



**Project #19-028
Logan Depot
Located at 75 S 600 W**

REPORT SUMMARY...

Project Name: Logan Depot
Proponent / Owner: Andrea McCulloch / Rooftop Investments LLC
Project Address: 75 S 600 W
Request: Conditional Use Permit
Current Zoning: Commercial Services (CS)
Type of Action: Quasi-Judicial
Hearing Date: August 22, 2019
Submitted By: Aaron Smith, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission conditionally approve a Conditional Use Permit for Project #19-028, Logan Depot, in the Commercial Services (CS) zone located at 75 South 600 West, TIN #06-02-0012.

Current Land use adjoining the subject property

<i>North:</i>	CS: Commercial Uses	<i>East:</i>	CS/NR-6: Religious and Residential Uses
<i>South:</i>	CS: Commercial Uses	<i>West:</i>	CS: Commercial Uses

PROJECT PROPOSAL

The applicant is requesting a Conditional Use Permit to operate an entertainment and event space at the property located at 75 S 600 W. The property contains one building, a historic train station depot that was built c. 1920. The depot was renovated in 2008 and is currently the office of Milieu Designs. The building is approximately 3,800 SF. The proposed use would utilize approximately 2,400 SF of the building. The Logan City Land Development Code (LDC) defines an entertainment space that is less than 10,000 SF and has an anticipated attendance of less than 300 people as an Entertainment Event, Minor. The LDC requires a Conditional Use Permit for an Entertainment Event, Minor in the Commercial Services zone.

CONDITIONAL USE PERMIT

The LDC 17.42 describes the purpose of Conditional Use Permit as providing for discretionary consideration of applications in order to preserve neighborhood character and protect public health, safety and welfare. Impacts associated with the project use are typically parking, traffic, and noise.

PARKING & TRAFFIC

The property currently has 7 parking stalls. As some events may be scheduled during business hours, the parking for the existing office use on the site must be maintained. The existing office use, approximately 900 SF, requires 3 parking stalls. The proposed event use requires one (1) parking stall per three (3) maximum occupants. As the property is not fire sprinkled, the max. occupancy for the structure has been set at 98. Per the parking ratio requirement, 33 parking stalls are required for the use. For the office and event space uses combined, 36 parking stalls are required. With 7 parking stalls located on-site, an additional 29 parking stalls are required. Any increase in occupancy would require an increase in required parking.

The LDC 17.31.050.D allows for off-site shared parking to meet parking requirements. Shared parking is required to be located within 600' of the use. The applicant has submitted a parking agreement with Western Mechanical that would allow for the use of up to 53 stalls. The shared

parking location is within 600' of the use. The Depot's peak parking use is anticipated to be in the evenings and on weekends, while Western Mechanical's peak parking use is anticipated to be during weekday business hours of 7am-5pm. Staff finds that shared parking between the two uses is compatible. As conditioned, with a signed and notarized shared parking agreement submitted to Community Development and recorded, the project meets the parking requirements on the LDC.

NOISE IMPACTS

While surrounding land use is generally compatible with the project, there are homes located in the area. The nearest residential property to the project location is approximately 100' to the northeast, and the majority of residential homes are located to the east of the project. The project's outdoor patio space is located on the west side of the depot. The patio location will help buffer general outdoor noise associated with an event. Any uses at the site would be subject to the noise ordinance in City Code which prohibits loud noise between the hours of 10:00 PM and 7:00 AM. The Mayor of Logan is the only one authorized to allow noise variances for certain events through explicit written permissions.

OPEN SPACE & LANDSCAPING

While no site development is proposed, a change in use requires compliance with open space and landscaping requirement of the LDC. The LDC 17.19.070 requires 10% open space and an additional 10% useable outdoor space of the project site. The LDC 17.35 generally describes open space as native vegetation or landscaped areas, while useable outdoor space is typically decks, patios and other similar outdoor amenities. The .23-acre (10,000 SF) site would require 1,000 SF of both landscaping and usable outdoor space for a total of 2,000 SF of open space. The site currently contains 1,300 SF (13%) of open space and 2,400 SF (24%) of useable outdoor space. The site is completely landscaped, with planting buffers between the parking and the street, patio trees, and street trees. As proposed, the project meets the requirements in the LDC.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

No comments received	
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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 comments have been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 8/10/2019, posted on the City's website and the Utah Public Meeting website on 8/14/2019, and mailed to property owners within 300 feet on 8/5/2019.

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 Conditional Use Permit and are available in the Community Development Department.
2. Unless otherwise specifically authorized by the Mayor, noises associated with the entertainment event use shall fully comply with the Logan City Noise Ordinance and cease between the hours of 10:00 PM and 7:00 AM
3. With a building maximum occupancy of 98, and parking for existing office, 36 parking stalls shall be provided.
4. Any increase in maximum occupancy will require an increase in required parking.

5. A signed and notarized shared parking agreement shall be submitted to Community Development and recorded with the county.
6. 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.
7. 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.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE CONDITIONAL USE PERMIT

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 surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.
3. As conditioned, the proposed use provides adequate off-street parking in conformance with this Title.
4. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
5. 600 West provides access and is adequate in size and design to sufficiently handle traffic and utility demands related to the land use.

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	Received By	Receipt Number	Zone	Application Number
7-15-19		312891	CS	PC 19-028
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				
Logan Depot				
PROJECT ADDRESS				COUNTY PLAT TAX ID #
75 South 600 West				06 -- 002 -- 0012
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete)				MAIN PHONE #
Andrea McCulloch				764-4544
MAILING ADDRESS		CITY	STATE	ZIP
75 South 600 West		Logan	UT	84321
EMAIL ADDRESS				
andrea@milieudesign.com				
PROPERTY OWNER OF RECORD (Must be listed)				MAIN PHONE #
ROOFTOP INVESTMENTS LLC				764-4544
MAILING ADDRESS		CITY	STATE	ZIP
75 South 600 West		Logan	UT	84321
EMAIL ADDRESS				
andrea@milieudesign.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed)				Total Lot Size (acres)
Conditional use request for 'Entertainment Event, Minor' within the CS district to allow for small events at the historic Logan Depot building (Depot). Events are to be less than 49 persons in two separate areas of the building, for a total maximum of 98 persons. During business hours, one or two small events could occur while up to 8 office employees are working in the north end of the building. To support this proposed use, 8 parking spaces at the Depot will be supplemented with shared parking spaces at Western Mechanical (125 South 700 West). (see attached shared parking agreement). Shared parking will support 1 car / 4 people (13 to 26) spaces.				0.23
				Size of Proposed New Building (square feet)
				N/A
				Number of Proposed New Units/Lots
				N/A
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		
				

Parcel Map



7/25/2019, 8:50:12 AM

Override 1

County Centerline

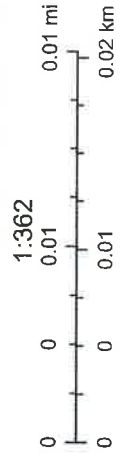
Cache Parcels

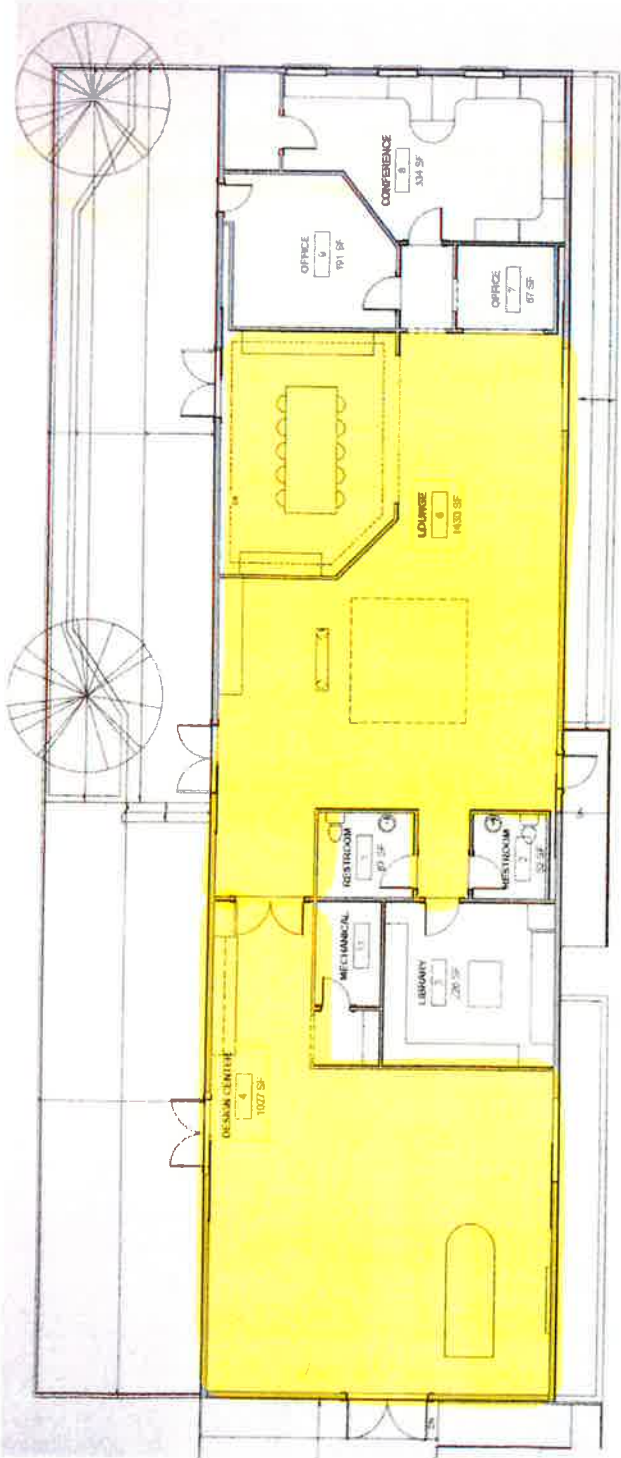
Parcel Tax ID Label

Municipal Boundaries

State Roads

County Boundary





Parking Areas Identification Sheet

Joe Ejlbert President, Western Holdings, Inc.

S-30-19
Joe Ejlbert
Manager, Thirdgen Properties, LLC

