



**Project #18-031
Impact Motors
Located at 811 North Main Street**

REPORT SUMMARY...

Project Name: Impact Motors
Proponent/Owner: Matt Oakeson / Dick Sackett
Project Address: 811 North Main Street
Request: Conditional Use Permit
Current Zoning: Commercial (COM)
Date of Hearing: September 13, 2018
Type of Action: Quasi-Judicial
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **approve** a Conditional Use Permit for Project #18-031 Impact Motors, for automobile sales at the property located at 811 North Main Street; TIN #05-047-0035.

Land use adjoining the subject property

<i>North:</i>	COM: Commercial Uses	<i>East:</i>	COM: Commercial Uses
<i>South:</i>	COM: Commercial Uses	<i>West:</i>	MR-12: Residential Uses

Background Information

The proponent is requesting a Conditional Use Permit for automobile sales on a 0.59-acre property located at the northwest side of the intersection of 800 North and Main Street. There currently is one small (450 SF) single-story building located near the center of the property with mainly asphalt paving covering the surface of the site. The 800 North and 50 West street frontages do not currently contain curb, gutter, sidewalk and park-strip. The Main Street frontage has one driveway approach, sidewalk, curb, gutter, park-strip and one street tree. In 1996, the City of Logan approved a Special Use Permit for Cache Honda Yamaha authorizing vehicle sales. Multiple car sales businesses have operated at this location in the past, but in 2007 the land use for vehicle sales ceased operation. A State of Utah licensed billboard, currently in use, is located near the north property boundary.

Conditional Use Permit

The Land Development Code (LDC) 17.11.030 requires a Conditional Use Permit for vehicle sales and rental in the COM zone. The LDC 17.42 states a land use operating under a previously approved Conditional Use Permit that discontinues for a period of 12 consecutive months is considered expired and would require new approvals. The LDC 17.42 explains the purpose of Conditional Use Permits as discretionary consideration of applications to preserve and enhance neighborhood character. Protection of public health, safety and general welfare should also be considered prior to a decision. The Planning Commission should contemplate the impacts of the application and specifically review project density, compatibility with surrounding land uses, street access, infrastructure capacities, neighborhood character preservation, off-street parking, open space and landscaping.

When considering vehicle sales, typical impacts to the neighborhood are driveway access management, traffic flow, parking locations, vehicle display arrangements, exterior lighting, hours of operation, noise levels, signage, open space, landscaping and streetscapes.

The applicant has indicated that this dealership will sale/display, at most, 20 vehicles. The small building will be re-painted nicely and the existing landscaping will be repaired. They intend to install planters along 800 North, leaving two gaps for driveway entrances. The applicants met with UDOT approximately two ago in a Cache Access Management Meeting concerning the Main Street driveway access location. Additional paperwork is required, but the meeting concluded with an agreement to remove that Main Street driveway altogether and access the property via 800 North or 50 West.

Staff Summary

The property, as currently situated, does not comply with several LDC standards and requirements. The LDC 17.10.080 requires 20% of the property to be dedicated to open space and usable outdoor space. Currently this property contains approximately 7% of open space. Setbacks for parking or vehicle display areas is listed in the code at 10' minimum. The property has areas for parking and display at a 0' setbacks. The LDC 17.32 requires at least 11 trees and 29 shrubs for a property of this size in the COM zone. The property currently has approximately 5 shrubs and 1 tree. The streetscape along 800 North and 50 West currently does not meet the Logan City Public Works Standards and Specifications for curbs, gutters, sidewalks and park-strips. The property has an abandoned pole sign adjacent to Main Street that does not comply with the LDC 17.33 maximum height of 14 feet and size of 48 SF.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following City departments or local agencies; some comments are included as recommended conditions of approval:

<ul style="list-style-type: none"> • Water/Cross Connection 	<ul style="list-style-type: none"> • Environmental (Waste Management)
<ul style="list-style-type: none"> • Public Works/Engineering 	<ul style="list-style-type: none"> • Parks and Recreation

PUBLIC NOTIFICATION

The project was noticed in the Herald Journal on 9/2/18, and posted on the Utah Public Meeting Notice website on 9/5/18. Public hearing notices were sent to property owners within 300' on 8/27/18.

PUBLIC COMMENTS

As of the time this staff report was prepared, no public comments have been received.

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 Conditional Use Permit and are available in the Community Development Department.
2. The business hours shall be limited to the hours between 7:00 AM and 10:00 PM for accordance with Logan City noise ordinances.
3. Based on remaining space after landscaping, setbacks, customer parking, and open space are provided, the number of cars for sale shall be limited to 30.
4. Exterior lighting fixtures are limited to 32 feet in height and must be down-cast concealed-source lighting fixtures.
5. A minimum 10-foot parking/car sakes display setback shall be created along all street frontages. The setback areas shall be landscaped.
6. A minimum of 5,140 SF of open space and useable outdoor space shall be created on-site.
7. A minimum of 11 trees and 29 shrubs shall be planted at this location.
8. All permanent and temporary signage shall comply with the LDC 17.33 and obtain the proper permits. The abandoned non-conforming pole sign shall either be brought into compliance or removed entirely prior to a business license being issued.

9. Prior to issuance of Business License, 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) *Water/Cross Connection:*
 - Water main currently has a DC (ASSE1015) installed and tested. Current testing is valid until 11-28-18 for this low hazard rated assembly. If the new use of building is deemed to pose a high hazard risk to the City water, a RP (ASSE1013) will be required to be installed on the water main as it enters the building before any branch offs or connections tested. Any landscape irrigation connected to Logan City water must have its own high hazard backflow protection and testing. All points of use of water must comply with 2015 IPC and Utah amendments during and after construction.
 - b) *Public Works:*
 - Provide curb, gutter and sidewalk on 800 North and 50 West.
 - Provide ADA radius corners per current standards on Main and 50 West.
 - Dedicate right of way as needed for park strip and sidewalk.
 - Provide detention or retention (utilizing Low Impact Design for the 90th % storm event) for storm water.
 - c) *Environmental:*
 - If dumpster is needed, it will need to be placed so we have full time access to it. If a residential cart is all that is needed, it should be placed on the south side of 800 North for Monday collection. The collection truck does not pass on the north side of the street in this area.

RECOMMENDED FINDINGS FOR APPROVAL

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

1. This land use as conditioned above is compatible with surrounding land uses and zoning designations and will not interfere with the use and enjoyment of adjoining properties.
2. As proposed, the streets providing access to the subject property has adequate capacity for the proposed use.
3. Other infrastructure to the subject property has adequate capacity, or suitable levels of service, for the proposed use.
4. The Conditional Use Permit conforms to the requirements of Title 17 of the Logan Municipal Code as an identified conditional use.
5. The project was noticed as required by State and City regulations and proper procedure was followed in processing this request.

<p>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.</p>
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APPLICATION FOR PROJECT REVIEW

Planning Commission Land Use Appeal Board Administrative Review

Date Received 8-13-18	Received By RH	Receipt Number	Zone COM	Application Number PC 18-031
<input type="checkbox"/> Design Review <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____				
PROJECT NAME IMPACT MOTORS				
PROJECT ADDRESS 811 N. MAIN LOGAN, UT 84321			COUNTY PLAT TAX ID # 05 - 047 - 0035	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) MATT OAKESON			MAIN PHONE # 435-232-6900	
MAILING ADDRESS P.O. Box 285		CITY HYDE PARK	STATE UT	ZIP 84318
EMAIL ADDRESS OKEY101@HOTMAIL.COM				
PROPERTY OWNER OF RECORD (Must be listed) DICK SACKETT			MAIN PHONE #	
MAILING ADDRESS 811 N. MAIN		CITY LOGAN	STATE UT	ZIP 84321
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) USED AUTO DEALERSHIP (20 VEHICLES AT MOST) WE WILL REPAINT BUILDING & MAKE NICE. REPAIR LANDSCAPE INSTALL PLANTERS ALONG 800N. TO CREATE TWO ENTRANCES.			Total Lot Size (acres) .50	
			Size of Proposed New Building (square feet)	
			Number of Proposed New Units/Lots	
- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -				
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 		

PT. SE⁴ Section 28 Township 12 North Range 1 East

05-047-4

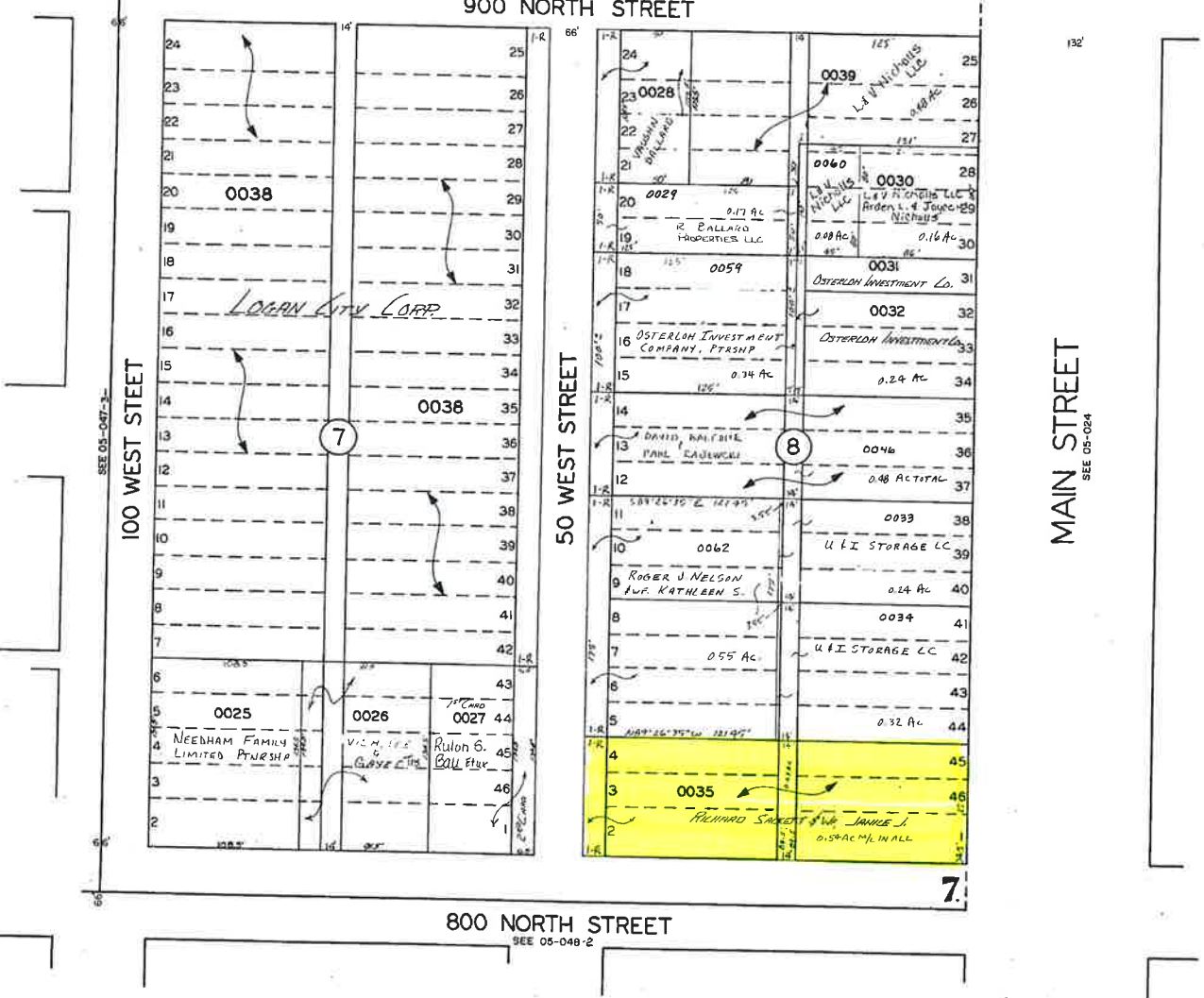
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TAX UNIT 27

KIRTLAND ADDITION
LOT 7, BLOCK 23, PLAT "A" LOGAN FARM SURVEY

SEE 05-047-2

900 NORTH STREET

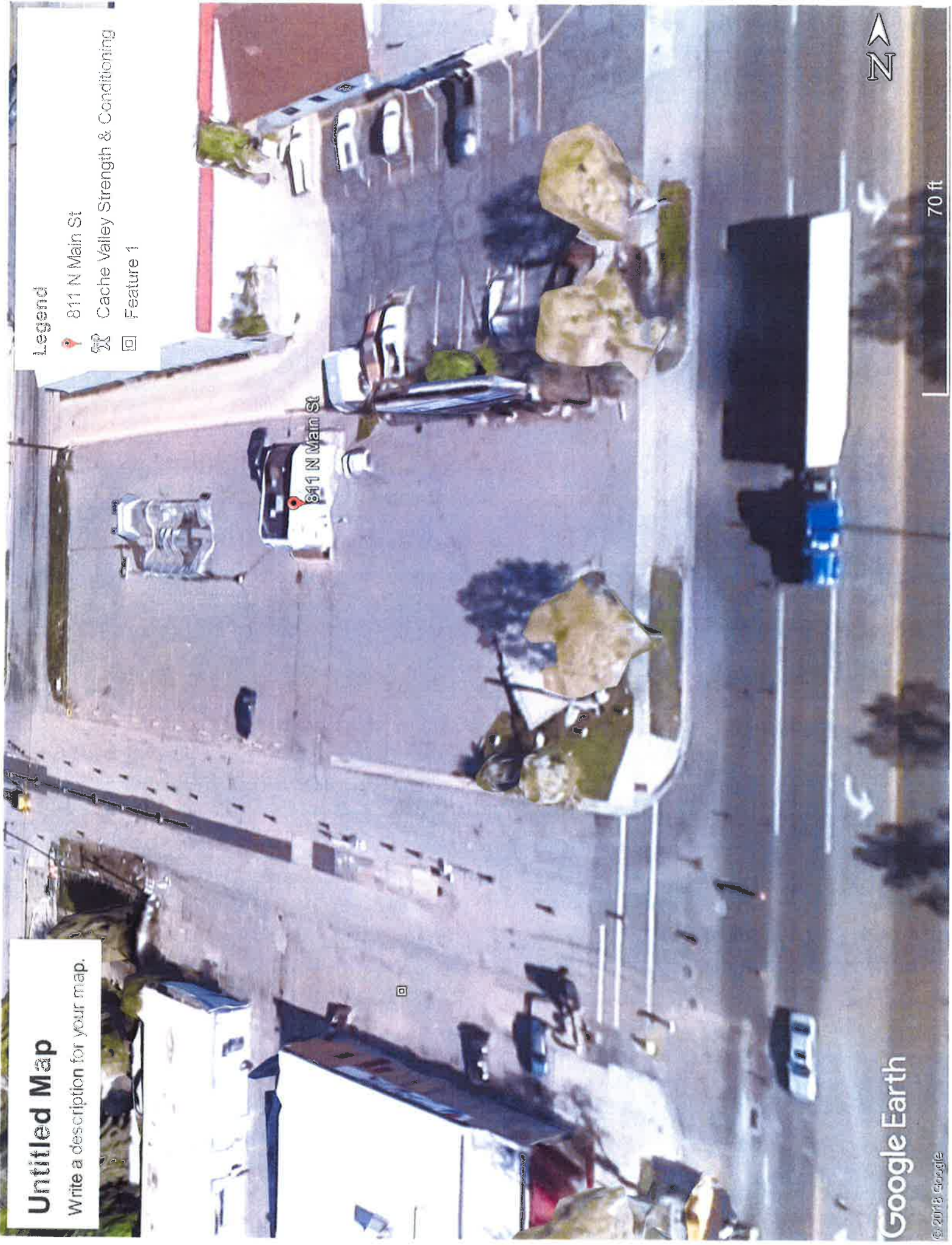


Untitled Map



Write a description for your map.

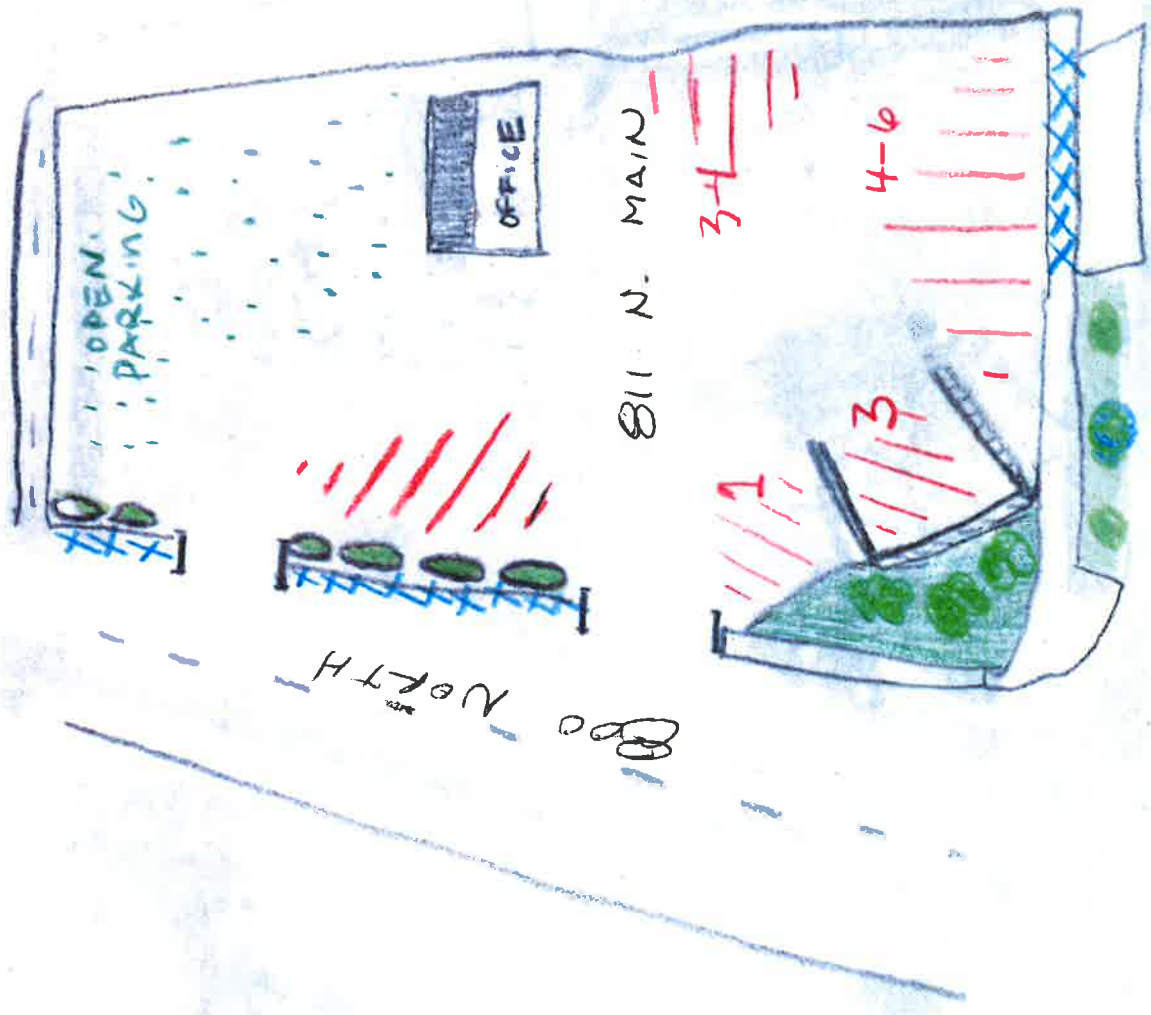
Legend

-  811 N Main St
-  Cache Valley Strength & Conditioning
-  Feature 1



PG 18-031

XXXX = Blocked Access
 = PLANTERS
 = Inventory PARKING



MAIN STREET

PC 18-031

