

Design Review Application Checklist

All commercial, industrial, institutional-residential, multi-family residential, and non-residential development is required to abide by the general site development requirements found in the following sections of the North Logan City Municipal Code.

12C-300 (Parking):

https://northlogan.municipalcodeonline.com/book?type=ordinances#name=12C-300_Parking_And>Loading_Space

12C-600 (Signs): https://northlogan.municipalcodeonline.com/book?type=ordinances#name=12C-600_Signs

12C-1002 (Height Regulations)

https://northlogan.municipalcodeonline.com/book?type=ordinances#name=12C-1002_Height_Regulations

12C-1003 (Primary Structure Setbacks):

https://northlogan.municipalcodeonline.com/book?type=ordinances#name=12C-1003_Area_Width_And_Yard_Regulations

12C-1004 (Accessory Structure Setbacks):

https://northlogan.municipalcodeonline.com/book?type=ordinances#name=12C-1004_Modifying_Regulations

12C-1050 (Mixed Use Ordinance) - IF APPLICABLE

https://northlogan.municipalcodeonline.com/book?type=ordinances#name=12C-1050_Mixed_Use_Ordinance

12C-1060 (City Center Code) - IF APPLICABLE

https://northlogan.municipalcodeonline.com/book?type=ordinances#name=12C-1060_North_Logan_City_-_City_Center_Code

12C-1100 (Commercial Site Development Requirements):

https://northlogan.municipalcodeonline.com/book?type=ordinances#name=12C-1100_Site_Development_Requirements_For_Commercial_Industrial_Institutional-Residential_Multi-Family_Residential_And_Non-Residential_Development

12C-108 (Wall, Fence or Hedge)

https://northlogan.municipalcodeonline.com/book?type=ordinances#name=12C-108_Wall_Fence_Or_Hedge

Technical standards and drawings can be found in the North Logan City Design Standards Technical Manual (DSTM)

DSTM:

[https://s3-us-west-2.amazonaws.com/municipalcodeonline.com-new/northlogan/designtechmanual/documents/1709141515_North%20Logan%20City%20Design%20Standards%20Technical%20Manual%20\(DSTM\)%20240117.pdf](https://s3-us-west-2.amazonaws.com/municipalcodeonline.com-new/northlogan/designtechmanual/documents/1709141515_North%20Logan%20City%20Design%20Standards%20Technical%20Manual%20(DSTM)%20240117.pdf)

Per NLMC 12C-1102 - A final Site Plan is required to be submitted that details the following items as regulated by the above listed ordinance requirements:

- A. A detailed final site plan is required in all cases involving the design review of non-residential uses (commercial or industrial uses), multi-family dwellings, conditional use permits, and other developments as determined by the City Council. Final Site Plans shall contain the following information:
A vicinity map at a scale of not less than one (1) inch equals one thousand (1,000) feet (1" = 1,000 ft.).
- B. A legal description and accompanying map exhibit of the exterior boundaries of the development area giving lengths and bearings of the boundary lines at the scale of one inch equals one hundred feet (1" = 100 ft.) showing the location and type of boundary evidenced. Such information should be provided from the recorded plats. The legal description shall include the following data:
1. Metes and bounds of all property lines;
 - a. Total area of property;
 - b. Scale and north arrow; and
 2. Name and route numbers of boundary roads and the width of existing right(s)-of-way
 3. Existing topography with maximum contour interval of two (2) feet, except where existing ground is on a slope of less than two (2) percent, then either one foot contours or spot elevation shall be provided where necessary to at least show the direction of storm water run-off.
- C. A final detailed land use plan at a reasonable scale showing:
1. The location and arrangement of all proposed uses, including building area.
 2. The height and number of floors of all buildings, other than single-family dwellings, both above and below or partially below the finished grade.
 3. A cross-section elevation plan depicting all buildings, structures, monuments, and other significant natural and man-made features of the proposed development.
 4. The yard dimensions from the development boundaries and adjacent roads and alleys.
 5. The traffic and the pedestrian circulation system, including - the location and width of all roads, driveways, entrances to parking areas and parking structures, trails, walkways and bicycle paths.
 6. Off-street parking and loading areas and structures, and landscaping for parking areas.
 7. Any public recreation space areas, together with proposed private recreational areas, specifying the proposed improvement of all such areas, and delineating those areas proposed for specific types of recreational facilities.
 8. Architectural features of typical proposed structures, including lighting fixtures, signs and landscaping.
 9. A plan or statement showing the location and design of all screening measures and indicating the type and height of such screening.
 10. When the development is to be constructed in stages or units, a final sequence of development schedule showing the order of construction of such stages or units, and approximate completion date for the construction of each stage or unit.
 11. A copy of all covenants, restrictions and conditions pertaining to the use, maintenance and operation of private open space areas.
 12. All existing monuments found during the course of the survey (including a physical description such as "brass cap").
 13. All existing easements or rights-of-way, including those contiguous to the platted area, their nature, width, and the book and page number of their recording in the County's records.
 14. All rights-of-way and easements and trails (including open space) created by the subdivision with their boundary, bearings, lengths, widths, name, number, or purpose. For curved boundaries the curve radius, central angle, and length of arc shall be given.

15. A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
 - a. The area of all parcels created, total acreage, total acreage in lots, and total acreage roads or other dedicated parcels;
 - b. Total number of dwelling units, by development phase;
 - c. Residential density and units per acre;
 - d. Total floor area and floor area ratio for each type of use;
 - e. Total area in open space and length of trails;
 - f. Total area in developed recreational open space; and
 - g. Total number of off-street parking and loading spaces.