

Planning Commission Meeting

May 14, 2020

PC #20-026 CAPSA Addition

Conditional Use Permit

CAPSA Addition

308 West 1000 North



CAPSA Addition

308 West 1000 North



CAPSA Addition

308 West 1000 North



CAPSA Addition

308 West 1000 North

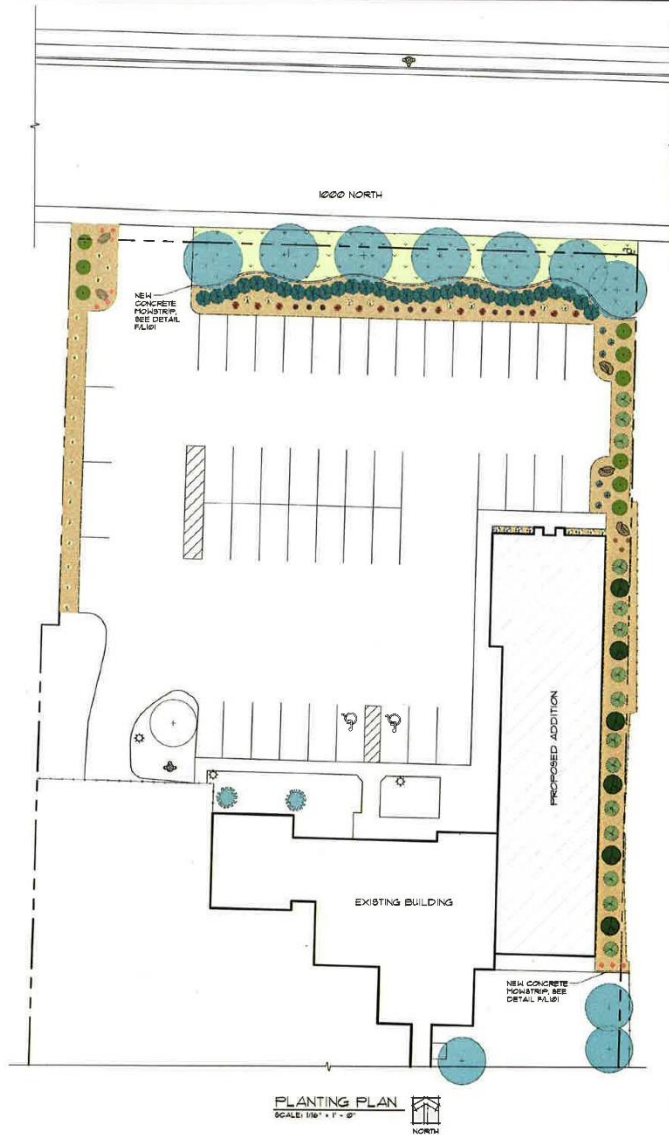


CAPSA Addition

308 West 1000 North



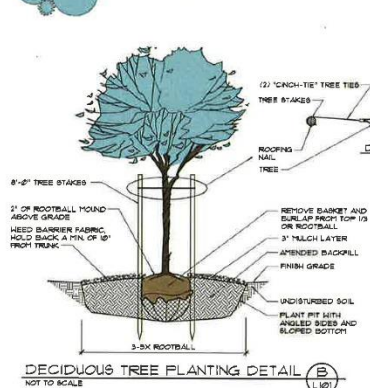




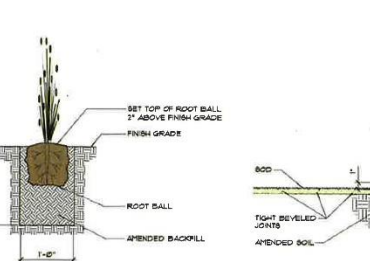
PLANT LEGEND									
TREES									
SYM.	ADV.	#	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	WIDTH	NOTES	
Ts	6		Populus tremula	Bramble	12" CAL.	10'	3'	SEE DETAIL B.101	
SHRUBS									
SYM.	ADV.	#	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	WIDTH	NOTES	
Sh	1		Barberry	Barberry	5 GAL.	12"	12"	SEE DETAIL C.101	
Ca	1		Cornus alba	Spiceberry	5 GAL.	12"	12"	SEE DETAIL C.101	
Ca	2		Cornus sericea	Japanese Dogwood	5 GAL.	12"	12"	SEE DETAIL C.101	
Ca	3		Cornus sericea	Japanese Dogwood	5 GAL.	12"	12"	SEE DETAIL C.101	
Ca	4		Physocarpus opulifolius	Amur Maids	5 GAL.	12"	12"	SEE DETAIL C.101	
Ca	5		Taxus canadensis	Japanese Yew	5 GAL.	12"	12"	SEE DETAIL C.101	
PERENNIALS AND GRASSES									
SYM.	ADV.	#	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	WIDTH	NOTES	
Gr	1		Galium aparine	Witch Ham	1 GAL.	12"	12"	SEE DETAIL D.101	
Gr	2		Hamamelis x	Witch Ham	1 GAL.	12"	12"	SEE DETAIL D.101	
Gr	3		Hamamelis x	Witch Ham	1 GAL.	12"	12"	SEE DETAIL D.101	

BOULDERS 3'-6" x 4'-6" IN DIAMETER (5 TOTAL BOULDERS) SEE DETAIL A.101

EXISTING TREES TO REMAIN, SAFEGUARD DURING NEW CONSTRUCTION.



DECIDUOUS TREE PLANTING DETAIL (B) (L101) NOT TO SCALE



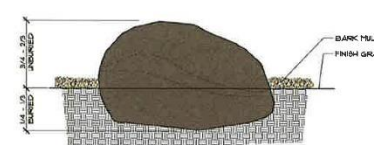
PERENNIAL PLANTING DETAIL (D) (L101) NOT TO SCALE

PLANTING NOTES

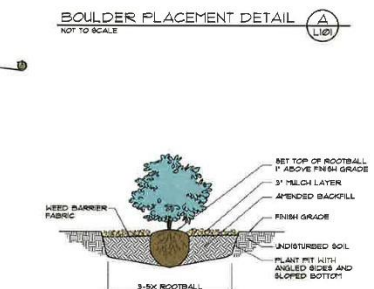
TOP DRESS ALL SHRUB AREAS WITH 3" (DEEP) OF SHREDDED BARK MULCH OVER WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PINE-INTERFENT HAS BEEN APPLIED.

AREA TO RECEIVE BOD. LOCALLY GROWN DROUGHT TOLERANT PERENNIAL BLEND, SEE DETAIL B.101.

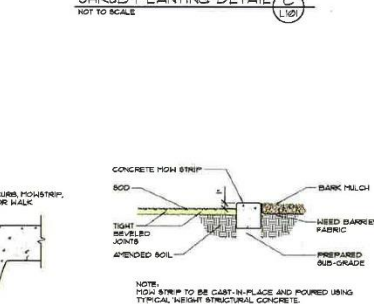
- SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- PLANT QUANTITIES ARE FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE PLANT TOTALS MATCH THE NUMBER OF SYMBOLS SHOWN ON THE PLANTING PLAN.



BOULDER PLACEMENT DETAIL (A) (L101) NOT TO SCALE



SHRUB PLANTING DETAIL (C) (L101) NOT TO SCALE



CONCRETE MOWSTRIP DETAIL (F) (L101) NOT TO SCALE

JOSEPH T. BECK ARCHITECT, INC.
1000 NORTH 350 WEST
SMITHFIELD, UTAH
(435) 784-6762



DATE: FEB 2020

PROJECT TITLE
CAPSA NEW BUILDING PROJECT
1000 NORTH 350 WEST
LOGAN, UTAH

SHEET TITLE
SITE PLAN

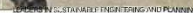
PROJECT NUMBER

REVISIONS

SHEET NUMBER

L101

SCALE: 1"=15'



- * TOTAL FRACTION PROVIDED: 77.31 IN
- * THE PROPOSED ADDITION WILL UTILIZE THE SAME WATER SERVICE, SEWER SERVICE, AND/OR STREET CLOSURE SERVICE, COMMUNICATIONS SERVICE AND/OR REFLECT STORAGE FACILITY AT THE EXISTING BUILDING.
- * THE EXISTING WATER AND SEWER STORAGE WATER RETENTION AREA WILL BE REPLACED WITH AN UNDERGROUND STORAGE WITHIN THE FACILITY. A 100% LOSS FROM THE EXISTING STORAGE DUE TO EXISTING STORAGE WATER CAPACITY WILL BE REPLACED IN KIND THROUGH WITH AN ADDITIONAL CAPACITY TO ACCOUNT FOR LOSS - 100% AND 100% FOR INDIVIDUALS, ETC.
- * PROJECT C.S. 115.0001
- * ZONAL MAP: 1
- * NO HAZARD
- * FRONT: 10'
- * REAR: 10'
- * SIDE: 10'
- * PARKING: 10' FROM STREET

	EXISTING SEWER
	EXISTING STORM DRAIN
	EXISTING WATER LINE
	EXISTING OVERHEAD POWER
	EXISTING CONCRETE
	EXISTING 30" CURB AND GUTTER
	EXISTING CURB
	PROPOSED CURB
	PROPOSED 30" CURB AND GUTTER
	PROPOSED GAS LOCATION
	PROPOSED WATER LINE
	PROPOSED CONCRETE
	PROPOSED 30" CURB AND GUTTER
	PROPOSED ASPHALT
	EXISTING OR PROPOSED



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MARK	DATE	DESCRIPTION							
PROJECT #:			20 071						
PROJECT MANAGER:			M.TAYLOR						
ISSUED:			34.10.2019						

C-101

JOSEPH T. BECK
ARCHITECT, INC.
880 N. 400 N.
SMITHFIELD, UTAH
(435) 764-6742

DATE
04/10/2020

PROJECT TITLE
CAPSA ADDITION

SHEET TITLE
PRESENTATION
ELEVATIONS

PROJECT NUMBER
WH-202004

REVISIONS

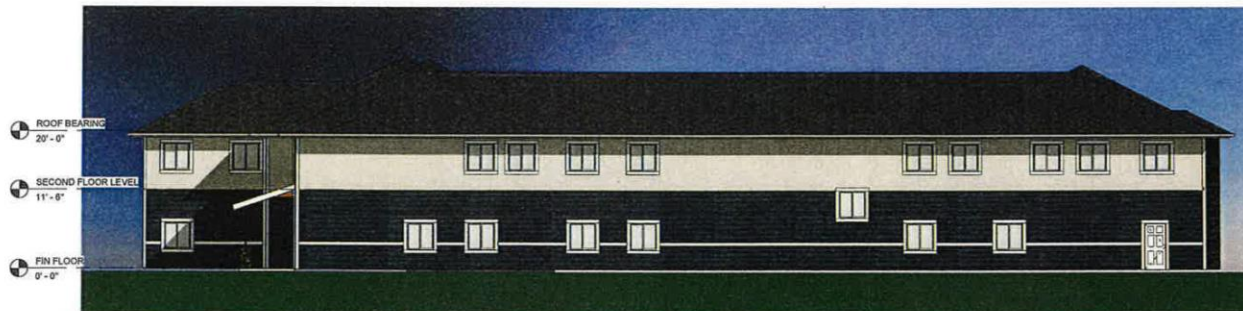
SHEET NUMBER

PR1.2



ELEVATION S LOOKING SOUTHEAST

LOOKING SOUTH/EAST



EAST ELEVATION

LOOKING WEST



WEST ELEVATION

LOOKING EAST



NORTH ELEVATION

LOOKING SOUTH



SOUTH ELEVATION

LOOKING NORTH



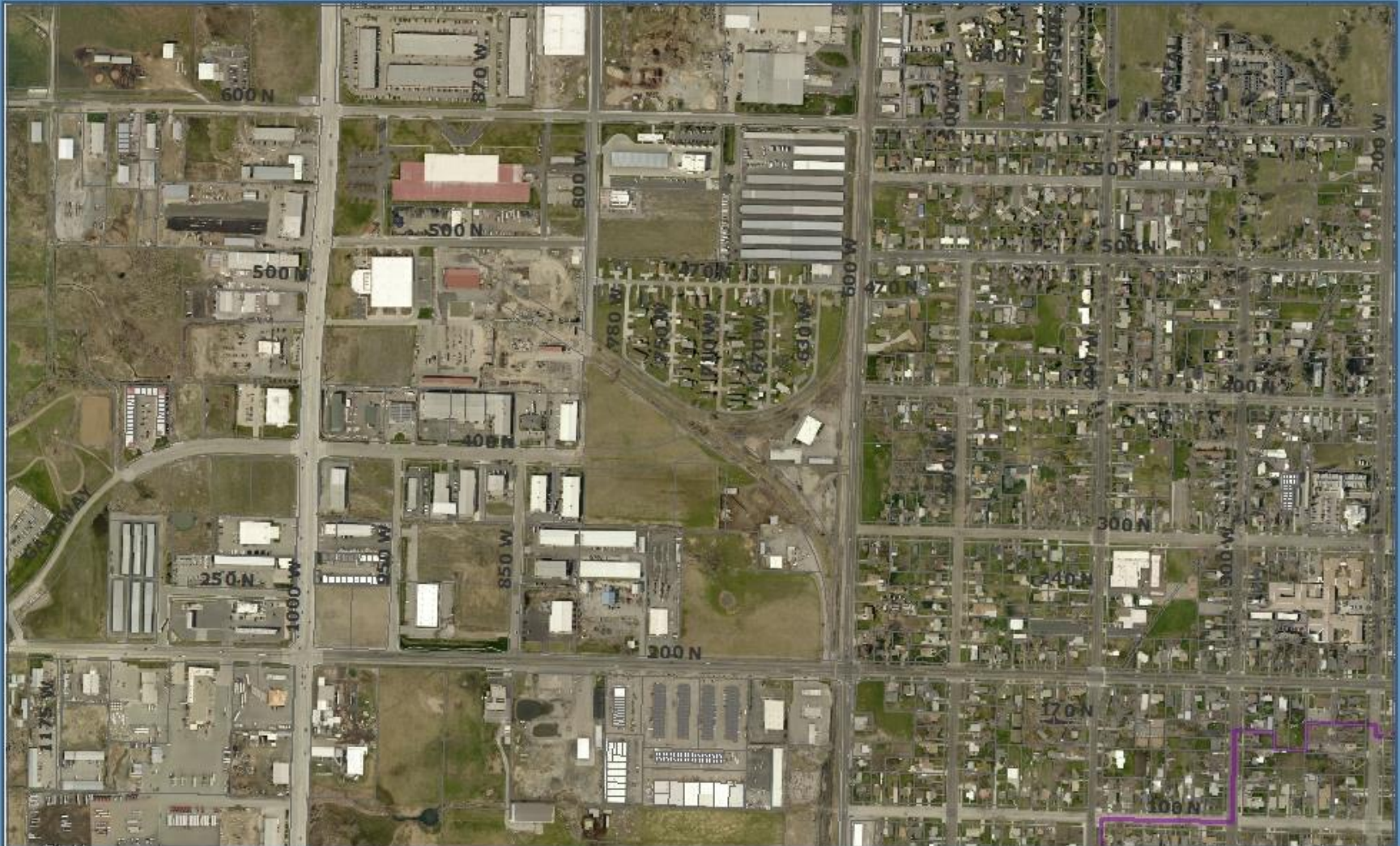
Subsequently submitted East Elevation (Looking West)

PC #20-019 Homestead

Design Review Permit

Homestead

607 West 200 North



Homestead

607 West 200 North





Homestead

607 West 200 North

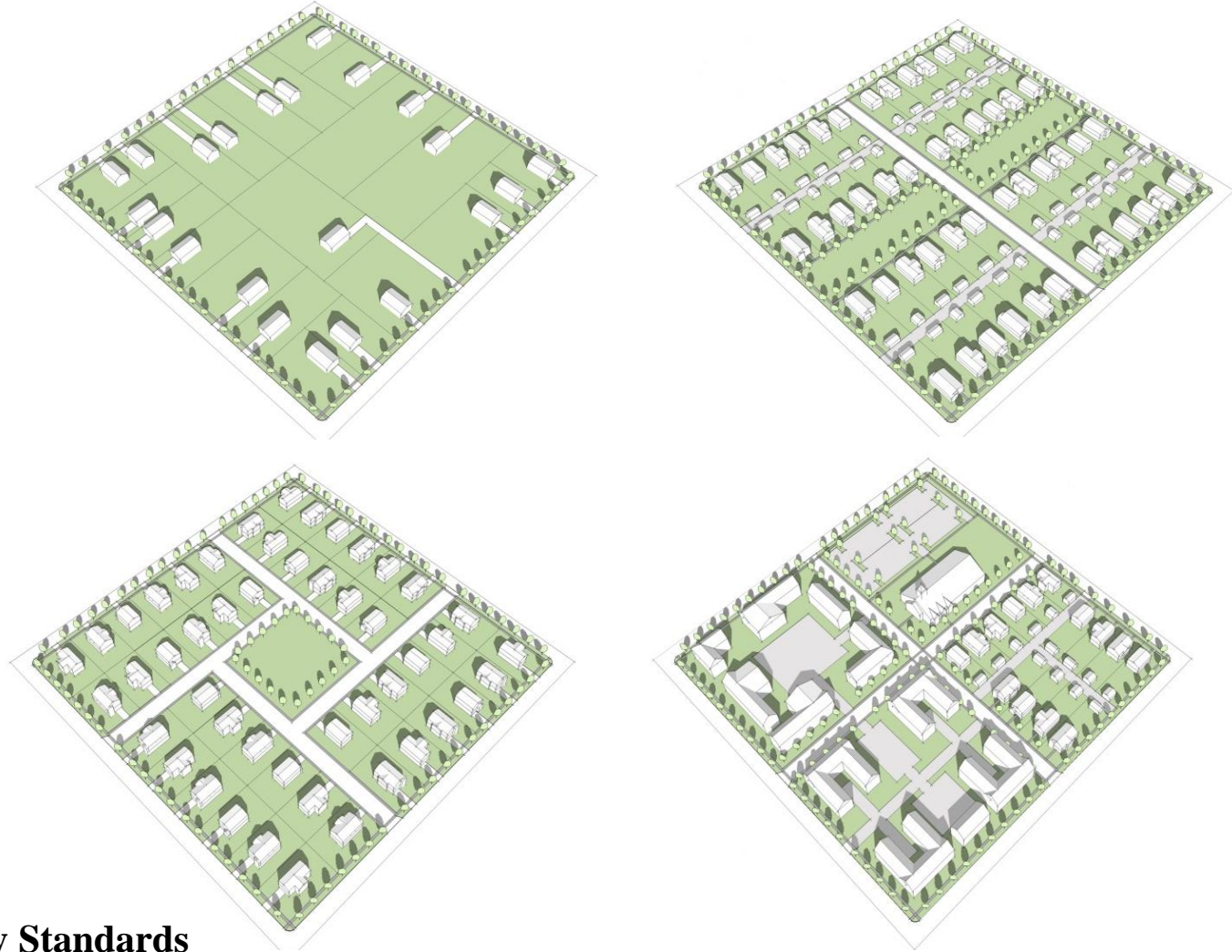


Homestead

607 West 200 North



LDC Block and Mini-Block figure examples

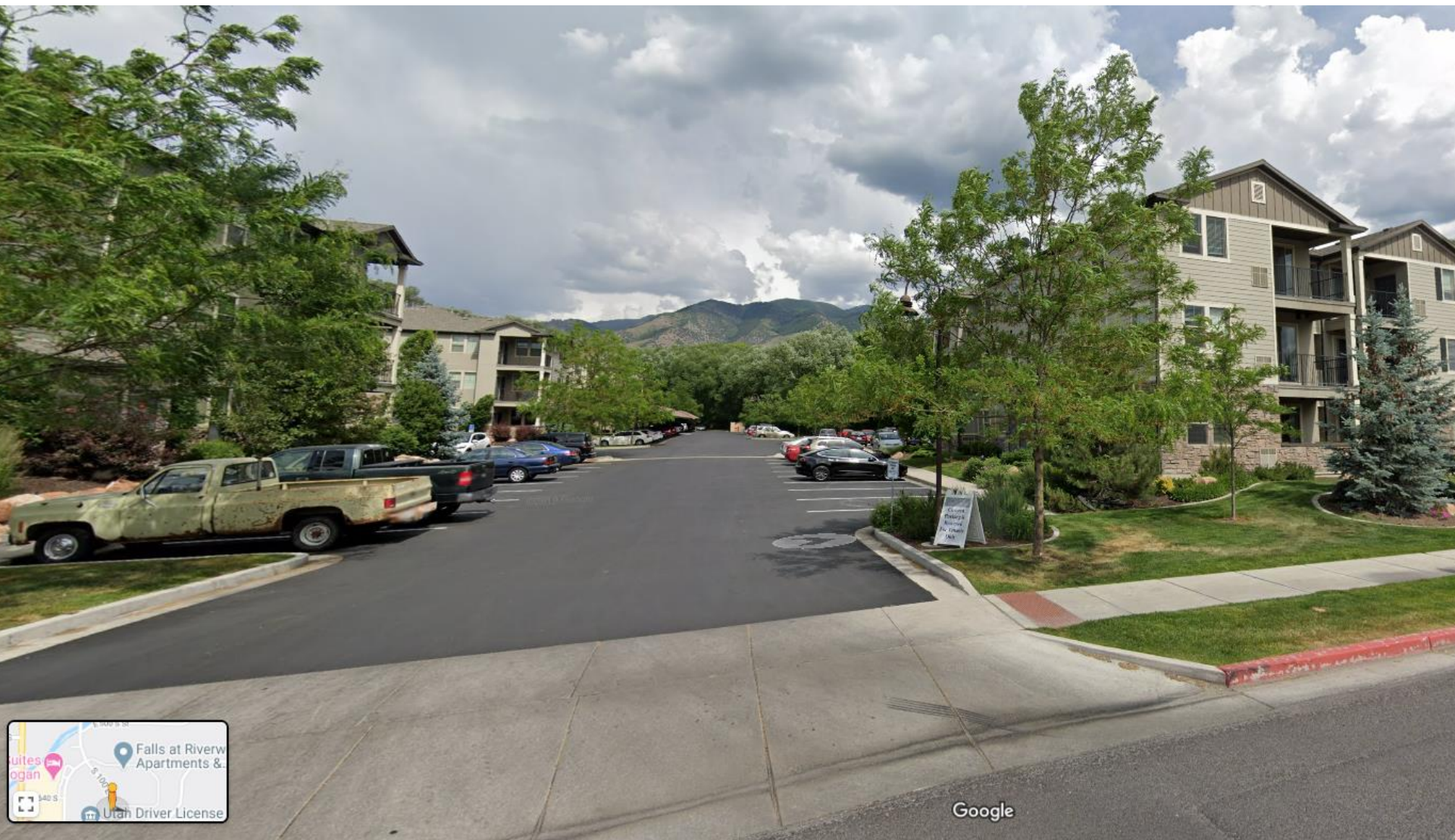


- **§17.30.170 Connectivity Standards**

A. All streets must connect to other streets, forming a grid street pattern that extends Logan's historic street grid. Mini-blocks are the preferred road configuration (See Figure 17.30.170.A.1), except where physical conditions of the site or abutting properties preclude street connections. Wherever the street layout cannot conform exactly to the grid pattern due to topographic constraints, pre-existing development patterns, or the presence of critical areas, a modified grid which provides a close match shall be achieved.



Example of alternative/modified block patterns near 100 East 700 South, Logan, Utah



Homestead

607 West 200 North



Homestead

607 West 200 North



SCALE: 1"=80'



SCALE: 1"=80'

[illegible]

- OPEN SPACE REQUIREMENT: 10%
- SITE TREES: 479 TREES WITH 6 OR MORE SPECIES
- GRT IN PLANT: 1,197 AIRLINES
- STREET TREE: PROVIDE 3.30-FT ON CENTER

EXIST BUILDING FOOTPRINT	EXIST BUILDING
EXIST POWER	EXIST POWER
EXIST STORM DRAIN LINE	EXIST STORM DRAIN LINE
EXIST WATER LINE	EXIST WATER LINE
EXIST FURNACE/POWER	EXIST FURNACE/POWER
EXISTING CONCRETE	EXISTING CONCRETE
EXISTING 30" CL. AND GUTTER	EXISTING 30" CL. AND GUTTER
EXISTING BUILDING	EXISTING BUILDING
EXISTING FENCE	EXISTING FENCE
PROPOSED FENCE	PROPOSED FENCE
PROPOSED POWER	PROPOSED POWER
PROPOSED GAS LOCATION	PROPOSED GAS LOCATION
PROPOSED 30" CL. AND GUTTER	PROPOSED 30" CL. AND GUTTER
PROPOSED CONCRETE	PROPOSED CONCRETE
PROPOSED BUILDING OUTLINE	PROPOSED BUILDING OUTLINE
PROPOSED BUILDING	PROPOSED BUILDING



THESE FINDINGS ARE CONSISTENT WITH THE PROPOSITION THAT COUNTRIES WITH HIGH GDP PER CAPITA AND HIGH LEVELS OF EDUCATION HAVE A HIGH LEVEL OF ECONOMIC FREEDOM. HOWEVER, THE FINDINGS ARE NOT CONSISTENT WITH THE PROPOSITION THAT COUNTRIES WITH HIGH LEVELS OF ECONOMIC FREEDOM HAVE A HIGH LEVEL OF GDP PER CAPITA AND HIGH LEVELS OF EDUCATION. THE FINDINGS ARE CONSISTENT WITH THE PROPOSITION THAT COUNTRIES WITH HIGH LEVELS OF ECONOMIC FREEDOM HAVE A HIGH LEVEL OF GDP PER CAPITA AND HIGH LEVELS OF EDUCATION.

civilsolutionsgroup inc.

PROVIDENCE | P: 435.213.3762
SALT LAKE CITY | P: 801.215.3195
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

WASATCH DEVELOPMENT
LOGAN HOMESTEAD
DESIGN REVIEW
WASATCH PROPERTIES
LOGAN, UT

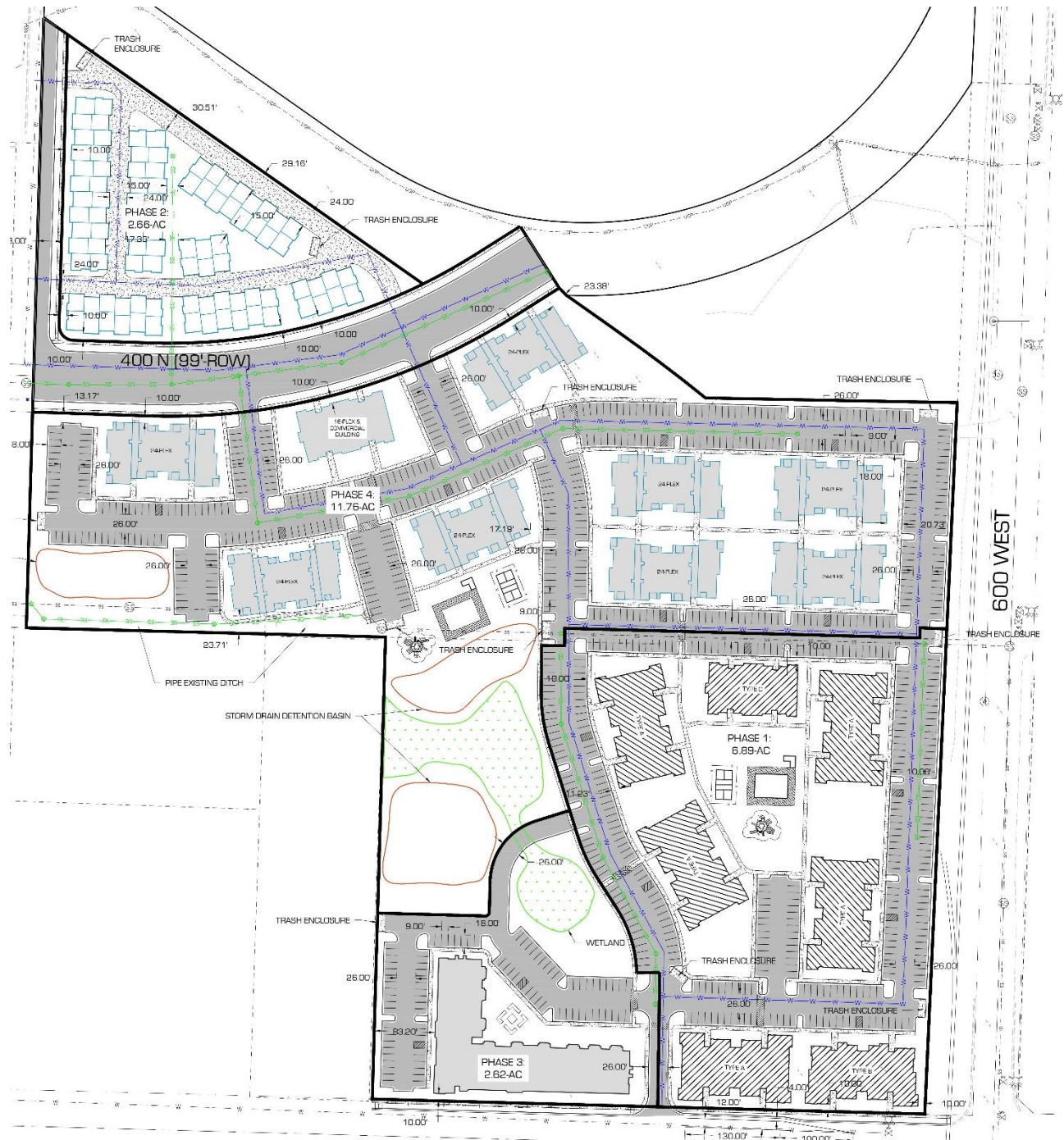
MALIK 107- DITRFTN

PROJECT #:	15022
DRAWN BY:	A. COHEN/PPH
FIELD MANAGER:	M. SAYLOR
REVISION:	4/15/2020

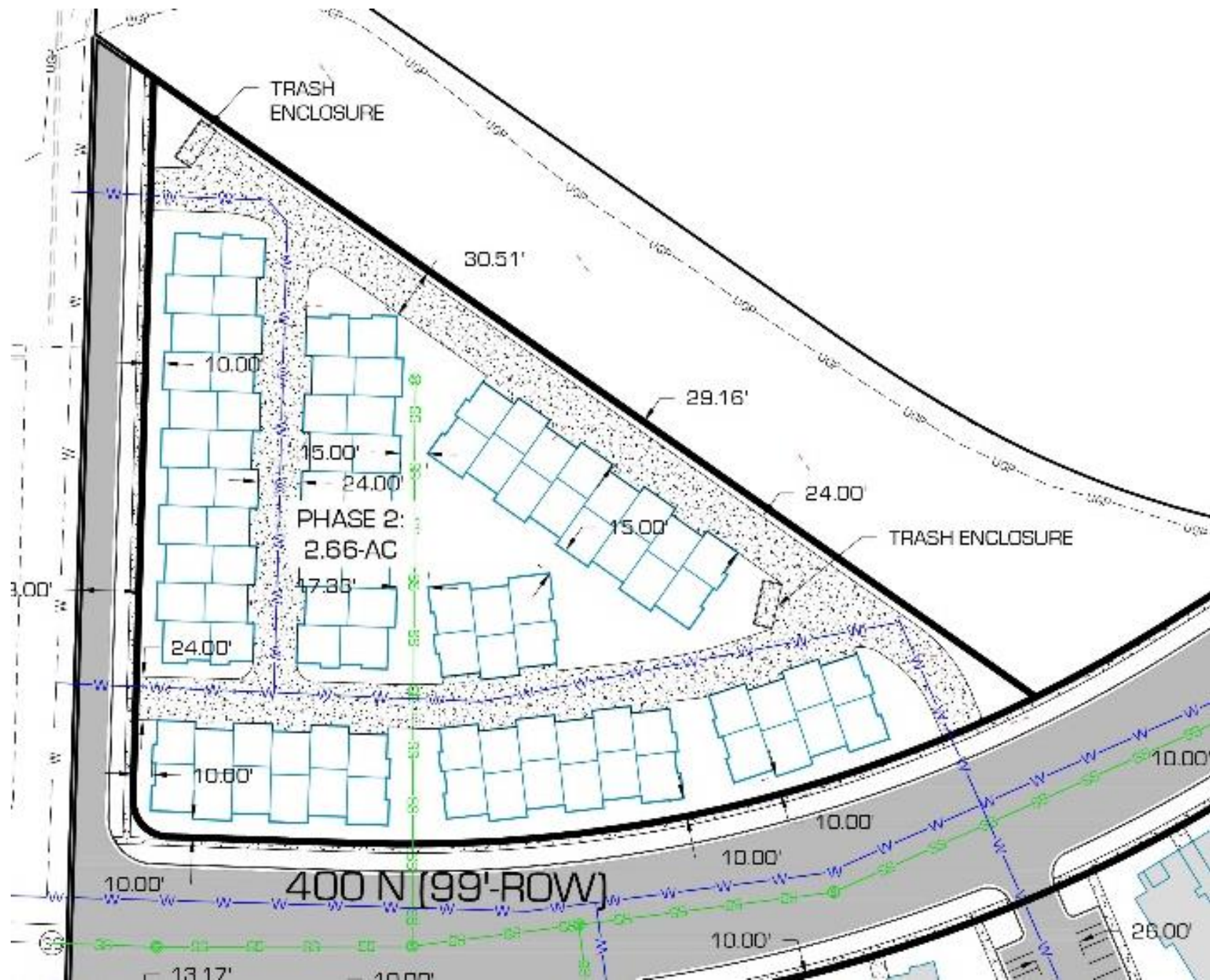


SITE PLAN

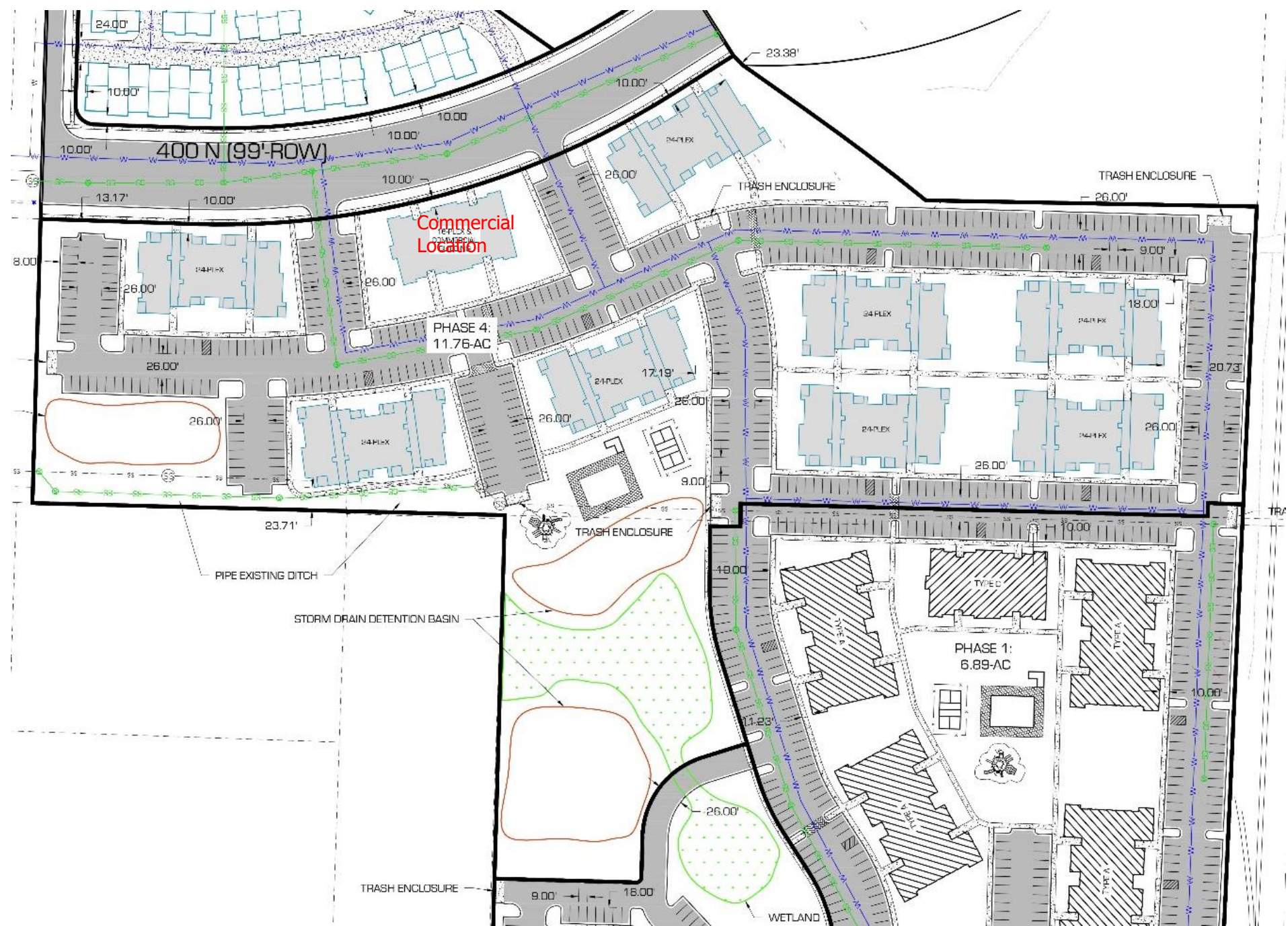
2 OF 2



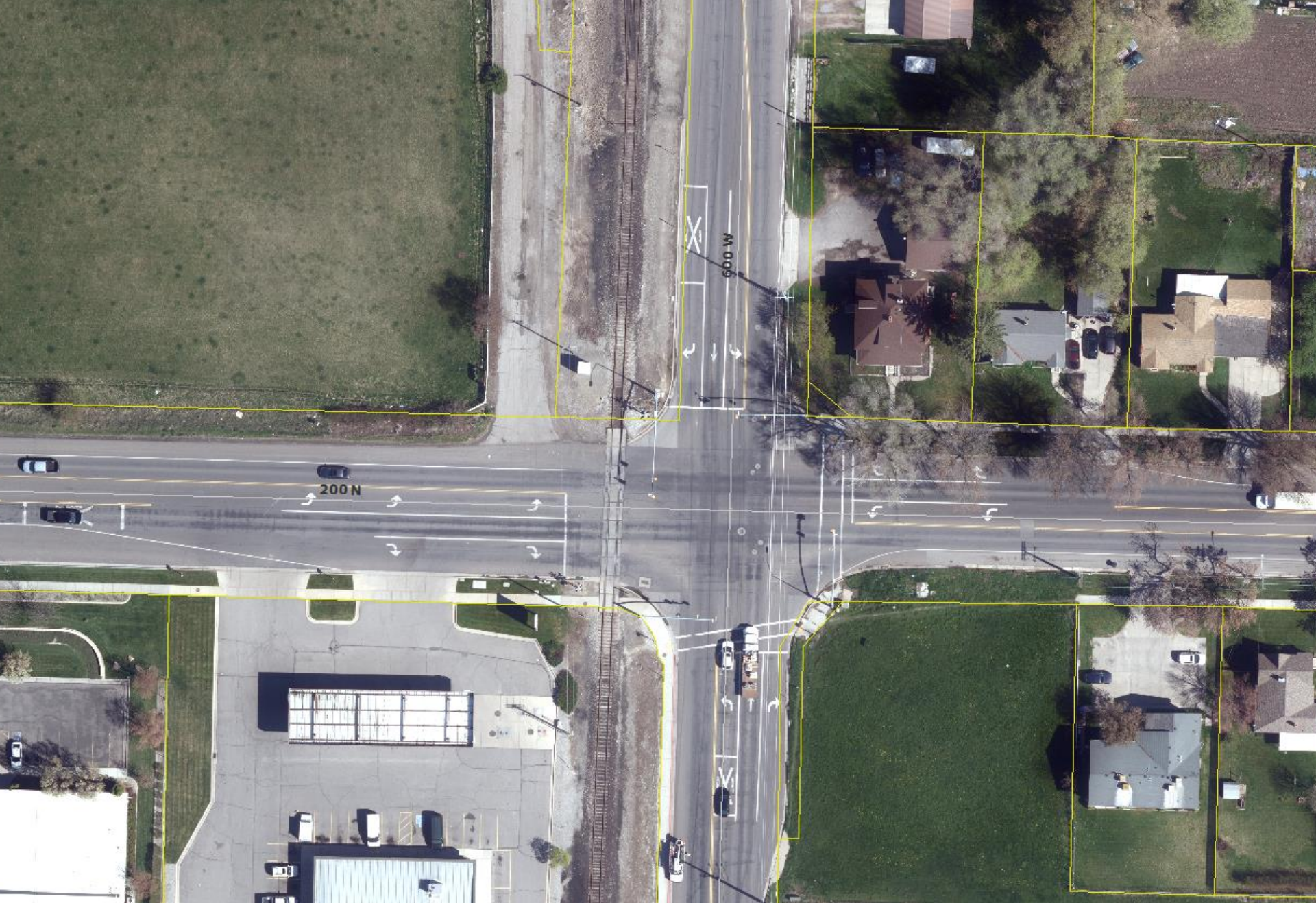






















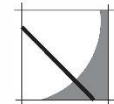
1 24-PLEX TYPE 'A' FRONT & REAR ELEVATIONS -
DIRECTIONS VARY
SCALE: 3/8" = 1'-0"



2 24-PLEX TYPE 'A' SIDE ELEVATIONS -
DIRECTIONS VARY
SCALE: 3/8" = 1'-0"

Homestead Phase 1

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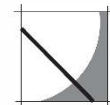
1
S.D. 24-UNIT APARTMENT (TYPE B) - SOUTH ELEVATION
SCALE: 1/8"=1'-0"



1
S.D. 24-UNIT APARTMENT (TYPE B) - EAST ELEVATION
SCALE: 1/8"=1'-0"

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1
S.C. SCALE: 1/8"=1'-0"

24-UNIT APARTMENT (TYPE B) - NORTH ELEVATION

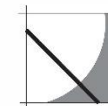


1
S.C. SCALE: 1/8"=1'-0"

24-UNIT APARTMENT (TYPE B) - WEST ELEVATION

Homestead Phase I

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1 20-PLEX TYPE 'C' NORTH & SOUTH ELEVATIONS
SCALE: 3/8" = 1'-0"

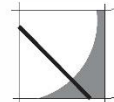


2 20-PLEX TYPE 'C' EAST & WEST
SCALE: 3/8" = 1'-0"



Homestead Phase 1

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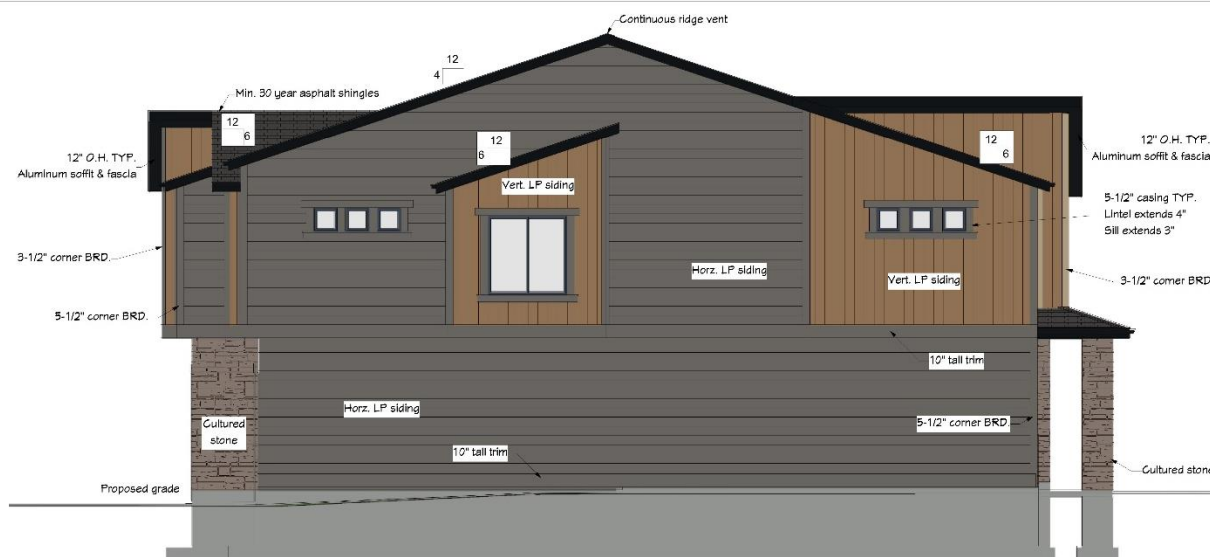


E3 FRONT ELEVATION
SCALE: 1/4" = 1'

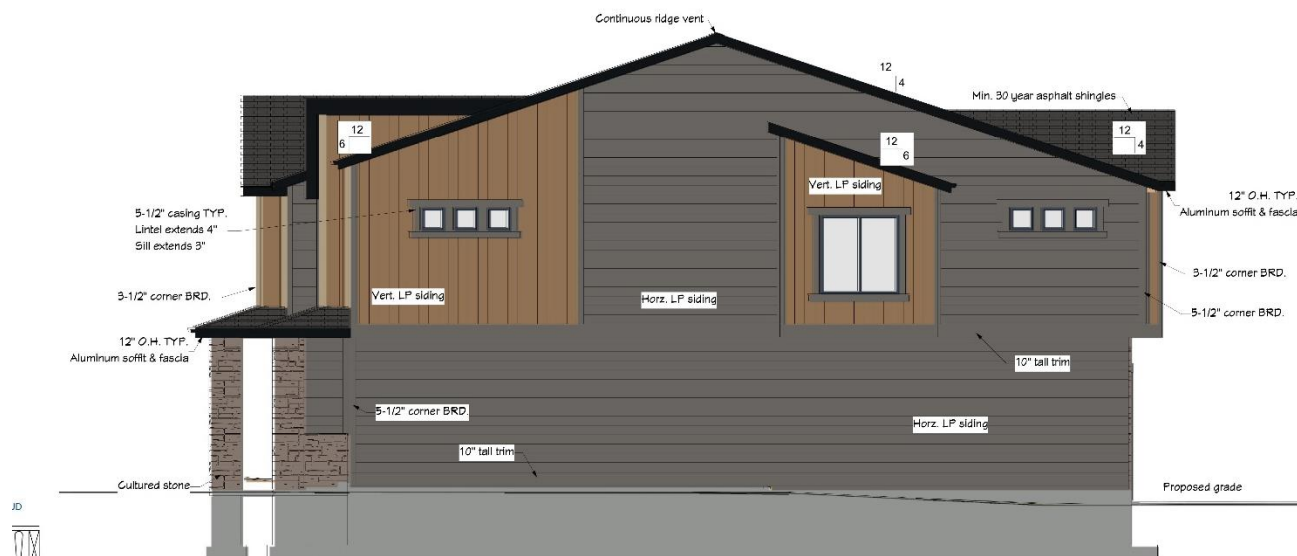


E1 REAR ELEVATION
SCALE: 1/4" = 1'

PHASE-2



E4 LEFT ELEVATION
SCALE: 1/4" = 1'



E2 RIGHT ELEVATION
SCALE: 1/4" = 1'

PHASE-2





PHASE-2



E3

FRONT ELEVATION
SCALE: 3/16" = 1'

PHASE-2



E3

FRONT ELEVATION
SCALE: 3/16" = 1'

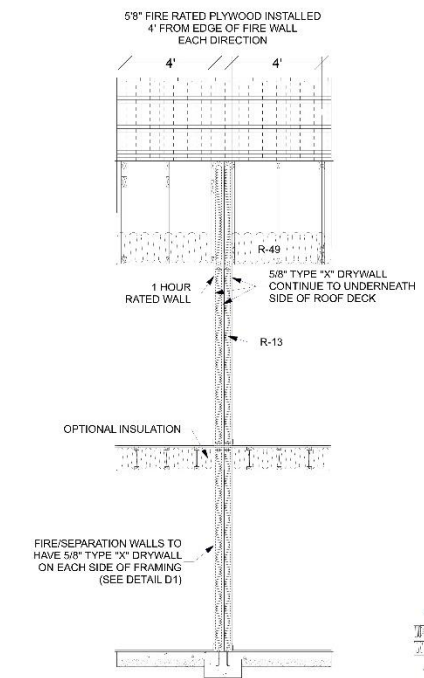
PHASE-2



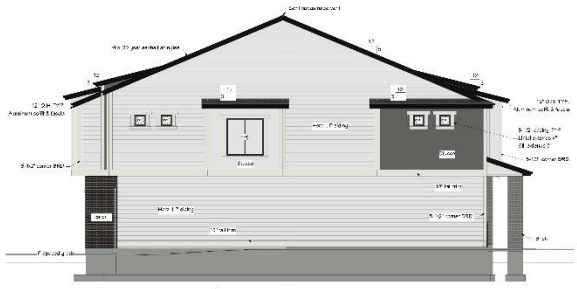
E3 FRONT ELEVATION
 SCALE: 3/16" = 1'



E1 REAR ELEVATION
 SCALE: 3/16" = 1'



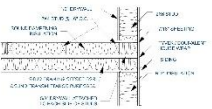
D2 - FIREWALL TO ROOF CONNECTION
 NOT TO SCALE



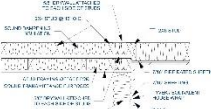
E4 LEFT ELEVATION
 SCALE: 3/16" = 1'



E2 RIGHT ELEVATION
 SCALE: 3/16" = 1'

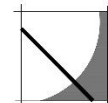


D1 - FIREWALL TO EXTERIOR CONNECTION
 NOT TO SCALE



D1 - FIREWALL TO EXTERIOR CONNECTION
 NOT TO SCALE

NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	W/O	NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	W/O
D11	1	1	1200	1200X1200 SH	N	D11	1	1	1200	1200X1200 SH	N
D12	1	1	1200	1200X1200 SH	N	D12	1	1	1200	1200X1200 SH	N
D13	1	1	1200	1200X1200 SH	N	D13	1	1	1200	1200X1200 SH	N
D14	1	1	1200	1200X1200 SH	N	D14	1	1	1200	1200X1200 SH	N
D15	1	1	1200	1200X1200 SH	N	D15	1	1	1200	1200X1200 SH	N
D16	1	1	1200	1200X1200 SH	N	D16	1	1	1200	1200X1200 SH	N
D17	1	1	1200	1200X1200 SH	N	D17	1	1	1200	1200X1200 SH	N
D18	1	1	1200	1200X1200 SH	N	D18	1	1	1200	1200X1200 SH	N
D19	1	1	1200	1200X1200 SH	N	D19	1	1	1200	1200X1200 SH	N
D20	1	1	1200	1200X1200 SH	N	D20	1	1	1200	1200X1200 SH	N
D21	1	1	1200	1200X1200 SH	N	D21	1	1	1200	1200X1200 SH	N
D22	1	1	1200	1200X1200 SH	N	D22	1	1	1200	1200X1200 SH	N
D23	1	1	1200	1200X1200 SH	N	D23	1	1	1200	1200X1200 SH	N
D24	1	1	1200	1200X1200 SH	N	D24	1	1	1200	1200X1200 SH	N



3-31-2020

Homestead Senior Living - Phase 3

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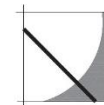
1 WEST ELEVATION
S.D. / SCALE 1/8" = 1'-0"
(24'-0")



2 NORTH ELEVATION
S.D. / SCALE 1/8" = 1'-0"
(24'-0")

Homestead Senior Living - Phase 3

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4-13-2020

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1 TYPE 'A' FRONT ELEVATION - PHASE 1
 A1.01 SCALE: 1/8" = 1'-0"
 (24X36")



2 TYPE 'A' SIDE ELEVATION - PHASE 1
 A1.02 SCALE: 1/8" = 1'-0"
 (24X36")

Logan Homestead - Phase 4

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3-31-2020

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24-UNIT APARTMENT (TYPE B) - REAR ELEVATION
SCALE: 1/8"=1'-0"



24-UNIT APARTMENT (TYPE B) - SIDE ELEVATION
SCALE: 1/8"=1'-0"

Logan Homestead - Phase 4

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3-31-2020

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1
P2 20-PLEX BUILDING TYPE 'C' - FRONT & REAR ELEVATIONS
SCALE: 3/16" = 1'-0"



2
P4 20-PLEX BUILDING TYPE 'C' - SIDE ELEVATIONS
SCALE: 3/16" = 1'-0"

Logan Homestead - Phase 4

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1
PL LIVE-WORK/RETAIL TYPE 'D' - FRONT & REAR ELEVATIONS
SCALE: 3/16" = 1'-0"



2
PL LIVE-WORK/RETAIL TYPE 'D' - SIDE ELEVATIONS
SCALE: 3/16" = 1'-0"

Logan Homestead - Phase 4

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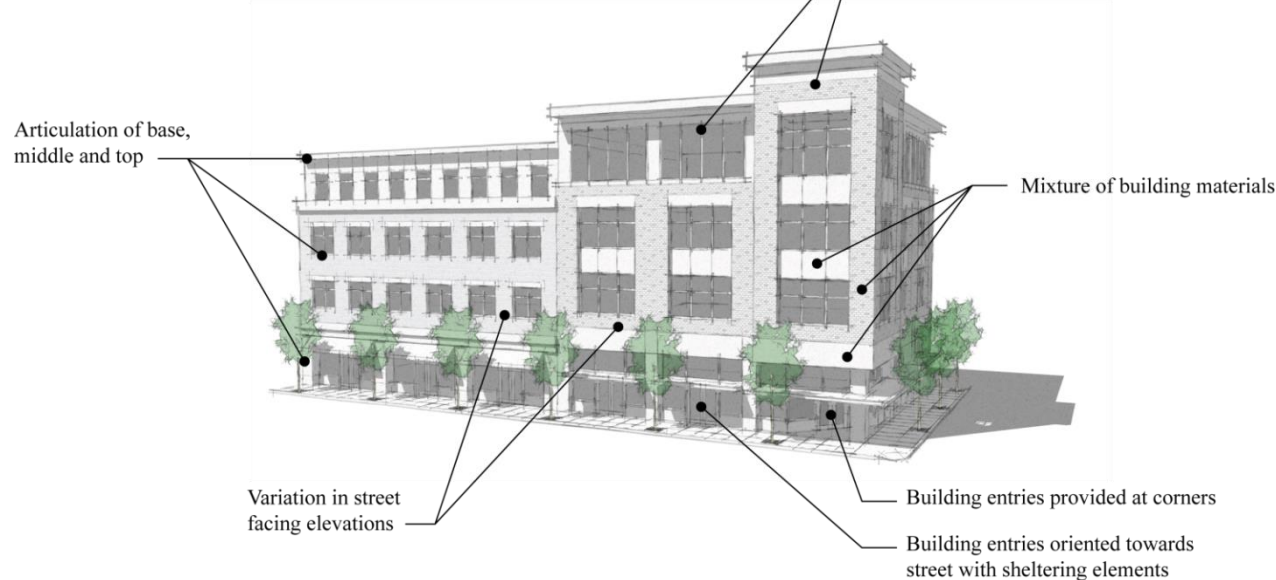


3-31-2020

Architecture Belgique, Inc.

17583 So. Main Street Ste. 100 Midvale, UT 84047

(801) 561-1333



A. Standards.

1. Buildings shall be oriented toward the street with the primary entrance generally facing the street and with secondary entrances to the side or rear to allow for access to available parking. In situations where the primary entrance is not oriented to the street, then the building façade facing the street shall have a similar architectural style, detail, trim features, roof treatment, and visual interest as the primary entrance/primary façade. This is inclusive of windows, entrances, roof form, and architectural elements. In lieu of actual windows and entrances, niches and alcoves with significant architectural delineation and definition to suggest window and entrance elements shall be used.



APPLICATION FOR PROJECT REVIEW

☒ Planning Commission ☐ Land Use Appeal Board ☐ Administrative Review

Date Received 2-24-20	Received By RH	Scheduled Meeting Date Mar. 26	Zone MU	Application Number PO 28-1019
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 checked="" type="checkbox"/> Administrative Design Review				
PROJECT NAME HOMESTEAD				
PROJECT ADDRESS 300 N. 650 W.			COUNTY PLAT TAX ID # 0033 0029 05 062 0032 0008 0031 0007	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) BRADEN ATKINSON			MAIN PHONE # 435-755-2016	
MAILING ADDRESS Suite 400 595 South Riverwoods Parkway Logan UT 84321			ZIP 84321	
EMAIL ADDRESS btkinner@netwasatch.com				
PROPERTY OWNER OF RECORD (Must be listed) 200 North Land Holdings, LLC / DIRECT HOMES			MAIN PHONE # 435-755-2077	
MAILING ADDRESS 595 South Riverwoods Parkway Suite 400 Logan UT 84321			ZIP 84321	
EMAIL ADDRESS btkinner@netwasatch.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) 1- 60 Unit Senior tax credit housing 2- 164 Unit tax credit housing 3- 184 Unit market rate housing 4- 46 Unit market rate townhome project 5- 57,500 sq ft commercial project NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL			Total Lot Size (acres) 21.65 AC Size of Proposed New Buildings (square feet) 640,000 sq ft Number of Proposed New Units/Lots 455 Units / 6 lots	
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 permits 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	

Planning Commission Meeting

May 14, 2020