



Project #22-013
261 East 300 North Apartments
261 East 300 North

REPORT SUMMARY...

Project Name: 261 East 300 North Apartments
Proponent / Owner: Matthew Olsen / Don Olsen, 261 East 300 North LLC
Project Address: 261 East 300 North
Request: Design Review Permit
Current Zoning: Mixed Residential Medium (MR-20)
Type of Action: Quasi-Judicial
Hearing Date: February 24, 2022
Submitted By: Tanya Rice, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #22-013, 261 East 300 North Apartments, in the Mixed Residential Medium (MR-20) zone located at approximately 261 East 300 North, TIN #06-045-0007.

Current Land use adjoining the subject property

<i>North:</i>	MR-20: Residential Uses	<i>East:</i>	MR-20: Residential Uses
<i>South:</i>	MR-20: Residential Uses	<i>West:</i>	MR-20: Residential Uses

Project Proposal

This proposal includes the demolition of one (1) residential structure and the construction of one (1) new 12-unit apartment building on 0.62 acres. The proposed three-story building has four (4) dwelling units on each floor. The proposal includes parking in the rear of the property and landscaping areas throughout the site. The property is accessed by one entrance on 300 North.

Land Use & Density

The Land Development Code (LDC) Table 17.07.090 allows up to 20 dwelling units per acre in the MR-20 zone. The proposed 12 dwelling units on the .62-acre site yields a 12.4 unit-per-acre ratio. The proposed residential occupancy of 12 units is permitted and the proposed density complies with the MR-20 zone.

Setbacks

The Land Development Code (LDC) requirements for setbacks in the MR-20 zone are as follows (as measured from property lines):

Front: 10'
Side: 8'
Rear: 10'
Parking (side/rear): 5'

The following setbacks are proposed (as measured from property lines):

Front (south): 12'
Side (east): 8'
Side (west): >8'
Parking (side/rear): 5'

As proposed, setbacks meet the requirements in the LDC.

Lot Coverage & Building Frontage

The LDC 17.07.090 establishes a maximum lot coverage of 60% (building(s) footprint in relation to overall lot size) and a minimum building frontage of 60% (percentage of building width to overall lot width at front setback) in the MR-20 zone. The submitted project shows a lot coverage of 22% and a building frontage of 58%. As submitted the lot coverage complies with the LDC but the frontage is about 2% below the minimum. With the subject property being long and narrow (approximately 131' x 223'), staff finds the proposed reduced frontage appropriate for the shape and size of the lot. The Planning Commission will need to determine if 2% reduced building frontage along 300 North is considered justified as per LDC 17.43.080. If the Planning Commission determines that the proposed frontage is justified, the project meets the lot coverage and building frontage requirements in the LDC.

Parking Requirements

The LDC requires 2.0 parking stalls for each dwelling unit in the MR-20 zone. The proposal identifies 24 stalls for 12 units. As submitted, the proposed project meets the LDC residential parking requirements.

Building Design, Site Layout & Pedestrian Circulation

The LDC 17.09.040 stipulates that multi-family buildings use a variety of techniques such as plane changes, balconies, colors and/or columns to accentuate individual units. The code requires a building orientation that creates inviting architecture from the adjacent street, the placement of surface parking lots in a subordinate location, and the inclusion of prominent and convenient pedestrian circulation for better walkability. The LDC also requires minimum building variations such as mixture of materials, roof variation and fenestration.

The proposed building is oriented toward 300 North with parking in the rear of the property and pedestrian entrances and pathways in appropriate locations for good pedestrian circulation. The use of balconies, plane changes and roof variations help accentuated individual units and floors. The proposed building materials of brick, horizontal siding, wood, and stucco are designed to break up the mass of the façade into smaller sections and bring a human scale to the structure. As proposed the project meets the building design, site layout and pedestrian circulations requirements in the LDC.

Building Heights

The MR-20 zone allows building heights at 45'. The three-story building is proposed with a building height of 40 feet at the peak of the roof. As proposed, the project meets building height requirements in the LDC.

Open Space

The LDC 17.07.090 requires 20% open space and an additional 10% useable outdoor space in the MR-20 zone. The LDC 17.35 generally describes open space as vegetation or landscaped areas, while useable outdoor space is typically decks, patios and other similar outdoor amenities. The 0.62-acre property would be required 5,400 SF of open space and 2,700 SF of usable outdoor space for a combined total 8,101 SF of open area. Including the balconies, the proposed conceptual landscape plan shows over 8,900 SF of open area meeting the requirement in the LDC.

Landscaping

The LDC 17.32 requires minimum landscaping for overall visual aesthetics, ecological reasons, visual screening, shading purposes, and enhancement of the outdoor experience. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers, and ornamental grasses per acre of land for multi-family residential projects. As conditioned with a detailed landscaping plan meeting minimum open space area and plant numbers, the project complies with 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:

• Fire	• Water
• Engineering	

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 2/12/22 and the Utah Public Meeting website on 2/14/22. Public notices were mailed to all property owners within 300 feet of the project site on 2/7/22.

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 Permit and are available in the Community Development Department.
2. This permit authorizes a building of 12 apartments 24 parking stalls.
3. The Planning Commission approves 3% reduced building frontage along 300 North for this project.
4. A performance landscaping plan, prepared in accordance with §17.32 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 8,100 SF.
 - b) A minimum of 13 trees and 31 shrubs/perennials shall be provided.
 - c) Street trees shall be provided where they currently do not exist at every 30 feet on center along 800 North.
5. All dumpsters shall be visually screened or buffered from public streets.
6. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view or screened from view from the street.
7. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
8. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
9. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
10. Surface storm-water retention and detention facilities shall be in areas away from public streets and buffered from view.
11. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. **Fire Department—contact 716-9515**
 - Fire sprinklers required, fire alarms required, additional fire hydrant located within 100 ft of the Fire Department Connection (FDC) Required.

b. Environmental—contact 716-9153

- 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 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.

c. Engineering —contact 716-9160

- Provide water shares/rights or In-Lieu fee for increased indoor and outdoor water demand to City system. These requirements shall be determined per City code and per Utah Administrative Rule R309-510-7.
- Provide storm water detention or retention per City Storm Water Design Standards.
- Cap any unused existing City utility service connections at the City main for service being capped.
- Provide a private utility agreement for all water lines (mainly fire) located on private property.
- Storm water drainage and ponds will be reviewed and approved as part of the Building Permit process.
- City does not allow installation of 1.5" water meters. Install 2" meter with a 2" line from the City water main to the water meter. Water service line can be upsized on property side of the meter.

d. Water —contact 716-9627

- The buildings water main/s needs to have a DC (ASSE1015) installed and tested on the water main/s as it/they enters the building/s before any branch offs or possible connections. Because of three stories high hydraulic rule.
- All landscape irrigation system's fed from Logan City water must have a high hazard rated backflow assembly installed and tested. All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.
- Fire suppression systems that are connected to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards.
- All points of use of water must comply with the 2018 IPC and State of Utah Amendments and the Utah Admin Code 309-305 during and after construction. (cooling, heating, processing, treating etc.). Project shall comply with all current plumbing codes, Utah State Amendments, Utah Division of Drinking Water rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention.

e. Light and Power —contact 716-9722

- Requires 1-Line Diagram, A Logan City Load Data Sheet, A digital site plan in Auto CAD (DWG) Format.
- PUE's Public Utility Easement 10' Easement on all property lines that face a roadway, and a 5' easement on all other property lines.
- Contact Matt for power location and a meeting on site.

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.
2. The proposed project complies with maximum height, density and building design, open space standards and is in conformance with Title 17.
3. The proposed project provides required off-street parking.
4. The project meets the goals and objectives of the MR designation within the Logan General

Plan by providing a range of housing options for all stages of life.

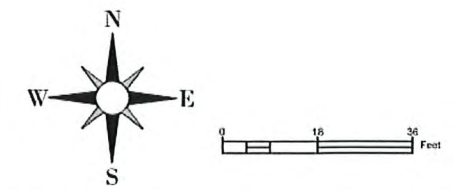
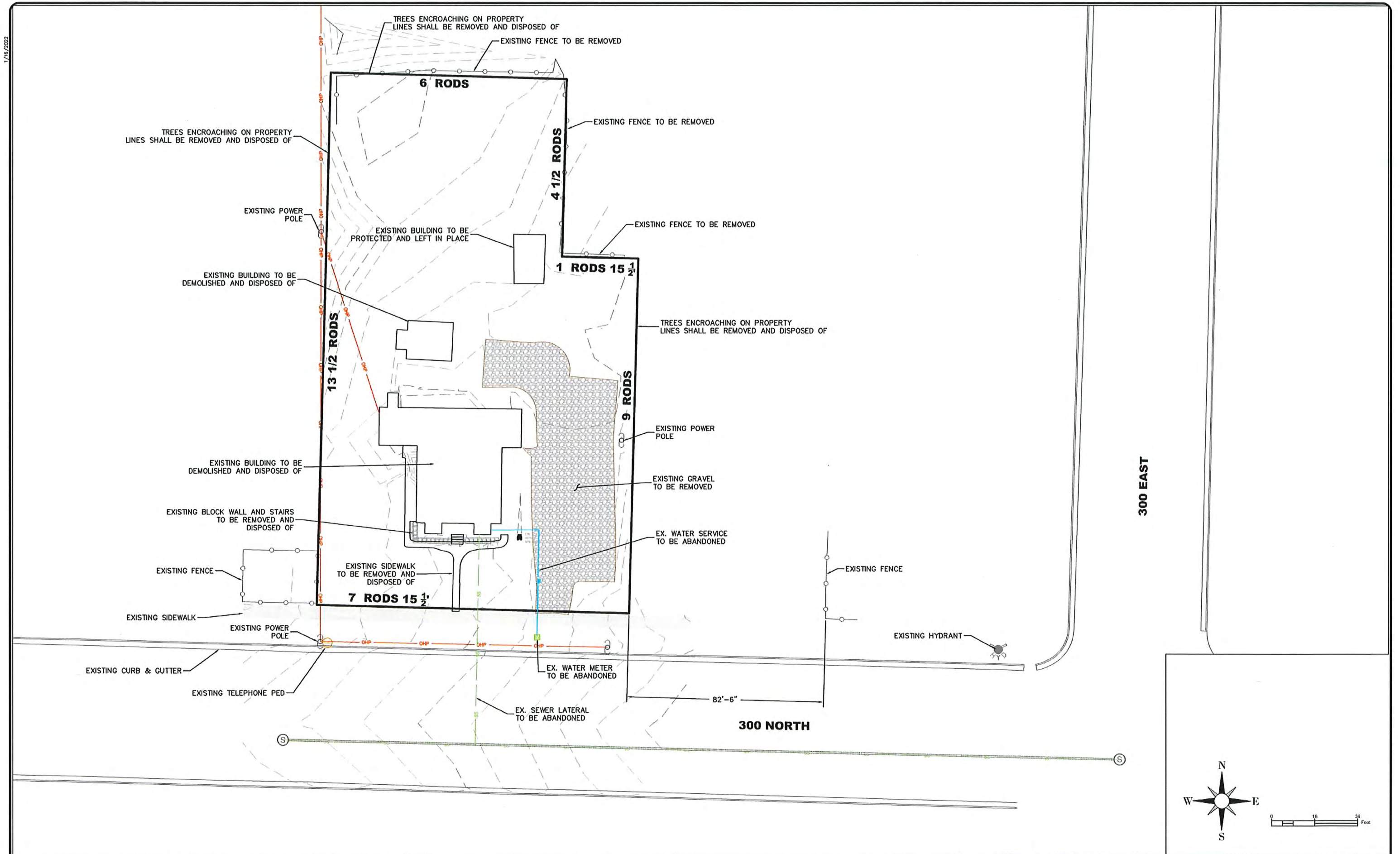
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
6. 300 North provides access and is adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.



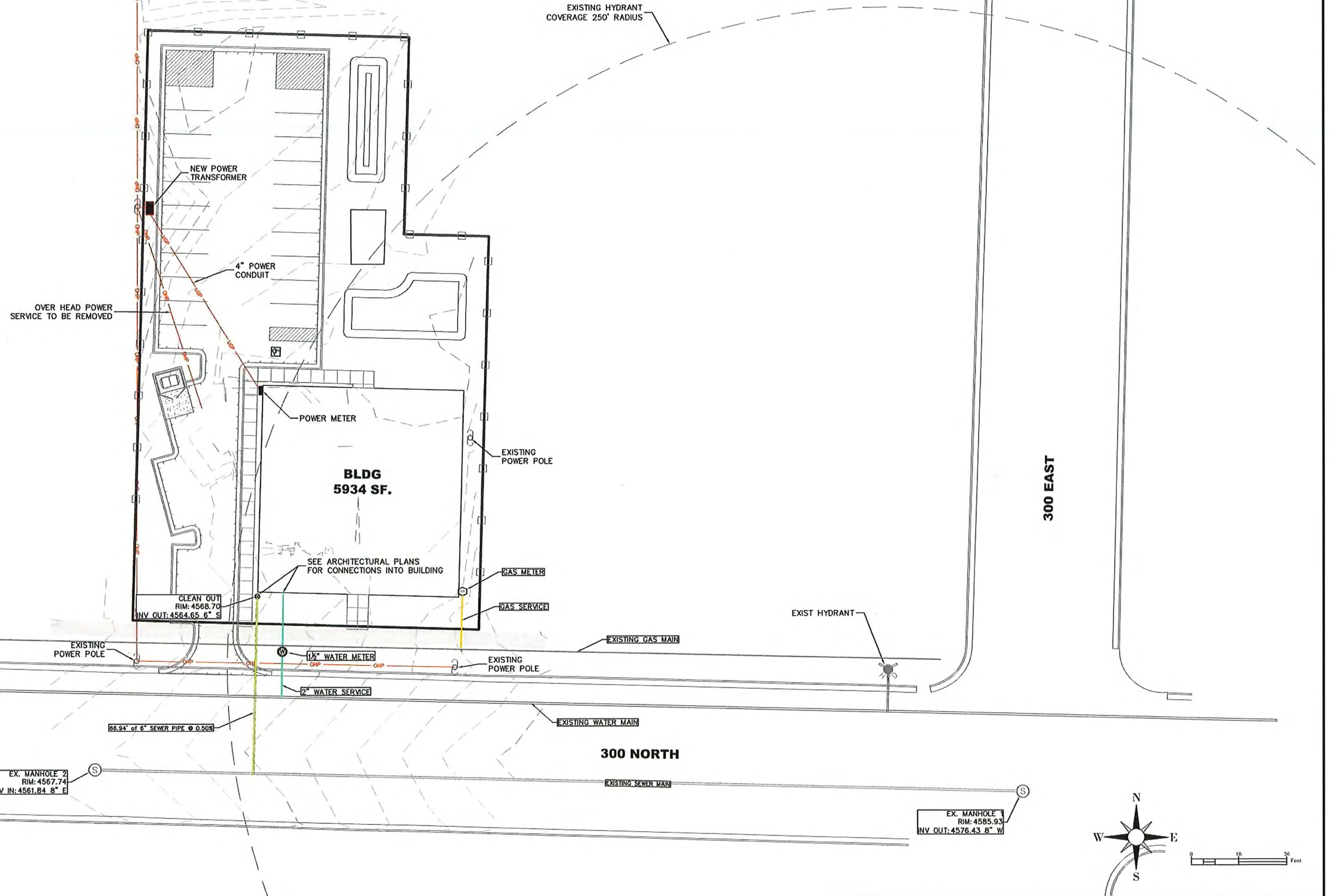
APPLICATION FOR PROJECT REVIEW

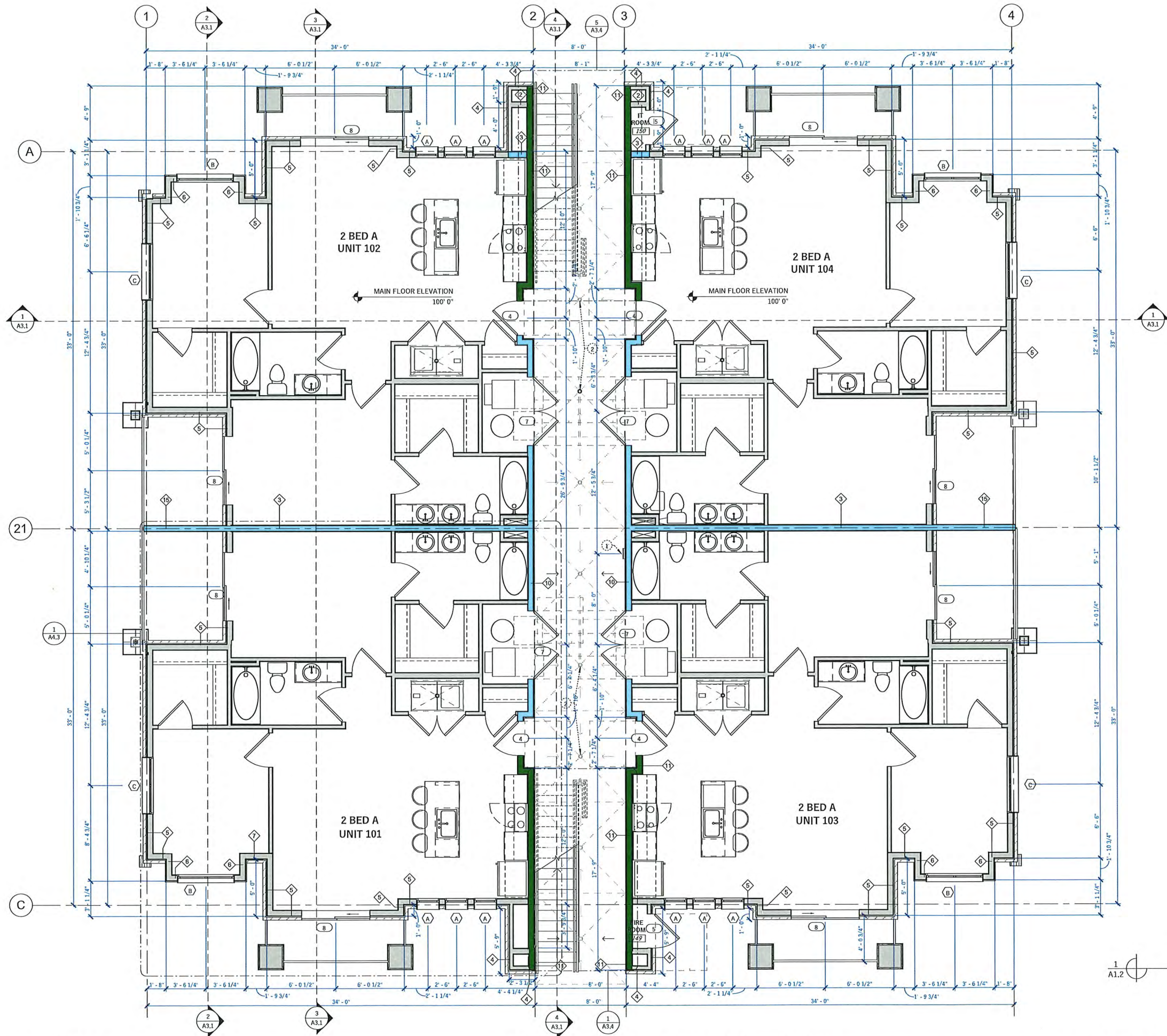
For Staff Only <input checked="" type="checkbox"/> Planning Commission		<input type="checkbox"/> and Use Appeal Board		<input type="checkbox"/> Administrative Review
Date Received 1/17/22	Planner TR	Zone/Neighborhood MK-20/ADAMS	Scheduled Meeting Date FEB. 24	Application Number PC 22-013
Type of Application (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 261 East 300 North - Apartments				
PROJECT ADDRESS 261 East 300 North			COUNTY PLAT TAX ID # 06-045-0007	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Matthew Olsen			PHONE # 435-770-6904	
MAILING ADDRESS 3384 South Main Street		CITY Nibley	STATE Utah	ZIP 84321
EMAIL ADDRESS theoensenproperties@gmail.com				
PROPERTY OWNER OF RECORD Don Olsen - 261 E. 300 N. LLC			PHONE # 801-509-8657	
MAILING ADDRESS 4027 South Boothill Drive		CITY West Valley	STATE Utah	ZIP 84120
EMAIL ADDRESS dolsen@epiceng.net				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Existing 5 plex (single home) to be demolished and replaced with a new 3 story 12 plex.			Total Lot Size (acres) 0.62	
			Size of Proposed New Building (square feet) 5934	
			Number of Proposed New Units/Lots 12	
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 <i>Don Olsen</i>	

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



1/16/2022





GENERAL NOTES - PLAN	
A	SEE GENERAL NOTES ON SHEET T1.2 FOR ADDITIONAL REQUIREMENTS.
B	DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING UNLESS NOTED OTHERWISE.
C	SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
D	PROVIDE SOUND INSULATION IN ALL WALLS AROUND BATHROOMS.
E	COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND WINDOW SCHEDULE.
F	REFER TO UNIT PLANS FOR ALL INFORMATION REGARDING THE INDIVIDUAL UNITS.
G	INSTALL BLOCKING FOR FUTURE GRAB BARS IN ALL BATHROOMS SEE DETAILS.
H	SEE OVERALL FLOOR PLANS AND ELEVATIONS FOR ALL EXTERIOR MATERIAL FINISHES.
I	USING ANSI OPTION "A" FOR RESTROOM FIXTURES IN ALL "B" TYPE UNITS.
J	ALL EXTERIOR WINDOWS AND DOORS TO BE ALIGNED VERTICALLY BETWEEN LEVELS.

KEYED NOTES	
1	RECESSED FIRE EXTINGUISHER CABINET IN WALL; MOUNTED AS PER ADA DETAIL TO HOUSE 2A:10 BC (MIN) RATED FIRE EXTINGUISHER. SEE DETAILS FOR INSTALLATION IN A FIRE RATED WALL.
2	FLOOR DRAIN.

RATED WALL LEGEND	
	WALL TYPE TAG - SEE WALL TYPE SHEETS
	WINDOW TAG - SEE SCHEDULE
	DOOR TYPE TAG - SEE SCHEDULE
	1 HR. FIRE RATED PARTITION
	1 HR. FIRE BARRIER
	NON-RATED WALL

BLD E - MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"
BUILDING FOOTPRINT: 7,442 SF

PROJECT NUMBER
22008

ISSUE DATE:
JANUARY 14, 2022

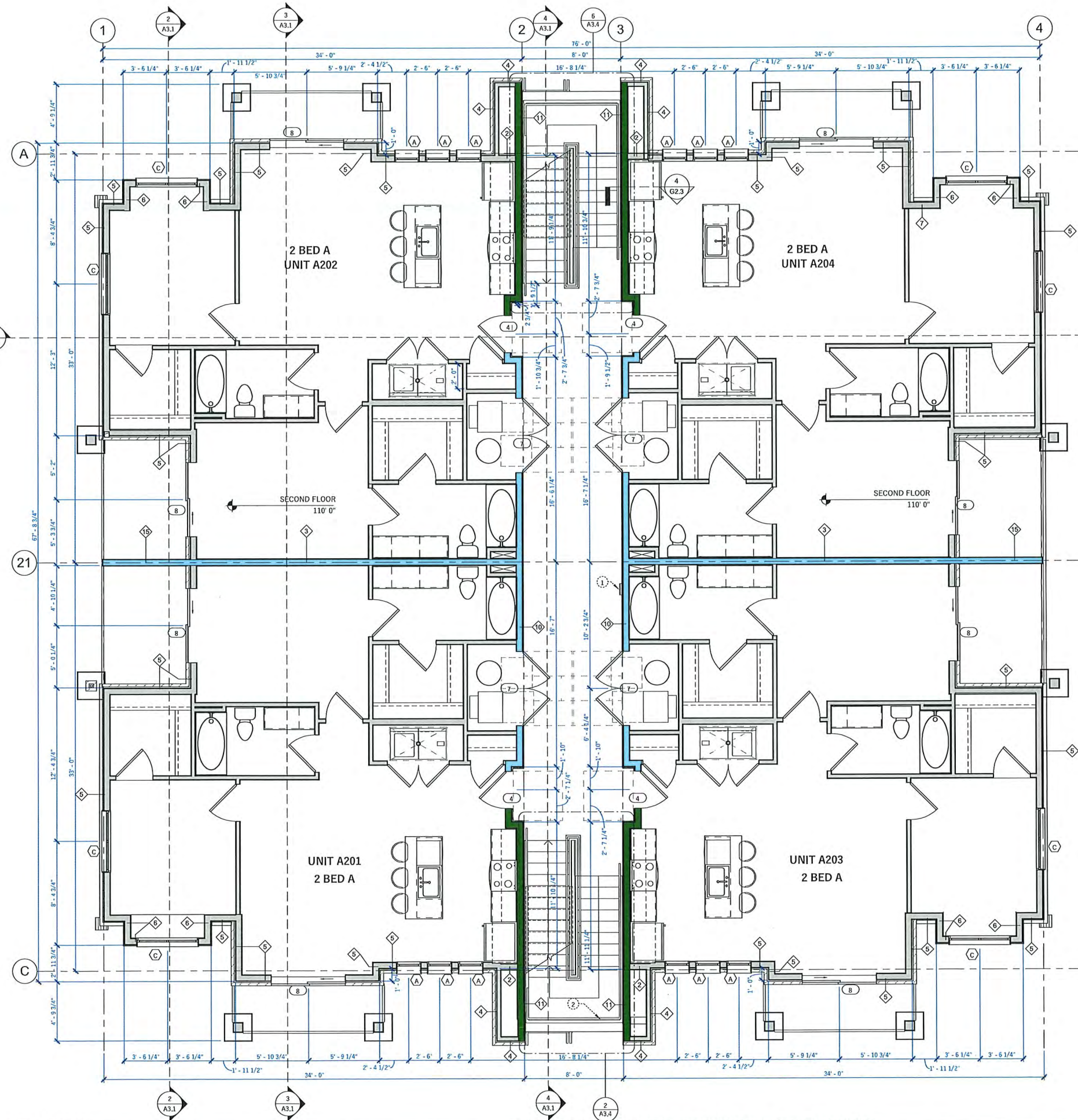
REVISIONS:
No. Description

261 EAST 300 NORTH APARTMENTS
LOGAN, UT

MAIN LEVEL
FLOOR PLAN

A1.2





GENERAL NOTES - PLAN

- A SEE GENERAL NOTES ON SHEET T1.2 FOR ADDITIONAL REQUIREMENTS.
- B DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING UNLESS NOTED OTHERWISE.
- C SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
- D PROVIDE SOUND INSULATION IN ALL WALLS AROUND BATHROOMS.
- E COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND WINDOW SCHEDULE.
- F REFER TO UNIT PLANS FOR ALL INFORMATION REGARDING THE INDIVIDUAL UNITS.
- G INSTALL BLOCKING FOR FUTURE GRAB BARS IN ALL BATHROOMS SEE DETAILS.
- H SEE OVERALL FLOOR PLANS AND ELEVATIONS FOR ALL EXTERIOR MATERIAL FINISHES.
- I USING ANSI OPTION "A" FOR RESTROOM FIXTURES IN ALL "B" TYPE UNITS.
- J ALL EXTERIOR WINDOWS AND DOORS TO BE ALIGNED VERTICALLY BETWEEN LEVELS.

KEYED NOTES

- 1 RECESSED FIRE EXTINGUISHER CABINET IN WALL; MOUNTED AS PER ADA DETAIL TO HOUSE 2A-10 BC (MIN) RATED FIRE EXTINGUISHER. SEE DETAILS FOR INSTALLATION IN A FIRE RATED WALL.
- 2 42" METAL GUARDRAIL AS PER SUPPLIER. TO MEET CURRENT IBC REQUIREMENTS.

RATED WALL LEGEND

- WALL TYPE TAG - SEE WALL TYPE SHEETS
- WINDOW TAG - SEE SCHEDULE
- DOOR TYPE TAG - SEE SCHEDULE
- 1 HR. FIRE RATED PARTITION
- 1 HR. FIRE BARRIER
- NON-RATED WALL

BLD E - SECOND LEVEL FLOOR PLAN
1/4" = 1'-0"

PROJECT NUMBER
22008

ISSUE DATE:
JANUARY 14, 2022

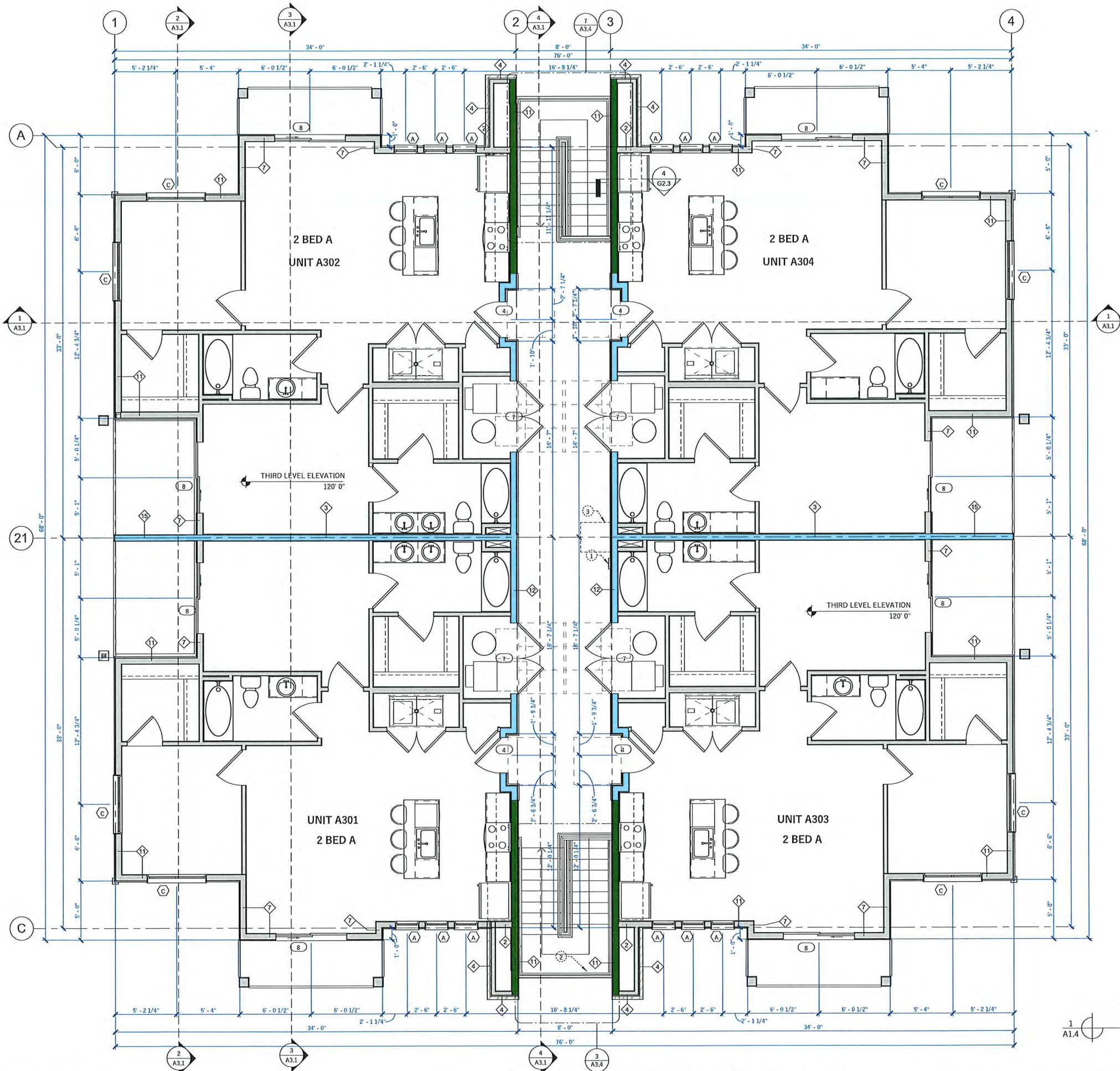
REVISIONS:
No. Description

261 EAST 300 NORTH APARTMENTS
LOGAN, UT

SECOND LEVEL
FLOOR PLAN

A1.3





GENERAL NOTES - PLAN	
A	SEE GENERAL NOTES ON SHEET T1.2 FOR ADDITIONAL REQUIREMENTS.
B	DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING UNLESS NOTED OTHERWISE.
C	SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
D	PROVIDE SOUND INSULATION IN ALL WALLS AROUND BATHROOMS.
E	COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND WINDOW SCHEDULE.
F	REFER TO UNIT PLANS FOR ALL INFORMATION REGARDING THE INDIVIDUAL UNITS.
G	INSTALL BLOCKING FOR FUTURE GRAB BARS IN ALL BATHROOMS SEE DETAILS.
H	SEE OVERALL FLOOR PLANS AND ELEVATIONS FOR ALL EXTERIOR MATERIAL FINISHES.
I	USING ANSI OPTION "A" FOR RESTROOM FIXTURES IN ALL "B" TYPE UNITS.
J	ALL EXTERIOR WINDOWS AND DOORS TO BE ALIGNED VERTICALLY BETWEEN LEVELS.

KEYED NOTES	
1	RECESSED FIRE EXTINGUISHER CABINET IN WALL; MOUNTED AS PER ADA DETAIL TO HOUSE 2A:10 BC (MIN) RATED FIRE EXTINGUISHER. SEE DETAILS FOR INSTALLATION IN A FIRE RATED WALL.
2	42" METAL GUARDRAIL AS PER SUPPLIER. TO MEET CURRENT IBC REQUIREMENTS.
3	DASHED LINES HERE REPRESENT ATTIC ACCESS HATCH.

RATED WALL LEGEND	
#	WALL TYPE TAG - SEE WALL TYPE SHEETS
X	WINDOW TAG - SEE SCHEDULE
#	DOOR TYPE TAG - SEE SCHEDULE
1 HR. FIRE RATED PARTITION	
1 HR. FIRE BARRIER	
NON-RATED WALL	

BLD E - THIRD LEVEL FLOOR PLAN
1/4" = 1'-0"

PROJECT NUMBER
22008

ISSUE DATE:
JANUARY 14, 2022

REVISIONS:
No. Description

261 EAST 300 NORTH APARTMENTS
LOGAN, UT

THIRD LEVEL
FLOOR PLAN

A1.4



JZW
ARCHITECTS



GENERAL NOTES - ELEVATION	
A	SEE GENERAL NOTES ON SHEET T1.2 FOR ADDITIONAL REQUIREMENTS.
B	COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
C	OWNER TO SELECT SIDING COLOR AND TEXTURE. INSTALL AS PER ELEVATIONS.
D	FINISH ROOF TO BE ASPHALT SHINGLES. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
E	PROVIDE RAIN GUTTERS AND DOWN SPOUTS AS REQUIRED.
F	COORDINATE ALL BEARING ELEVATIONS WITH ROOF PLAN. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL FRAMING REQUIREMENTS.
G	OWNER TO SELECT BRICK FOR BRICK VENEER. INSTALL AS PER ELEVATIONS, AND AS PER I.B.C. SEE GENERAL MASONRY NOTES.
H	OWNER TO SELECT STUCCO COLOR AND TEXTURE. INSTALL AS PER ELEVATIONS, AND AS PER I.B.C.
I	SEE ROOF PLAN FOR ALL ROOF SLOPES.

MATERIAL LEGEND			
IMAGE	CODE	MATERIAL	COLOR / FINISH
	M-1	*MASONRY - BRICK	BURNT UMBER
	S-1	6" HORIZONTAL SIDING	SAGE GREEN
	S-2	BOARD AND BATT SIDING	WHITE
	S-3	STUCCO	CREAM
	S-4	STUCCO	WHITE
	R-1	SHINGLE	MAX DEF MOIRE BLACK OR SIMILAR
	C-1	PAINTED WOOD	WHITE

*50% OF THE EXTERIOR BUILDING FACADE IS BRICK. THE FRONT FACADE CANNOT CONTAIN THE 75% REQUIREMENT BUT TO KEEP THE BRICK WITHIN THE INTENT OF THE ZONING ORDINANCE, THE MAJORITY OF THE BRICK IS ON THE FRONT FACADE

KEYED NOTES	
1	4" TRIM, COLOR: WHITE
2	1" X 8" CEMENT FIBER BOARD FASCIA COLOR TO MATCH TRIM
3	DOOR AS PER SCHEDULE
4	WINDOW AS PER SCHEDULE
5	10" TRIM, COLOR: WHITE
6	GUARDRAIL TO MEET ALL I.B.C. REQUIREMENTS; SEE DETAIL 8 ON SHEET A3.4, COLOR: POWDER COAT DARK BRONZE
7	BRICK SOLDIER COURSE CAP
8	BUILDING LETTER TO BE INSTALLED AT THIS LOCATION
9	VENTS AND PIPES SHALL BE BLACK OR OF A COLOR SIMILAR TO THE SURROUNDING ROOFTOP.

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261 EAST 300 NORTH APARTMENTS
LOGAN, UT

ELEVATIONS

A2.1



JZW
ARCHITECTS

