



**Project #18-043  
The Logan Silos  
Located at 280 West 300 South**

**REPORT SUMMARY...**

*Project Name:* The Logan Silos  
*Proponent / Owner:* Tim Rodebush / The Logan Silos LLC  
*Project Address:* 280 West 300 South  
*Request:* Design Review Permit  
*Current Zoning:* Mixed Use (MU)  
*Type of Action:* Quasi-Judicial  
*Hearing Date:* December 13, 2018  
*Submitted By:* Amber Pollan, Senior Planner

**RECOMMENDATION**

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #18-043, The Logan Silos, on 1.96 acres in the Mixed Use (MU) zone located at 280 West 300 South, TIN #02-050-0012 & 02-050-0007.

*Current Land use adjoining the subject property*

<i>North:</i>	PUB: 300 South, LHS facilities	<i>East:</i>	NR-6: 200 West (partial alley) commercial & residential
<i>South:</i>	MU, NR-6: commercial & (CETC)	<i>West:</i>	MU: commercial

**Project Proposal**

This request is for a Design Review Permit for the first phase of the redevelopment of the IFA mill site on 300 South into a mixed use project containing a mixture of commercial retail, office space, restaurants, residential, and outdoor event space. This specific request is for Phase I which includes the redevelopment of two existing buildings (Building "A" and "E" on attached site plan). The old country store facility will be remodeled into a mixed use building called "The Homestead" and the existing fertilizer storage bays will be reconstructed into a mixed use building called "The Barn". The proposal includes site improvements, landscaping and surface parking lots.

The entire site contains approximately 1.96 acres on two parcels. The IFA mill site contains 1.41 acres and the adjacent lot to the east contains 0.55 acres. The IFA mill site contains a variety of commercial buildings, grain silos and other buildings associated with a grain mill while the lot to the east is vacant and undeveloped.

Subsequent phases of this project include converting the existing silos into commercial and/or residential uses, the installation of a train car on the tracks on the northern side of the property housing commercial uses, and other potential site improvements. These future phases will require additional Design Review Permit(s).

**LOGAN CITY GENERAL PLAN**

The Future Land Use Plan (FLUP) identifies the area as Mixed Use Center (MUC). Section 3.7 of the Logan General Plan describes the Mixed Use Center area as intended for concentrations of commercial and office uses with residential uses integrated. The structures are intended to be multi-story with commercial use on the main level and office and residential uses on upper floors. The Mixed Use Centers are compact and designed for people to live, work, and play within a walkable center. The site is to be pedestrian friendly and have an emphasis on quality

urban design and landscaping. This project would be consistent with the intent of the General Plan in repurposing an existing site, adding additional stories, and providing for a mix of uses.

### **Design Review**

The applicant is proposing building renovations that include façade modifications and an additional 2250 SF second level to The Homestead building to provide for commercial retail and office use on the existing ground floor and 2 residential units on the second floor. The Barn is proposed to have a new façade and additional 5600 SF intended for six (6) new residential units on upper floors and the existing 5000 SF main level to be used for potential office and restaurant uses.

### **Setbacks**

The LDC setback requirements in the MU zone are as follows (as measured from property lines):

	Requirement	Existing	
Front:	0 - 10' (min-max)	18.7' Homestead	59' Barn
Side- noncommon wall:	8' (min)	5.8' Homestead	6.5' Barn
Rear:	10' (min)	66' Homestead	48.3' Barn
Parking:	10' (min)	18.7' Homestead	20' Barn

There is not any change to the building footprint proposed, the project is considered legally existing nonconforming since the building was built at acceptable setbacks for the time and zoning that they were originally built. There is not a change to the footprint and so the building setbacks would be compliant as proposed. Expansion to a nonconforming structure can be permitted if the changes do not increase the building footprint. The existing setbacks may be maintained but additions will have to adhere to any building code requirements for their location. As the setbacks are existing and there is not a change that increases the degree of nonconformity, the setbacks are appropriate for approval.

There is existing parking to the east side of The Homestead building that does not extend in front of the building and would be compliant. There are parking spots between The Barn and 300 South. These spots should not be developed with Phase I as they are in front of the building but may be permitted in the future phase that the railcar is added on the tracks and would be in front of this parking area.

### **Access**

Vehicular access is provided from 300 South through three (3) proposed driveways. The interior parking areas are all connected for ease of circulation in and around the project site.

### **Parking Placement and Ratios**

The site has existing paved areas and the ability to provide for up to 108 parking spaces. The final uses have not been determined for the commercial space but The Homestead has about 3000 SF of ground floor commercial area and The Barn has 5000 SF. That area reviewed at the retail requirement of 1 stall per 250 SF would require 32 stalls. The Homestead would add two (2) residential units and The Barn would potentially have six (6) units. Residential requires two (2) parking spaces per unit so 16 would be required. The site can accommodate 48 stalls for the Phase I uses and no alternative or shared parking agreement is proposed at this time. As future phases are developed, the property to the east will be developed for parking area and there may be considerations for parking plans.

There is a 5' setback required from the side and rear property lines and it does appear that the current paving does not extend to the full property boundaries. The site plan page labeled "Proposed Project Use Diagram and Theme" shows that these areas could be delineated. The striping and maintenance of parking areas shall leave a minimum of 5' between the stalls and the property line for landscaping and separation from adjacent properties. As proposed and

conditioned with a minimum of 48 parking stalls, the site meets the parking requirements of the LDC.

### **Open Space & Landscaping**

The LDC 17.10.100 requires 10% open space and an additional 10% useable outdoor space. Generally, open space consists of landscaping (plant material) and usable outdoor space consists of decks, patios and other similar outdoor improvements. When an existing site is proposed for additional development that is an increase of more than 10% in gross square footage, LDC §17.32.040C allows the Planning Commission discretion to review the landscaping installed on the entire property. The eastern parcel that is proposed for future parking is not going to be developed with this phase and can be reviewed in the future. The existing mill site is 1.41 acres or 61,420 SF so 6142 SF of open space and 6142 SF of useable outdoor space would be required for full compliance. The site does not have areas officially developed as landscaped or an intentional space for outdoor enjoyment. There is undeveloped area along the bounds and side setbacks of the buildings and internally to the Mill and Silos area that is approximately 13,000 SF. The site can meet the minimum square footage requirements but staff recommends that a performance landscape plan is provided with the building permits in each phase indicating additional landscape plantings are provided.

Landscaping ratios would require 20 trees per acre and 50 shrubs (and/or perennials, grasses) per acre. The frontage along 300 South includes the railroad tracks and the site is intended to maintain the feel of a mill and silo area so traditional landscaping may not be appropriate. Staff is recommending that plantings be provided in the parking setback areas as a buffer and provided around buildings as appropriate to create a nice aesthetic from the street. Planters may be appropriate around buildings or to create separations in parking areas. The Planning Commission may consider if requiring the full ratios for land set asides and plantings are appropriate and discuss phasing with the applicant.

### **Building Form**

The packet includes elevation plans and a conceptual rendering of the proposed modifications to the buildings. The Homestead is currently a one-story block building that is painted white. The proposal would a pitched roof and second story. The exterior would have a new wood-siding finish. The upper floor addition and east elevation would have additional windows added. There is not an entrance that faces 300 South; access would be on the east and south sides of the building. The east entrance is near the current entrance to the building and may be considered appropriate as the railroad tracks are directly in front of the building. The tracks are not functional. They are remaining from a rail line spur that specifically came to this site but are intended to be part of the decoration and ambience of this redevelopment. A pedestrian walkway from the sidewalk to the front should be delineated that would provide access and emphasize this entrance. The walkway would be separate from the vehicle drive approach.

The LDC requires 50% transparency for the ground floor frontage and 20% for exposed sides and upper floors on new construction. The Homestead has a single-story portion of the building that sits adjacent to the street and the north and east elevations would be visible. It is about 15' wide by 25' deep. It is currently at about 10% transparency. As this is intended for retail space, Staff recommends that the ground floor frontage transparency on this area meet the 50% minimum requirement for the north elevation and 20% on the east. The upper floor addition is set back from the front façade and is not being considered. The Commission may consider other architectural elements or landscaping in lieu of windows if the applicant has a concept that would improve the interest from the 300 South approach.

The Barn building is a concrete building with open storage bays on the west elevation and solid facades on the other sides. This building sits 60' back from the sidewalk. The remodel would include adding two additional stories and pitched roof and wooden siding that would look like a barn building. The bays would be filled with windows and there would be commercial use such as a restaurant, retail, and/or office on the main level and six (6) residences on the upper floors.

Additional windows would be added on the north elevation that would increase the visibility for commercial uses. This would be an appropriate view from the street and for the barn concept. There will be the railcar added between this building and the street in the future and additional parking area added to the east. Staff recommends accepting the north elevation as proposed. The east-facing main level is a concrete wall and so it may not be reasonable or feasible to add additional fenestration to this exposed side but some vertical landscaping could be an appropriate treatment to break up the 100' wall length.

### **Building Height**

The MU zone has a maximum height allowance of 58'. The Homestead addition has a proposed new building height of 28' and The Barn has a maximum height of 39.5' at the top of the pitched roofs. The building height is compliant, as proposed.

### **Residential Density**

The MU zone allows for a residential density of up to 30 units per acre. The current Phase proposes 8 units on the 1.96-acre property which is a density of 4 units per acre. Phase I is compliant with the density allowances. Any new Phases would be reviewed for additional density and compliance.

### **AGENCY AND CITY DEPARTMENT COMMENTS**

The project was sent to City Departments and applicable agencies for review. All comments were provided to the applicant and applicable items are included as conditions of approval.

### **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 from the public.

### **PUBLIC NOTIFICATION**

Legal notices were published in the Herald Journal on December 1, 2018, and the Utah Public Meeting website on December 6, 2018. Public notices were mailed to property owners within 300 feet of the project site on November 20, 2018.

### **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 Permit and are available in the Community Development Department.
2. The buildings are permitted to maintain the existing setbacks for upper floor additions. Additions will be subject to any current building code requirements.
3. No parking will be permitted between the building and 300 South. Parking locations and numbers will be reviewed with each additional phase.
4. Parking on the site will provide for a minimum of 48 stalls striped and meeting all minimum dimensions in this Phase.
5. 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 12,284 SF or 20% of the developed site area. The future parking lot parcel will require additional review.
  - b) A total minimum number of 28 trees and 71 shrubs, perennials and grasses shall be provided on the silo developed property.
  - c) Trees, shrubs, grasses and perennials shall be planted around parking areas and may be provided in planters or configurations around buildings that are appropriate to the nature of the redeveloped site.

- d) Varieties and sizes of all plant material shall be specified on the plan and plant quantities shall be per LDC §17.39.050 and include a minimum of 25% evergreen varieties for year-round visual interest.
- 6. A pedestrian path from the sidewalk to the entrance of The Homestead shall be provided that is separated from the vehicle driveway.
- 7. The single story portion of The Homestead north and east elevations shall meet the minimum transparency requirements of the LDC.
- 8. The east elevation of The Barn building will include vertical landscaping along the main level wall length.
- 9. Exterior lighting shall be concealed source, down-cast and reviewed and approved prior to the issuance of a building permit and shall comply with current LDC regulations.
- 10. 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.
- 11. 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.
- 12. 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 Department*
    - 1) Residential R2, and mixed-use type buildings (The Homestead and The Barn) are required to have building fire sprinklers and fire alarm systems.
    - 2) A Fire hydrant is required to be within 100' of all FDC's.
    - 3) This project may be subjected to a third-party life safety plans review.
  - b. *Light and Power Department*
    - 1) Public Utility Easements (PUEs) are required on all property lines. May be recorded with a subdivision plat or as separate document prior to issuance of a building permit.
  - c. *Environmental Department*
    - 1) Dumpster enclosure not required for the interior site but sufficient space should be provided to place two dumpsters side by side for sharing this dumpster location. If another site is needed, then an enclosure is required if it will be visible from Main Street. A 60 ft. straight on access and a minimum inside measurement of 12 ft. wide by 10 ft. deep for a single enclosure. Bollards should be provided in the back of the enclosure to protect the wall.
  - d. *Business Licensing*
    - 1) A Business License is required for all commercial entities operating at this location. A Landlord License would be required for any residential units that are not owner-occupied.
  - e. *Water/Cross Connection Department*
    - 1) All commercial buildings water mains need to have their own RP (ASSE1013) installed and tested on the water main as it enters the building before any branch offs or connections.
    - 2) Residential water services or (mains) must be totally separated from any commercial water mains. If residential buildings are three levels above finish grade or higher, their water mains must have backflow assemblies on the water mains also.
    - 3) Separate residential and commercial water systems.
    - 4) Any landscape irrigation connected to Logan City water must have a high hazard backflow assembly installed and tested. All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.
    - 5) Fire suppression systems connected to Logan City water must have a minimum DC (ASSE1015) installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards.
    - 6) All points of use of water must comply with the 2015 IPC and State of Utah Amendments, during and after construction.

*f. Forestry Department*

- 1) Any existing street trees that are part of the recent street development project are to remain and be maintained.

*g. Engineering Department*

- 1) Provide onsite detention/retention of storm water onsite per current City Storm Water design standards. This shall include the use of Low Impact Design methods for the complete onsite retention of the 90% storm event.
- 2) Utilities services were modified and stubbed into proposed development during the reconstruction of 300 South by the City. Based current proposed development, these services need to be reevaluated to ensure proper size and location during the design review phase.
- 3) Provide water shares or in-leu of fee for increased water demand to City system for proposed development per Utah Administrative Code R309-510-7.

**RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW AND  
CONDITIONAL USE PERMIT**

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

1. The proposed building is compatible with surrounding land uses of the COM zone and will not interfere with the use and enjoyment of adjoining or area properties.
2. 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, materials, landscaping, and setbacks to adjacent development.
3. The design review permit substantially conforms to the requirements of Title 17 of the Logan Municipal Code.
4. The project meets the goals and objectives in the General Plan for the Mixed-Use Center (MUC) area.
5. The project development utilizes existing utilities, infrastructure, and roadways.
6. The provision of a pedestrian walkway to the site from the sidewalk will meet the intent of the building orientation guidelines of the Land Development Code.
7. The use of vegetation in the landscape area to the east of The Barn building meet the intent of fenestration along the building wall.
8. 300 South and surrounding existing and proposed roadways provide access and are adequate in size and design to sufficiently handle automobile traffic related to the land use.
9. The proposed uses shall provide adequate off-street parking in conformance with Title 17.
10. The project, as conditioned, conforms to landscaping requirements in Title 17.
11. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
12. The project has been amended to meet the requirements of Code and conditions of approval by City Departments.

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.



The Barn existing building – East and North elevation, undeveloped lot



The Barn existing building – East and North elevation, adjacent silos



The Barn existing building – North elevation



The Barn existing building – West elevation





The existing Silo and Mill buildings (no changes as part of this application)



The Homestead existing building – East and North elevation



The Homestead existing building –North elevation





The Homestead existing building – North and West elevation



# APPLICATION FOR PROJECT REVIEW

Planning Commission     Land Use Appeal Board     Administrative Review

Date Received <b>11/09/2010</b>	Received By <b>Apollan</b>	Receipt Number <b>92450</b>	Zone <b>MU</b>	Application Number <b>PC 18-043</b>
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"/> 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 <b>The Logan silos</b>				
PROJECT ADDRESS <b>200 West 300 South Logan, Utah 84321</b>			COUNTY PLAT TAX ID # <b>02 - 050 - 0007</b>	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) <b>Tim Rodebush</b>			MAIN PHONE # <b>760-212-8658</b>	
MAILING ADDRESS <b>2405 Old Colony Rd.</b>	CITY <b>Vista</b>	STATE <b>Ca.</b>	ZIP <b>92084</b>	
EMAIL ADDRESS <b>timrodebush@yahoo.com</b>				
PROPERTY OWNER OF RECORD (Must be listed) <b>Logan silos llc</b>			MAIN PHONE # <b>760-212-8658</b>	
MAILING ADDRESS <b>2405 Old Colony Rd.</b>	CITY <b>Vista</b>	STATE <b>Ca.</b>	ZIP <b>92084</b>	
EMAIL ADDRESS <b>timrodebush@yahoo.com</b>				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) <b>The 1921 trenton feed mill reposing of all existing structures in multiple phases. phase 1 will be reurpose the existing country store into a multi story Homestead and the existing fertilizer bays into a multi story barn.</b>			Total Lot Size (acres) <b>2 acres</b>	
			Size of Proposed New Building (square feet) <b>58ft Barn 58ft</b> Homestead - existing 5000 - new 5600 - existing 3000 - new 2250	
			Number of Proposed New Units/Lots Homestead Barn - existing (1) - existing (6) - new (2) - new (6)	
<b>- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -</b>				
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 		

Pre-development 11/20/2010 9:30am - call to Tim Rodebush