



**Project #22-063  
Old Ephraim Apartments (Second Submittal)  
Located at approximately 655 East 400 North**

**REPORT SUMMARY...**

<i>Project Name:</i>	Old Ephraim Apartments
<i>Proponent / Owner:</i>	Nathan Whittaker / GBN Enterprises LLC & KSF Prop. LLC
<i>Project Address:</i>	655 E. 400 N.
<i>Request:</i>	Design Review Permit
<i>Current Zoning:</i>	Campus Residential (CR)
<i>Type of Action:</i>	Quasi-Judicial
<i>Hearing Date:</i>	February 9 <sup>th</sup> 2023
<i>Submitted By:</i>	Russ Holley, Senior Planner

**RECOMMENDATION**

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #22-063, Old Ephraim Apartments (second submittal), in the Campus Residential (CR) zone located at approximately 655 E. 400 N., TIN #06-058-0005; -0006; -0003; -0004.

*Current Land use adjoining the subject property*

<i>North:</i>	CR: Residential Uses	<i>East:</i>	CR: Residential Uses
<i>South:</i>	NR-6: Residential Uses	<i>West:</i>	CR: Residential Uses

***Project Proposal***

This proposal includes the demolition of one (1) existing residential structure at 643 East 400 North (655 East was previously demolished) and the construction of a new 10-unit student housing structure on a combined 1.29 acre site. The site would contain the Campus Academy Youth Treatment Center, two existing student housing buildings at the northwest corner and this 10-unit building proposal along the 400 North frontage. The proposal shows 72 new surface parking stalls, landscaping, open space, and underground storm-water retention. The proposed project is accessed from 400 North via a double-wide driveway along the east boundary.



*Figure 1 shows the proposed 10 unit front building elevation*

***Land Use & Density***

The Land Development Code (LDC) 17.07.110 permits both residential density at no more than 40 dwelling units per acre or no more than 240 occupants per acre with a Conditional Use Permit in the CR zone. Up to six (6) occupants per dwelling unit (no more than two (2) per

bedroom) may be permitted in the CR zone. At 1.29 acres, 51 dwelling units would be the maximum density. This application is pursuing standard density of 40 units per acre and not more than six (6) people per unit. The total site density is approximately 17 units per acre and well below the maximum of 40. The proposed new 10 units are being proposed with six (6) bedrooms (single occupancy) for a total of 60 new occupants.

### Setbacks

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

Front:	10' (opposite NR zones = 25')
Side:	8'
Rear:	10'
Parking (front):	10'
Parking (side/rear):	5'

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

Front (south):	23'
Side (east):	42'
Side (west):	8'
Rear (north):	170'
Parking (front):	25'
Parking (side/rear):	8'

As proposed, the project does not meet the front building setback of 25 feet. The Planning Commission could, at their discretion, approved a ten-percentage deviation from the 25-foot standard. As conditions with front yard compliance, the project meets the setback requirements in the LDC.

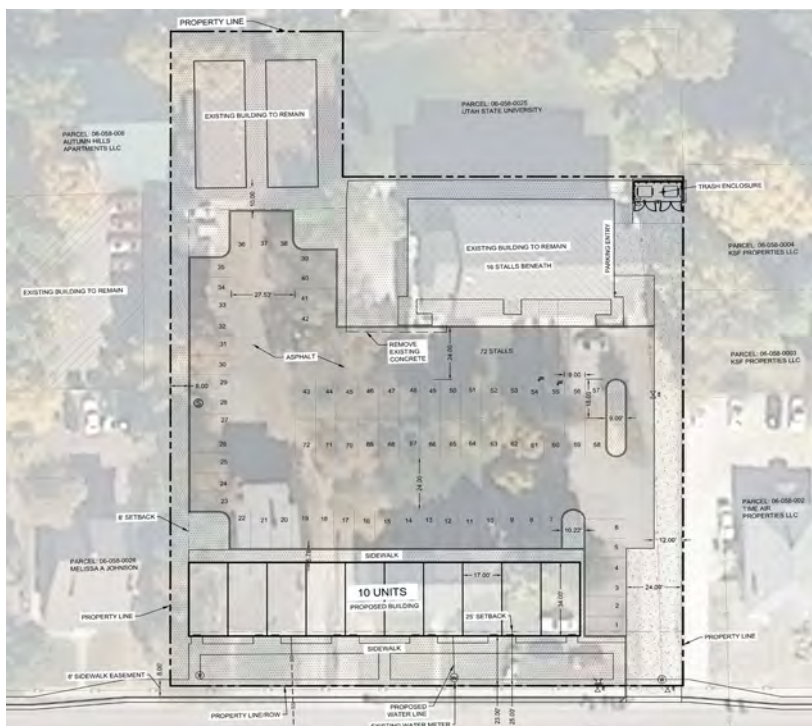


Figure 2 shows the proposed site plan

### Lot Coverage & Building Frontage

The LDC 17.7.110 establishes a maximum lot coverage of 60% (building(s) footprint in relation to overall lot size) and a minimum building frontage of 75% (percentage of building width to overall lot width at front setback) in the CR zone. The submitted project shows a lot coverage of

25% and building frontage of 77% meeting both requirements. As proposed, the project meets the requirements in the LDC.

### ***Parking Requirements***

The LDC 17.07.110 requires one (1) parking stall per occupant in the CR zone. The application requests parking for both existing and proposed buildings. The proposed new 10-unit building is shown with six, single occupancy bedrooms for a total of 60 new occupants. The existing northwest buildings contain a total of 24 occupants. The Campus Academy Youth Treatment Center was recently approved with 25 parking stalls as per the Conditional Use Permit process. Considering all buildings and conditional uses on the 1.29-acre site, the total parking requirement would be 109 parking stalls. The proposal shows 86 total parking stalls (72 surface & 14 under Campus Academy Building. 86 stalls are approximately 79% of the standard (21% below) and short of the full parking requirement. As conditioned with parking compliance, the project complies with the LDC.

### ***Building Design, Site Layout & Pedestrian Circulation***

The LDC 17.09.040 requires multi-family buildings to have minimum variations, interesting façade design, a mix of materials and articulation for aesthetically pleasing projects. The code requires building orientation that creates inviting architecture from the adjacent street, surface parking lots located in subordinate locations and prominent and convenient pedestrian circulation for better walkability. The proposed project shows the articulated building along 400 North with stucco and fiber-cement board lap siding building materials. The site plan shows sidewalk connections to 400 North. As proposed, the project meets the requirements in the LDC.

### ***Building Heights***

The LDC allows building heights in the CR zone at 55 feet. When properties are adjacent or opposite to NR zones, height transitions are required to start at 35 feet. The proposed building is shown at 33 feet tall (mid-gable) and complies with height standards. As proposed, building height follows the LDC standards.

### ***Open Space***

The LDC 17.07.110 requires 20% open space and an additional 10% useable outdoor space in the CR 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 1.29-acre property would be required a combined total 16,857 SF of outdoor and open space. The proposed conceptual site plan shows approximately 16,864 SF of outdoor and open space but shows open space area overlapping required parking areas for Campus Academy and dumpster approach areas. As conditioned with final landscaping and open space plans detailing all outdoor and open space square footages without overlapping other required elements and based on the final parking stall requirements, the project meets the requirements of 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. The LDC also requires minimum perimeter and interior parking lot landscaping to reduce the visual and environmental impacts of asphalt parking lots. At 1.29 acres, 25 trees and 64 shrubs/flowers/grasses are required on-site. As conditioned with landscaping plans meeting minimum counts, 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	• Environmental
• Forestry	

### 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 11/5/22, posted on the City's website and the Utah Public Meeting website on 11/7/22, and mailed to property owners within 300 feet on 10/31/22.

### 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. This permit authorizes 10 new apartments with six bedrooms in each unit for a total maximum occupancy of 60 individuals.
3. The front (south) setback shall be 25 feet unless the Planning Commission approves a 23.5-foot setback as per the LDC 17.43.080.
4. The project shall provide 109 parking stalls for all buildings and uses on the 1.29-acre site or have an alternative parking plan approved as per the LDC 17.31. The new building shall provide bike parking as per LDC 17.31.
5. The project shall provide a total of 30% outdoor and open space (16,857 SF) for the overall 1.29-acre site.
6. All pedestrian entrances shall have weather protection provided above.
7. 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 16,857 SF.
  - b) 25 trees and 64 shrubs/perennials shall be provided.
  - c) 18 SF of interior/perimeter parking lot landscaping shall be provided per every parking stall contained within the surface parking area.
  - d) Street trees shall be provided where they currently do not exist at every 30 feet on center along 400 North and as prescribed by the City Forrester.
8. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping if placed near the street.
9. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
10. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
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. Surface storm-water retention and detention facilities shall be located in areas away from public streets and buffered from view.
14. 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 716-9515*

- Townhouse construction is evaluated similar to individual single-family dwellings. The fire hydrant is located within appropriate distance and, provided there is enough flow, will be adequate. A fire flow analysis will be required prior to building permit.
- Access: a two-track plan indicating fire apparatus access to the apartments behind the project will be required for the building permit. Contact the fire department for the apparatus specifications required.

*b. Engineering —contact 716-9160*

UTILITIES

- Provide water shares or in-lieu fee for indoor and outdoor increased demands to the City system. This requirement shall be per City Code and Utah Administrative Rule R509-519-7
- All utilities outside of the public right-of-way way shall be private lines and shall be owned, maintained, repaired/replaced by the property owner. All infrastructure shall be installed, maintained, and repaired/replaced in accordance with Logan City Standards.
- Developer shall provide City with private Water Utility agreement for all private water and sewer lines (including fire lines) not located withing a Public Right of Way. The agreement shall be recorded with the County Recorder.
- The development shall dedicate a 10-foot-wide public utility easement adjacent to the 400 N right of way if a 10-foot wide PUE does not already exist.
- All existing water and sewer service lines to the development that are not used with the new development shall be capped at the City main line in the street.
- All existing sewer service piping to be located under proposed new buildings shall comply with all current International Plumbing Code standards including piping type and fittings.
- Additional fire hydrant requirements may be required as determined by the Fire Marshall.

STORMWATER

- Provide storm water detention/retention per Logan City Design standards. This includes the onsite retention of the 90% storm event through the use of Low Impact design methods.
- Provide a stormwater maintenance agreement for City Review, approval and recordation at County Recorder's Office.
- A State Storm Water Permit is required as the development is greater than an acre. Development shall comply with Logan City design standards for storm water detention/retention. Development shall also provide a sediment and erosion control plan for all construction activities.

STREETS

- All development accesses and 400 N right of way improvements shall be completed in accordance with UDOT design standards, and UDOT pre-application permit requirements as provided by UDOT representatives per permit PA-131477 or as otherwise may be approved by UDOT.
- Sidewalk through the drive approaches to this development shall be a minimum of 6 inches per City standards unless UDOT requires a greater thickness. Remove and replace sidewalk as needed to comply with this requirement. Remove all existing access approaches to the site and restore curb and gutter to be high back curb and park strip areas.

- Additional access driveways shall be required as determined by the fire marshal for emergency ingress and egress.

#### GENERAL

- Provide all necessary cross access easements/agreements for private road and private utilities across all properties.
- This development is not being proposed as a subdivision; therefore, all required easement and right-of-way dedications shall be completed by separate instrument approved by the City Engineer prior to recording with Cache County. All dedication documents shall be accompanied with a metes and bounds legal description and a separate legal description exhibit that is tied to two City approved monuments.
- Parking requirements shall meet Land Development Code for the entire site including existing and new buildings.
- Parking spaces 36 – 38 do not comply with LDC Figure 17.31.090.E regarding providing a backup area for dead end driveways.

#### c. *Water* —contact 716-9627

- All three-story tall or taller (above finish grade) residential buildings must have a minimum DC (ASSE1015) backflow assembly installed and tested on the water main/s as it/they enters the building/s before any branch offs or possible connections.  
All landscape irrigation system's fed from Logan City water must have a high hazard rated backflow assembly installed and tested. All backflow assemblies must be tested within 10 days of turning water into them and annually thereafter.
- Fire suppression systems that are connected to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) backflow assembly 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. 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.

#### d. *Environmental* – contact 716-9760

- Access does not meet the minimum 60 ft straight on clear access. Plans are showing open space in front of dumpster access. These plans are showing a double enclosure so driveway clearance will need to be 24 feet wide with 60 foot clear straight on approach.
- Minimum 60 ft. straight on clear access required. Approach must be level, no down or uphill slopes and no parking spaces blocking access.
- 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.

#### e. *Forestry* – contact 716-9749 [Rex.davis@loganutah.org](mailto:Rex.davis@loganutah.org)

- Provide shade trees in this park strip at thirty foot spacing.

### **RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW PERMIT**

*The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:*

1. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, materials, landscaping, and setbacks.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan

Municipal Code.

3. The project meets the goals and objectives of the CR designation within the Logan General Plan by providing student housing near the University.
4. The proposed project complies with maximum height, density and building design, parking requirements, and open space standards and is in conformance with Title 17.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
6. 400 North provides access and is adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.





CACHE • LANDMARK  
ENGINEERS • SURVEYORS • PLANNERS

February 23, 2023

Russ Holley

## RE: Alternative Parking Plan for Old Ephraim

### Project Description:

The Project site will request a 10% reduction in parking requirements as it is in walking distance to the University campus. CVTD bus stops (Green and Blue loops) are located directly in front of the project site. Aggie shuttle Southern Campus Express stop is located within 0.20 mi walking distance from the project site. This close proximity to bus stops and walking distance to the University will decrease the need for parking stalls by 5 reducing the required number of stalls from 108 to 103. 93 stalls will be provided on site and the remaining 10 will be located at the Hillside property for the alternative parking plan to make the 103 total required parking stalls. Below in figure 4 is the site's 93 parking stalls shown.



Figure 4



The alternative parking for the project site is to be located at 651 East 600 North. The distance from the project site to the alternative parking location is 0.49 mi entering from 600 N on the south side of the property or 0.70 entering from Hillside Circle on the north of the property. Figure 1, below, shows the quickest routes to the alternative parking location.

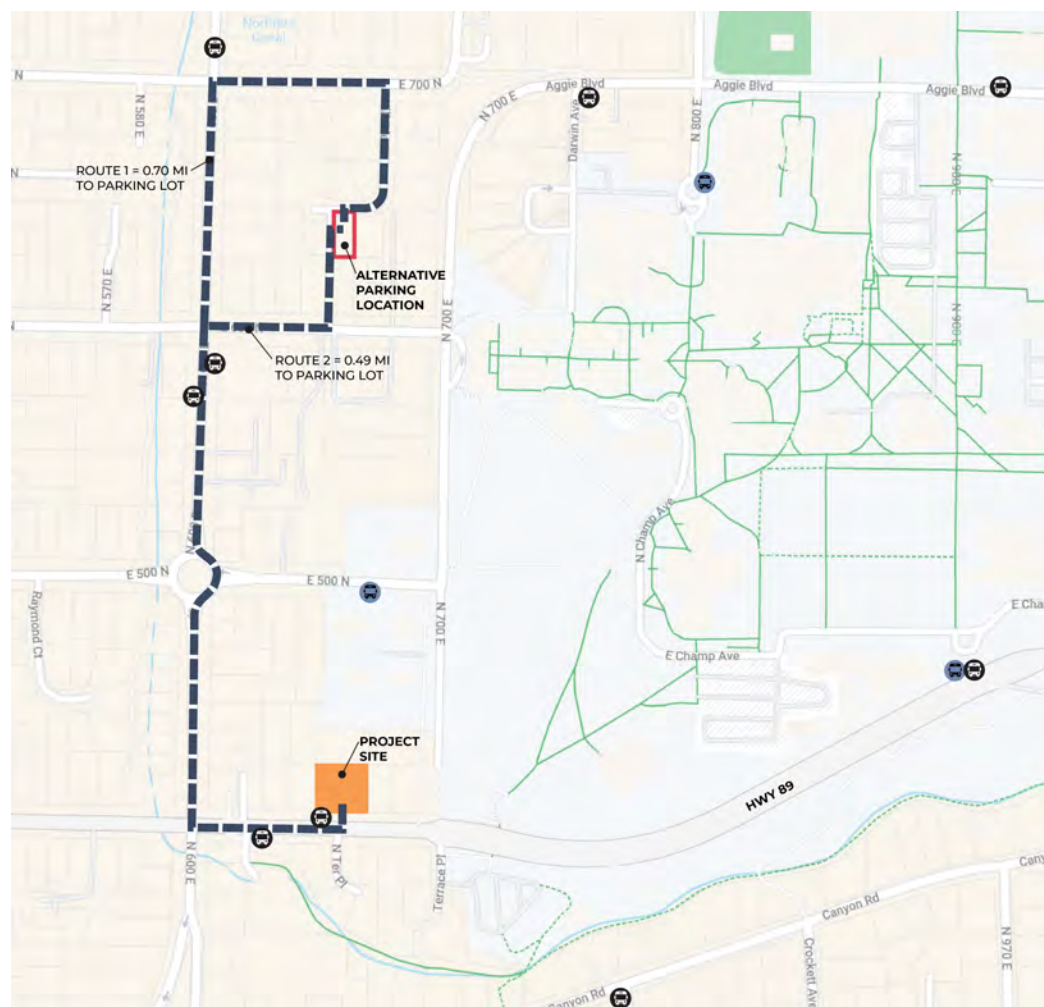


Figure 1

The Hillside parking site will provide 10 stalls continuously reserved on the northeast end of the site shown in figure 2 below. These stalls will be marked and reserved year round for the parking site of the new housing project.

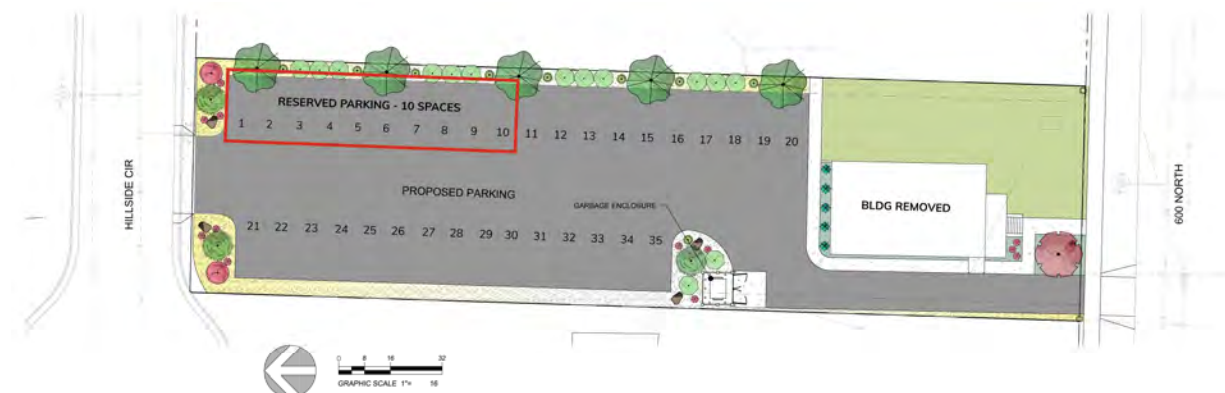
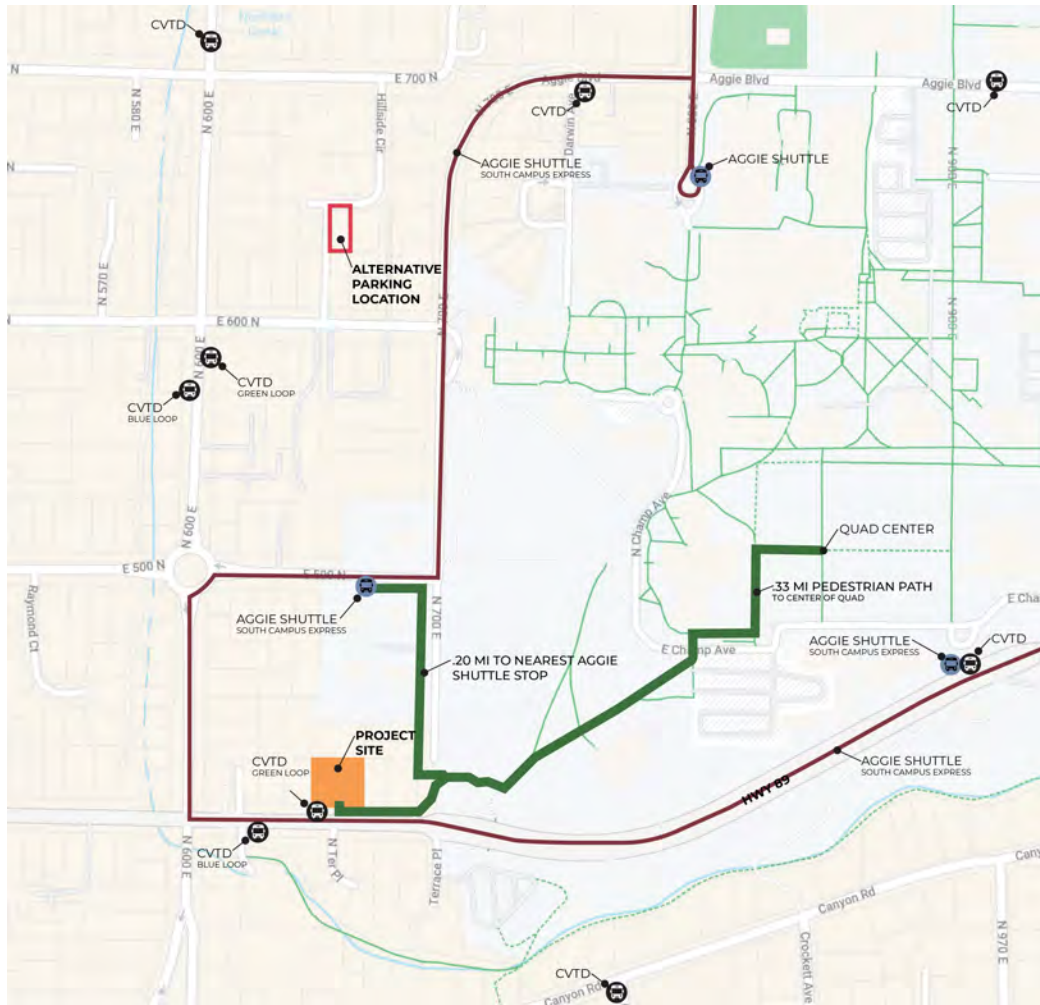


Figure 2

With multiple modes of transportation options in close proximity of the project site and the closeness of the University Campus, this shows the reasoning and feasibility for a reduction in parking. Figure 3 shows the distances to the campus on pedestrian paths, as well as the CVTD and Aggie Shuttle bus stop locations that are in close proximity to the project site.



*Figure 3*

Thanks,

James Anderson

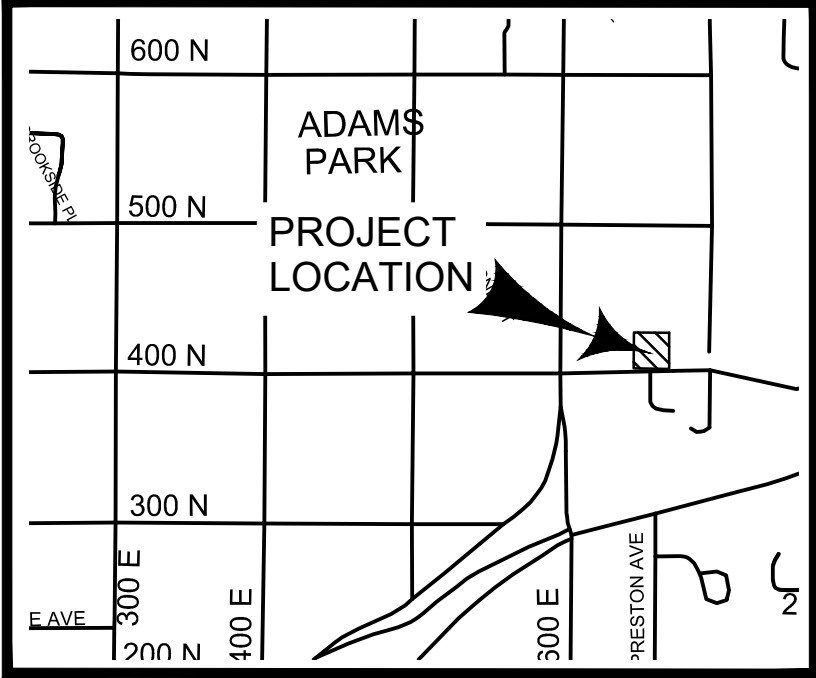
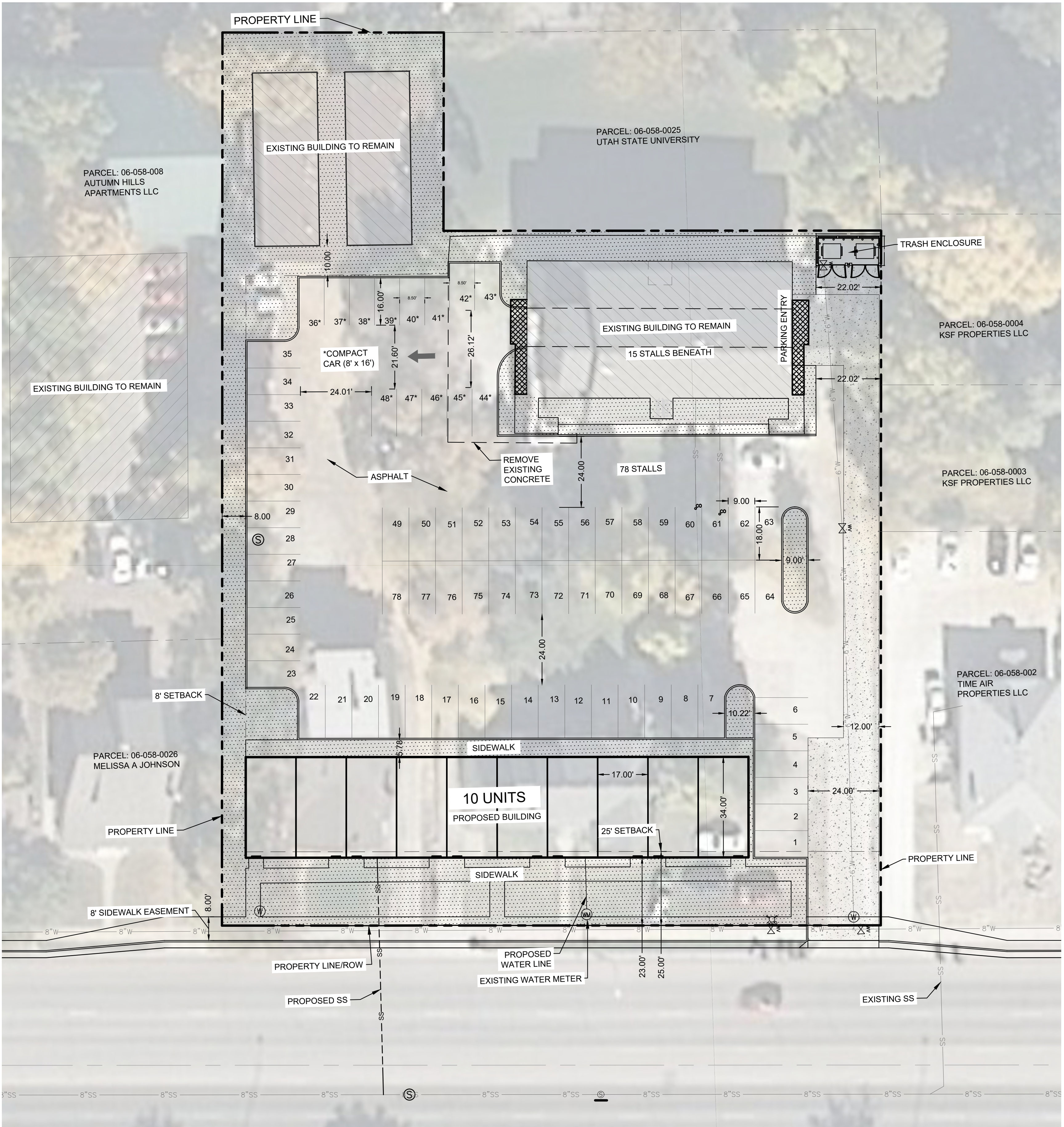
Lance Anderson, P.E.

[lance@cachelandmar.com](mailto:lance@cachelandmar.com)

435-713-0099 o

435-760-1622 c





VICINITY MAP



LEGEND

- PROPERTY LINE
- SETBACK
- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING
- CONCRETE
- OPEN SPACE AREA
- BALCONY - OPEN SPACE AREA

DESIGN STATS

PARCELS:  
PARCEL #: 06-058-0005, 06-058-0006,  
06-058-0007, 06-058-0027

ACREAGE  
COMBINED (4) PARCEL ACREAGE: 1.29AC

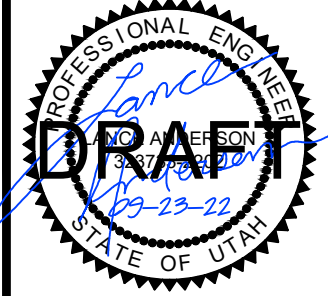
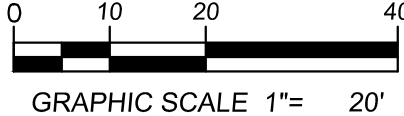
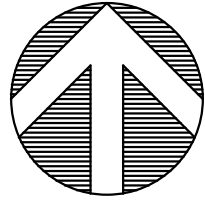
OPEN SPACE  
REQUIRED - 20% + 10% USABLE = 30%  
AREA: 15331.13 SF (.352 AC)  
TOTAL PERCENTAGE: 27%

SETBACKS  
FRONT: 25'  
SIDES: 8'  
REAR: 10'  
PARKING SETBACK: 5'

PARKING  
REQUIRED - 1 STALL PER OCCUPANT  
PARKING STALLS: 78 (13 - COMPACT CARS)  
EXISTING: 15 STALLS UNDER BUILDING  
TOTAL PARKING ON SITE: 93  
ALTERNATE PARKING PROVIDED: 10  
TOTAL PARKING: 103

UNITS  
TOTAL UNITS: 10

CONCEPT  
SCALE: 1" = 20'



TOWNHOUSE & PARKING  
CONCEPT

400 NORTH  
PARKING STRUCTURE  
655 EAST 400 NORTH  
LOGAN, UTAH

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

DATE:  
5 DECEMBER 2022  
SCALE:  
1"=20'  
DESIGN BY:  
B. JOHNSON  
CHECKED BY:  
L. ANDERSON  
APPROVED BY:  
L. ANDERSON  
PROJECT NUMBER:  
21009WTK  
SHEET:





Planning Commission <planning.commission@loganutah.org>

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## Old Ephraim

1 message

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**brianseamons@gmail.com** <brianseamons@gmail.com>

Thu, Feb 23, 2023 at 12:55 PM

To: Planning Commission <planning.commission@loganutah.org>

Hi, thank you for all you do. Just wanted to voice my opposition to allowing parking more than 500' from a project site. Please keep the code how it is. We'll have any number of problems created by kids walking that far to their car. Thank you again!  
Brian Seamons.

Sent from my iPhone



## Proposed Student Housing at 400 North and 650 East

1 message

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**Deborah Van Noy** <deborahm119@comcast.net>

Thu, Feb 23, 2023 at 1:27 PM

To: "planning.commission@loganutah.org" <planning.commission@loganutah.org>

Cc: "mike.desimone@loganutah.org" <mike.desimone@loganutah.org>

Regarding the proposed student development at 400 North and 650 East, I am opposed to zoning changes or any code amendments or special permission to allow for parking for that complex to be located over 500 feet away from the project. If you can't park it with the very liberal parking requirements that the University enjoys, then don't build it. What we as residents of Logan do not want to see is continual encroachment into our neighborhoods by Utah State. I urge the Planning Commission to deny this special consideration.

Deborah Van Noy  
Logan



## Proposal

1 message

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**Melanie Richardson** <melaniefowers@gmail.com>

Thu, Feb 23, 2023 at 1:16 PM

To: "planning.commission@loganutah.org" <planning.commission@loganutah.org>

To Whom it May Concern,

I am interested in some property that is near 650 N and 750 E in Logan. I am told that Logan is proposal for student housing that faces 400 N and 650 E which is not a problem but needing to use parking at the above address proposes problems with kids walking too far to get to school. Please take this into consideration that this could be hugely problematic in the future.

Melanie Richardson