

**Project #22-005
Westfields Lofts
Located at approx. 1115 W 130 S**

REPORT SUMMARY...

Project Name: Westfield Lofts
Proponent / Owner: Tony Johnson / HRT Holdings
Project Address: ~ 1115 West 130 South
Request: Design Review Permit
Current Zoning: Commercial (COM)
Type of Action: Quasi-Judicial
Hearing Date: Jan. 27th 2022
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #22-005 Westfields Lofts, in the Commercial (COM) zone located at approximately 1115 West 130 South, TIN #05-107-1026; -1027; -1028.

Current Land use adjoining the subject property

<i>North:</i>	CS: Commercial Uses	<i>East:</i>	CS: Commercial Uses
<i>South:</i>	CS: Commercial Uses	<i>West:</i>	PUB: Green Waste Facility

History & Project Proposal

In August 2019, the Westfield Warehouse project was approved for 12 new warehouse buildings within the Westfield Subdivision. The zoning at the time was Commercial Service (CS) and the project was approved for flex space warehousing and contractor shops. The applicant expressed a desire to have live-work or some form of residential at the time approved, but the CS zone does not allow residential uses. In April 2020 the applicant submitted a code amendment application permitting live-work land uses in the CS zone. That application was not approved. In June of 2020 the applicant submitted a rezone application from CS to COM and was approved and rezoned in September of 2020.

This application proposes design changes to the original warehouse buildings to better accommodate the residential components. The proposal includes commercial space on the ground floor and two residential apartments on the second floor for total of 22 commercial suites and 44 residential apartments. New garages and carports are proposed along with new site improvements and a stand-alone parking lot located on a vacant property across 1200 West.



Figure 1 shows the proposed building design from 130 South Street.

Commercial Zone Land Use

The Logan City Land Development Code (LDC) entitles property within the Commercial (COM) zoning district with certain property and development rights. The COM zone allows a wide range of commercial land uses and businesses. The COM zone allows residential land uses at a maximum density of 30 units per acre if the residential units are placed in the upper floors of a mixed-use building. 80% of all ground floor space must be commercial land uses and built to commercial standards. Residential lobby's, elevators, stairways, package rooms, etc. can be located on the ground floor provided they do not exceed 20% of the floor area.

Setbacks

The Land Development Code (LDC) 17.10.080 requirements for setbacks in the **COM** zone are as follows (as measured from property lines):

Front (min-max):	10'
Side:	8'
Rear:	10'
Parking (front):	10'
Parking (side/rear):	5'

The proposed building and parking area are shown at the following:

Front (south):	10'
Corner (west):	10'
Side (east):	30'
Rear:	80'
Parking (front):	10'
Parking (side/rear):	5'

The proposed project meets all setbacks as proposed.

Lot Coverage

The LDC 17.10.080 establishes a maximum lot coverage of 60% (building(s) footprint) in the COM zone. The proposed building(s) footprint total approximately 38,800 SF on the 2.81-acre (122,403 SF) project site resulting in a 32% lot coverage. As submitted, the project complies with the lot coverage maximums in the LDC.

Parking Requirements

The LDC requires 2.0 parking stalls for two-bedroom dwelling units. Commercial parking requirements are based on the commercial uses within the building. Common commercial parking requirements for an area like this are one parking stall per every 250/300 SF of retail/office space and one parking stalls per every 500 SF of shop/contractor space. The LDC 17.31.040 requires bike racks for commercial projects.

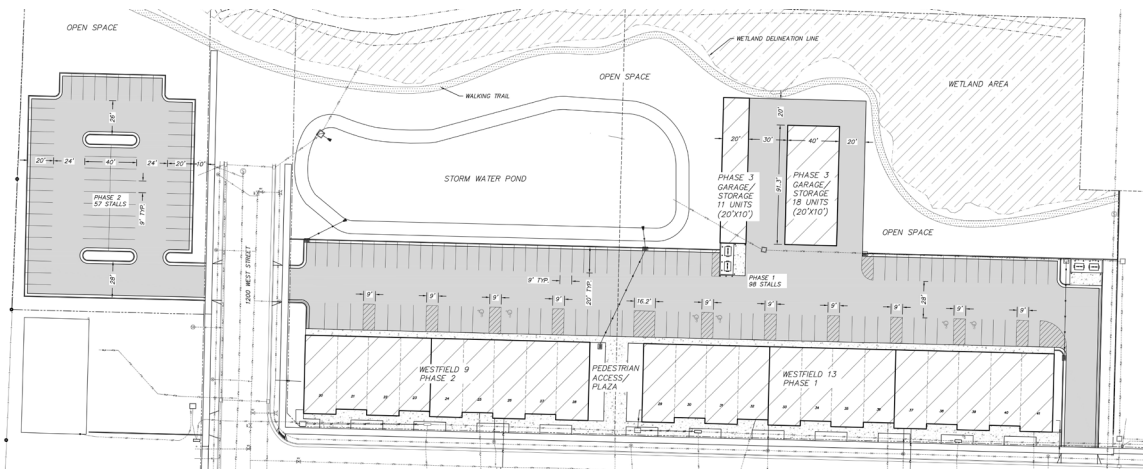


Figure 2 shows the proposed site plan

The proposed project shows two buildings with a total of 44 residential dwelling units for a total residential parking requirement of 88 stalls. Commercial parking is assessed and required at the time of a business license or building permit. Both buildings combined contain 33,000 SF of ground floor commercial space. At the high end (if all businesses are retail or similar), the commercial parking requirement would be 132 stalls. At the low end (if all businesses are shop/contractor space), the commercial parking requirement would be 66 stalls. The submitted site plan shows a total of 184 parking stalls, including the accessory garage buildings, for both the residential uses and the commercial space. As submitted, the 184 stalls are in between the low end (154 stalls) and the high end (220 stalls). The actual number required for each prospective commercial use will be assessed during the business licensing process.

The applicant is proposing an alternative parking plan that is based on the Institute of Transportation Engineers (ITE) parking demand data which suggests that a parking demand of 123 parking stalls is adequate for this project. Adjusted for time of day demand the consultants suggest 126 stalls be provided for this project. This would be a 19% reduction for the low-end and 43% reduction on the high-end. The LDC allows a maximum reduction of 25% in parking requirements. The document is attached for review and approval by the Planning Commission. As conditioned with parking compliance for residential and all possible business situations, the project meets the requirement of the LDC.

Site Layout & Pedestrian Circulation

The LDC 17.30 require projects to provide pedestrian and street connectivity. The proposed site layout places the building near the sidewalk edge making walking quick and convenient. The center plaza area allows access from the street to the rear entrances of the apartments. Sidewalks along the streets, rear of the building and walking trail along the wetland provide pedestrian circulation. The separate parking lot across 1200 West does not show a crosswalk. As conditioned with a crosswalk connection from the separate parking lot to the buildings, the project meets the requirements in the LDC.

Open Space & Landscaping

The LDC 17.07.090 requires 10% open space and an additional 10% useable outdoor space in the COM zone. The LDC 17.35 generally describes open space as vegetation or landscaped areas, while useable outdoor space is typically decking, patios and other similar outdoor amenities. The 2.81-acre project site requires 12,240 SF of open space and 12,240 SF of outdoor space totaling 24,480 SF of open and outdoor space. For 2.81, 56 trees and 140 shrubs/perennials/ornamental grasses would be required as per the LDC. Parking lots with more than 20 stalls in a row require landscaping breaks between as per LDC. The project only shows conceptual open space and landscaping areas for this submittal. As conditioned with full open space and landscaping, the project meets the requirements of the LDC.

Building Height

The LDC 17.09-060 limits building heights to 40'. To the south of this site across 200 South is single-family zoning, but it outside the height transition area. The proposed buildings are shown at 29' and comply with the LDC requirements as proposed.

Building Frontage

The LDC 17.10.080 requires a minimum 50% building frontage in the COM zone to create urban spaces with architectural mass framing streetscapes. This requirement also results in surface parking lots being less visually prominent and more subordinate to primary buildings. The proposed project has two street frontages (1200 West & 130 South) with a building frontage of 65%. As proposed, the project meets the minimum building frontage requirements.

Building Elevations

The LDC 17.12 indicates that buildings in the COM zone shall vary from one another, have four-sided architecture and a mix of materials. Acceptable building materials are masonry, stucco, fiber-cement board, wood and metal. Material mixes shall wrap all four sides of buildings and

blank walls exceeding 40 linear feet are prohibited. Buildings shall be oriented to the street with primary entrances facing towards the street. Secondary entrances should face the side or rear. Commercial buildings are required to have 30% transparency (fenestration) along ground-floor street frontages and upper floors are required to have 20% transparency. The proposed building elevations show numerous design features, wall breaks and 30% fenestration. The two building do not show any variations. As conditioned with building variation, the project meets the requirements in the LDC.

Lighting

The LDC 17.37.090 requires adequate lighting that adds aesthetic quality and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits freestanding pole height to 32 feet and luminaire fixtures on buildings and canopies 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. As submitted, no exterior lighting has been shown. As conditioned, the project meets the requirements of the LDC.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Environmental	• Water
• Engineering	• Fire

PUBLIC COMMENTS

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

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 01/15/22, posted on the City's website and the Utah Public Meeting website on 1/17/22, and mailed to property owners within 300 feet on 1/10/22.

RECOMMENDED CONDITIONS OF APPROVAL

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 project shall provide 88 parking stalls for the residential apartments.
3. At the time of business license or tenant improvement building permit, the project shall provide the required amount of parking stalls for each business based on land use. If parking is unavailable the business license or building permit will be denied.
4. The Planning Commission will decide to accept or reject the alternative parking plan. If rejected, the project shall build 184 stalls as shown on the site plan. If accepted, the project shall build the number of stalls determined by the Planning Commission but shall not exceed a 25% reduction as per LDC.
5. The project shall provide a bike rack.
6. The adjacent building's front facades shall vary at least three of the seven categories in LDC 17.12.020.
7. A crosswalk shall be installed across 1200 West connecting the offsite parking lot to the buildings.
8. A performance landscaping plan, prepared in accordance with §17.39 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
 - a) Open Space and Useable Outdoor areas shall total a minimum of 24,480 SF.
 - b) 56 trees and 140 shrubs/perennials/grasses shall be provided for this project.

- c) 18 SF of interior parking lot landscaping shall be provided per parking stall contained within the surface parking area as per LDC.
 - d) Parking stall rows shall not exceed 20 stalls in a row without a landscape island or median to break up the large amounts of asphalt paving.
 - e) A Type "C & D" buffers shall be used for areas of the parking lot adjacent to streets and side and rear areas with setbacks less than 5 feet.
9. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
 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. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
 12. 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.
 13. Fencing shall be provided along the west side at six feet for safety and buffering purposes. Along the east side a decorative fence with enhance landscaping shall be installed along the railroad border.
 14. Surface storm-water retention and detention facilities shall be located away from public streets and buffered from view.
 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. *Environmental* —contact 716-9761
 - Minimum 60 ft. straight on access required. Approach must be level, no down or uphill slopes.
 - Minimum inside measurement for a double enclosure is 24 ft. wide by 10 ft. deep. Minimum inside measurement for a single enclosure is 12 ft. wide by 10 ft. deep.
 - Place bollards in the back of the enclosure to protect walls.
 - Gates are not required, however if desired, they must be designed to stay open during the collection process.
 - Barrel hinges are suggested for the gates. We need the full 12 ft. clearance so gates must be designed to open completely.
 - b. *Engineering* —contact 716-9160
 - Provide water shares or in-lieu fee for all increased demand to City system in accordance with City Code and Utah Administrative Rule R309-510-7.
 - Westfield Subdivision was designed as a commercial site with a private Lift Station that originally included Amber Fields Subdivision, since then the owners of the lift station have allowed the Mohr Commercial Service Park Subdivision to connect to this system. This lift station is at capacity and is undersized for this rezone and development density. Provide City with sewer flows and lift station upgrades to meet all existing and planned flows as part of permit design review. No occupancies will be granted until these upgrades have been constructed.
 - The original subdivision was design for storm water detention as required when approved. Since then the City storm water standards have changed, development shall provide storm water detention/retention for any addition requirements for storm water storage to meet new standards. This shall also include the onsite retention of the 90% storm through the use of Low Impact Design methods.
 - Development shall complete the following:
 - Either a Plat Amendment or a Property line Adjustment to combine current existing lots into the lots required for the development.
 - All existing public utilities on existing property lines being vacated will need to be vacated by City Council.
 - Provide new public utility easements along all new property lines for the development.

- Modify the HOA CC&R's and existing Storm Water Maintenance Agreement to address the proposed development.
 - Provide crossings that comply with ADA and other standards on 130 South for safe pedestrian crossing between buildings and parking areas.
- c. *Water—contact 716-9627*
- Residential and commercial units need to have separated water supplies. Commercial unit's water mains need to have their own RP (ASSE1013) installed and tested on the water main as it enters each unit before any branch offs or possible connections. So, each unit is independently controlled and protected. Properly sized drain required to serve dump port of these backflow assemblies.
 - 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 water into them and annually thereafter.
 - Fire suppression systems that connect to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards.
 - All points of use of water must comply with the 2018 IPC and State of Utah Amendments and the Utah Admin Code 309-305 during and after construction. (cooling, heating, processing, treating ect).
 - Project shall comply with all current plumbing codes, Utah State Amendments and the Utah Division of Drinking Water rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention.
- d. *Fire—contact 716-9515*
- Fire sprinkler design will need to be NFPA 13 through commercial spaces and NFPA 13R through residential spaces with a full alarm system.
 - Existing fire hydrants are in the area.
 - Address/Suite/Apartments labeling, and signage will need to be addressed to assist emergence responders in locating correct spaces.

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 conditioned project will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, height transitions, landscaping, and setbacks.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The conditioned project provides required off-street parking.
4. The project meets the goals and objectives of the COM 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 conditioned project complies with maximum height, density and building design, open space standards and is in conformance with Title 17.
6. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
7. 1200 West 130 South are adequate in size and design to sufficiently handle 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

For Staff Only <input checked="" type="checkbox"/> Planning Commission		<input type="checkbox"/> and Use Appeal Board		<input type="checkbox"/> Administrative Review
Date Received 12/15/21	Planner	Zone/Neighborhood COM/ELLS	Scheduled Meeting Date Jan. 27	Application Number PC 22-005
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"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Zone Change <input type="checkbox"/> Other				
PROJECT NAME Westfield Lofts				
PROJECT ADDRESS 1115 W 130 S			COUNTY PLAT TAX ID # 05-107-10261	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Tony Johnson			PHONE # (435) 764-2200	
MAILING ADDRESS 255 S Main St. Ste 100		CITY Logan	STATE UT	ZIP 84321
EMAIL ADDRESS tony.johnson@amlutah.com				
PROPERTY OWNER OF RECORD HRT Holdings, LLC			PHONE # (435) 764-5486	
MAILING ADDRESS 255 S Main St Ste 100		CITY Logan	STATE UT	ZIP 84321
EMAIL ADDRESS lexi.johnson@amlutah.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed) see attached			Total Lot Size (acres) 2.81	
			Size of Proposed New Building (square feet) 18,000	
			Number of Proposed New Units/Lots 26 residential, upper 9,000 sq. ft. lower	
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 Project Representative	
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	

APPLICATION MUST BE ACCURATE AND COMPLETE
NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL.


Memo

To: Mike DeSimone
Russ Holley

From: Tony Johnson

Date: December 13, 2021

Re: Administrative Design Review Permit Application - Westfield Project - 130
South 1100 West, Logan

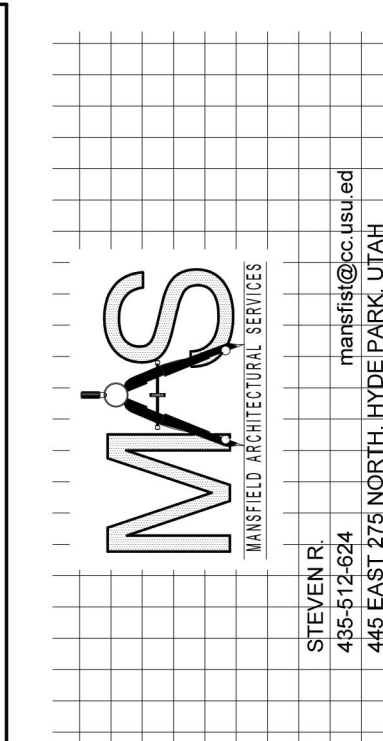


I. Discussion:

1. Introduction: As a follow up from our meeting this morning, please find attached the Application for an Administrative Review of the Design Review for the modified Westfield project. We refer to it now as "Westfield Lofts".
2. Application Requirements:
 - a. Fee - see attached
 - b. Water Model Analysis - N/A
 - c. Ownership plat - no change from the prior application
 - d. Site Plan - no change from the prior application. (See the attached concept site plan addressing the parking count).
 - e. Elevations - see attached
 - f. Colored Renderings - see attached
 - g. Floor plan - see attached
 - h. Ownership - no change from prior application
 - i. Demolition - N/A
3. Discussion. Given the rezone to "Commercial", we hereby request approval of the project modification to contain:
 - Top Floor - 26 residential units
 - Bottom floor - Not less than 80% of space for commercial uses; not greater than 20% of space for residential uses.
4. Elevations. As detailed in the attached drawings, the design of the prior project remains largely the same excepting only changes to the North façade which includes the addition of a thirteen (13) decks and man doors on the upper level. The decks and man doors are added to provide a 2nd means of egress for the Northernmost residential units.

5. Floorplans. See attached. All residential units access the upper level from the North side. The modified design provides two (2) means of egress for each residential unit.
6. Parking. The parking lot has already been installed/paved and includes over 100 parking stalls which satisfies the required number of stalls. We have also included an over flow lot across the street to the South.
7. Request. We respectfully request the administrative approval of the foregoing modification to the Westfield project.

End



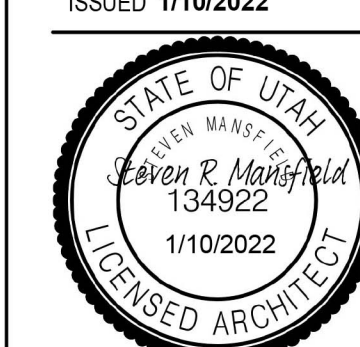
Westfield 13 Lofts Tenant Improvement

PROJECT DESCRIPTION

Stanton & Julie Allen
3558 South 50 East, Hyde park, Utah

[illegible]

PROJECT
#: 232
DESIGNED
BY: Designer
DRAWN
BY: Author
CHECKED Checker
ISSUED 1/10/2022



Renderings

A902

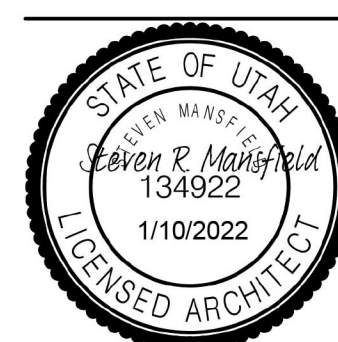


PROJECT DESCRIPTION

Stanton & Julie Allen
858 South 50 East, Hyde park, Utah

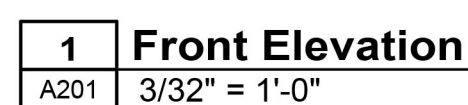
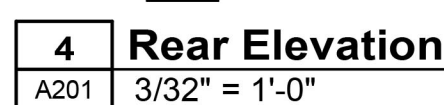
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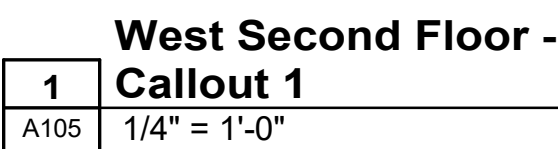
PROJECT
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DESIGNED
BY: srm
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BY: srm
CHECKED srm
ISSUED 1/10/2022



Elevations

A201





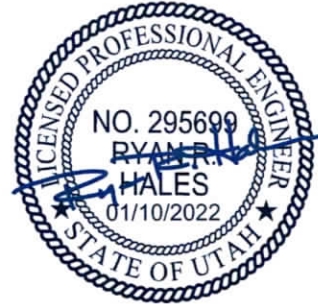
MEMORANDUM

Date: January 10, 2022

To: Tony Johnson

From: Hales Engineering

Subject: Logan Westfield Parking Study



UT22-2086

Introduction

This memorandum discusses the parking study completed for the proposed Westfield development located in Logan, Utah. The study identifies the City parking supply rates and parking demand rates identified by the Institute of Transportation Engineers (ITE). A vicinity map of the project site is shown in Figure 1.



Figure 1: Site vicinity map of the project in Logan, Utah

Project Description

The development consists of residential apartment units located above commercial units. A site plan is provided in Appendix A. The site in question is the parking lot highlighted red in the site plan and the buildings surrounding it, including Westfield 9 and Westfield 13.

City Parking Code

The Logan City code specifies parking rates for various land use types. The required parking rates found in the City code for the study land uses are shown in Table 1. The calculations for the required parking using the City code are shown in Table 2. Because the exact commercial use is unknown at the time of writing, the developer has had conversations with the City in which the City directed use of a general rate of 1 stall per 350 sq. ft., which is an average of the City's commercial rates. As shown, it is anticipated that the City would require 154 stalls for the proposed development, including 91 for the east building and 63 for the west building.

Table 1: City Parking Rates

Land Use	Unit Type	Rate (stalls per unit)
Apartments	Dwelling Unit	2.00
Commercial	1,000 sq. ft.	2.86

Source: Logan City, 2022

Table 2: City Parking Calculations

City Parking Calculations Logan - Westfield PS				
Land Use	# of Units	Unit Type	Rate (stalls per unit)	Total Stalls
Apartments	44	DU	2.00	88
Commercial	23	KSF	2.86	66
TOTAL				154

Source: Logan City, 2022.

Time-of-day reductions were made based on percentages outlined in ITE's *Parking Generation*. Accommodating for simultaneous peak demand for each land use is impractical and is likely to result in many unused stalls and wasted space without shared parking agreements. It is very unlikely that both land uses in the development would experience peak parking demand during the same hour of the day. For instance, residential land uses typically experience peak demand during the night, while commercial land uses experience a mid-day peak demand. Saturday rates were used as opposed to weekday rates because the combined percentages are greater on Saturdays and are therefore more conservative. Additionally, general retail rates were used for the commercial use because they provide a higher combination than office uses. A graph showing

the time-of-day reduction is shown in Figure 2. Without the reductions due to shared parking, 154 stalls would be required, while 126 stalls would be required based on time-of-day reductions, including 75 stalls for the east building and 51 stalls for the west building. The time-of-day calculations are shown in Appendix B.

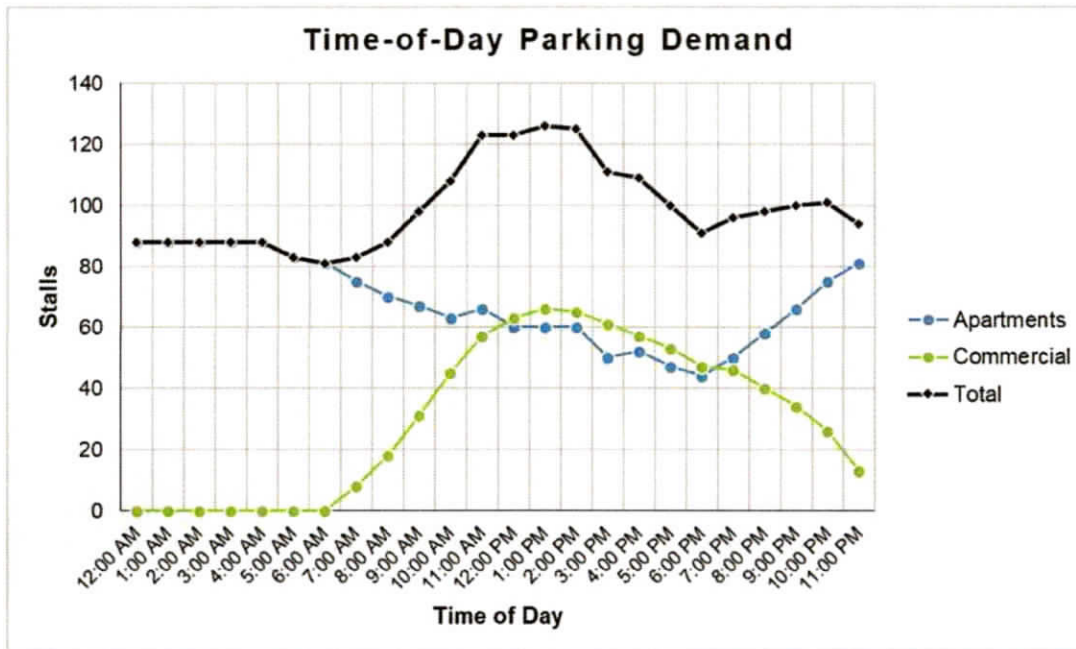


Figure 2: Logan City time-of-day reductions

ITE Parking Demand

Hales Engineering referred to the Institute of Transportation Engineers (ITE) *Parking Generation* (5th Edition, 2019) to identify parking demand rates for the study land uses. ITE has gathered actual parking demand counts at various land uses and identified average, 85th percentile, and maximum rates. The 85th percentile rate represents a demand that is higher than 85 percent of study sites. The industry standard is to apply this rate. Hales Engineering calculated the anticipated parking demand based on the 85th percentile rates. To be conservative, general retail rates were used for the commercial land use. The number of stalls needed based on these rates is shown in Table 3. As shown, ITE would suggest that the parking demand for the proposed project will be 123 stalls.

Table 3: ITE Parking Generation

ITE Parking Demand and Supply Logan - Westfield PS					
Land Use	# of Units	Unit Type	85th %-tile Rate	Demand	Supply (+10%)
Apartments	44	DU	0.86	38	42
Commercial	23	KSF	3.68	85	94
TOTAL				123	136

Source: ITE Parking Generation, 5th Edition, 2019

Since the ITE rates represent actual parking demand, it is common to provide a parking supply beyond what the anticipated demand is to accommodate occasional surges in demand and to reduce the need for drivers to circle the parking lot to find an open stall. Hales Engineering recommends providing 10% additional stalls beyond the anticipated demand. Based on this, a supply of 136 stalls would be provided for the project based on ITE data, including 79 stalls for the east building and 57 stalls for the west building. Time-of-day reductions were also applied to the ITE rates, as shown in Figure 3. With these reductions, a total of 111 stalls would be needed based on ITE rates, including 65 stalls for the east building and 46 stalls for the west building.

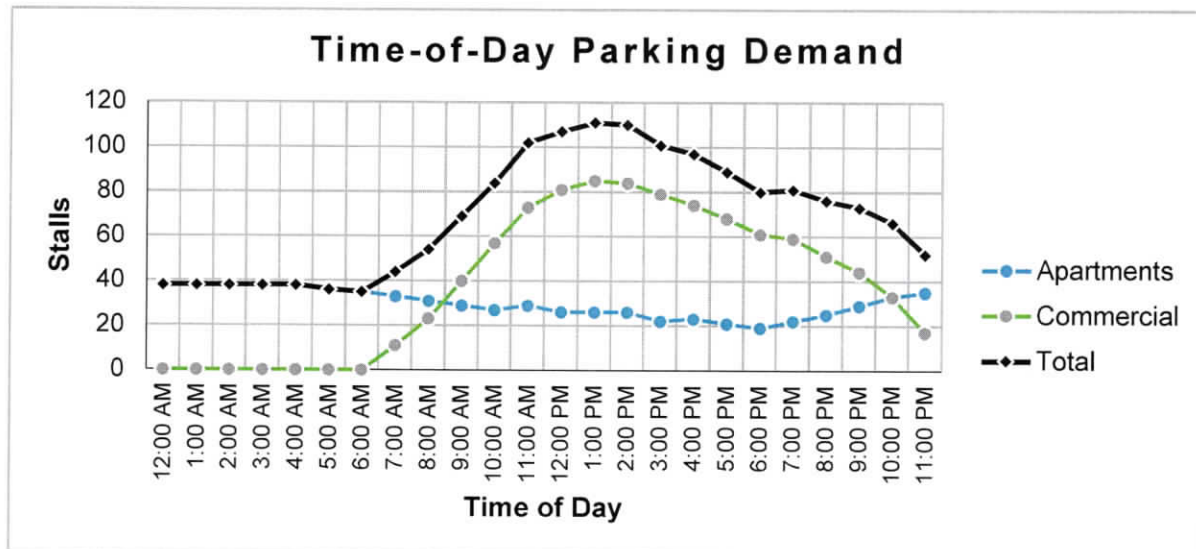


Figure 3: ITE time-of-day reductions

Comparison and Recommendation

A comparison of the city's parking requirement and the supply based on the ITE Parking Generation rates is shown in Table 4, along with their respective reductions. Based on the provided information, Hales Engineering recommends that 126 stalls be provided for the project.

Table 4: Parking Comparison

Source	Total # of Stalls	E Building	W Building
City Requirement	154	91	63
ITE Parking Generation + 10%	136	79	57
City Reduced	126	75	51
ITE Reduced	111	65	46

Conclusions

The key findings of this study are as follows:

- Because the development allows for shared parking, it is very unlikely that each land use would experience peak parking demand during the same hour. If the ITE time-of-day reduction rates were used, the number of stalls required by Logan City would decrease from 154 to 126 stalls
- Based on these conclusions, it is recommended that at least 126 parking stalls be provided on the Westfield site in order to adequately service the anticipated parking demand, including 75 stalls for the east building and 51 stalls for the west building.

If you have any questions regarding this memorandum, please contact us at 801.766.4343.

APPENDIX A

Site Plan



Stanton & Julie Allen
858 South 60 East, Hyde park, U

9 232
OCTOBER 2018
BY 6790
OCTOBER 2018
OCTOBER 2018
OCTOBER 2018
OCTOBER 2018



A103



APPENDIX B

Parking Calculations

Logan City Rates

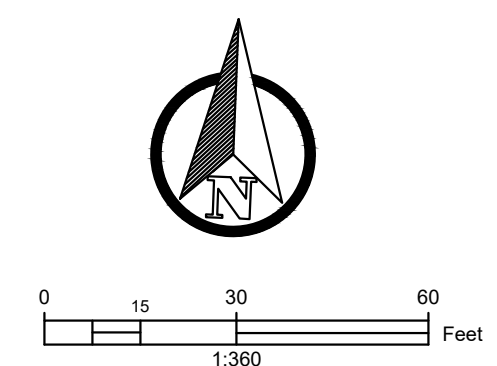
#	1		2		Total
Land Use	Apartments		Commercial		
Peak Demand	88		66		
Time	%	#	%	#	#
12:00 AM	100%	88	0%	0	88
1:00 AM	100%	88	0%	0	88
2:00 AM	100%	88	0%	0	88
3:00 AM	100%	88	0%	0	88
4:00 AM	100%	88	0%	0	88
5:00 AM	94%	83	0%	0	83
6:00 AM	91%	81	0%	0	81
7:00 AM	85%	75	12%	8	83
8:00 AM	79%	70	27%	18	88
9:00 AM	76%	67	46%	31	98
10:00 AM	71%	63	67%	45	108
11:00 AM	74%	66	85%	57	123
12:00 PM	68%	60	95%	63	123
1:00 PM	68%	60	100%	66	126
2:00 PM	68%	60	98%	65	125
3:00 PM	56%	50	92%	61	111
4:00 PM	59%	52	86%	57	109
5:00 PM	53%	47	79%	53	100
6:00 PM	50%	44	71%	47	91
7:00 PM	56%	50	69%	46	96
8:00 PM	65%	58	60%	40	98
9:00 PM	74%	66	51%	34	100
10:00 PM	85%	75	38%	26	101
11:00 PM	91%	81	19%	13	94

ITE Rates

#	1		2		Total
Land Use	Apartments		Commercial		
Peak Demand	38		85		
Time	%	#	%	#	#
12:00 AM	100%	38	0%	0	38
1:00 AM	100%	38	0%	0	38
2:00 AM	100%	38	0%	0	38
3:00 AM	100%	38	0%	0	38
4:00 AM	100%	38	0%	0	38
5:00 AM	94%	36	0%	0	36
6:00 AM	91%	35	0%	0	35
7:00 AM	85%	33	12%	11	44
8:00 AM	79%	31	27%	23	54
9:00 AM	76%	29	46%	40	69
10:00 AM	71%	27	67%	57	84
11:00 AM	74%	29	85%	73	102
12:00 PM	68%	26	95%	81	107
1:00 PM	68%	26	100%	85	111
2:00 PM	68%	26	98%	84	110
3:00 PM	56%	22	92%	79	101
4:00 PM	59%	23	86%	74	97
5:00 PM	53%	21	79%	68	89
6:00 PM	50%	19	71%	61	80
7:00 PM	56%	22	69%	59	81
8:00 PM	65%	25	60%	51	76
9:00 PM	74%	29	51%	44	73
10:00 PM	85%	33	38%	33	66
11:00 PM	91%	35	19%	17	52

TENANT PARKING PHASE 1 (26 UNITS, 2 STALLS PER UNIT)	52 STALLS
COMMERCIAL PARKING PHASE 1 (13,600 SF, 1 STALL PER 350 SF)	39 STALLS
<u>TOTAL PARKING REQUIRED PHASE 1</u>	<u>91 STALLS</u>
TENANT PARKING PHASE 2 (18 UNITS, 2 STALLS PER UNIT)	36 STALLS
COMMERCIAL PARKING PHASE 2 (9,400 SF, 1 STALL PER 350 SF)	27 STALLS
<u>TOTAL PARKING REQUIRED PHASE 2</u>	<u>63 STALLS</u>
<u>TOTAL PARKING REQUIRED ALL PHASES</u>	<u>154 STALLS</u>
TOTAL POTENTIAL PARKING	155 STALLS

PHASE 1	75 STALLS
<u>PHASE 2</u>	<u>51 STALLS</u>
TOTAL	126 STALLS



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PARKING CONCEPT D

WESTFIELD SUBDIVISION
200 SOUTH 1000 WEST
Logan, UT 84321



Cache • Landmark

Engineers

Surveyors

Planners

95 W. Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE:
7 JANUARY 2022

SCALE:
1" = 30'

DESIGN BY:
J. JENSEN

CHECKED BY:
S. EARL

APPROVED BY:
S. EARL

PROJECT NUMBER:
895-1906

HEET:

C-1