



**Project #19-014
Municipal Pool Truck Rental
Located at 114 E 1000 N**

REPORT SUMMARY...

Project Name: Municipal Pool Truck Rental
Proponent/Owner: R. Lowell Huber
Project Address: 114 E 1000 N
Request: Conditional Use Permit
Current Zoning: Commercial (COM)
Date of Hearing: April 25, 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 #19-014 Municipal Pool Truck Rental, for the property located at 114 E 1000 N; TIN #05-024-0019

Land use adjoining the subject property

<i>North:</i>	Mixed Use: Residential & Commercial Uses	<i>East:</i>	PUB: Middle School
<i>South:</i>	PUB: Middle School	<i>West:</i>	COM: Commercial Uses

Conditional Use Permit

The proponent is requesting a Conditional Use Permit (CUP) for truck rental and vehicle storage (impound) in the Commercial zone. The site is approximately 1.47 acres and has an approximately 14,000 SF indoor swimming pool facility and an 18,000 SF parking lot. The truck rental is proposed to take place within the existing parking area, and will use 30 of the 60 existing parking stalls, which is approximately 9,000 SF. The vehicle storage is proposed to take place within the fenced area south of the primary building, and is approximately 12,000 SF. The new uses impact an approximate 21,000 SF area.

A new driveway along the western edge of the property is also proposed. The drive would be limited in use, as it is intended to allow for pull-through access to the impound area. The driveway is required to be at least 2' off the property line. This driveway will require approval from the Public Works Department through a right-of-way permit.

Of primary concern for the conditional use of this property is its adjacency to the Mount Logan Middle School and sports fields. These uses are not compatible with the proposed uses, and the conditions for the CUP are developed to mitigate the potential conflicts created by the incompatible land uses.

Parking

The Land Development Code (LDS) does not specify a parking ratio for either truck rental or impound. It is anticipated that the truck rental and impound yard will create very little demand for on-site parking. With 30 existing parking stalls available on-site and limited demand for parking from the adjacent building as it is not in use, adequate parking is available on-site.

The Commercial zone has a parking setback of 10' in the front and 5' along the side/rear. No parking is allowed with the front 10' setback or 5' side/rear parking setback. Currently, the side and rear parking conforms with this standard, however, the front parking does not. The two stalls adjacent to the sidewalk along 1000 N are required to be deconstructed. As conditioned, the parking complies with the requirements in the LDC.

Open Space

10% open space and 10% usable outdoor space is required in the COM zone. The existing site, subtracting the space required to place a driveway on the west side of the property, has approximately 14,800 SF (23%) of open space/usable outdoor space. As the site currently meets the open space requirements, development of additional open space is not required.

Landscaping

The proposed 21,000 SF of new uses on the site will require compliance with landscaping standards in the LDC. The LDC requires 20 trees and 50 shrubs per acre. For the 21,000 SF of new use, 10 new trees and 25 shrubs are required to be planted on the site.

In addition to the required landscaping on-site, new street trees will also be required within the parkstrip. The frontage will accommodate 4 trees spaced every 30'. Tree species and location should be determined through consultation with the City Forester.

The storage and utility nature of the new uses will require screening around the perimeter of the uses. A 6' opaque fence is required around all sides of the impound yard and along the perimeter of the parking area adjacent to neighboring properties. The fence may not exceed 4' in the front yard of the property. A fence permit is required prior to installation.

Parking areas adjacent to the public right-of-way and adjacent properties are required to have a landscaping buffer. The fencing along the eastern edge of the parking negates this requirement adjacent to the ball field. A landscaping buffer is required between the parking and 1000 N. The landscaping buffer must conform with type "C" separation in the LDC 17.32.070, which describes the separation as an earthen berm with a combination of planting materials that achieve a 4' solid screen at installation.

In order to verify the enumerated landscaping requirements, a landscaping plan is required to be submitted before landscape construction. As conditioned, the landscaping complies with the requirements in the LDC.

Through adequate landscaping and screening the proposed uses will have less of an impact on the use of adjacent properties.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Fire	• Engineering
• Environmental (Waste Management)	• Water/Cross Connection
• Business License	

PUBLIC COMMENTS

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

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 4/13/2019 and the Utah Public Meeting website on 4/16/2019. Public notices were mailed to all property owners within 300 feet of the project site on 4/1/2019.

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 maximum of thirty (30) parking stalls may be used for the truck rental.
3. The impound area is limited to the rear of the primary structure.
4. No parking is allowed within the 10' front parking setback or the 5' side/rear parking setback.
5. The two parking stalls adjacent to the sidewalk along 1000 N shall be deconstructed.
6. A landscaping plan, prepared in accordance with 17.32 of the LDC, that addresses the conditions of this permit shall be submitted for approval to the Community Development Department prior to landscape construction.
7. A landscaping buffer shall be constructed separating the parking from 1000 N. The buffer shall be a minimum of 10' wide and shall conform with type "C" separation prescribed in the LDC17.32.070
8. A total number of 10 trees and 25 shrubs, perennials or grasses shall be provided. 25% of the trees shall be evergreen.
9. Street trees are required to be planted in the parkstrip along 1000 N every 30'. Species and location shall be coordinated with the City Forester.
10. A 6' opaque fence is required around all sides of the impound yard and along the perimeter of the parking area adjacent to neighboring properties. The fence may not exceed 4' in the front yard of the property.
11. 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.
12. 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.
13. Prior to issuance of a Building Permit or 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. *Fire - contact 716-9515*
 1. Maintain existing access, hydrants and water supply.
 - b. *Engineering - contact 716-9153*
 1. Provide City with Standard Operating Procedure and/or a plan showing site improvements that will prevent the discharge of any contaminants from stored or impounded vehicles to City storm drainage system.
 2. A right-of-way permit shall be obtained prior to construction of the new access and driveway.
 - b. *Environmental—contact 716-9760*
 1. Dumpsters are available if needed. Cart will need to be placed at the curb on 1000 North for Tuesday morning collection.
 - c. *Water/Cross Connection - contact 716-9627*
 1. If water is to be used the water main will require a RP (ASSE1013) to be installed and tested as it enters the building before any branch offs or connections, then point of use will need protection as per rules of the 2015 IPC and Utah State Amendments.
 2. Landscape irrigation if connected to Logan City water must meet current City standards and have high hazard backflow protection. Cannot have City water feed and any other water source connected.
 - d. *Business License - contact 716-9230*
 1. Business license required for impound and truck rental use.

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. As conditioned, 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. 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 3/25	Received By RH	Receipt Number	Zone COM	Application Number PC 19-014
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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
Municipal Pool Truck Rental

PROJECT ADDRESS 114 E. 1000 N.	COUNTY PLAT TAX ID # 05 - 024 - 0019
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AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) R Lowell Huber	MAIN PHONE # 435-764-8032
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MAILING ADDRESS 980 N. 200 E	CITY Logan	STATE Utah	ZIP 84321
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EMAIL ADDRESS
lowell@ddheavytowing.com

PROPERTY OWNER OF RECORD (Must be listed) Ralph Lowell Huber	MAIN PHONE # 435-764-8032
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MAILING ADDRESS 980 N. 200 E.	CITY Logan	STATE Utah	ZIP 84321
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EMAIL ADDRESS
lowell@ddheavytowing.com

DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Towing Impound lot & Uhaul Share	Total Lot Size (acres) 1.473
	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
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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
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SW⁴ Section 27 Township 12 North, Range 1 East ~

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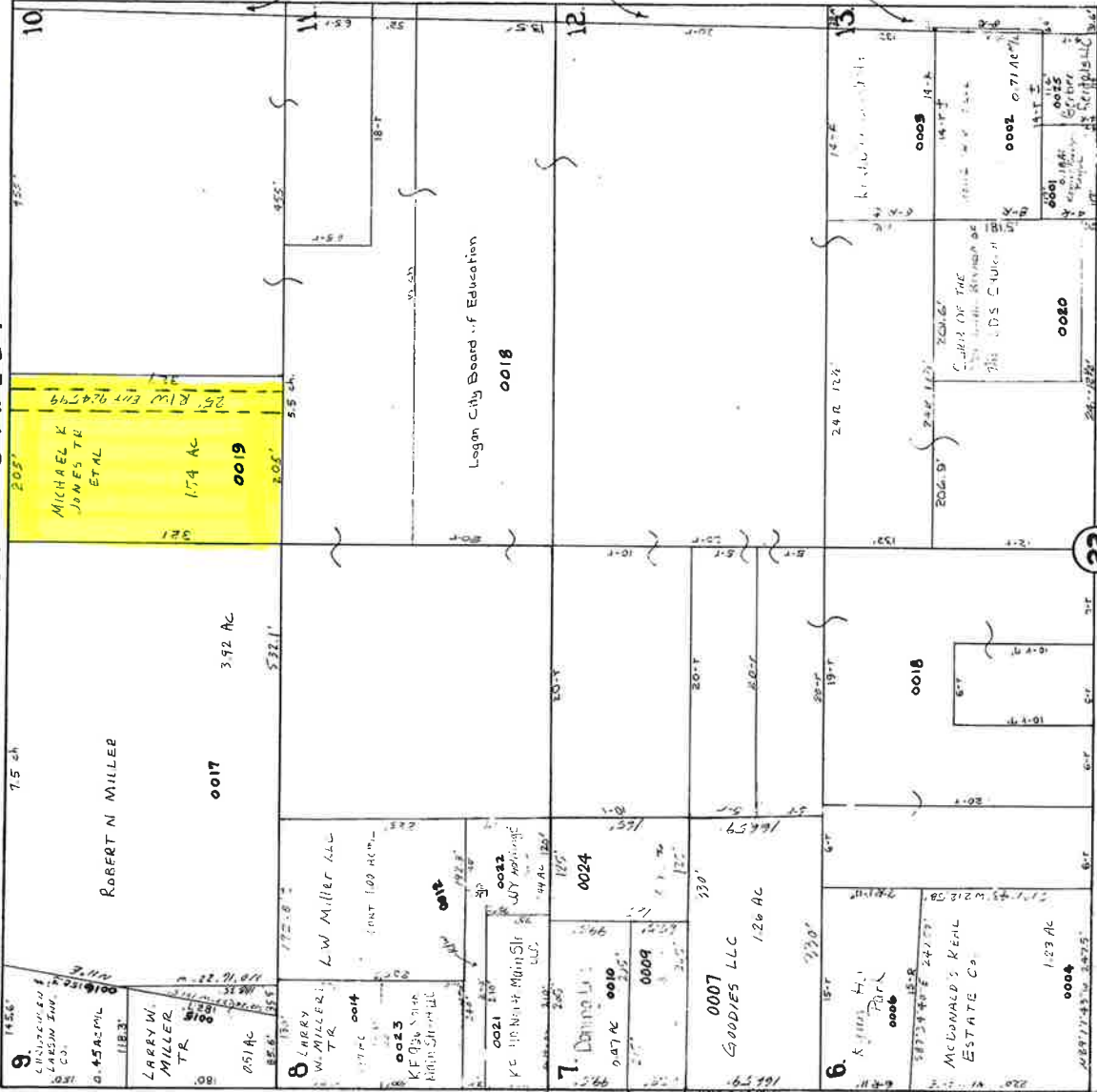
Scale 1 Inch = 100 Feet

TAX UNIT 27

N 1/2 BLOCK 22 PLAT "A" LOGAN FARM

PC 19-014

TENTH NORTH STREET



SEE 05-026
MAIN STREET

SEE 05-021

SEE 05-022

22

SEE 05-025

See S 1/2 Block

800 NORTH ST.

30'
15'
0'
1" = 30'
SCALE

