100 South through the primary building entrance as well as multiple controlled access side doors are available to tenants for street entry. The new 8-foot-wide trail/sidewalk along 100 South will also access the new small historic plaza along the front facade for the historic mill ruin.

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

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

Studio/One bedroom:	40 units/60 parking stalls
Two Bedroom or larger	32 units/64 parking stalls
Visitor Parking:	72 total units/7.2 parking stalls

Total required parking:	131 parking stalls
Total provided in project:	118 parking stalls

The proposed structured parking includes 100 stalls with an additional 18 surface parking stalls for a total of 118 stalls. In order to access the new surface parking lot in the rear, 2 existing parking stalls were removed but phase one approvals contained 2 additional parking stalls and are accounted for in these calculations. 118 stalls equal 90% of the overall requirement. The proposed parking ratio is 1.63 parking stalls per unit. The LDC allows for alternative options to satisfy parking requirements that include but are not limited to off-site parking locations. As conditioned with the applicant either meeting parking requirements on-site or through an approved alternative parking plan, 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. Stucco (EIFS) is only permitted when sufficient detail and interest is provided to the surface. The proposed building materials include stone veneer, stucco, fiber cement and architectural concrete. The proposed stucco includes scoring to achieve detail and interest. As conditioned, the project meets the requirements in the LDC.

Transparency

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

Ground Floor:	60%
Residential All Floors:	20%

Proposed transparency:

Ground Floor:	65%
Upper Elevations:	35%

The transparency on the ground floor is the upper level parking structure and will contain tinting/screen to decrease visibility of parked cars. This opaqueness is good to screen cars but will lack the interactive connection between pedestrians and ground floor building space. Upper floor transparency will provide generous amounts of natural daylight for residents. As conditioned with parking level/ground floor stipulations, the project meets the requirements of the LDC.

Elevations and Building Mass

The LDC requires 4-sided architecture that emphasizes similar architectural features on all sides of the building. The buildings primary entrance and architectural emphasis is on the 100 S frontage. Repetition of materials, fenestration, and architectural details are shown on the various facades. Vertical detailing and color changes in conjunction with wall articulation create distinct variation and reductions in overall building scale. The LDC requires a minimum 50% building frontage along this street. The proposed project has approximately 90% frontage, well above the minimum. As proposed, the project meets the requirements in the LDC.

Building Height

Building heights in the TC-1 zone are limited to 55’ along any street facing property line and may be increased at a ratio of 1 vertical foot for every 2 horizontal feet up to a maximum height of 80’. The proposed building, excluding decorative parapet elements, is 58 feet tall. The building is setback an additional 5-15 feet from the TC-1 ten-foot setback. At the 2 to 1 ratio, this additional setback would allow 2.5 to 7.5 feet of additional height. At 58 feet tall and considering the additional setback, the proposed building meets the building height requirements in the LDC 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 Planning Commission will need to determine if an alternative parking plan is warranted and how much latitude, if any, should be granted in overall parking stall counts. Overall, this project meets the goals of the TC-1 zone to encourage dense, compact urban developments to further activate the downtown and reduce outward sprawling development pressures on outlying rural and agricultural lands.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

● Fire	● Engineering
● Water	● Environmental

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comment had been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 5/03/21 and the Utah Public Meeting website on 5/1/21. Public notices were mailed to all property owners within 300 feet of the project site on 4/26/21.

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. The Planning Commission grants a density bonus for two additional units (72 total units) because the project provides a parking structure for at least 75% of the required parking stalls.
3. The proposed project shall provide 131 parking stalls as per the LDC. If an alternative parking plan is proposed, the Planning Commission shall review the plan for approval or denial. Bicycle parking shall be provided on-site or inside the building.
4. Because of the additional setback and building angle along 100 South, the 58' tall building is approved.
5. The project shall provide parking stalls in accordance with LDC dimensional size standards and specifications.
6. Ground floor transparency may be tinted to better screen parked cars inside the parking structure.
7. Street trees shall be planted along all adjacent streets at 30 feet on center.
8. Building materials shall match the submitted architectural drawings.
9. Dumpster and garbage collection areas shall be screened with landscaping and/or walls from public view.
10. 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.
11. 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.
12. 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.
13. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
14. Weather protection shall be provided above all pedestrian entrances.
15. 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**
 - Fire hydrants, fire sprinklers and fire alarms required. Aerial apparatus lane along 100 S will require the mitigation of overhead obstructions.
 - b. **Engineering - contact 435-716-9160**
 - Provide Storm Water Design in accordance with City design standards.
 - Provide water shares or in-lieu fee for increased demand to City system
 - Property Line Adjustment must be completed to combine the current lots into 1 lot (This includes Phase 1 and Phase 2)
 - A 15' easement from top of canal bank must be maintained for canal access for operation and maintenance. Any deviations from this setback must approved by the canal company and a copy of the agreement submitted to the City for our records.
 - Provide a Private Water Utility Agreement for all private fire lines to property/building
 - The construction of Phase 2 is part of a larger Common Plan of Development that exceeds 1 Ac, therefore all requirements for a State Storm Water Construction Discharge Permit must be met.

- Provide a Development Agreement for all infrastructure improvements within the City right way with surety.
- City Engineer has reached out to the State Engineers office to ensure there are not any issues with diverting the canal back into the original North Branch of the Logan River. They are reviewing this issue and should respond back by the first week in May. Developer will need to comply with any requirements imposed by this office.

c. Water/Cross Connection – contact 716-9627

- Any landscape irrigation connected to Logan City water must have high hazard backflow protection and be tested.
- Any fire suppression systems connected to Logan City water must have a minimum DC (ASSE1015) installed and tested.
- Water main/s must have a RP (ASSE1013) installed and tested as it enters the building. Living units and businesses must have separated water supplies with own backflow protection to help prevent cross contamination incidences.
- All points of use of water must comply with IPC and Utah state amendments during and after construction.

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. As conditioned, proposed project provides required off-street parking.
4. 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.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
6. 100 South and 100 West provide 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.



APPLICATION FOR PROJECT REVIEW

Planning Commission Land Use Appeal Board Administrative Review

Date Received 3-23-21	Received By RH	Scheduled Meeting Date May 13	Zone TC-1	Application Number PC 21-020
Type of Application (Check all that apply):				
<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 type="checkbox"/> Administrative Design Review	
PROJECT NAME Millcreek Phase II				
PROJECT ADDRESS 74 West 100 South Logan, UT 84321			COUNTY PLAT TAX ID # 02-046-0014	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Mountain States Property Management			MAIN PHONE # 435-213-9000	
MAILING ADDRESS 95 W 100 S #340 Logan, UT 84321	CITY	STATE	ZIP	
EMAIL ADDRESS paulw@mountainstatespm.com				
PROPERTY OWNER OF RECORD (Must be listed) BBI Land LLC			MAIN PHONE # 435-753-5258	
MAILING ADDRESS 425 S 1400 W Logan, UT 84321	CITY	STATE	ZIP	
EMAIL ADDRESS kaelynnbeecheer@hotmail.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) See Attached			Total Lot Size (acres) 73	
			Size of Proposed New Building (square feet) TBD	
			Number of Proposed New Units/Lots TBD	
- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -				
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 permit on behalf of the property owner.			Signature of Property Owner's Authorized Agent 	
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 	

Thatcher Roller Mill foundation ruins project description

This is the site where the Thatcher Roller Mill was once located. It burned down about 1946 and the rock foundation remains in a deteriorated and damaged state. It is an underutilized, blighted site much in need of repurposing and revitalization. This submittal would remove the rock ruins, preserve some of the materials and historic remnants in a historic plaza with an interpretive display that memorializes the artifacts and materials of the site and redevelops it into a vibrant, highly amenitized urban residential project. In accordance with the Logan general downtown plan this area needs and merits significant redevelopment attention. It is currently a blighted, vandalized, and dangerous site that needs to be cleaned up and given new life with the history of the site memorialized.

In accordance with the City goals and objectives of the historic district, the building that is proposed, while being new, is also compatible and complimentary to the features of the historic district. The architecture includes historical windows, lintels, balconies, stone, and frieze features on the exterior. Similar architectural features will be included on the inside also. Offsets, jogs, and cantilever elements have also been included on the exterior structure of the building. The historic plaza will have an urban trail with elements of the historic building incorporated into the benches, walls, artifacts, and interpretive displays of this area.

We informally approached the Logan Historic Committee in September and were formally on the agenda with the committee in November. The concepts presented were voted down by the committee.

After receiving feedback from Historic Committee and others in the community, we engaged several architects, engineers, and contractors and asked them to give this site a new study, a new set of eyes and see what new ideas they could come up with that would give attention to the history of the site, while giving purpose and revitalization to the site. In one study, we focused on building around, over, and next to the rock ruins. One of the goals of redevelopment in Logan's downtown is to bring people to the downtown area and make improvements that are economically sound and aesthetically pleasing, and in this case, memorialize, in a practical manner, some of the history of the area.

We also engaged an engineer to look at the structural condition of the rock wall ruins. A copy of his report is included in this submission. The conclusion from the engineering report is that with large trees growing within the rock ruins, it would not be feasible to safely build adjacent to the ruins without major rebuild and structural reinforcements and then the remaining buildable area becomes very limited.

We engaged several design professionals, and they came up with a plan that would rebuild the remains of the rock wall and redesign the new structure to work around this wall. After receiving two cost estimates for this it was decided that this option was not feasible and resulted in a seriously deficient building design.

We then submitted a plan that did not adequately address the building and the site improvements that were being proposed. City Staff did not support this concept and we withdrew this plan.

We felt that we needed to go the length to show both the site concept plan, elevations, and historic plaza that we would propose. We are submitting this plan to both the Historic Committee and the Planning Commission for Design Review.

The plan now being submitted contains the following features:

1. Development of a historic and interpretive plaza in front of the location where the mill ruins were located. In working with Logan City, we have agreed to widen the urban trail in front of the project to 8 feet and if possible, add a water feature that would memorialize the vital role that water has played in the community. With this proposal we are submitting some concept drawings to illustrate the elements planned for this area.
2. Preserve and utilize some of the rocks and mill artifacts to memorialize this location and tell some of its history. Actual mill ruins and rocks would be incorporated in the proposed historic plaza.
3. Relocate the canal to the historic stream bed of the North Branch of the Logan River where it historically was and as shown by the current county plat. The canal company has given a conditional approval for this and the engineering for this will be submitted to the city for permitting.
4. Using appropriate landscaping and water features we would like to bring a non-consumptive stream into the project along with a wider walkway and plaza along 100 South. This item is conditional upon engineering that allows a gravity fed, non-consumptive stream.
5. Due to the structural weakness of the ruins, as outlined in the engineer's report, the foundation would not be preserved but portions of its elements would be incorporated in the new plaza. The current raceway, which has been altered significantly over the years and is not safe currently would not be maintained in its current location and the canal would be returned to the historic stream bed of the North Branch of the Logan River.
6. It was concluded that fencing the ruins and raceway on private property was not a desirable way to memorialize the history of this area and that unless it was fenced or rebuilt it could not sustain a safe public use for housing or public commercial uses. With the estimates of it costing over \$500,000 to preserve and design a building around a deteriorated rock foundation it was simply not economically feasible privately and the City did not feel that it could justify using that amount of public funds to preserve these ruins.

We recognize that this site has some limitations in size, topography, and structural integrity of the remains. At the same time, this site like many locations, has a history and some remaining historical elements that can be featured in the redevelopment of this area and, if done properly, this site can significantly contribute to the vitality of downtown Logan. The resounding consensus was that this site should not be left in a deteriorated state. The owner reports numerous incidents of drugs and illicit activities occurring on this property. We have tried to balance structure, function, beauty, history, and economics in offering a plan for redevelopment of this site and very much appreciate your consideration of this effort.

We appreciate the role that the Historic Committee plays in the community and recognize that there are many ways to memorialize our history.

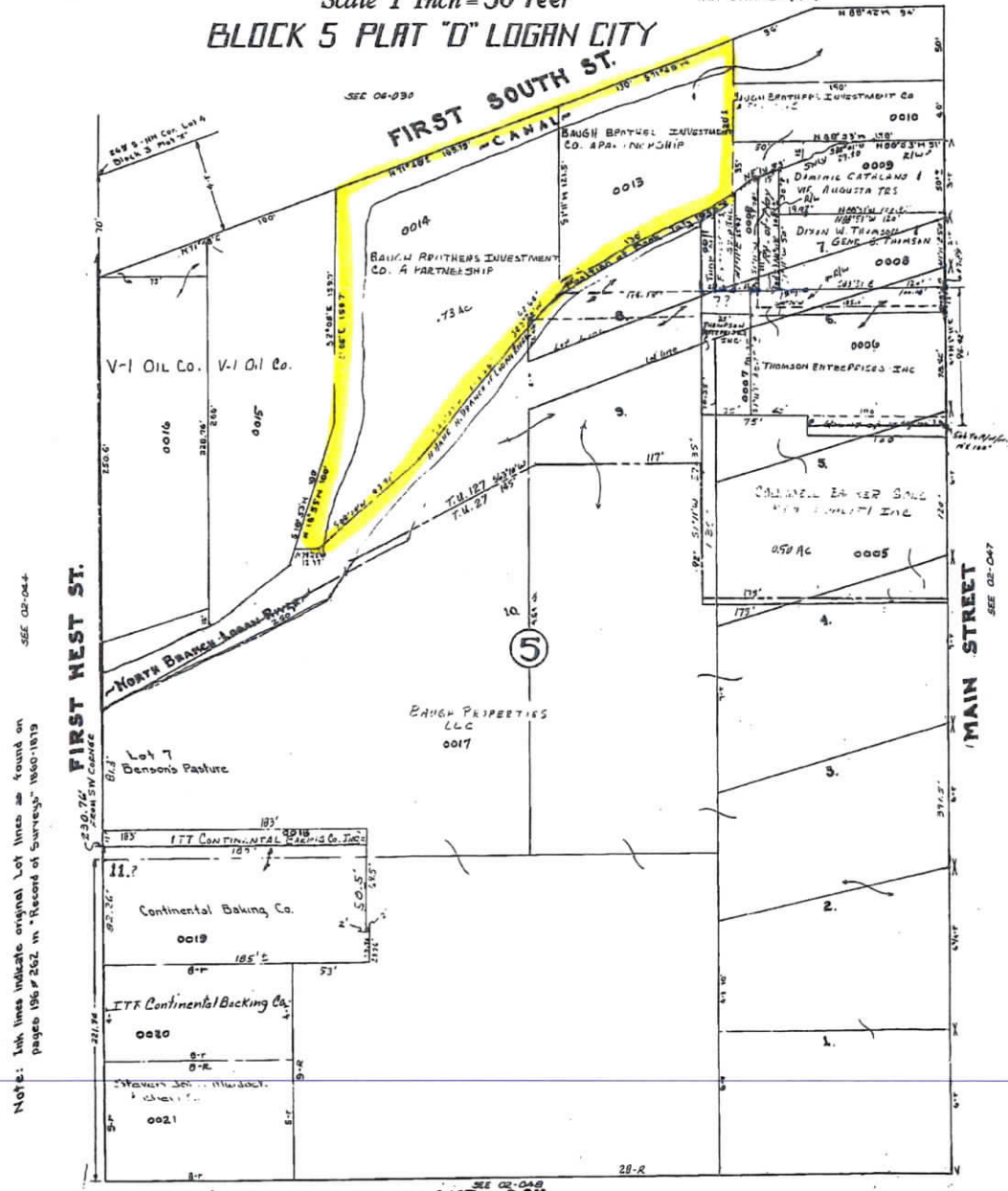
NE⁴ Section 4 Township 11 North, Range 1 East

02-046

Scale 1 Inch = 50 Feet

TAX UNIT 27 & 127

BLOCK 5 PLAT "D" LOGAN CITY



Parcel #02-046-0014 in 2020 - Cache County CORE

Owner(s)

History



BBI LAND LLC (07/29/2014 - Present) (Vesting: 922938)

Owner(s)

History

BBI LAND LLC, (07/29/2014 - Present) (Vesting: 922938)

Property Address

Current Owner Mailing Address

425 S 1400 W
LOGAN, UT 84321-6949

① Tax District: LOGAN DOWNTOWN RDA A-8 PROJ AREA(827)

① Tax Status: Taxable

① Acres: 0.73

① Water Rights: NO

① Legal Description: BEG AT A PT IN THE N LINE OF BLK 5 PLAT D LOGAN CITY SVY 279.07 FT W OF A PT 59.32 FT S OF NE COR OF BLK 5 ALSO BEING 349.85 FT W OF A PT 96.72 FT S OF LOGAN CITY ST MONUMENT NEAR INTERSEC OF 1ST S AND MAIN ST S 1*11' W 121.15 FT TO RT BANK O N BRANCH OF LOGAN RIVER DOWNSD RT BANK S 51*31' W 17.35 FT DOWN SD RT BANK S 38*12' W 223 FT TH ACROSS THATCHER MILL TAIL RACE N 88* W 41.95 FT N 18*53' E 100 FT N 2*05' E 159.70 FT M OR L TO PT IN NBDY LINE OF BLK 5 N 71*48' E 165.75FT TO BEG 0.73 AC (THE S LN OF SD PROP ESTABLISHED BY DECREE IN BK 395 PG 628)

Taxation Term

Amount

Prior Year Taxes (2019)

\$1,559.16

① Market Value

\$127,195.00

LAND VACANT

\$127,195.00

① Taxable Value

\$127,195.00

① Tax Rate

~~0.011727999999999999~~

① Tax Amount

\$1,491.74

Payment Category

Amount

① Principal

\$1,491.74

① Current Amount Due

\$1,491.74

Cache Title Company, Inc. Misc. / mpp *1210*

MAIL TAX NOTICE TO

BBI LAND, LLC
*405 So. 1500 West
Logan, UT 84321*

Warranty Deed

BAUGH BROTHERS INVESTMENT COMPANY, A UTAH LIMITED PARTNERSHIP

of _____, County of CACHE, State of UTAH, hereby CONVEY and WARRANT to

BBI LAND, LLC

Of _____, UT, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in CACHE, State of UTAH:

See Exhibit "A" attached hereto and made a part hereof for legal description

Ent 922938 H 1420 Pg 246
Date 8-Aug-2006 3:12PM Fee 629.00
Michael Glenn, Rec. - filed by SP
Cache County, UT
For CACHE TITLE COMPANY

WITNESS, the hand(s) of said Grantor(s), this *4th* August, 2006, A.D., 2006

Signed in the Presence of:

BAUGH BROTHERS INVESTMENT COMPANY, A UTAH PARTNERSHIP
Michael Glenn, Member
BY: _____

PARTNERSHIP ACKNOWLEDGMENT

STATE OF UTAH)
) ss
COUNTY OF *Cache*)

THIS CERTIFIES that on this *4th* day of *August*, 2006, personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named *Michael Glenn* and *Michael Glenn* known to me to be the persons named in and who executed the foregoing instrument and who know to me to be a member of the partnership of BAUGH BROTHERS INVESTMENT COMPANY, A UTAH PARTNERSHIP acknowledged to me that _____ executed said instrument freely and voluntarily for the purposes and use herein mentioned, on behalf of said partnership.

IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.

Before me:
BY *Shannon Lindsay* Residing at: *Logan, Utah*
My Commission Expires: *2-27-2009*



Exhibit "A"

Beginning at a point in the North line of Block 5, Plat "D" LOGAN CITY SURVEY 279.07 feet West of a point 59.32 feet South of the Northeast corner of Block 5 and also being 349.85 feet West of a point 96.72 feet South of Logan City Street Monument near intersection of 1st South and Main Street; thence South 1°11' West 121.15 feet to right bank of North Branch of Logan River and said right bank; thence South 38°12' West 223 feet; thence across Thatcher Mill Tail Race, North 88° West 41.95 feet; thence North 18°53' East 100 feet; thence North 2°05' East 159.70 feet, more or less to a point in the North boundary line of Block 5; thence North 71°48' East 165.75 feet to beginning (The South line of said property established by Decree in Book 395, Page 638, records of Cache County, Utah.) (02-046-0014)

TOGETHER WITH 38 shares of Capital Stock of the Southwest Field Irrigation Company and together with any and all other water rights thereunto belonging to said land or any part thereof.

The West half of Lot 2, Block 15, Plat "A" LOGAN FARM SURVEY and being situate Section 5, Township 11 North, Range 1 East of the Salt Lake Base and Meridian. (02-066-0019)

The East 10 acres of Lot 2, Block 15, Plat "A" LOGAN FARM SURVEY and being situate Section 5, Township 11 North, Range 1 East of the Salt Lake Base and Meridian. (02-066-0020)

The West half of Lot 1, Block 15, Plat "A" LOGAN FARM SURVEY and being situate Section 5, Township 11 North, Range 1 East of the Salt Lake Base and Meridian. (02-066-0021)

Beginning 32 rods West of the Northeast corner of Lot 1, Block 15, Plat "A" LOGAN FARM SURVEY; thence West 8 rods; thence South 20 rods; thence East 8 rods; thence North 20 rods to the point of beginning. (02-066-0030)

Beginning 12 rods West of the Southeast Corner of Lot 1, Block 15, Plat "A" LOGAN FARM SURVEY; thence West 28 rods; thence North 20 rods; thence East 28 rods; thence South 20 rods to beginning. (02-066-0033)

Beginning at the Southwest corner of Lot 4, Block 13, Plat "E" LOGAN FARM SURVEY; thence North 40 rods; thence West 40 rods; thence South along the Northwest Quarter section line 10 rods to the North bank of said River; thence following said river to a point due West of beginning; thence East 7 rods to beginning and being situate in Section 6, Township 11 North, Range 1 East of the Salt Lake Base and Meridian. (02-075-0002)

Ent 922938 Bk 1420 Pg 247

The West half of Lot 4, Block 13, Plat "E" LOGAN FARM SURVEY and situate in the Northwest Quarter of Section 6, Township 11 North, Range 1 East of the Salt Lake Base and Meridian. (02-075-0004)

Being the West half of Lot 1, Block 14, Plat "A" LOGAN FARM SURVEY and being situate in Section 6; Township 11 North, Range 1 East of the Salt Lake Base and Meridian. (02-076-0002)

Continued on following page

• Exhibit "A" Continued

All of Lot 2, Block 14, Plat "E" LOGAN FARM SURVEY and being situate in Section 6; Township 11 North, Range 1 East of the Salt Lake Base and Meridian. (02-076-0008)

Beginning 12 2/5 chains West of the Northeast corner of Section 7, Township 11 North, Range 1 East of the Salt Lake Base and Meridian and Block 7, Plat "A" LOGAN FARM SURVEY; thence South 12.60 chains; thence following meanderings of River in an Easterly direction to the intersection of the East line of Lot 1 with the river; thence North to the Northeast Corner of Lot 1; thence West to the Northwest corner of said Lot 1; thence South to beginning. LESS right-of-way (02-077-0006)

All that part of Lot 1, Block 36, Plat "E" LOGAN FARM SURVEY lying and being South of the Main Slough and situate in the Southwest Quarter of Section 31, Township 12 North, Range 1 East of the Salt Lake Base and Meridian. (05-059-0003)

Beginning at the Southwest Corner of Lot 3, Block 25, Plat "A" LOGAN FARM SURVEY; thence East 28.2 chains to the East line of the Southeast Quarter of Section 32, said line being the Logan City Corporate Limits line; thence North 5 chains to the North line of the South half of Lot 8; thence West 28 chains to the West line of Lot 3, said Block; thence South 5 chains to beginning and situate in the Southeast Quarter of Section 32, Township 12 North, Range 1 East of the Salt Lake Base and Meridian. (05-064-0013)

Beginning 28.2 chains East of the Southwest corner of Lot 3, Block 25, Plat "A" LOGAN FARM SURVEY; thence North 5 chains; thence East 3.5 chains; thence South 5 chains; thence West 3.5 chains to beginning and being situate in Section 33, Township 12 North, Range 1 East of the Salt Lake Base and Meridian. SUBJECT TO A Boundary Line Agreement in Book 594, at Page 853. (06-002-0003)

Beginning at the Northeast Corner of Section 1, Township 11 North, Range 1 West of the Salt Lake Base and Meridian; thence South 13.90 chains to the Center of Logan River; thence Northwesterly down river to a point 31 chains West of beginning; thence East to beginning. (11-002-0044)

All of Lot 33, Section 36, Township 12 North, Range 1 West of the Salt Lake Base and Meridian. (12-042-0014)

TOGETHER WITH ALL IMPROVEMENTS, APPURTENANCES AND ANY WATER RIGHTS THEREUNTO BELONGING ON ALL PARCELS.

Ent 922938 bk 1420 pg 249

Cache Title Company, Inc. Misc. / mpp

R10

MAIL TAX NOTICE TO

BBI LOGAN, LLC

425 S. 1500 West
Logan, UT 84321

Warranty Deed

BAUGH BROTHERS INVESTMENT COMPANY, A UTAH LIMITED PARTNERSHIP

of _____, County of CACHE, State of UTAH, hereby CONVEY and WARRANT to

BBI LOGAN, LLC

Of _____, UT, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in CACHE, State of UTAH:

See Exhibit "A" attached hereto and made a part hereof for legal description

922937 1420 Pg 244
Date 8-Aug-2004 11:29M Fee \$17.00
Michael Flood, Rec. - Filed by SP
Cache County, UT
For CACHE TITLE COMPANY

WITNESS, the hand(s) of said Grantor(s), this 4th August 2009 of December, A.D., 2009

Signed in the Presence of:

) BAUGH BROTHERS INVESTMENT COMPANY, A
) UTAH PARTNERSHIP
)
) *Shirley Beecher, Member*
) BY:
)
)
)

PARTNERSHIP ACKNOWLEDGMENT

STATE OF UTAH)
) MS
COUNTY OF Cache)

THIS CERTIFIES that on this 4th day of August, 2009, personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Kae Lynn Beecher known to me to be the persons named in and who executed the foregoing instrument and who known to me to be a member of the partnership of BAUGH BROTHERS INVESTMENT COMPANY, A UTAH PARTNERSHIP acknowledged to me that _____ executed said instrument freely and voluntarily for the purposes and use herein mentioned, on behalf of said partnership.

IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.

Before me:

BY Shannon Lindsay

Residing at: Logan, Utah

My Commission Expires: 2-27-2009

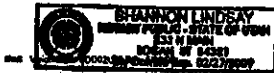


EXHIBIT "A"

Beginning at the Northeast Corner of the Baugh Plumbing Company building 88.71 feet North of the Southeast corner of Lot 7, Block 5, Plat "D" LOGAN CITY SURVEY; thence South 1°11' West along West side of Main Street 40 feet; thence North 88°53' West on the South face of building 80 feet; thence North 88°53' West along bank of canal 70 feet; thence North 1°11' East 40 feet; thence Northeasterly 150 feet to beginning. ALSO: Beginning in the South line of Baugh Plumbing Building 48.71 feet and North 88°53' West 100 feet of the Southeast corner of Lot 7, said Block; thence North 88°53' West 50 feet; thence South 1°11' West 35 feet to the South bank of the North Branch of Logan River; thence Northeasterly 53 feet; thence North 1°11' East 15 feet to beginning and being situate in the Northeast Quarter of Section 4, Township 11 North, Range 1 East of the Salt Lake Base and Meridian. (02-046-0010)

Beginning at the Northeast Corner of the Baugh Plumbing Company building, 88.71 feet North of the Southeast corner of Lot 7, Block 5, Plat "D" LOGAN CITY SURVEY; thence North 1°11' East along West side of Main Street 50 feet; thence North 88°42' West 94 feet along South line of 1st South Street; thence South 71°48' West 56 feet; thence South to a point 40 rods North of the South Bank of the North branch of Logan River; thence Northeasterly 150 feet to beginning. ALSO: Beginning 279.07 feet West of a point 59.32 feet South of the Northeast corner of Block 5; thence South 1°11' West 121.15 feet to right bank of the North Branch of Logan River; thence Northeasterly following said River 130 feet; thence North 120 feet; thence South 71°48' West 130 feet to beginning and being situate in the Southeast Quarter of Section 33, Township 12 North, Range 1 East of the Salt Lake Base and Meridian. (02-046-0013)

Beginning at the Northeast Corner of Block 8, Plat "D" LOGAN CITY SURVEY; thence West 112.5 feet; thence South 136 feet; thence East 112.5 feet; thence North 136 feet to beginning and being situate in the Northeast Quarter of Section 4, Township 11 North, Range 1 East of the Salt Lake Base and Meridian. (02-055-0021)

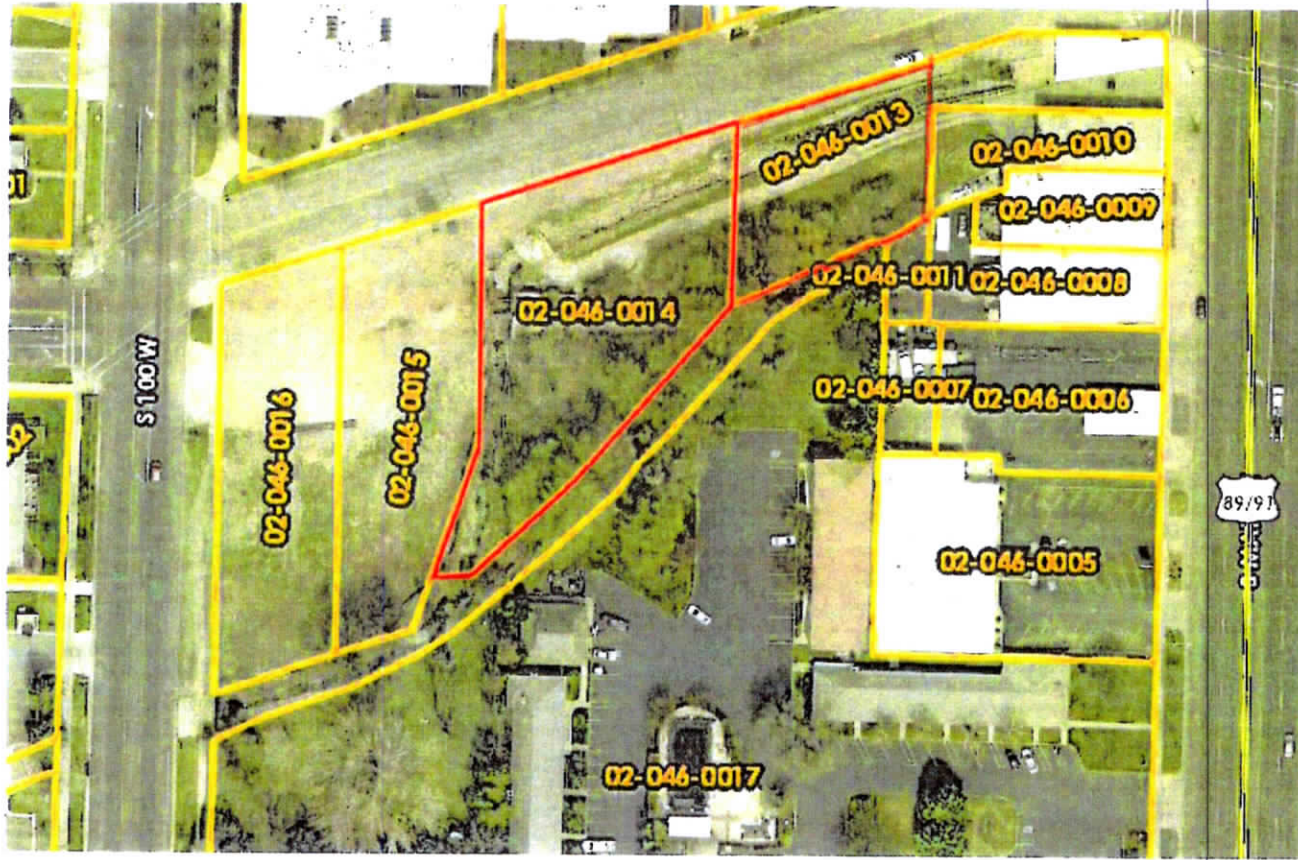
Beginning at the Southeast Corner of Lot 1, Block 15, Plat "A" LOGAN FARM SURVEY; thence West 12 rods; thence North 13.33 rods; thence East 12 rods; thence South 13.33 rods to beginning and being situate in Section 5, Township 11 North, Range 1 East of the Salt Lake Base and Meridian. (02-066-0032)

Beginning 272 feet, 10.5 inches South of the Northeast corner of Block 3, Plat "A" LOGAN CITY SURVEY; thence South 39 feet, 4 inches; thence West to West end of building; thence continuing West to a point 114 feet West of the East line of said Block; thence North 39 feet, 4 inches; thence East 114 feet to beginning. TOGETHER WITH a right-of-way in Book 268, at Page 443. (06-030-0001)

Ent 922937 bk 1420 Pg 245

Commencing 39 feet, 4 inches South of the South face of a building 272 feet, 10.5 inches South of the Northeast Corner of Block 3, Plat "A" LOGAN CITY SURVEY; thence West to West end of said building; thence continue West to a point 114 feet West of East line of said Block; thence South 70 feet, 8 inches to the North line of 100 South Street; thence Northeasterly to a point 102 feet, 8 inches West and 103 feet, 6 inches South of a point 272 feet, 10.5 inches South of the Northeast Corner of said Block; thence East 102 feet, 8 inches to West line of Main Street; thence North 64 feet, 2 inches to beginning. Together with right-of-way on Deed, LESS THAT PART QUIETED TO LOGAN CITY in Book 486, at Page 19, records of Cache County, Utah. (06-030-0002) TOGETHER WITH 38 shares of Capital Stock of the Southwest Field Irrigation Company and together with any and all other water rights thereunto belonging to said land or any part thereof.

TOGETHER WITH ALL IMPROVEMENTS, APPURTENANCES AND ANY WATER RIGHTS THERETO BELONGING ON ALL PARCELS.





Relocation of canal currently located along 100 South between Main Street (behind Logan's Heroes) and 100 West.

1. New head structure to capture open canal behind Logan Heroes.
2. 150' of pipe to channel the water to the original stream bed of the North Branch of the Logan River.
3. Energy dissipation structure to capture the water and disperse it into the North Branch of the Logan River Stream bed.
4. Open canal to 100 West.
5. Provide an access easement on the north side of the canal and continuing up to 100 south.
6. Sizing of canal stream, pipe, head and dissipation structures to be engineered in accordance with flow requirements.
7. Remove 1880 mill ruins and raceway.



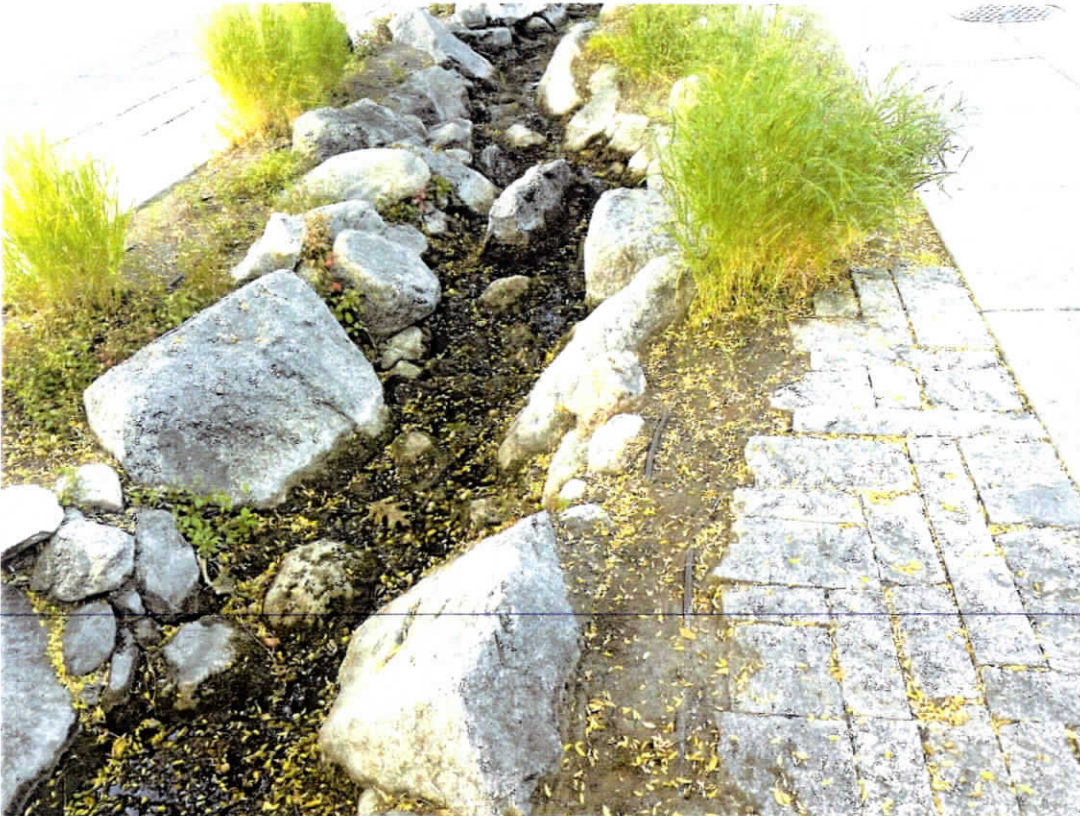
Rock Bench

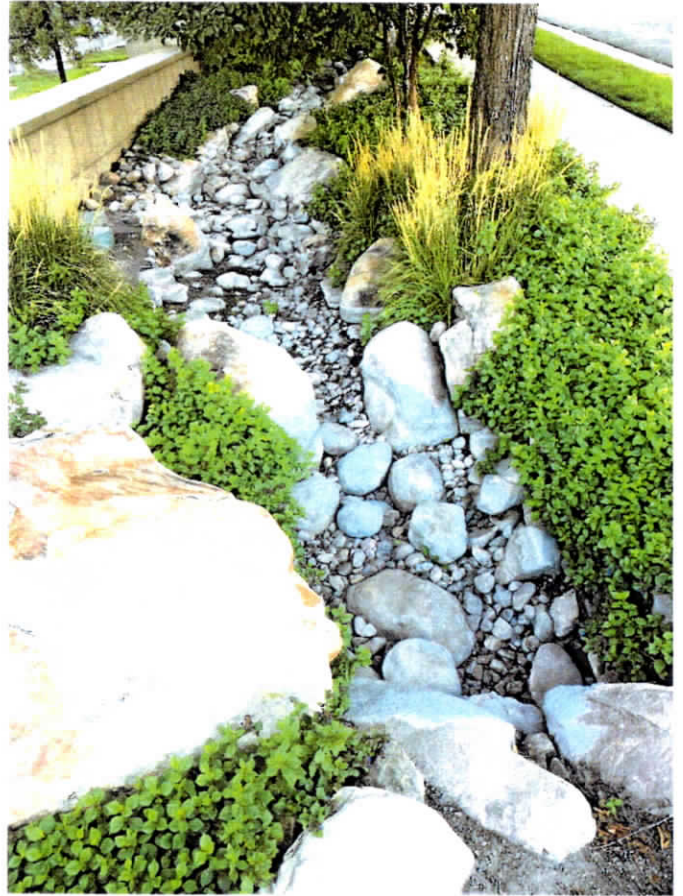
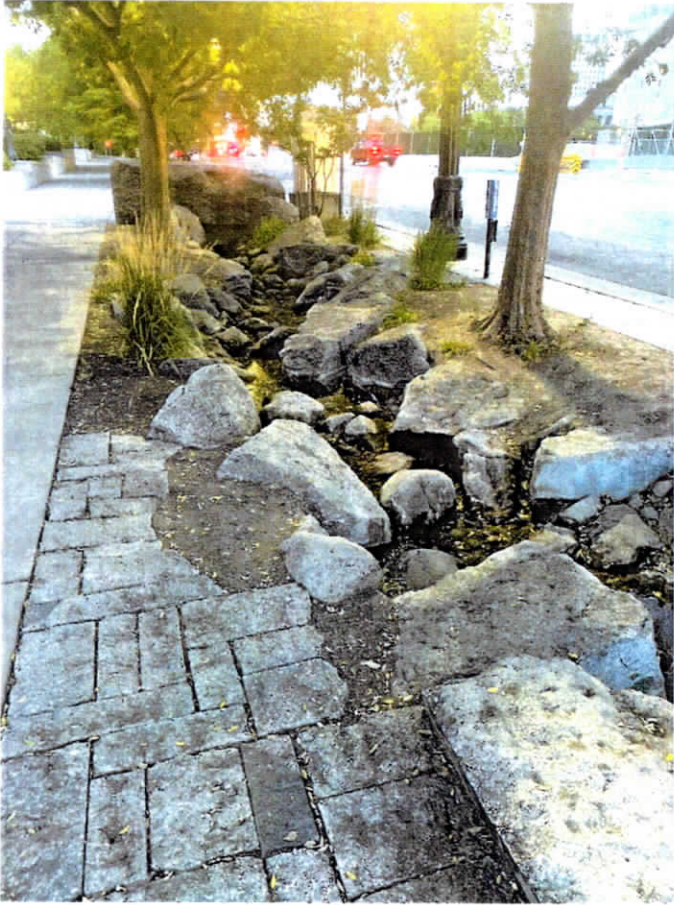


Rock Monument



Stream with pavers and stones lining the streambed





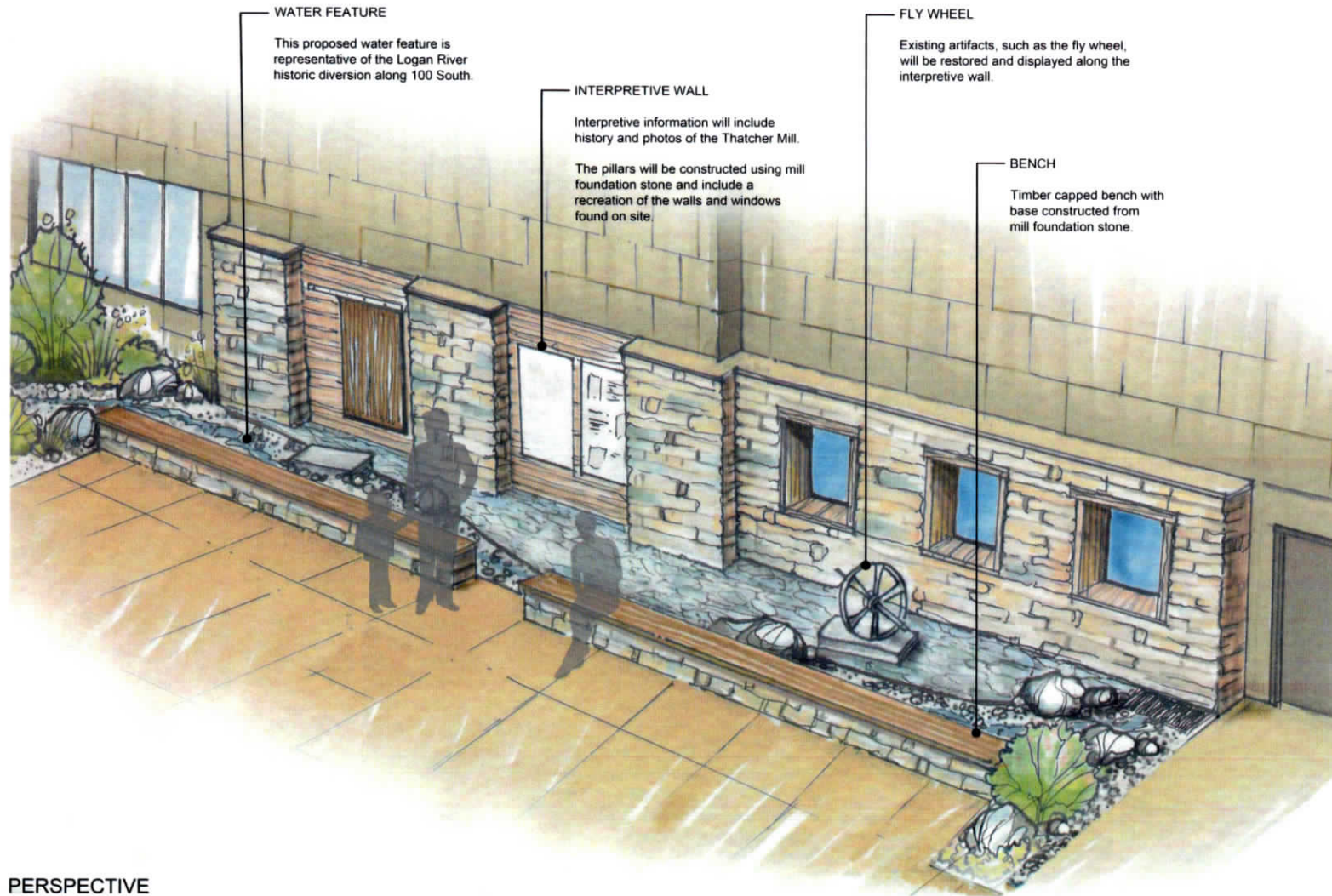
Stream with Pavers and Landscaping



Photo 1 CMU masonry infill



Photo 2 Damaged CMU masonry infill



WATER FEATURE

This proposed water feature is representative of the Logan River historic diversion along 100 South.

INTERPRETIVE WALL

Interpretive information will include history and photos of the Thatcher Mill.

The pillars will be constructed using mill foundation stone and include a recreation of the walls and windows found on site.

FLY WHEEL

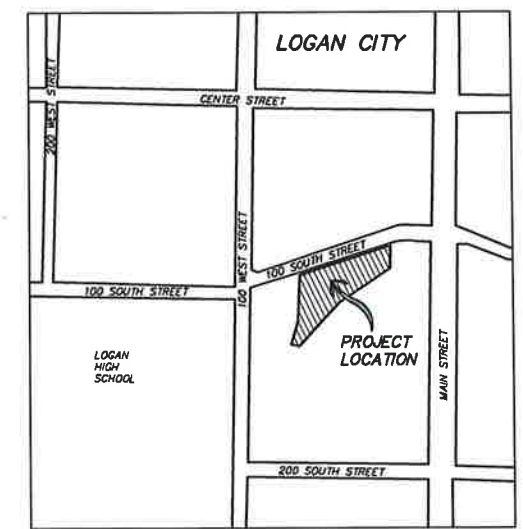
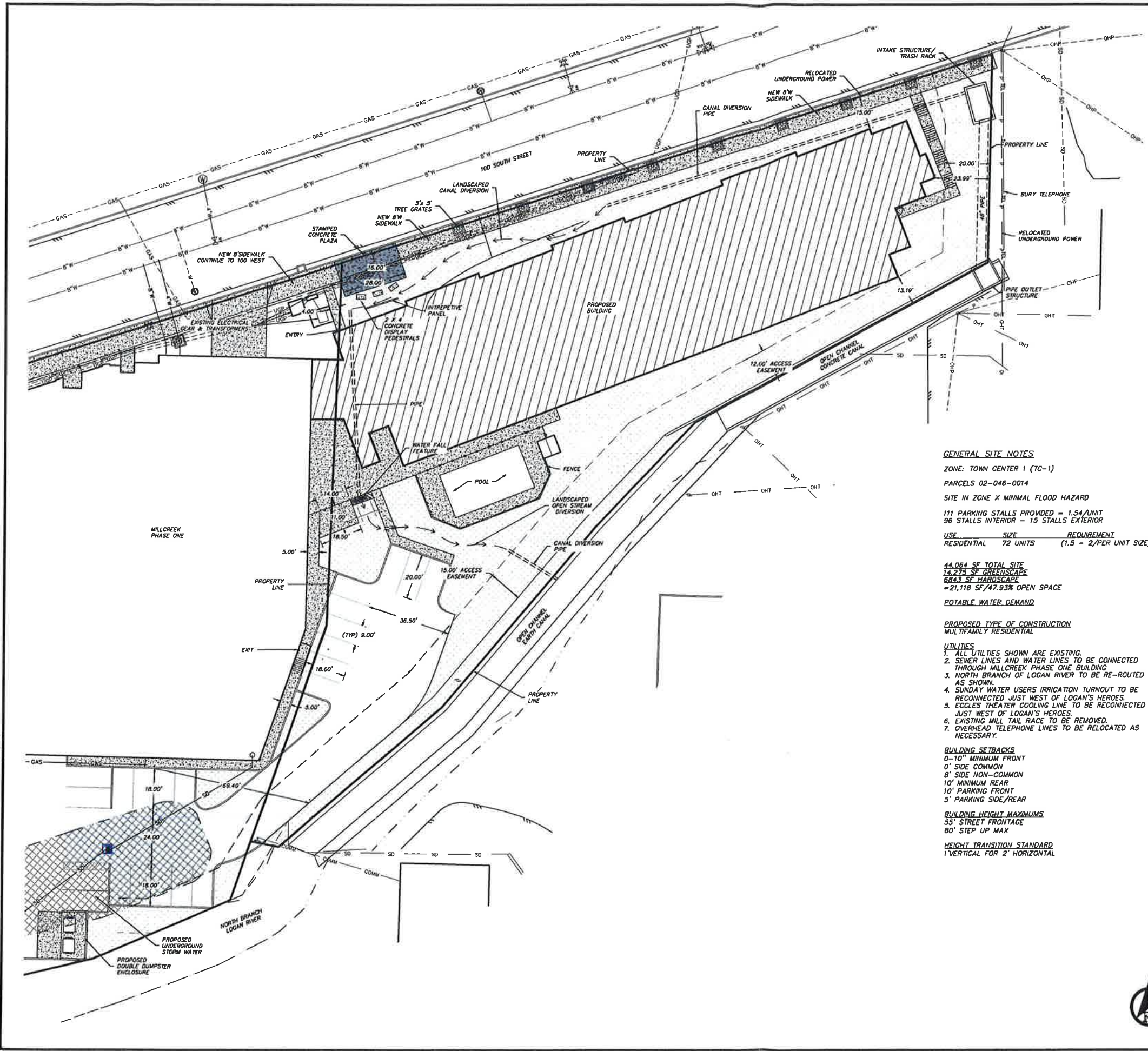
Existing artifacts, such as the fly wheel, will be restored and displayed along the interpretive wall.

BENCH

Timber capped bench with base constructed from mill foundation stone.

PERSPECTIVE
MILLCREEK

PLOTTED March 15, 2021 BY Jandrea Morgan FILE 232030 PROJECTS\2007MCA PHASE 2 - LOGAN, UT\2007MCA\2007MCA.DWG DATE 10:00:00 AM



VICINITY MAP

GENERAL SITE NOTES

ZONE: TOWN CENTER 1 (TC-1)
 PARCELS 02-046-0014
 SITE IN ZONE X MINIMAL FLOOD HAZARD
 111 PARKING STALLS PROVIDED = 1.54/UNIT
 98 STALLS INTERIOR - 15 STALLS EXTERIOR

USE	SIZE	REQUIREMENT
RESIDENTIAL	72 UNITS	(1.5 - 2/PER UNIT SIZE)

44,064 SF TOTAL SITE
 14,275 SF GREENSCAPE
 6843 SF HARDSCAPE
 = 21,118 SF / 47.93% OPEN SPACE

POTABLE WATER DEMAND

PROPOSED TYPE OF CONSTRUCTION
 MULTIFAMILY RESIDENTIAL

- UTILITIES**
1. ALL UTILITIES SHOWN ARE EXISTING.
 2. SEWER LINES AND WATER LINES TO BE CONNECTED THROUGH MILLCREEK PHASE ONE BUILDING
 3. NORTH BRANCH OF LOGAN RIVER TO BE RE-ROUTED AS SHOWN.
 4. SUNDAY WATER USERS IRRIGATION TURNOUT TO BE RECONNECTED JUST WEST OF LOGAN'S HEROES.
 5. ECCLES THEATER COOLING LINE TO BE RECONNECTED JUST WEST OF LOGAN'S HEROES.
 6. EXISTING MILL TAIL RACE TO BE REMOVED.
 7. OVERHEAD TELEPHONE LINES TO BE RELOCATED AS NECESSARY.

BUILDING SETBACKS

- 0-10' MINIMUM FRONT
- 0' SIDE COMMON
- 8' SIDE NON-COMMON
- 10' MINIMUM REAR
- 10' PARKING FRONT
- 5' PARKING SIDE/REAR

BUILDING HEIGHT MAXIMUMS

- 55' STREET FRONTAGE
- 80' STEP UP MAX

HEIGHT TRANSITION STANDARD

1' VERTICAL FOR 2' HORIZONTAL

HATCH AND LINE LEGEND

- EXISTING 8" WATER LINE
- EXISTING 6" WATER LINE
- EXISTING SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD POWER
- EXISTING STORM DRAIN LINE
- PROPOSED 6" WATER LINE
- PROPOSED 2" WATER LINE
- PROPOSED 6" SEWER LINE
- PROPOSED STORM DRAIN LINE
- ASPHALT CUT LINE
- PROPOSED CURB & GUTTER
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED UNDERGROUND STORM WATER
- PROPOSED LANDSCAPE/OPEN SPACE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVES
- EXISTING WATER METER
- EXISTING SEWER MANHOLE



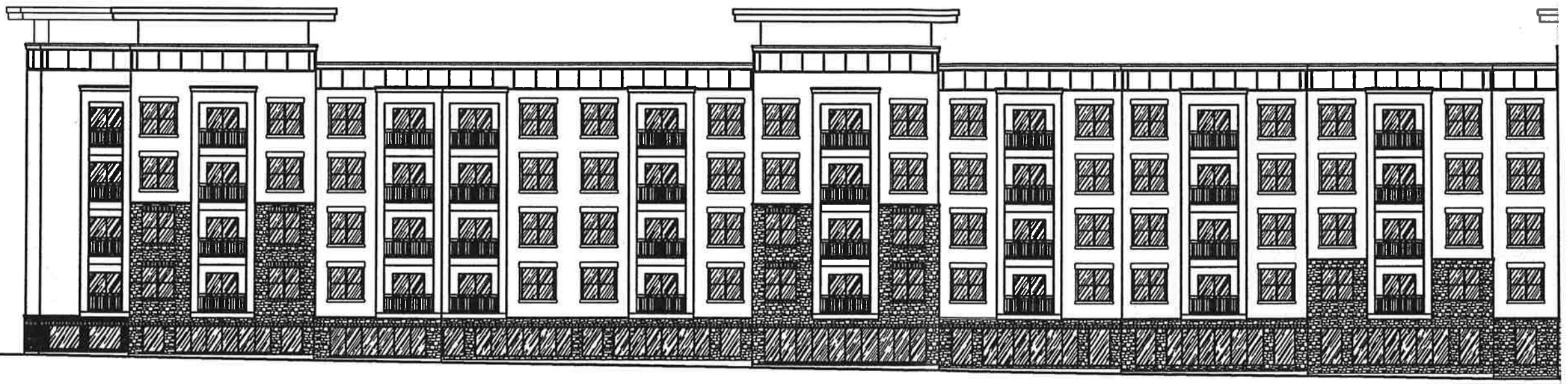
**DESIGN REVIEW
 MILLCREEK PHASE 2**

**MILL CREEK APARTMENTS
 PHASE 2
 LOGAN, UT 84321**

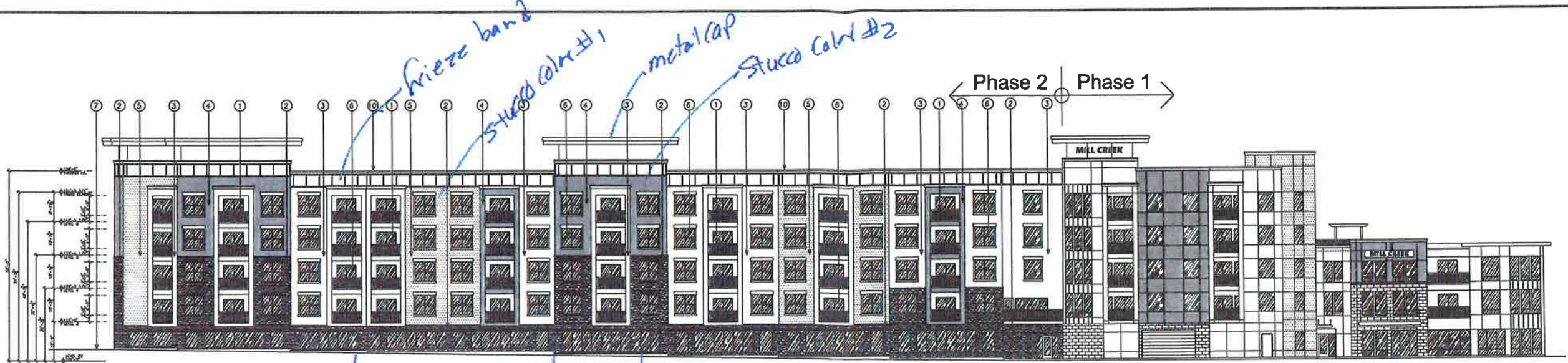
CL
 Cache • Landmark
 Engineers
 Surveyors
 Planners
 95 Golf Course Rd.
 Suite 101
 Logan, UT 84321
 435.713.0099

DATE: 9 MARCH 2021
 SCALE: 1" = 20'
 DESIGN BY: J MAUGHAN
 CHECKED BY: S. EARL
 APPROVED BY: S. EARL
 PROJECT NUMBER: 20047MCA
 SHEET:

← Phase 2



MILL CREEK STREET ELEVATION
MAR. 17, 2021

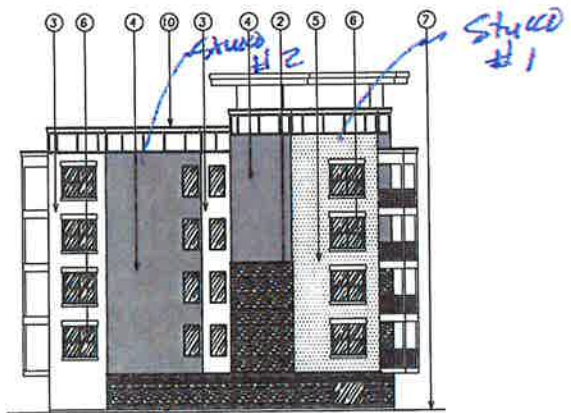


concrete stone glass

A STREET ELEVATION
 A-201.1 SCALE: 1/16"=1'-0"

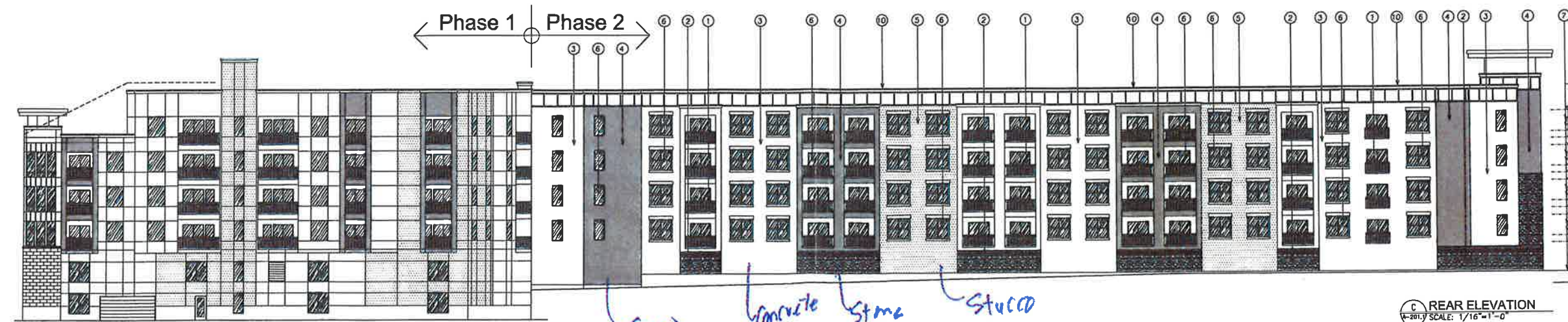
LEGEND

1. STEEL RAILING, POWDER COATED.
2. STONE
3. STUCCO SYSTEM (1 COAT), OVER WIRE LATH, OVER (1) LAYER GRADE 'D' FELT APPLIED SHINGLE STYLE, OVER FULL TYVEK CERTIFIED SYSTEM APPLIED SHINGLE STYLE (INCLUDES TYVEK STUCCO WRAP, WINDOW AND PENETRATION FLASHINGS, AND CAP FASTENERS), OVER SHEATHING PER STRUCTURAL STUCCO SYSTEM TO BE APPROVED MANUFACTURER PER ES REPORT #382, OR CITY/ARCHITECT APPROVED EQUAL. PREPARE SUBSTRATE & INSTALL PER MANUFACTURER'S INSTRUCTIONS, DETAILS, AND RECOMMENDATIONS INCLUDING CONTROL JOINTS SPACING. COLOR = OFF WHITE.
4. STUCCO SYSTEM (1 COAT), OVER WIRE LATH, OVER (1) LAYER GRADE 'D' FELT APPLIED SHINGLE STYLE, OVER FULL TYVEK CERTIFIED SYSTEM APPLIED SHINGLE STYLE (INCLUDES TYVEK STUCCO WRAP, WINDOW AND PENETRATION FLASHINGS, AND CAP FASTENERS), OVER SHEATHING PER STRUCTURAL STUCCO SYSTEM TO BE APPROVED MANUFACTURER PER ES REPORT #382, OR CITY/ARCHITECT APPROVED EQUAL. PREPARE SUBSTRATE & INSTALL PER MANUFACTURER'S INSTRUCTIONS, DETAILS, AND RECOMMENDATIONS INCLUDING CONTROL JOINTS SPACING. COLOR = CHOCOLATE BROWN.
5. STUCCO SYSTEM (1 COAT), OVER WIRE LATH, OVER (1) LAYER GRADE 'D' FELT APPLIED SHINGLE STYLE, OVER FULL TYVEK CERTIFIED SYSTEM APPLIED SHINGLE STYLE (INCLUDES TYVEK STUCCO WRAP, WINDOW AND PENETRATION FLASHINGS, AND CAP FASTENERS), OVER SHEATHING PER STRUCTURAL STUCCO SYSTEM TO BE APPROVED MANUFACTURER PER ES REPORT #382, OR CITY/ARCHITECT APPROVED EQUAL. PREPARE SUBSTRATE & INSTALL PER MANUFACTURER'S INSTRUCTIONS, DETAILS, AND RECOMMENDATIONS INCLUDING CONTROL JOINTS SPACING. COLOR = MEDIUM CHOCOLATE BROWN.
6. DBL. GLAZED VINYL SLIDING WINDOWS & PATIO DOORS, SEE DETAIL B/A-301.3. CALK ALL AROUND, FRAME COLOR = TAN.
7. FINISH GRADE
8. GALVANIZED FLASHING WITH DRIP EDGE.
9. METAL AWNING.
10. GALVANIZED SLOPED METAL CAP FLASHING WITH DRIP EDGE.
11. 42" TALL POWDER COATED GUARDRAIL WITH POSTS AT BALCONIES, 4" MAX. SPACE BETWEEN DECK & RAIL. DESIGN RAILING TO WITHSTAND 50 P.L.F. LOAD
12. COPPER METAL SIDING
13. ALUMINUM STOREFRONT GLAZING SYSTEM



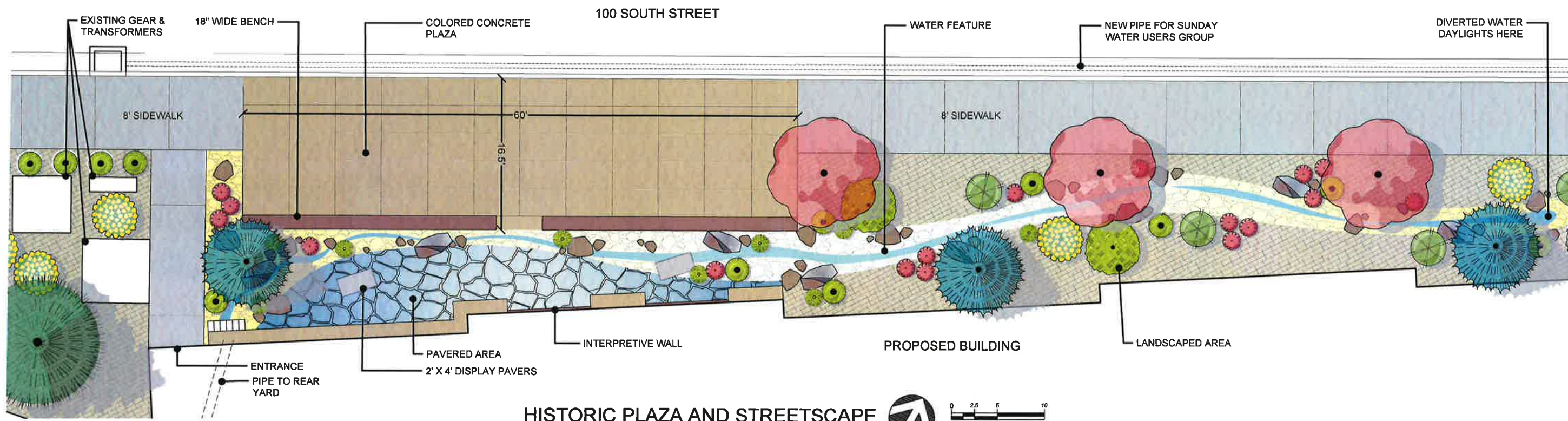
stone

B SIDE ELEVATION
 A-201.1 SCALE: 1/16"=1'-0"

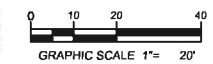
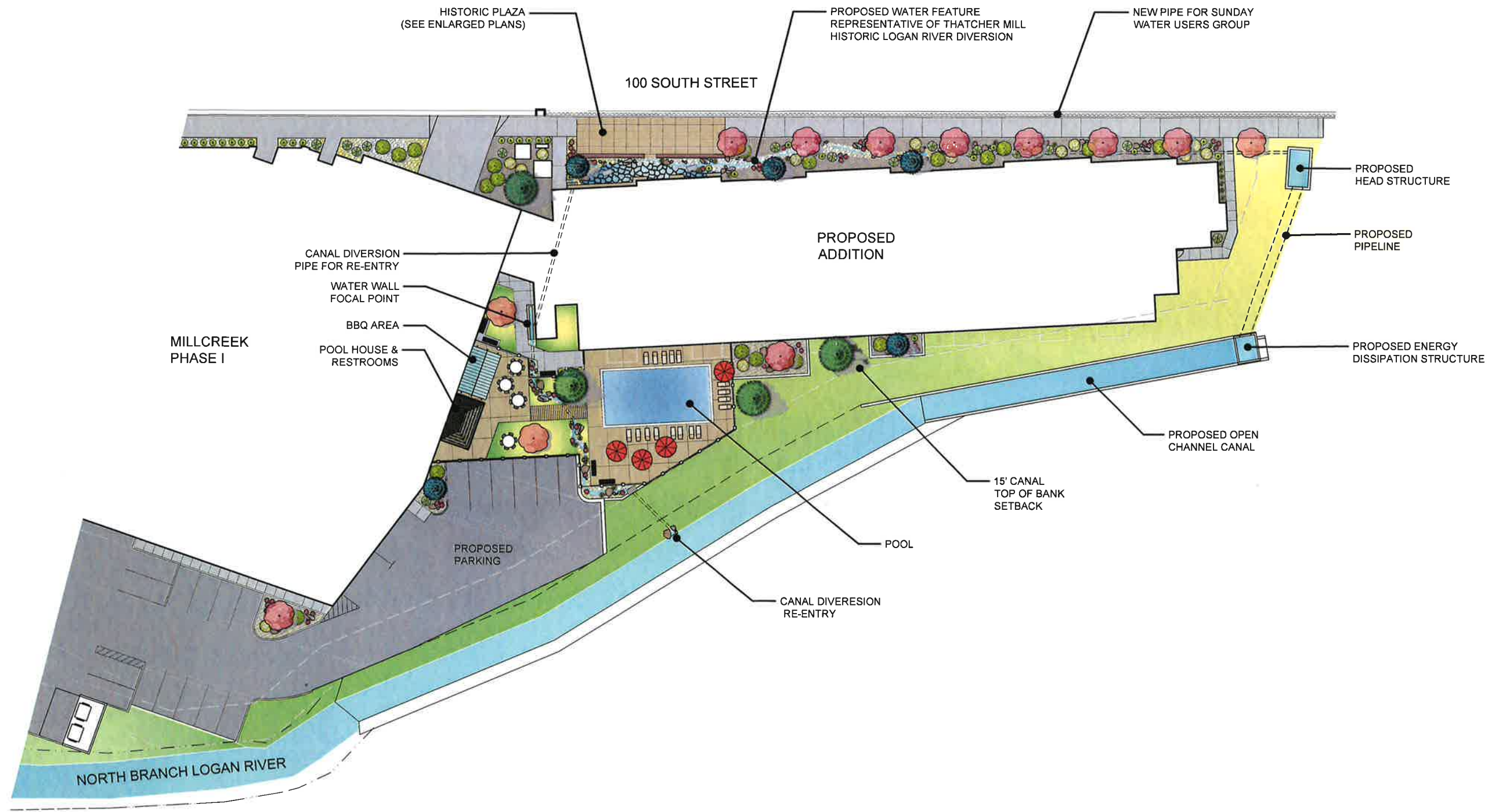


stucco concrete stone stucco

C REAR ELEVATION
 A-201.1 SCALE: 1/16"=1'-0"



ENLARGED PLAN VIEWS
MILLCREEK



SITE CONCEPT
MILLCREEK

