



**Project #19-037
Cannon Heritage Consultants
Located at 1015 E 100 N**

REPORT SUMMARY...

Project Name: Cannon Heritage Consultants
Proponent/Owner: Kenneth Cannon
Project Address: 1015 E 100 N
Request: Conditional Use Permit
Current Zoning: Suburban Neighborhood Residential (NR-4)
Date of Hearing: September 26, 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 #19-037 Cannon Heritage Consultants, to allow up to two (2) non-resident employees at a home occupation located at 1015 East 100 North; TIN #07-046-0060.

Land use adjoining the subject property

<i>North:</i>	NR-4: Single Family Residential	<i>East:</i>	NR-4: Single Family Residential
<i>South:</i>	NR-4: Single Family Residential	<i>West:</i>	NR-4: Single Family Residential

Conditional Use Permit Request

The proponent is requesting a Conditional Use Permit to allow up to two (2) non-resident employees at a home occupation. The Land Development Code (LDC) permits between 2-3 non-resident employees with a Conditional Use Permit.

Kenneth Cannon has applied for a Home Occupation License for Cannon Heritage Consultants. The business provides research and fieldwork services for projects that are required to meet Historic Preservation Act regulations. A portion of the home will be used as an office for report preparation. The office will be used Monday through Friday from 8:00 am to 5:00 pm. The office space is located above the garage and is 1,169 SF, and includes a kitchenette and full bath. The living space of the home is 4,989 SF. 23% of the home SF is utilized for the home occupation. Use of a up to 25% of a home's SF is permitted without a Conditional Use Permit. Parking for the non-resident employees will be located in the 4-car garage. No on-site customers are expected with this home occupation.

Home occupations that require a Conditional Use Permit are reviewed to mitigate any potential neighborhood impacts from the use. Impacts typically include noise, access, traffic and parking.

Access, Traffic, and Parking

The home is located in the Sumac/Thrushwood area, and is accessed via 100 N. The road is public to the project site, and becomes a private road above the project site that accesses two additional homes. The driveway to the home is circular and varies in width between 33' at 100 N, to 12' along the circular drive. The area in front of the 4-car garage may also be used for parking, and is approximate 1,400 SF. The parking garage and surface area in front of the garage provide adequate parking for the residents and two non-resident employees. Staff estimates that between 8-10 cars could park off-street at this residence.

Noise

The office will be used Monday through Friday from 8:00 am to 5:00 pm. This use is not anticipated to create any noise, odor, or disturbance beyond the property. Any use at the home 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.

As the site has adequate parking, and the use would have minimal impact on surrounding property, staff recommends conditional approval of this project.

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	
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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

The project was noticed in the Herald Journal on September 14, 2019, and posted on the Utah Public Meeting Notice website on September 18, 2019. Public hearing notices were sent to property owners within 300' on September 9, 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. Two dedicated off-street parking stalls within either the parking garage or the driveway shall be provided during business hours for employee parking.
3. The home occupation shall not exceed 25% of the gross floor area of the residence.
4. 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 water hazard assessment should be done to help identify any possible cross connections posed to the occupants or Logan City water system.

RECOMMENDED FINDINGS FOR APPROVAL

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

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

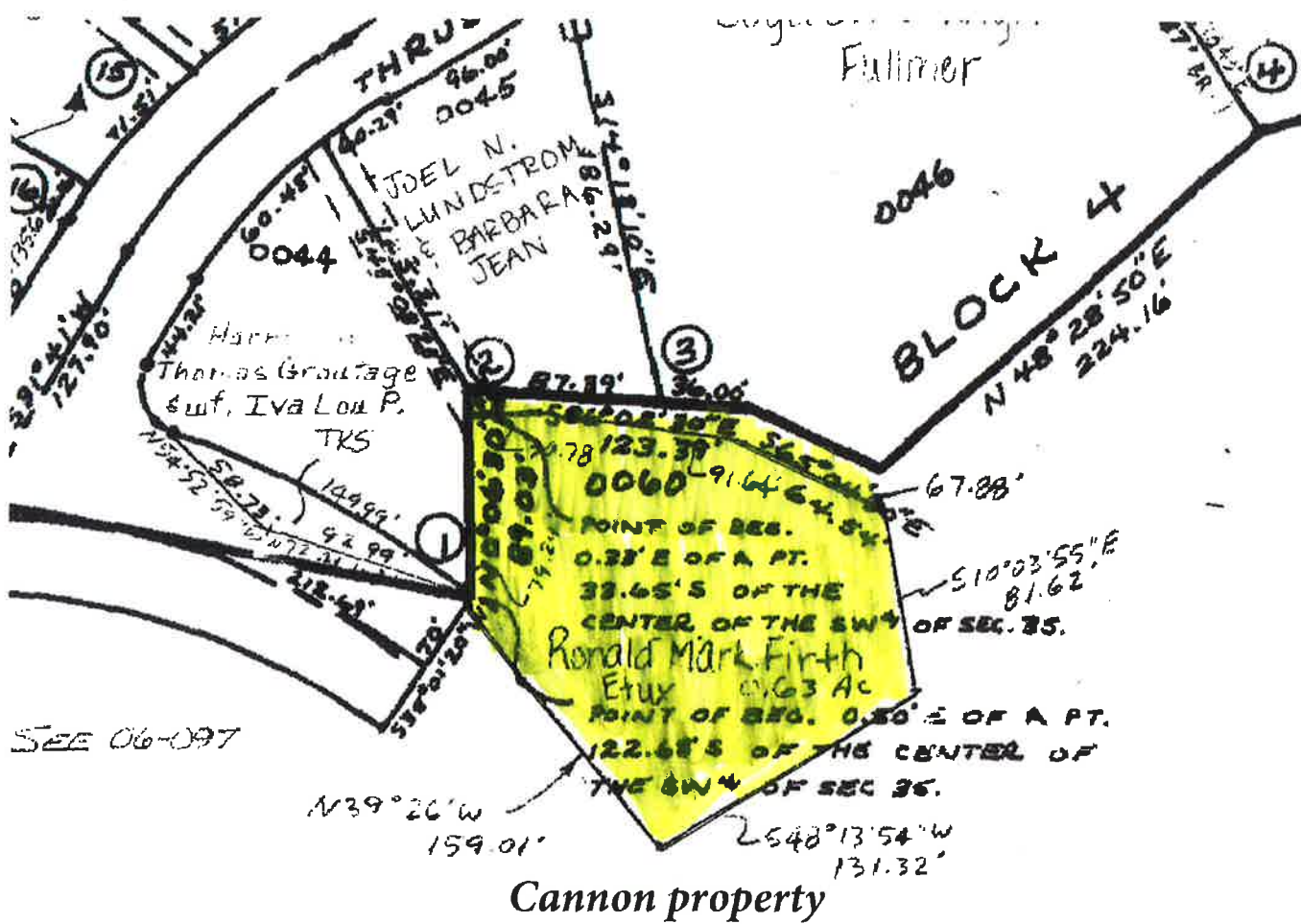
<p>This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional 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.</p>
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Plat Map

PC 19-037

Borrower	N/A		
Property Address	1015 E 100 N		
City	Logan	County	Cache
Lender/Client	Leisa Firth	State	UT
		Zip Code	84321

TIN 07-046-0060

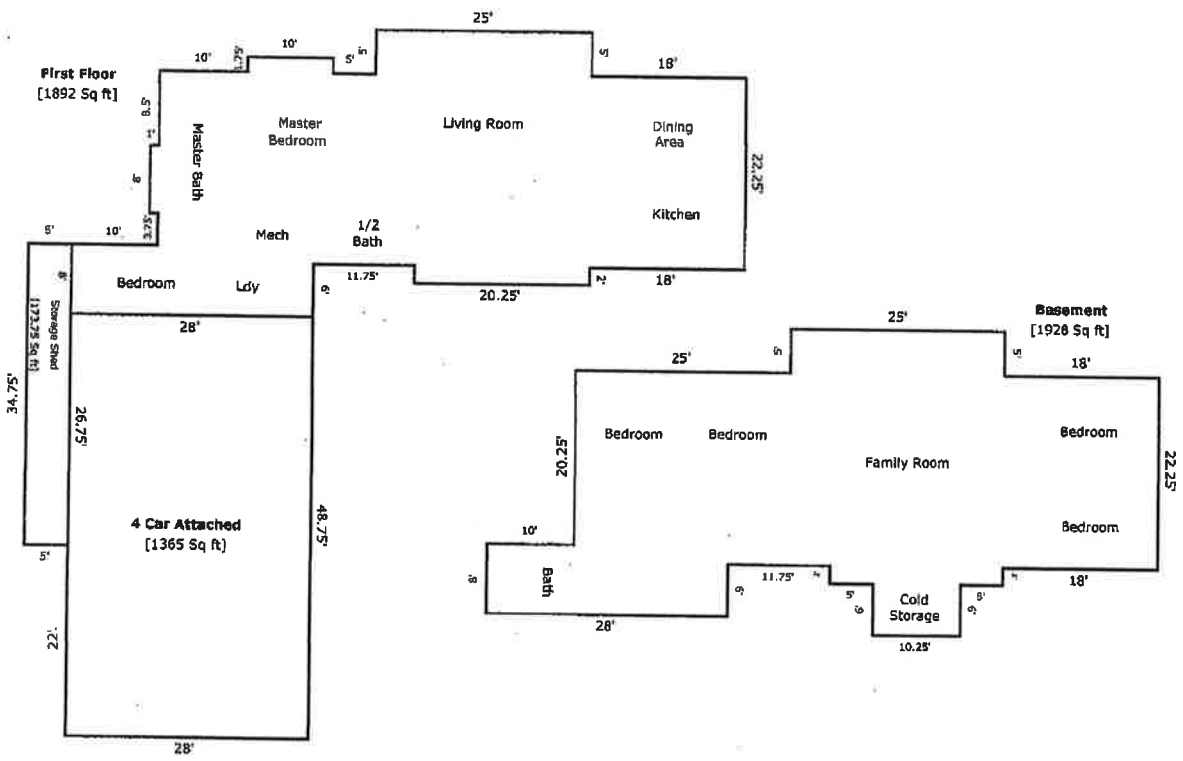


SEE 06-097

Cannon property

Building Sketch (Page - 1)

Borrower	N/A		
Property Address	1015 E 100 N		
City	Logan	County Cache	State UT Zip Code 84321
Lender/Client	Leisa Firth		



TOTAL Sketch by a la mode, Inc.

Area Calculations Summary

Living Area
First Floor

1892 Sq ft

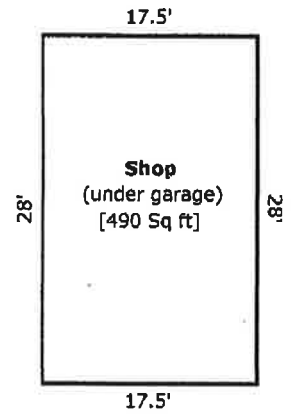
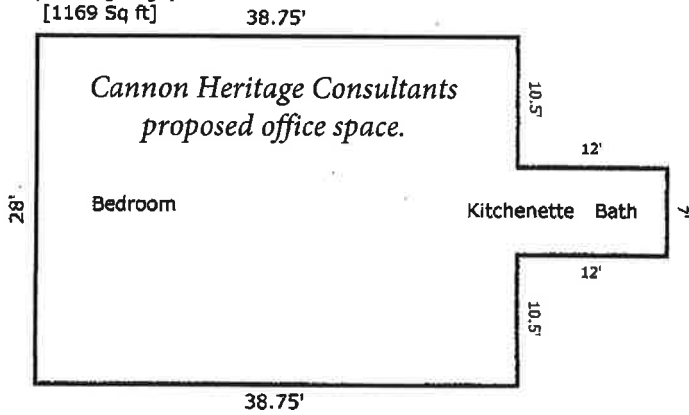
Calculation Details

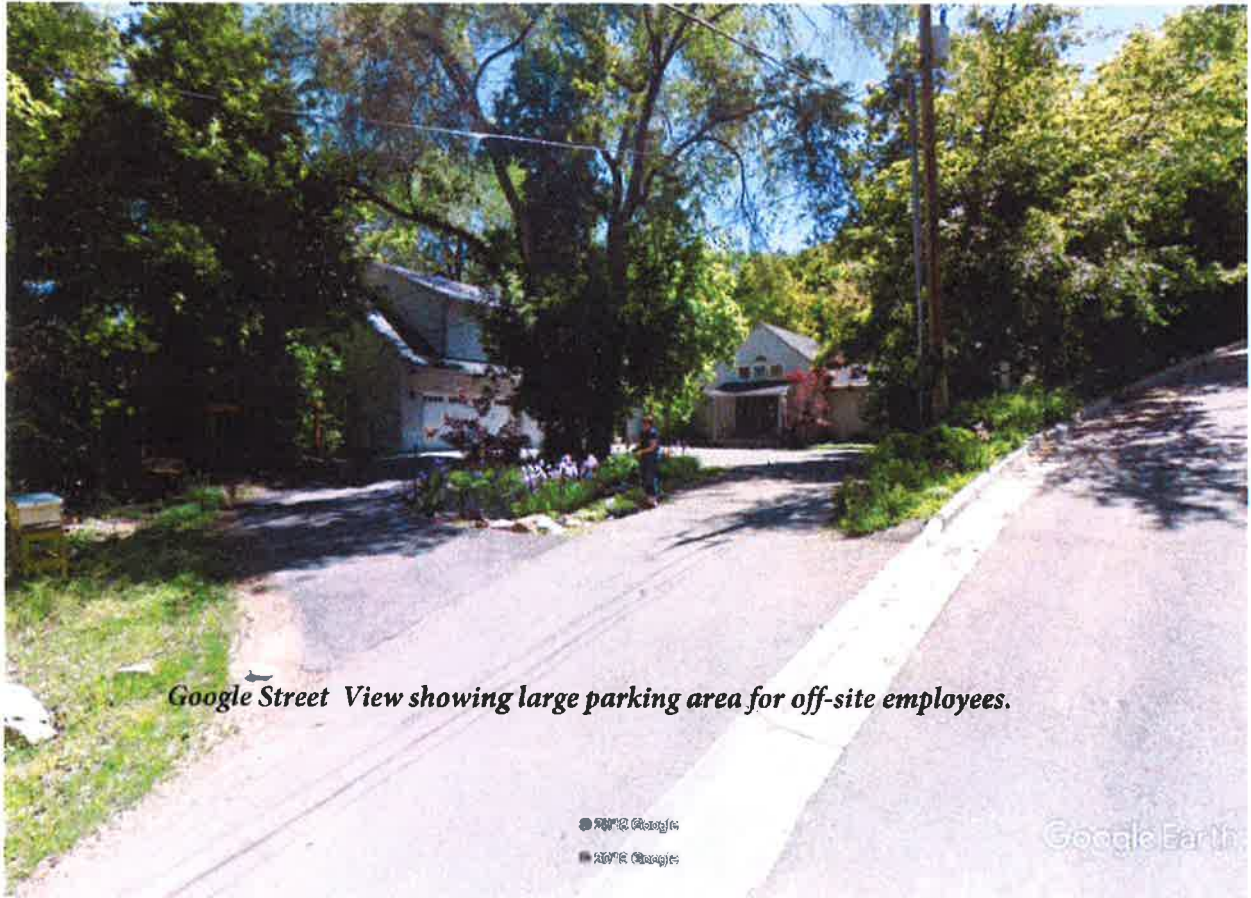
10 × 1.75	=	17.5
25 × 5	=	125
20.25 × 2	=	40.5
8 × 1	=	8
8 × 10	=	80
28.25 × 18	=	508.5
22.25 × 50	=	1112.5

Building Sketch (Page - 2)

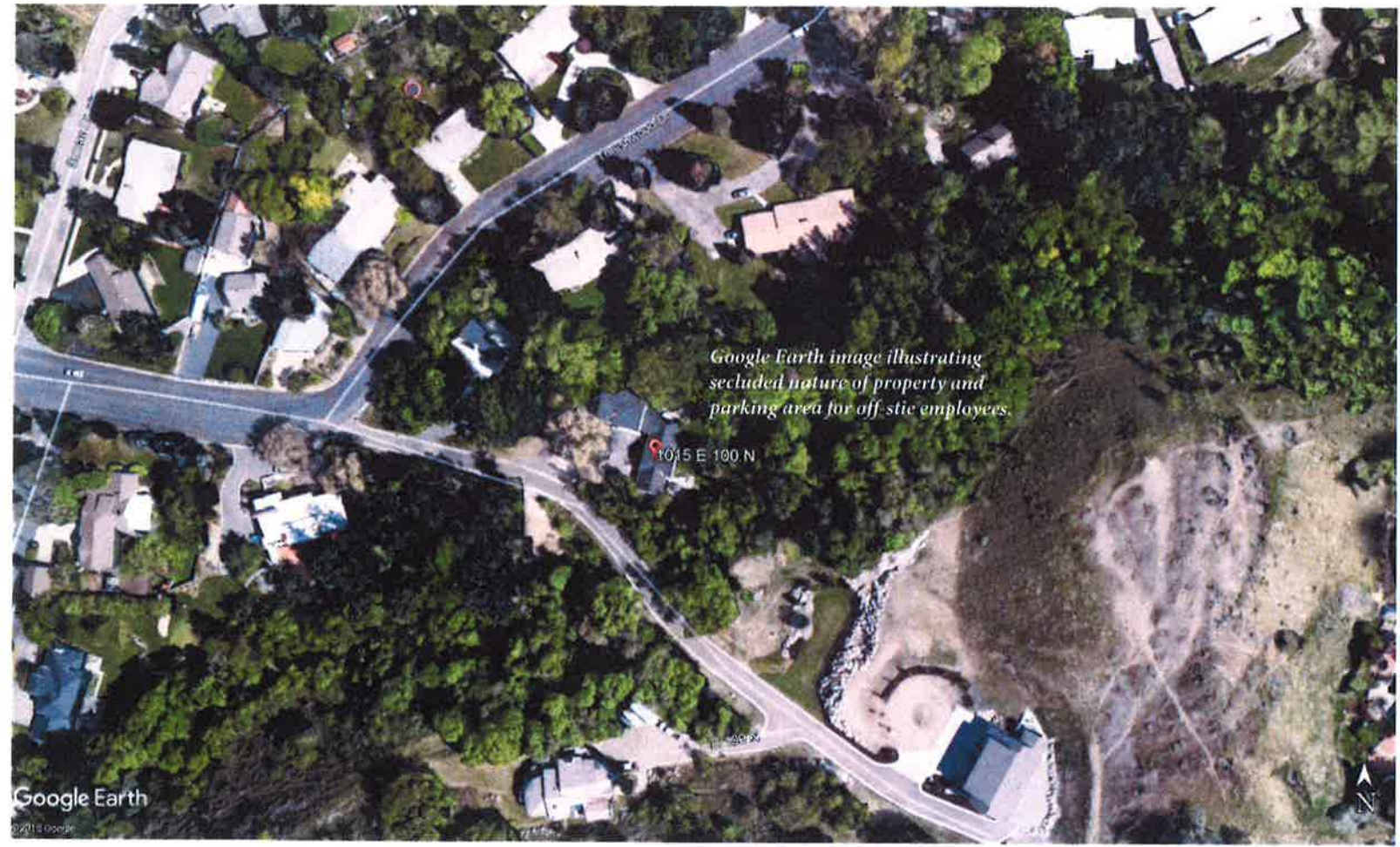
Borrower	N/A						
Property Address	1015 E 100 N						
City	Logan	County	Cache	State	UT	Zip Code	84321
Lender/Client	Leisa Firth						

Second Floor
(above garage)
[1169 Sq ft]





Google Street View showing large parking area for off-site employees.



Google Earth image illustrating secluded nature of property and parking area for off-site employees.

1015 E 100 N

Google Earth
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