



**Project #19-007
Essex Vintage Cars
Located at 1125 W 400 N Suite 170**

REPORT SUMMARY...

Project Name: Essex Vintage Cars
Proponent/Owner: Edward L Jarvis / Gibbon Family Investment Properties LLC
Project Address: 1125 W 400 N Suite 170
Request: Conditional Use Permit
Current Zoning: Commercial (COM)
Date of Hearing: March 14, 2019
Type of Action: Quasi-Judicial
Submitted By: Aaron Smith, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **Conditionally Approve** a Conditional Use Permit for Project #19-007 Essex Vintage Cars, for the property located at 1124 W 400 N; TIN #05-093-0108.

Land use adjoining the subject property

<i>North:</i>	CS: Commercial Services / undeveloped	<i>East:</i>	COM: Commercial Uses / undeveloped
<i>South:</i>	COM: Commercial Uses / undeveloped	<i>West:</i>	PUB: Public

Conditional Use Permit

The proponent is requesting a Conditional Use Permit (CUP) for vehicle sales in the Commercial zone. Vehicle sales are allowed only within the Commercial and Commercial Service zoning districts.

The proposed location is within an approximately 2 acre commercial development with 23 suites. The proposed use location is an indoor 1,000 SF suite in the northeast portion of the development. The indoor location is proposed to accommodate five (5) cars. The applicant is also proposing that two (2) parking spaces in the shared central parking be used display two (2) cars, for a total of seven (7) cars for sale on site. With a small inventory geared toward specialty cars, the applicant anticipates one (1) customers per day. Of concern in regard to vehicle sales is parking and vehicle display.

Parking & Access

The property has a 'U' shaped commercial building with a variety of commercial operations. The courtyard of the building contains 42 parking stalls and east of the building are another 25 parking stalls. The parking at the location is generally attached to a suite and are either marked with the business name or suite number. There are a few stalls marked as visitor parking at the site.

Vehicle sales require 1 parking stall per 400 SF of floor area. The proposed business, with approximately 1,000 SF of floor area would require two (2) parking stalls as per Land Development Code (LDC) 17.31.040. The two (2) required parking stalls are in addition to the proposed two (2) vehicle display stalls, for a total of four (4) parking stalls that must be dedicated to the business. As conditioned, the project meets minimum parking and access requirements in the LDC.

Vehicle Display

With the limited scope of the proposed use, staff feels that it is appropriate to allow up to 2 cars to be displayed within designated parking stalls at the site. The designated vehicle display parking stalls will not count toward meeting the use’s required off-street parking. The vehicle display stalls should be located as close as possible to the use location. No vehicle display will be permitted within landscaped areas or public right-of-way.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Fire	• Business License
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PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comment had been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 3/2/2019 and the Utah Public Meeting website on 3/5/2019. Public notices were mailed to all property owners within 300 feet of the project site on 2/25/2019.

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 Design Review and are available in the Community Development Department.
2. A minimum of two (2) on-site parking stalls shall be provided for the business.
3. A maximum of two (2) parking stalls may be used for display of vehicles. The vehicle display stalls shall not count toward meeting on-site parking requirements.
4. Vehicles shall not be displayed for sale in landscaped areas or within the public right-of-way.
5. No signs are approved with this Conditional Use Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
6. No fences are approved with this Conditional Use Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
7. 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 - contact 716-9515

1. Indoor vehicle display shall conform with International Fire Code (IFC) section 314.4.
2. Vehicles. Liquid or gas fueled vehicles, boats, or other motor craft shall not be located indoors except as follows:
 - Batteries are disconnected
 - Fuel in fuel tanks does not exceed one-quarter tank or 5 gallons (whichever is least).
 - Fuel tanks and fill openings are closed and sealed to prevent tampering.
 - Vehicles, boats or other motor craft equipment are not fueled or defueled within the building.

c. Business License - contact 716-9230

1. Business license required.

RECOMMENDED FINDINGS FOR APPROVAL

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

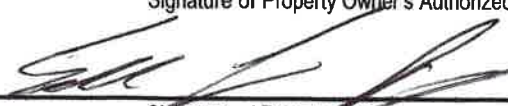

1. The proposed use conforms to the requirements of Title 17 of the Logan Municipal Code and is listed as a conditional use in the Use Table.
2. The use is compatible with the surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.
3. The streets providing access and other infrastructure to the subject property have adequate capacities and level of service for the conditional use.
4. The proposed use is compatible with neighborhood uses and character while preserving and enhancing the character of the neighborhood.
5. As conditioned, the proposed use provides adequate off-street parking in conformance with Title 17 of the Logan Municipal Code.

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 2-11-19	Received By AS	Receipt Number 312879	Zone COM	Application Number PC 19-007
Type of Application (Check all that apply): <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 ESSEX VINTAGE CARS				
PROJECT ADDRESS 1125 W ADOON SUITE 170 LOGAN			COUNTY PLAT TAX ID # 05-093-0108	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) EDWARD L JARVIS			MAIN PHONE # 435-799-4199	
MAILING ADDRESS 45 S SATSUMA DR		CITY PROVIDENCE	STATE UT	ZIP 84332
EMAIL ADDRESS ESSEXVINTAGECARS@GMAIL.COM				
PROPERTY OWNER OF RECORD (Must be listed) Gibbons Family Investment Properties LLC			MAIN PHONE # 435-752-1510	
MAILING ADDRESS PO BOX 747		CITY Logan	STATE UT	ZIP 84323-0749
EMAIL ADDRESS pgibbons@jones-smith.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) SEE ATTACHED SHEET			Total Lot Size (acres)	
			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	
				

ESSEX VINTAGE CARS PROPOSAL

Essex Vintage Cars will be a used car dealership that specializes in vintage sports cars. The dealership will be located in the Valley Center commercial development at 1125 W 400 N in Logan. The dealership will be an indoor sales showroom that will can hold approximately 5 cars with the option of parking 2 cars in assigned spots in the parking lot. The dealership will advertise and sell primarily online with customers that will fly in or drive in to pick up the cars if they are nearby or in state. The facility will be exclusively used to store and act as a sales showroom and not be used for the repair of vehicles. The attached photos give a basic idea of the type of vehicles to be sold including British, German and Japanese sports cars from the 60's 70's and 80's.



ESSEX VINTAGE CARS 1" = 4 FT.
UNIT 170 VALLEY CENTER

COMMON AREA

VEHICLE 1

DESK
OFFICE
AREA

VEHICLE 5

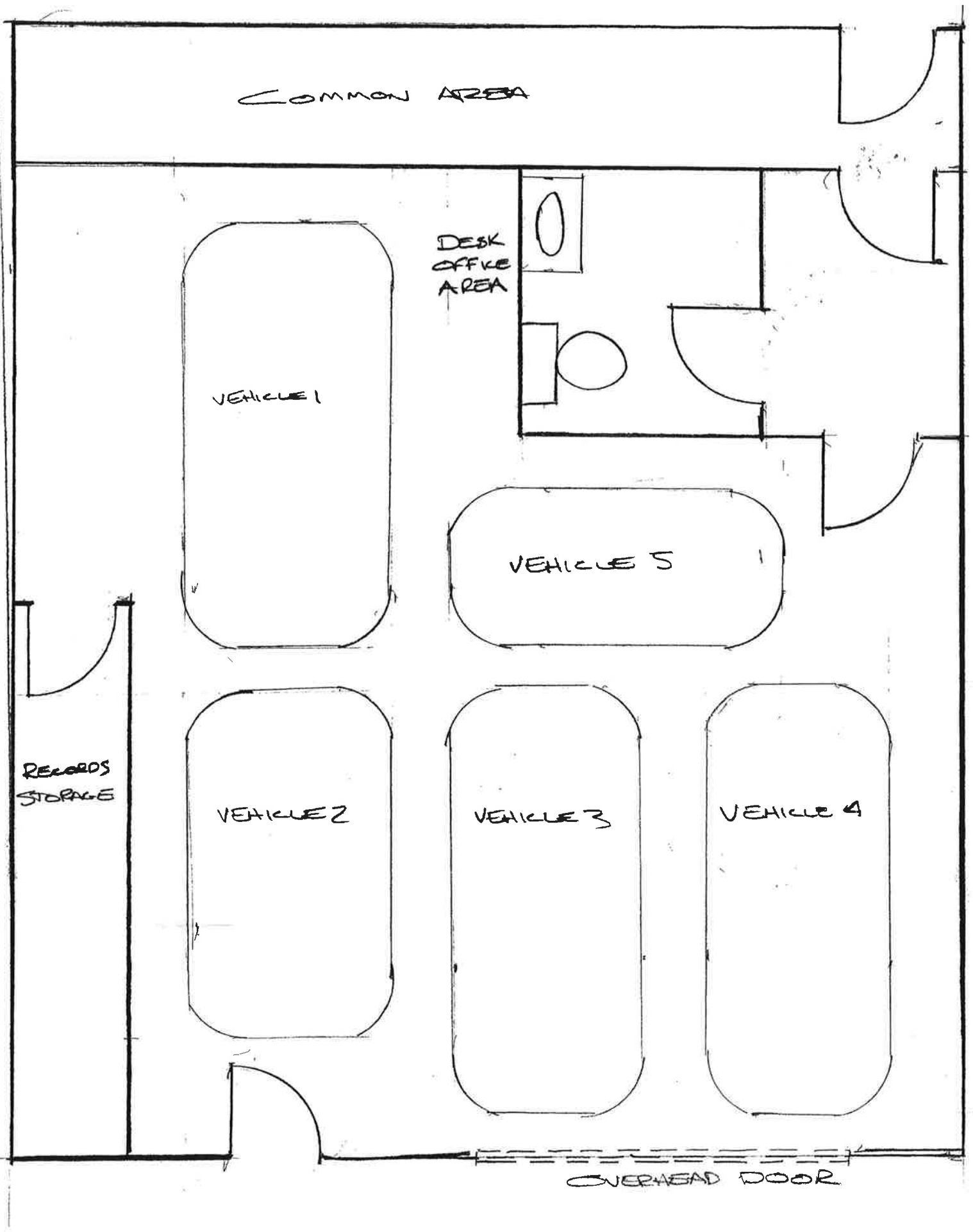
RECORDS
STORAGE

VEHICLE 2

VEHICLE 3

VEHICLE 4

OVERHEAD DOOR



THE VALLEY CENTER (REVISED)
 PART OF NE 1/4 SEC 32, T12N, R1E, SLM
 LOGAN CITY, CACHE COUNTY, UTAH

**ESSEX VILLAGE CARS
 UNIT #170**

TAX UNIT 27

Electronic Only

05-093
 -2-

MAP NO. 2007-2164
 FILED 21 MAR 2007
 ENT 939402
 SITE PAGE 05-093-1
 PARCEL NO. =
 05-093-LOT NO. +100
 i.e. LOT 1 = 05-093-0101

- LEGEND**
- BOUNDARY LINE
 - - - PUBLIC UTILITY EASEMENT
 - - - MINIMUM BUILDING SETBACK LINE
 - - - STREET CENTERLINE
 - - - STREET R/W LINE
 - ▭ INDIVIDUALLY OWNED UNIT
 - LOT CORNER
 - ▲ CITY OS MONUMENT
 - 1125 WEST STREET ADDRESS

GRAPHIC SCALE
 1 inch = 20 ft
 (IN FEET)

