



**Project #18-039
Calvary Logan Church Relocation
Located at 675 West 300 North**

REPORT SUMMARY...

Project Name: Calvary Logan Church
Proponent/Owner: Rudolf Otrisinik / ROMD Holdings LLC
Project Address: 75 West 300 North
Request: Conditional Use Permit
Current Zoning: Town Center 1 (TC-1)
Date of Hearing: October 25, 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 #18-039 Calvary Logan Church, for a Religious Institution land use at the property located at 75 West 300 North; TIN #05-082-0015.

Land use adjoining the subject property

<i>North:</i>	TC-1: Commercial Uses	<i>East:</i>	TC-1: Commercial Uses
<i>South:</i>	PUB: Public Uses	<i>West:</i>	TC-1: Residential Uses

Conditional Use Permit

The proponent is requesting a Conditional Use Permit for a Religious Institution land use within the TC-1 zone. The Land Development Code (LDC) 17.42 provides discretionary consideration of Conditional Use Permit applications to preserve neighborhood character and protect public health, safety and welfare. The decision-making body may conditionally approve permits with substantiating findings that do not exceed maximum densities, provide adequate access, infrastructure, off-street parking, open space, mitigate negative impacts and does not interfere with the use and enjoyment of surrounding properties.

The proponent is planning to lease approximately 4,000 SF of space within the total building area of 15,000 SF. The single-story masonry building constructed in 1974 was the former location of the Herald Journal newspaper business. The building is set near 300 North street with two asphalt parking lots located on the west side and rear of the property. The total site is approximately 1.05 acres with the majority of the rear parking lot located on a separate 0.30-acre parcel. Currently, there is a yoga fitness studio, non-profit office and interior design/furnishing store located inside this building. The impacts associated with a religious institution land use typically are intermittent traffic and parking. Being a commercially developed property located within the TC-1 zone and surrounded by high-intensity commercial businesses, a religious institution land use would most often be considered as less-intense or less-impactful.

The proposal indicates worship services every Sunday from 9:00 AM to 3:00 PM, two mid-week morning bible studies sessions and one mid-week evening youth session. They intend to design the main Sunday worship interior assemble space for 112 occupants. Special events associated with the church may be conducted on an occasional basis, but would not exceed the 112-person maximum occupancy of the space. The interior space includes smaller areas for bathrooms and administration rooms.

Parking

The LDC 17.31.040 requires one (1) parking stall for every four (4) people at maximum occupancy for religious institutions. The proposal shows a maximum of 112 occupants within the assembly area. This occupancy would require 28 parking stalls as per the LDC. The lease agreement for building space associated with Calvary Logan Church, grants exclusive rights to 16 parking stalls within the surrounding parking lots. Calvary Logan Church has submitted a written cross parking agreement that secures an additional 12 parking stalls from the interior design/furnishing store for Sundays in exchange for use of the Church's parking stalls during peak business times during the work-week. With the written and signed parking agreement submitted, the project meets the parking requirements in the LDC as proposed.

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:

• Water/Cross Connection	• Environmental (Waste Management)
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PUBLIC NOTIFICATION

The project was noticed in the Herald Journal on 9/29/18, and posted on the Utah Public Meeting Notice website on 9/29/18. Public hearing notices were sent to property owners within 300' on 9/29/18.

PUBLIC COMMENTS

As of the time this staff report was prepared, no 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. Sunday worship services for 112 occupants, and mid-week bible studies and evening youths services and occasional special events are permitted with this Conditional Use Permit.
3. 16 parking stalls are dedicated for the Calvary Logan Church within the surrounding parking lots and an additional 12 stalls shall be made available to the church for Sunday services.
4. For the limited mid-week sessions designed for up to 20 participants, the 16 dedicated parking stalls are sufficient as per the LDC.
5. For the possible infrequent special events, 28 parking stalls shall be secured through temporary cross-parking agreements.
6. Churchgoers may utilize on-street parking spots in accordance with Logan City code, but cannot be used to fulfill cross-parking or off-street parking requirements.
7. 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:*
 - A hazard assessment should be conducted on the water system at this facility to insure the safety of the occupants and Logan City Water system. Please contact Jesse Sharp @ 435-716-9627 to schedule this.
 - Corrections needed and not addressed on previous remodel.
 - b) *Environmental:*
 - Will share existing dumpsters.

RECOMMENDED FINDINGS FOR APPROVAL

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

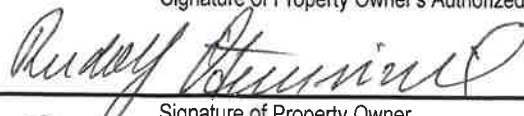
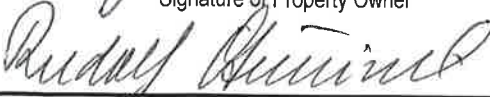
1. The religious institution is compatible with surrounding land uses and zoning designations and, as conditioned, will not interfere with the use and enjoyment of adjoining properties.
2. As proposed, the streets providing access to the subject property has adequate capacity for the proposed use.
3.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

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.



APPLICATION FOR PROJECT REVIEW

Planning Commission Land Use Appeal Board Administrative Review

Date Received 9/24/18	Received By RH	Receipt Number	Zone TC	Application Number PC 18-039
<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 Calvary Logan Church 300 N. Relocation				
PROJECT ADDRESS 75 West 300 North Suite 150, Logan, UT 84321			COUNTY PLAT TAX ID # 05 - 082 - 0015	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Rudolf Otrisinik			MAIN PHONE # 435-881-7227	
MAILING ADDRESS 1793 Mount Logan Drive, Logan, UT 84321		CITY Logan	STATE UT	ZIP 84321
EMAIL ADDRESS Otrusinik@yahoo.com				
PROPERTY OWNER OF RECORD (Must be listed) ROMD Holdings, LLC			MAIN PHONE # 435-881-7227	
MAILING ADDRESS 1793 Mount Logan drive, Logan, UT 84321		CITY Logan	STATE UT	ZIP 84321
EMAIL ADDRESS Otrusinik@yahoo.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Calvary Logan Church, a mainstream Christian religious organization, seeks to use leased space referenced above to operate as a church, according to the parameters in the attached statement "Calvary Logan Church, Conditional Use Permit application support information 9/24/18"			Total Lot Size (acres)	
- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -			Size of Proposed New Building (square feet)	
			Number of Proposed New Units/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 	

Calvary Logan Church, Conditional Use Permit Application Support Information. 9/24/2018

Description of Organization and Proposed Operations at 75 W 300 N, Suite #150, Logan, UT 84321

Dear Logan City Planning Department,

Calvary Logan Church (CLC) is a protestant Christian church affiliated with the world wide Calvary Chapel Association. Founded in 1970's in California, the Calvary Chapel association is comprised of over 1,500 individual churches in loose association. Our doctrine and beliefs are those common to historically orthodox Christianity. Calvary Logan Church was incorporated in Utah as "Calvary Chapel Logan" as a 501 (c) 3 tax exempt religious organization in 2014. Our website is www.calvarylogan.com. We currently meet at 80 West 100 North in Logan, Utah. The leadership team consists of Pastor Tony Bruno and three board members: Joe Stewart, Bob Whiston, and Joe McCormick.

In the language of our faith, we exist to "Love God and Love People". We are apolitical and do not endorse or promote political parties or candidates.

CLC fulfills its mission by providing religious worship services, bible studies, and events to promote healthy community among its' members, and when possible, with the wider community. Our worship services consist of singing, prayer, and listening to speakers. Youth events could include things like movies, doing skits, Nerf wars or other stuff of that nature.

The proposed "full occupancy" (up to 100 people ish) hours of operation of CLC are Sundays from 9 am to 3 pm. Two days per week from 6 am to 8 am the building will be used for bible studies with up to 10 attendees each. During the week, the building will be essentially unused from 8 am to 5 pm, with the possible exception of a 2-3 person cleaning crew for four hours once per week, or 2-4 persons meeting for counseling sessions at rare intervals. After 6 pm on 1 or 2 week days, the building will be occupied with up to 20 people for bible studies or youth activities, usually lasting from 7 pm to 9 pm. No group activities are planned to go past 10 pm.

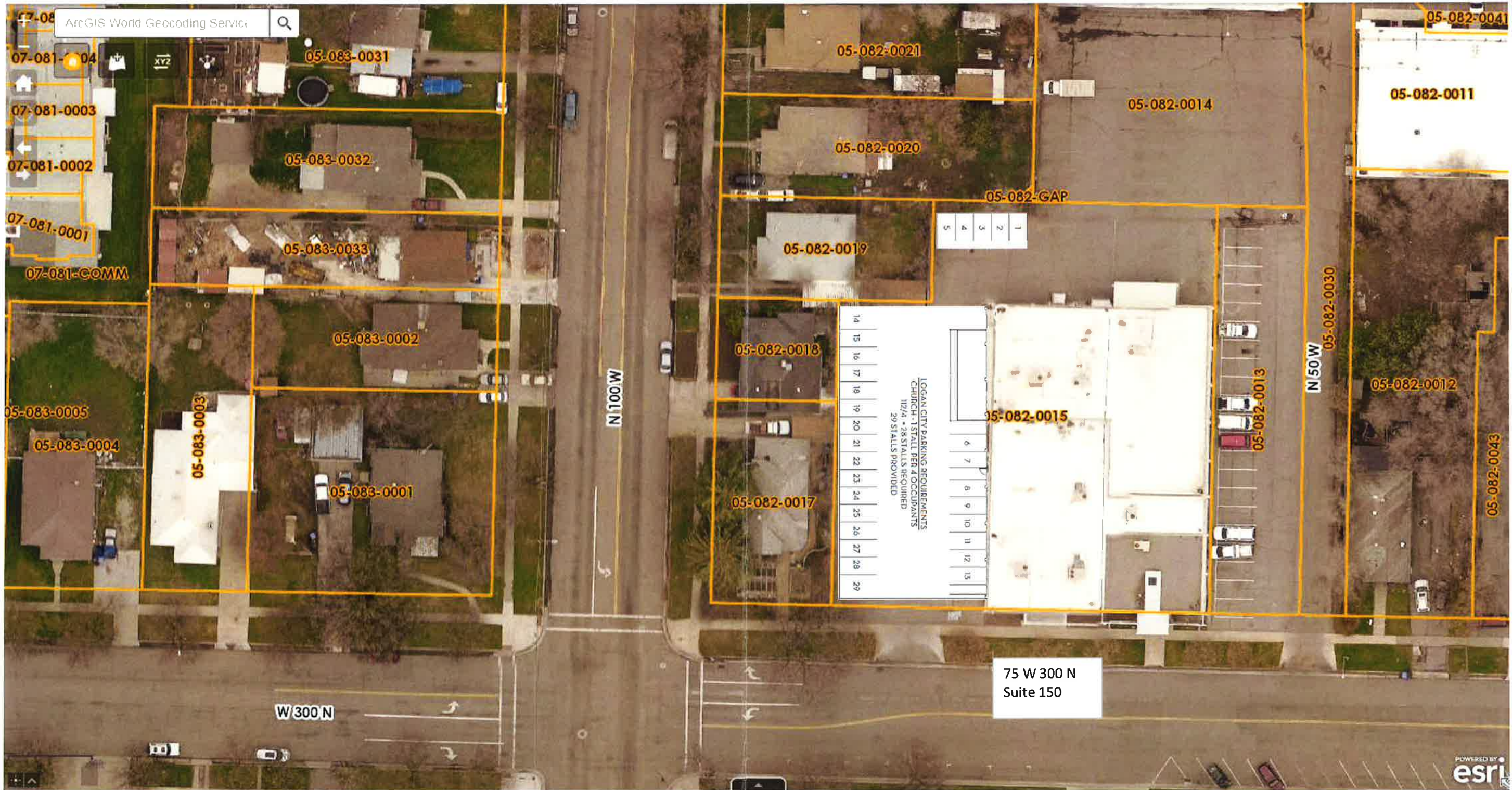
There are no activities currently planned for Saturdays at the building, however, we may from time to time have banquets, classes, or other activities as one-time events.

We are currently on the verge of outgrowing our current space, and seek to double our capacity. Moving into the proposed space would allow us to do that.

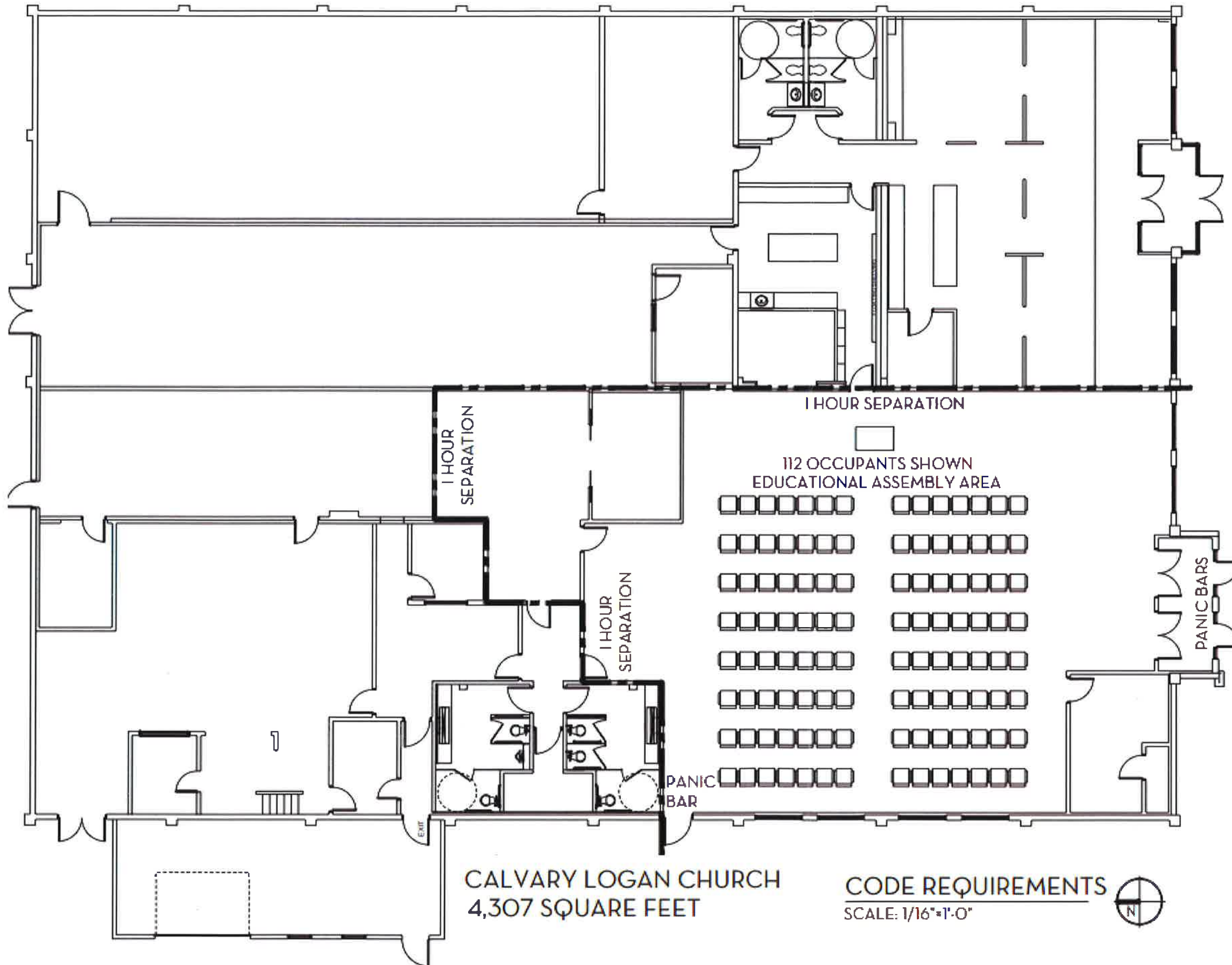
I hope this helps fill out the picture as to our our planned activities in the space. If you need more information, please feel free to call me at 801-599-5776, or Pastor Tony at 435-994-2326

Kind Regards,

Joe Stewart, CLC board



Parking Plan for Calvary Logan Church. 29 Spaces are provided immediately adjacent to the building, while another 20 spaces are present in parcel 05-082-0014 immediately north of the parcel under consideration (which is held by the same owner). The CLC parking study suggests 29 spaces required for our occupancy.

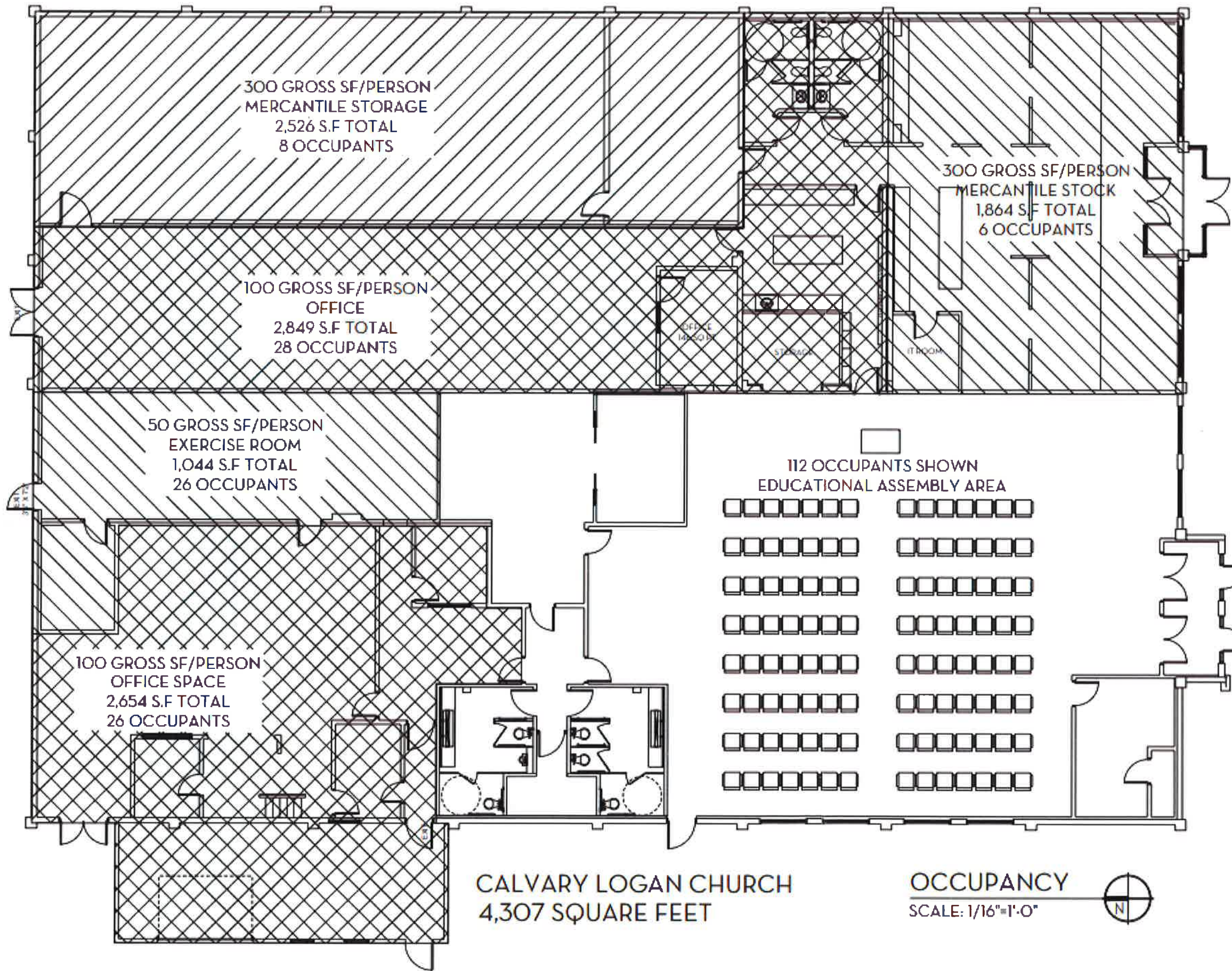


CALVARY LOGAN CHURCH
4,307 SQUARE FEET

CODE REQUIREMENTS
SCALE: 1/16" = 1'-0"



1. PER TABLE 508.3.3
1 HOUR SEPARATION IS
REQUIRED BETWEEN A
(ASSEMBLY) AND B (OFFICE
SPACES.
2. PANIC HARDWARE
REQUIRED ON
OCCUPANCIES OVER 50.
3. HEATING AND AC NOT TO
EXTEND THROUGH THE 1
HOUR SEPARATION.



TOTAL OCCUPANTS IN THE
EAST HALF OF BUILDING = 42
(2) TOILETS AND (2)
LAVATORIES REQUIRED.
(4) TOILETS AND (2)
LAVATORIES PROVIDED.

TOTAL OCCUPANTS IN THE
WEST HALF OF BUILDING = 164
4,307 S.F. EDUCATIONAL
ASSEMBLY - 53%
2,654 S.F. OFFICE - 33%
1,044 S.F. EXERCISE - 14%
(3) TOILETS AND (2)
LAVATORIES REQUIRED.
(5) TOILETS, (1) AND (2)
LAVATORIES PROVIDED.

REQUIRED EGRESS WIDTH
(TABLE 1005.1)
0.2"/OCCUPANT X 112 = 22.4"
REQUIRED
(3) EXITS WITH 108" EGRESS
WIDTH PROVIDED