



**Project #19-038
Westside Coffee (Eastside Location)
Located at 1341 East 700 North**

REPORT SUMMARY...

Project Name: Westside Coffee (Eastside Location)
Proponent / Owner: John McMorris / John Wheeler
Project Address: 1341 East 700 North
Request: Conditional Use Permit
Current Zoning: Community Commercial (CC)
Type of Action: Quasi-Judicial
Hearing Date: September 26, 2019
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Conditional Use Permit for Project #19-038, Westside Coffee, in the Community Commercial (CC) zone located at 1341 East 700 North, TIN #07-007-0030.

Current Land use adjoining the subject property

<i>North:</i>	NR-6: Residential Uses	<i>East:</i>	CC: Commercial Uses
<i>South:</i>	PUB: Public Uses	<i>West:</i>	NR-6: Residential Uses

Project Proposal

The applicant is proposing a new Coffee Shop with breakfast and lunch items. Seating is proposed in an approximate 600 SF area with food preparation and administration areas in the remaining space. A coffee roaster is proposed near the center of the building and the hours of operation have been requested to be 7:00 AM to 11:00 PM. The Land Development Code (LDC) 17.11.030 requires a Conditional Use Permit in the Community Commercial (CC) zone for restaurant land uses.

CONDITIONAL USE PERMIT

The Land Development Code (LDC) defines a restaurant as an establishment where food is prepared served and consumed. The LDC 17.42 describes the purpose of Conditional Use Permits as providing for discretionary consideration of applications in order to preserve neighborhood character and protect public health, safety and welfare. Impacts typically associated with applications are parking, traffic, and noise.

Traffic Impacts

The building is currently vacant with approximately 30 feet of frontage along 700 North. 700 North is categorized as a "local" street in the Logan City Transportation Master plan. 700 North has two vehicular travel lanes and parallel parking with sidewalks on both sides. The property currently has 5 off-street parking stalls (two in the front and three in the rear). Access to the rear parking area is via a shared easement with the property to the east. At one stall per every 150 SF of dining area, the proposed 600 SF dining area would require four (4) parking stalls. Because of the relatively small size of the business, traffic generated from this property should have nominal impacts on traffic flow/functionality of 700 North. On-street parking along 700 North is typically heavily used during Utah State University school hours and this business will likely compound parking demand on 700 North. As conditioned with minimum off-street parking stalls, the project complies with the LDC.

Noise and Odor Impacts

The property is located directly adjacent to several residential homes to the west and north, with some commercial properties to the east. To the south is a public park and Highway 89. The applicant is proposing hours of operation between 7:00 AM and 11:00 PM. The Logan City noise ordinance prohibits noises that disturb neighboring properties between the hours of 10:00 PM and 7:00 AM. With a proposed 11:00 Pm closing time and the Logan City noise ordinance taking affect at 10:00 PM, potential noise issues could arise. As conditioned with compliance to Logan City noise ordinances, the project meets code requirements.

The applicant is proposing a small boutique coffee roaster on the property that could produce odors in the area. Smells associated with coffee bean roasting are typically a burnt or smoky aroma. As conditioned with aroma impact mitigation, the project meets the requirements in the LDC.

Visual Impacts

The existing building and site improvements are proposed with no changes. Exterior lighting can be the most impactful change to neighborhood character. Commercial businesses typically desire to illuminate their parking lots. Depending on the height, style, lumen level and orientation, lighting impacts can have far-reaching effects. When residential uses are adjacent, lighting can negatively impact sleeping environments. As conditioned with any new lighting meeting dark-sky code compliance, lighting impacts will be minimized.

Setbacks

The Land Development Code (LDC) requirements for setbacks in the CC zone are as follows (as measured from property lines):

Front:	10-25' (adjacent to NR = 25' minimum front yard setback)
Side:	8'
Rear:	10'
Parking (front):	10'
Parking (side/rear):	5'
Driveway (side)	2'

The following setbacks currently exist (as measured from the exterior property lines of the project site, at closest points):

Front (south):	24'
Side (east):	1'
Side (west):	1'
Rear (north):	20'
Parking (front):	1'
Parking (side/rear):	1'
Driveway (side):	NA'

The building and parking areas were legally established in 1948 under different City code requirements. The proposal does not include any building or exterior site remodeling that would change or create further non-compliance with setback requirements.

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 9/14/19, posted on the City's website and the Utah Public Meeting website on 9/18/19, and mailed to property owners within 300 feet on 9/9/19.

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. The business shall provide four (4) parking stalls based on 600 SF of dining area. If the dining area dimensions change in the future, parking requirements will need to be met as per City Code.
3. All new exterior lighting shall comply with Logan City's dark sky friendly ordinance with all fixtures concealed source and down cast so that they do not illuminate adjacent properties.
4. The business shall lower sound/noise levels into compliance with Logan City ordinance between 10:00 PM and 7:00 AM.
5. Coffee roasting shall be limited to no more than 8 hours a day.
6. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
7. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
8. 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.
9. 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.
10. 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. *Water — contact 716-9627*
 - Water main currently has a backflow assembly for containment protection (City protection). It and any others will need to be tested before final inspection for sign off. All points of use of water will need to comply with current code to pass final inspection.
 - Any fire suppression systems or land scape irrigation systems connected to Logan City Water must have proper backflow protection, and all assemblies must be tested, and report turned into Logan City Water.
 - All points of use of water must comply with current IPC and Utah State Amendments.
 - Project shall comply with all Utah Division of Drinking Water rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention.
 - b. *Fire — contact 716-9515*
 - This is an existing commercial building. Fire apparatus access is provided within 150 feet all areas around the exterior from 700 N. Existing fire hydrant at 700 N Hillcrest Ave. (NW Corner) is within 400 ft of all areas around the exterior of the existing building. Fire flow for the size and construction type is adequate.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE CONDITIONAL USE PERMIT

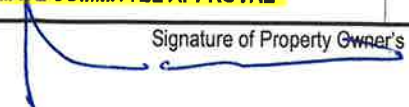
The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. The proposed building and site developments are consistent with the ordinance and regulations associated with the CC zoning district and does not exceed maximum density.
2. The use is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining properties as conditioned.
3. The Conditional Use Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
4. As conditioned the proposed project provides parking in conformance with Title 17.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
6. The adjacent street provides access and is adequate in size and design to sufficiently handle traffic and utility demands related to the land use.



APPLICATION FOR PROJECT REVIEW

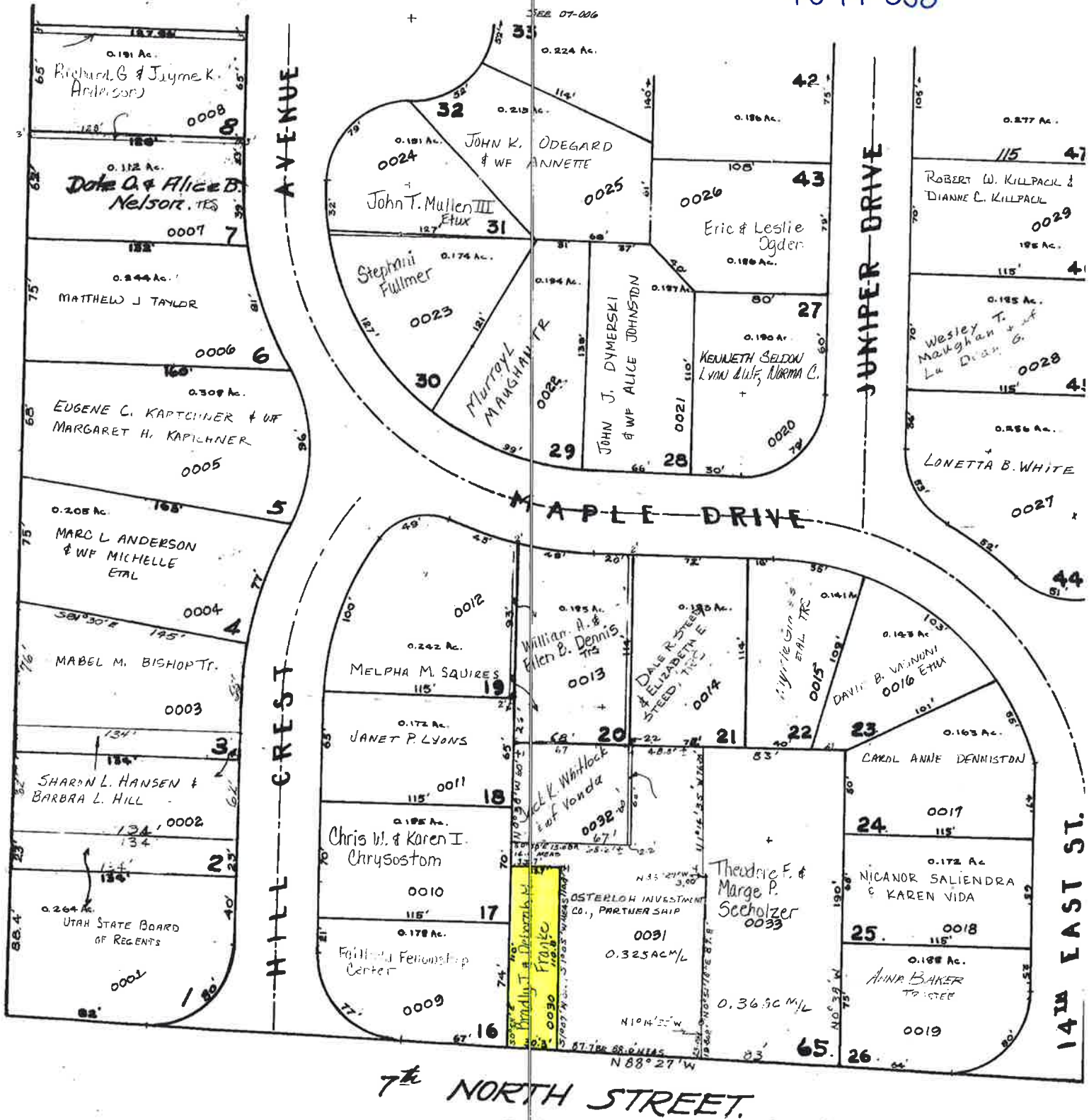
Planning Commission Land Use Appeal Board Administrative Review

Date Received 8-26-19	Received By RH	Receipt Number	Zone NC	Application Number PC 19-038
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 WESTSIDE COFFEE (EASTSIDE LOCATION)				
PROJECT ADDRESS 1341 EAST 700 NORTH			COUNTY PLAT TAX ID # 07-007-0030	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) JOHN MCMORRIS			MAIN PHONE #	
MAILING ADDRESS 285 NORTH 100 WEST		CITY LOGAN	STATE UT	ZIP 84321
EMAIL ADDRESS jmcmmorris@hotmail.com				
PROPERTY OWNER OF RECORD (Must be listed) John Wheeler			MAIN PHONE # 435-232-2500	
MAILING ADDRESS 763 E. 300 S.		CITY Smithfield	STATE UT	ZIP 84335
EMAIL ADDRESS thewaynewwheeler@gmail.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) -COFFEE SHOP - Grab and Go Breakfast items and sandwiches at Lunch - Hours 7am-11pm? coffee and Smoothies. Seating casual tables couches. Possible small 5 kilo roaster to "Boutique" Roast coffee for Westside Brand.			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	

HILL CREST HOMES
SUBDIVISION OF BLOCK 24, PLAT "G" LOGAN FARM SURVEY
SE 1/4 SECTION 26, TOWNSHIP 12 NORTH, RANGE 1 EAST, IND.
SCALE 1 INCH = 50 FT.
SHEET #1.

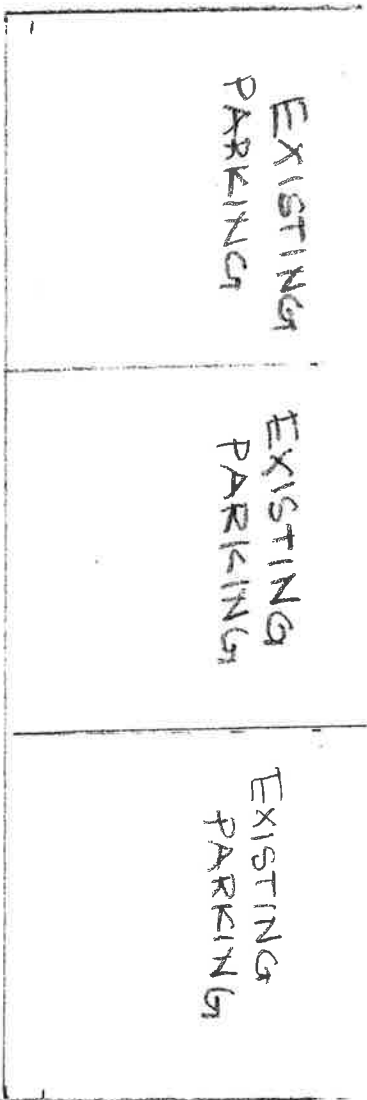
PC 19-038

SEE 05-015

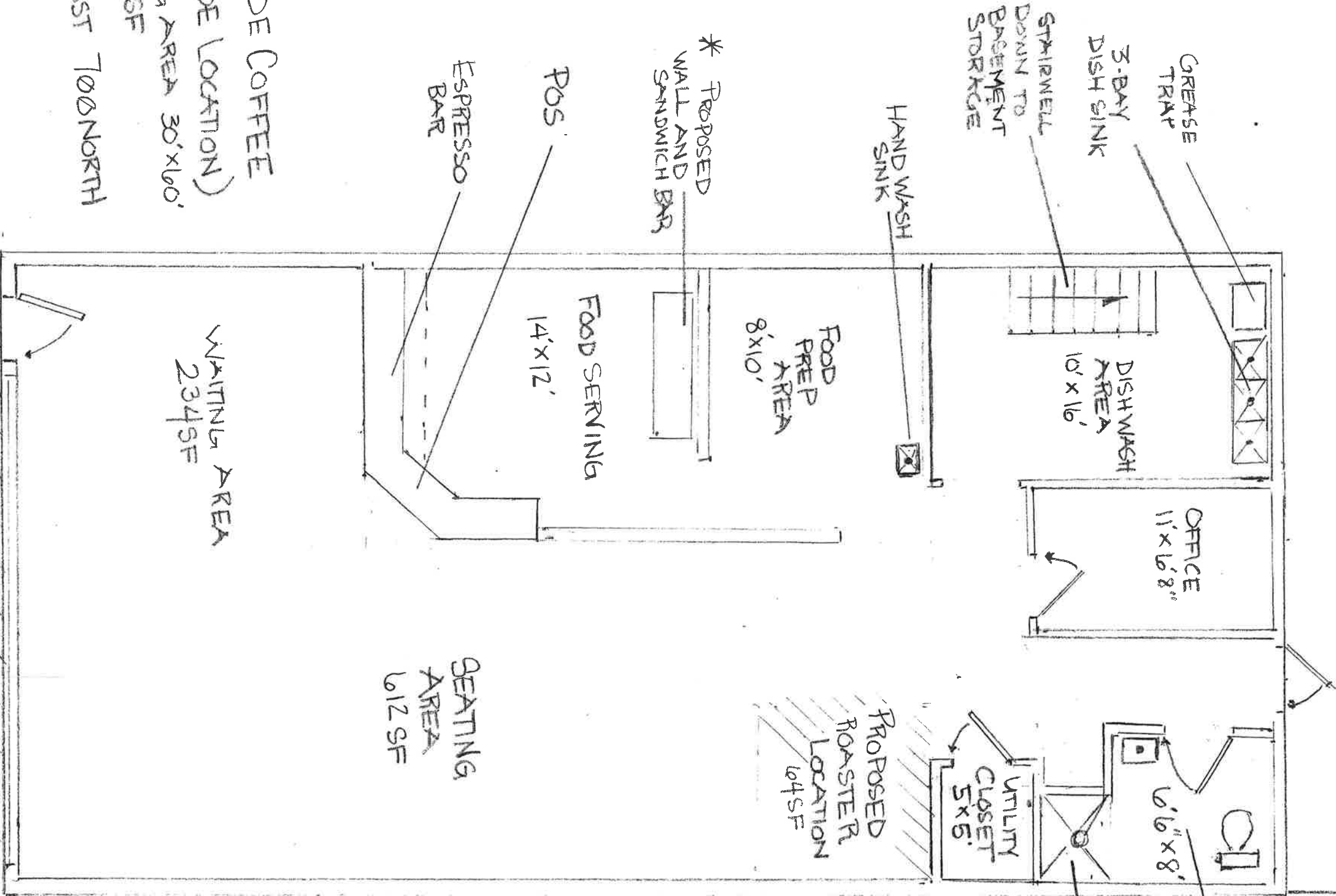


SEE 06-078

EXISTING FLOOR PLAN
PARKING PLAN



WESTSIDE COFFEE
(EASTSIDE LOCATION)
BUILDING AREA 30'x100'
1800 SF
1341 EAST 700 NORTH



EXISTING FREDRICO'S PARKING

