



**Project #20-026  
CAPSA Addition  
Located at 308 West 1000 North**

**REPORT SUMMARY...**

<i>Project Name:</i>	CAPSA Addition
<i>Proponent/Owner:</i>	Joseph Beck / CAPSA
<i>Project Address:</i>	308 West 1000 North
<i>Request:</i>	Conditional Use Permit
<i>Current Zoning:</i>	Traditional Neighborhood Residential (NR-6)
<i>Date of Hearing:</i>	May 14, 2020
<i>Type of Action:</i>	Quasi-Judicial
<i>Submitted By:</i>	Russ Holley, Senior Planner

**RECOMMENDATION**

Staff recommends that the Planning Commission **conditionally approve** a Conditional Use Permit for Project #20-026 CAPSA Addition, located at approximately 308 West 1000 North, TIN# 05-115-0001.

*Land use adjoining the subject property*

<i>North:</i>	NR-6: Residential Uses	<i>East:</i>	MR-12: Residential Uses
<i>South:</i>	NR-6: Residential Uses	<i>West:</i>	NR-6: Residential Uses

**Project Location**



### **Request**

The proponent, CAPSA (Citizens Against Physical and Sexual Abuse), is requesting a Conditional Use Permit for a two-story 8,400 SF building addition. CAPSA is a non-profit local community organization that provides support services for victims impacted from all types of abuse. Originally approved in 2000 after considerable neighbor scrutiny, the 1.75-acre property was developed and built in 2003 and has been essentially unchanged since that time.

The current request shows a building addition towards the side (east) property boundary and additional asphalt surface parking areas towards the front (north) property line along 1000 North. These areas currently contain trees, shrubs and turf-grass landscaping and a small portion of the existing asphalt parking lot. The proposed two-story building addition is shown with similar materials and colors found on the existing building. The proposed additional building space will contain administrative offices, counseling and public meeting space.

### **Conditional Use Permit**

The Conditional Use Permit (CUP) process provides a system for discretionary consideration for applications that are not typically associated with the zoning district or considered conditional. Conditional Use Permit approvals should preserve and enhance neighborhood character and protect public health, safety and general welfare. LDC 17.52.050 states that the expansion of a nonconforming use must first obtain a CUP. Table 17.08.040 states that a Residential Treatment Program, which is defined as providing sheltering, personal care and counselling services for qualifying individuals and/or individuals with special needs, are not permitted in the NR-6 unless federal law preempts local zoning. In 2000 CAPSA received a CUP for this use and location. This application is for an expansion of the already established land use and should focus on the impacts of this proposal only. Below are the criteria for CUP approvals in the LDC.

#### **§17.42.050 Planning Commission Action**

*The Commission may approve or conditionally approve a conditional use permit only upon substantiating the following findings:*

- A. The maximum established density has not been exceeded, unless a density bonus has been approved in conformance with General Plan policy and City ordinance.*
- B. 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.*
- C. The use is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.*
- D. The streets providing access and other infrastructure to the subject property have adequate capacities or a suitable level of service for the conditional use.*
- E. The proposed use is compatible with neighborhood uses and character while preserving and enhancing the character of the neighborhood.*
- F. Access to adjoining streets is designed to be constructed in conformance with City standards and specifications. Where adjoining streets are regulated by the Utah Department of Transportation, access to street(s) shall conform to the requirements of the Cache Access Management Plan.*
- G. The proposed use provides adequate off-street parking in conformance with this Title.*
- H. The project provides open space and landscaping in conformance with this Title.*

When approving a CUP, the Planning Commission must substantiate the above list of criteria. The majority of the list is quantifiable standards such as density, parking, open space and street access. The more difficult parts of CUP approvals include substantiating the “preservation and enhancement of neighborhood character” and “compatibility and interference with use and enjoyment of neighboring properties”. These discretionary issues need to be viewed from a broad perspective by the Planning Commission in order to ensure overall neighborhood

harmony. The surrounding residential neighborhood is low to medium density housing consisting mainly of single and two-story structures built in the 1975-2005 timeframe.

Building massing, placement, heights, colors, materials and parking lot locations should all be considered when trying to achieve surrounding neighborhood compatibility. The existing CAPSA building and parking lot sit near the center of the property and have major areas of articulation that break up mass and bulk as shown below.



### **Setbacks**

The Land Development Code (LDC) requirements for setbacks in the NR-6 zone are as follows (as measured from property lines):

Front:	25'
Side:	8'
Rear:	10'

The following setbacks are proposed for the building(s) (as measured from the exterior property lines of the project site):

Front: (north)	89'
Side: (east)	8'
Side: (west)	134'
Rear: (south)	158'



Substantial setbacks are proposed on the north, south and west side. The east side is proposed at the minimum setback line of 8 feet with the building length in this area of 132-feet long. As proposed, the building addition meets minimum setback requirements of the LDC.

### ***Parking***

The LDC requires an alternative parking plan for Residential Treatment Programs. The proposal includes office space which is required as per the LDC to provide one (1) parking stall for every 300 SF of office space. The proposed plan shows the elimination of three parking stalls for a drive aisle and 29 new parking stalls for the 8,400 SF building addition. The applicant provided the following breakdown of building addition space and information that they consider their alternative parking plan. In addition to these numbers, they state that the existing parking lot is full most every day. Meeting rooms will equal 1160 SF and office space will equal 7354 SF. For typical office and meeting space, the LDC would require 26-28 stalls (24 for office and 2-4 for meeting areas) for this project. As conditioned with a more detailed alternative plan that vets all options and possibilities to minimize parking and traffic impacts as outlined in the LDC, the project complies with the requirements in the code.

### ***Open Space***

The LDC does not require open space in the NR-6 but does limit lot coverage to 60% maximum. Typically, single-family homes on a maximum of 40% of the overall lot leave relatively large areas of yard space/landscaping to buffer neighbors. Lot coverage is defined as the area of building(s) in relation to the area of the property.

<b>Approx. Areas</b>	<b>Building Footprint(s)</b>	<b>Parking Lot Footprint(s)</b>	<b>Open-Space Footprint(s)</b>	<b>Total</b>
<b><i>Existing Property Current Configuration</i></b>	8,500 SF (11%)	26,000 SF (34%)	41,500 SF (54%)	76,000 SF (100%)
<b><i>Proposed Building Addition Site Only (site plan area)</i></b>	4,200 SF (12%)	20,500 SF (57%) (some overlap)	11,300 SF (31%)	36,000 SF (100 %)
<b><i>Both Existing and Proposed Areas Together</i></b>	12,700 SF (17%)	38,000 SF (50%)	25,300 SF (33%)	76,000 SF (100%)

The overall property can be considered and utilized for code compliance on building or project additions, but with CUP reviews, additional considerations can be made. Open space and landscaping, strategically placed, can be very effective to help atypical uses/structures enhance or maintain neighborhood character and compatibility. The above table shows open space percentages shrinking and parking and building footprints increasing in coverage percentages with this proposal. The Planning Commission will need to determine if these proposed ratio percentages maintain or compromise neighborhood compatibility and character. The overall lot coverage (building footprint only) of 17% complies with the requirements of the LDC. As conditioned with neighborhood compatibly and character considerations, the proposal meets the requirements in the LDC.



### **Summary**

The use of this property is not up for debate. It has been legally established already. This permit must focus on the physical changes and impacts of this proposal from a design, layout and configuration standpoint. Maintaining or enhancing neighborhood character is the most difficult part for CUP approval. Often difficult to quantify or measure, what could potentially compromise or burden the neighborhood from a proposal like this. Traffic, density, noise, hours of operations and physical configuration or design layout are the main issues associated with this proposal. Noise and hours of operation will remain at or near current levels. 1000 North is categorized as a higher-capacity street and can accommodate increased traffic. Traffic will likely increase, but traffic demand for this use is generated from actions occurring outside these property boundaries and out of control of the applicant. The applicant does control how to better mitigate that demand, and employee traffic demand, through less impactful alternatives. Traffic impacts, mainly generated from personal automobiles, is both a neighborhood and city-wide issue that affects public infrastructure and citizens on different levels. The applicant has not provided any sort of strategy or detailed plan to minimize their traffic impacts on the neighborhood as outlined in the LDC Alternative Parking Plan section.

Parking areas, something directly related to traffic, has proportionately increased with this proposal, without a measured effort to mitigate and minimize this impact on neighborhood. New parking areas have been pushed to the very minimum setbacks,

which for typical NR-6 developments work, but with atypical development additional buffers are warranted for compatibility.

Physical building mass and placement is an issue that places further burden and compromised compatibility, especially along the east boundary. Logan city typically doesn't see buildings of this size and mass in the NR-6 zone. The existing building placed well beyond minimum setbacks with massive articulations seemingly breaks the building into two smaller sections and thus minimize impacts on the adjoining neighbors. This proposal pushes the entire 132-foot long building mass right to the minimum setback line without any significant breaks in the massing. In staff's view, this proposal compromises compatibility and character. As conditioned with additional buffering, articulations and setbacks for the proposed building addition and parking areas, the project meets the CUP code section for neighborhood character and compatibility.

#### **AGENCY AND CITY DEPARTMENT COMMENTS**

Comments were solicited from the following departments or agencies:

• Fire	• Water
• Engineering	

#### **PUBLIC COMMENTS**

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, one phone comment was received from Carol Sherwood (neighbor). She expressed concerns of the building being placed too close to the property line and with upper-story windows privacy may be compromised for her and her neighbors.

#### **PUBLIC NOTIFICATION**

Legal notices were published in the Herald Journal on 4/25/20 and the Utah Public Meeting website on 4/25/20. Public notices were mailed to all property owners within 300 feet of the project site on 4/21/20.

#### **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. The proposed building addition shall match the existing building setback of 20 feet along the east property line and contain an articulation in the wall of at least ten (10) feet wide and ten (10) feet deep to ensure neighborhood compatibility for a structure of this size and mass.
3. The building addition shall match the proposed material and colors as shown on the submitted plans.
4. An alternative parking plan as per the LDC shall be provided and approved that details strategies on how this project will minimize the impacts of parking and traffic through alternative methods. The required number of stalls will be determined in the plan as per LDC section allowances.
5. New parking lot border landscaping shall match the type "B" buffer for front yards and the type "C" for side yards to minimize a parking area of this size in the NR-6.
6. A pedestrian connection/sidewalk shall be provided from the building to 1000 North for alternative modes of transportation.

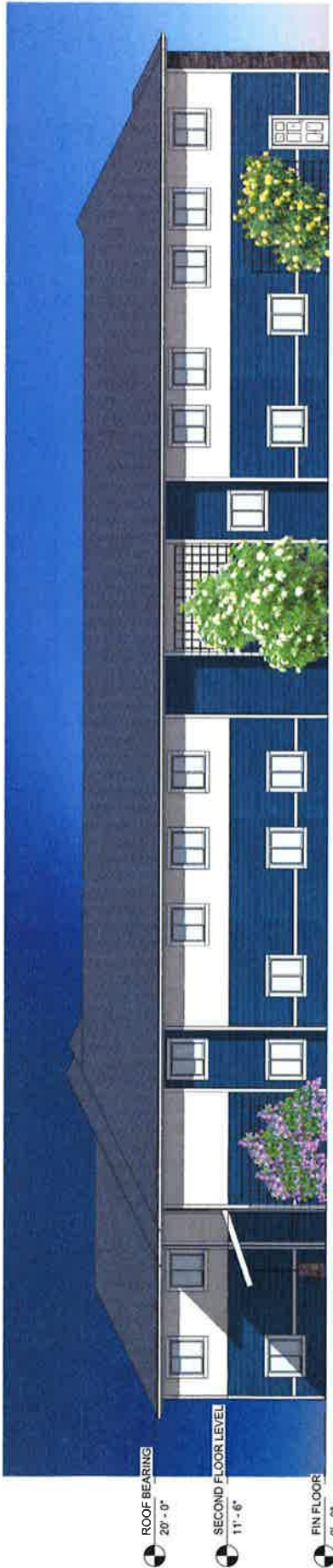
7. Additional vertical dense landscaping tightly space containing both trees and shrubs shall be provided between the proposed building addition and the east property line.
8. Access and utilities will be provided by the 1000 North public right-of-way.
9. Prior to issuance of a Building Permit, the Director 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*
    - Provide a fire sprinkler system and extend into the existing building. Provide a fire hydrant within 100 ft of the fire department connection location. Extend existing fire alarm system into addition.
  - b. *Water—contact 716-9627*
    - Fire suppression systems connected to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) installed and tested.
    - The water main feeding the building/s must have proper rated backflow assembly installed and tested as it enters the (new or existing building) from the meter before any branch offs or connections. Containment protection only.
    - The landscape irrigation backflow assembly must be updated to meet high hazard rating, such as RP or PVB and be tested.
    - All guide lines are based on the 2018 IPC& Utah State Amendments.
  - d. *Engineering —contact 716-9153*
    - No site plans provided, cannot determine if new water or sewer service are being requested or if existing service lines being used. Will address these issues during building permit review to ensure compliance with City code.
    - Provide storm water detention/retention for new development to meet current City standards. This includes the retention of the 90% storm through the use of Low Impact Design Standards. This applies to the newly developed areas, not the entire parcel/ development.

## **RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW AND CONDITIONAL USE PERMIT**

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

1. The proposed project as conditioned is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the site layout, landscaping and setbacks.
2. The Design Review and Conditional Use Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The proposed project provides open space and useable outdoor space in conformance with Title 17.
4. The proposed project provides off-street parking in compliance with the LDC.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
6. The surrounding streets provide access, utilities and are adequate in size and design to sufficiently handle all traffic modes and infrastructure 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**

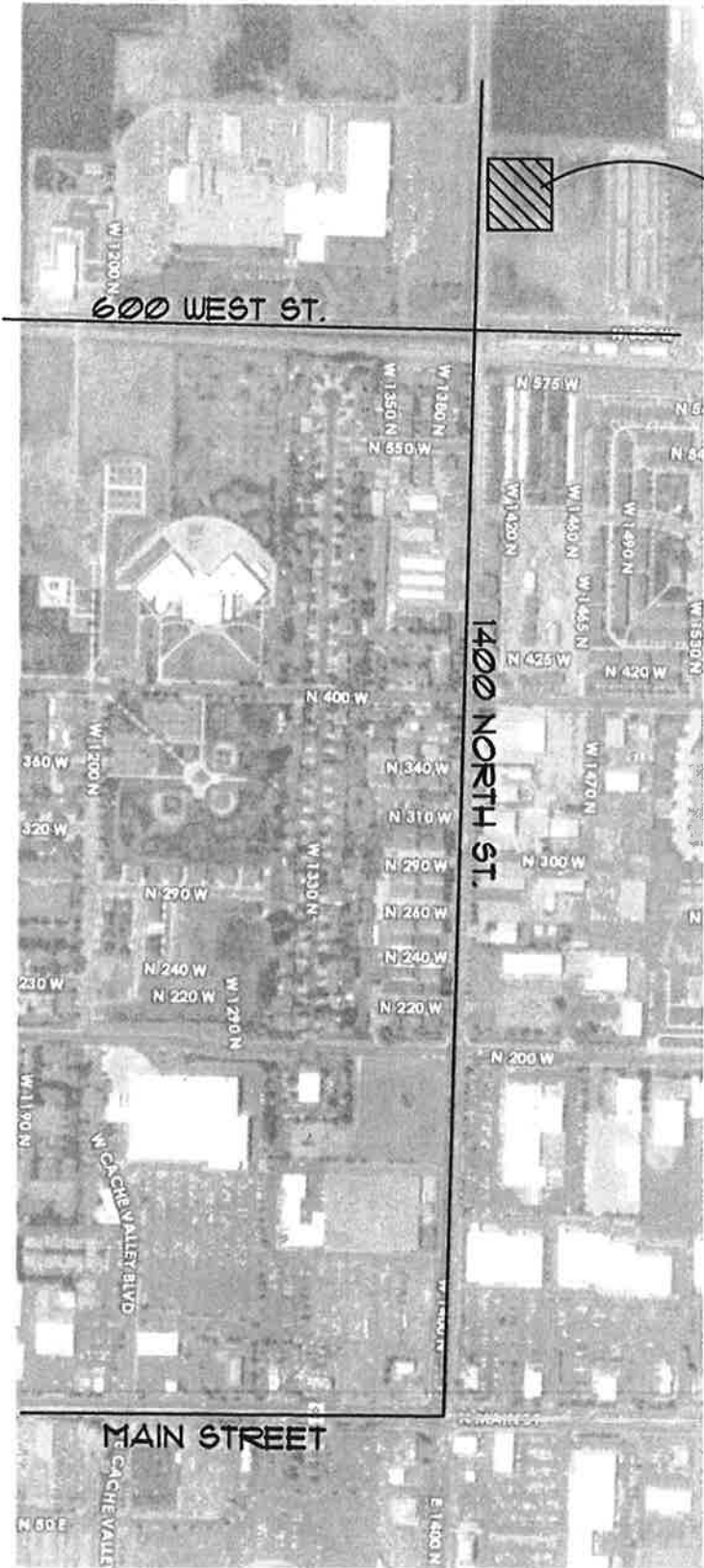
☐ **Administrative Review**

Date Received <b>4-13-20</b>	Received By	Scheduled Meeting Date <b>May 14, 2020</b>	Zone	Application Number <b>PC 20-026</b>
Type of Application (Check all that apply):				
<input checked="" type="checkbox"/> Design Review	<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Code Amendment	<input type="checkbox"/> Appeal	<input type="checkbox"/> Other	<input type="checkbox"/> Administrative Design Review	
PROJECT NAME <b>CAPSA ADDITION</b>				
PROJECT ADDRESS <b>308 W. 1000 N.</b>			COUNTY PLAT TAX ID # <b>05-115-0001</b>	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) <b>JOSEPH T. BECK, ARCH</b>			MAIN PHONE # <b>435-764-6742</b>	
MAILING ADDRESS <b>417 E. 520 S.</b>	CITY <b>SMFLD</b>	STATE <b>UT</b>	ZIP <b>84335</b>	
EMAIL ADDRESS <b>JTBARCHITECT@GMAIL.COM</b>				
PROPERTY OWNER OF RECORD (Must be listed) <b>CAPSA, JILL ANDERSON (DIRECTOR)</b>			MAIN PHONE # <b>435-753-2500</b>	
MAILING ADDRESS <b>308 W. 1000 N.</b>	CITY <b>LOGAN</b>	STATE <b>UT</b>	ZIP <b>84321</b>	
EMAIL ADDRESS <b>JILL@CAPSA.ORG</b>				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) <b>A 2 STORY ADDITION TO THE EXISTING CAPSA MAIN STRUCTURE. THIS ADDITION WILL SUPPORT MORE ADMIN, COUNSELING, PUBLIC AMENITIES. THE ADDITION FOLLOWS THE RESIDENTIAL ARCHITECTURAL CHARACTER OF THE EXISTING CAPSA FACILITIES.</b> <b>NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL.</b>			Total Lot Size (acres) <b>1.75</b>	
			Size of Proposed New Building (square feet) <b>4229 S.F. MAIN</b> <b>4229 S.F. UPPER</b>	
			Number of Proposed New Units/Lots <b>1 ADDITION</b>	
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 	

# VICINITY MAP

NOT TO SCALE

PROJECT SITE  
APPROX 100 W 1400 N

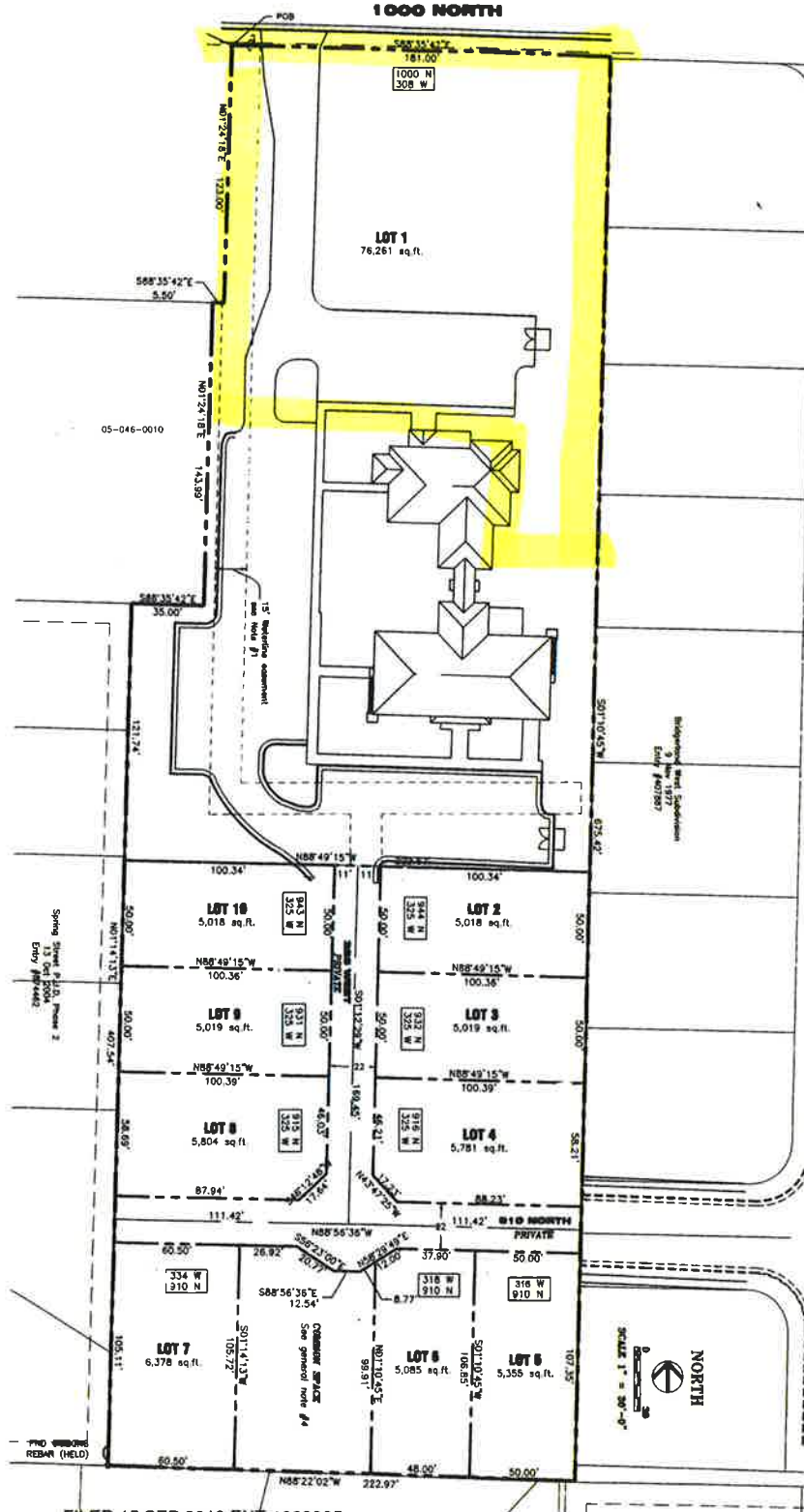


AMENDED PLAT

PART LOT 6, BLOCK 24, PLAT "A", LOGAN FARM SURVEY ALSO  
LOCATED IN  
PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP  
12 NORTH, RANGE 1 EAST,  
SALT LAKE BASELINE AND MERIDIAN  
LOGAN, UTAH

TAX UNIT 27

Electronic Original



FILED 15 SEP 2010 ENT 1028995  
MAP NO. 2010-2524  
SITE PAGE 05-046

PARCEL NO. = 05-115-LOT NO.  
I.E. LOT 1 = 05-115-0001



SCALE: 1"=15'

PC 20-026

civilsolutionsgroup inc.

PROVIDENCE | P: 435.213.3762  
SALT LAKE CITY | P: 801.216.3192  
info@civilsolutionsgroup.net  
www.civilsolutionsgroup.net



CAPSA BUILDING EXPANSION  
100 NORTH 308 WEST  
DESIGN REVIEW  
LOGAN, UT

[illegible]

PROJECT #: 20-071  
PROJECT MANAGER: M. TAYLOR  
ISSUED: 04/10/2019

DESIGN  
REVIEW














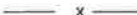
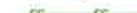


C-101

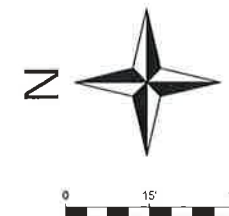


GENERAL NOTES:

- TOTAL PARKING PROVIDED: 77 STALLS
- THE PROPOSED ADDITION WILL UTILIZE THE SAME WATER SERVICE, SEWER SERVICE, POWER SERVICE, GAS SERVICE, COMMUNICATIONS SERVICES AND REFUSE STORAGE FACILITY AS THE EXISTING BUILDING.
- STORM WATER: THE EXISTING STORM WATER RETENTION AREA WILL BE REPLACED WITH AN UNDERGROUND STORM WATER FACILITY TO BE LOCATED IN THE NORTH PARKING LOT, THE ORIGINAL STORM WATER VOLUME WILL BE REPLACED IN KIND TOGETHER WITH ADDITIONAL CAPACITY TO ACCOUNT FOR RUNOFF FROM NEW IMPERVIOUS SURFACES.
- PARCEL 05 115-0001
- ZONE: MR-12
- SETBACKS:
  - FRONT: 10'
  - REAR: 10'
  - SIDE YARD: 8'
  - PARKING: 10' FROM STREET

### LEGEND

	PROPERTY BOUNDARY
	EXISTING SEWER
	EXISTING STORM DRAIN LINE
	EXISTING WATER LINE
	EXISTING OVERHEAD POWER
	EXISTING CONCRETE
	EXISTING 30" CURB AND GUTTER
	EXISTING BUILDING
	EXISTING FENCE
	PROPOSED FENCE
	PROPOSED SEWER
	PROPOSED GAS LOCATION
	PROPOSED WATER LINE
	PROPOSED CONCRETE
	PROPOSED 30" CURB AND GUTTER
	PROPOSED ASPHALT
	PROPOSED FIRE HYDRANT



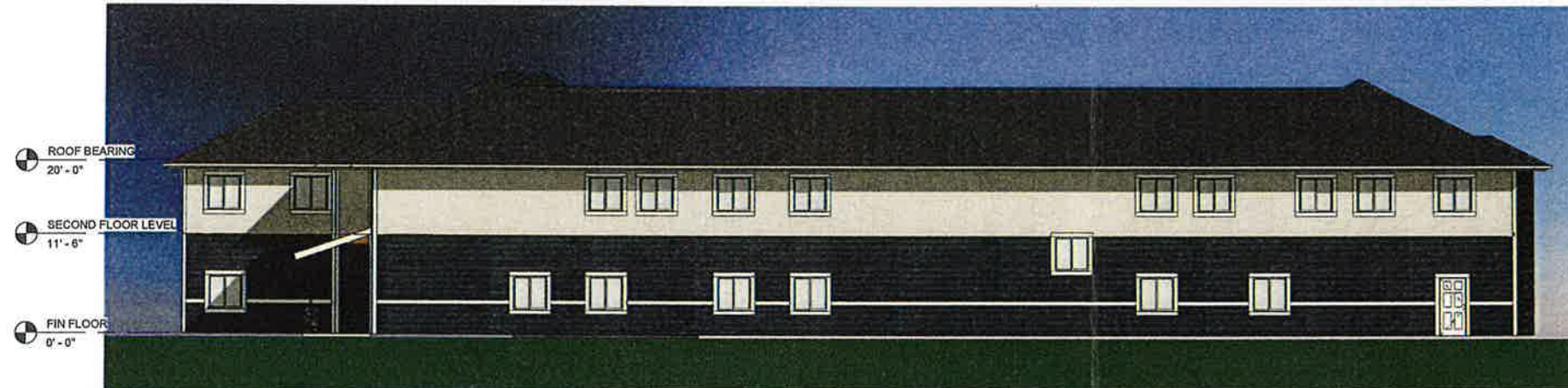
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, REPRODUCED, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER.





ELEVATION S LOOKING SOUTHEAST

LOOKING SOUTH/EAST



EAST ELEVATION

LOOKING WEST



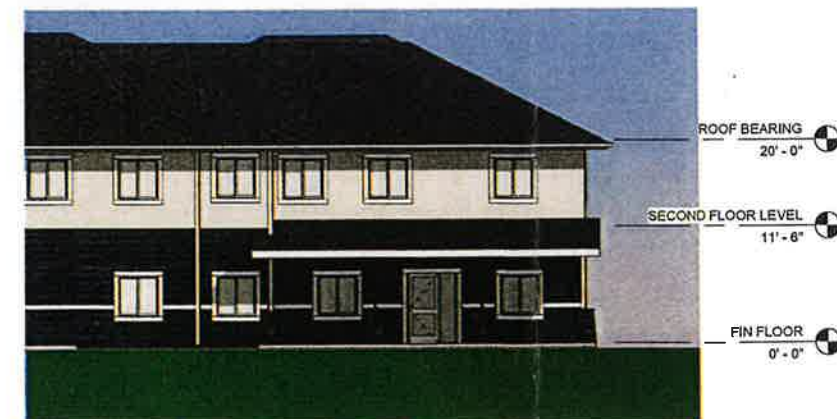
WEST ELEVATION

LOOKING EAST



NORTH ELEVATION

LOOKING SOUTH



LOOKING NORTH

SOUTH ELEVATION

JOSEPH T. BECK  
ARCHITECT, INC.  
650 N. 400 W.  
SMITHFIELD, UTAH  
(435) 764-6742

DATE  
04/10/2020

PROJECT TITLE  
CAPSA ADDITION

SHEET TITLE  
PRESENTATION  
ELEVATIONS

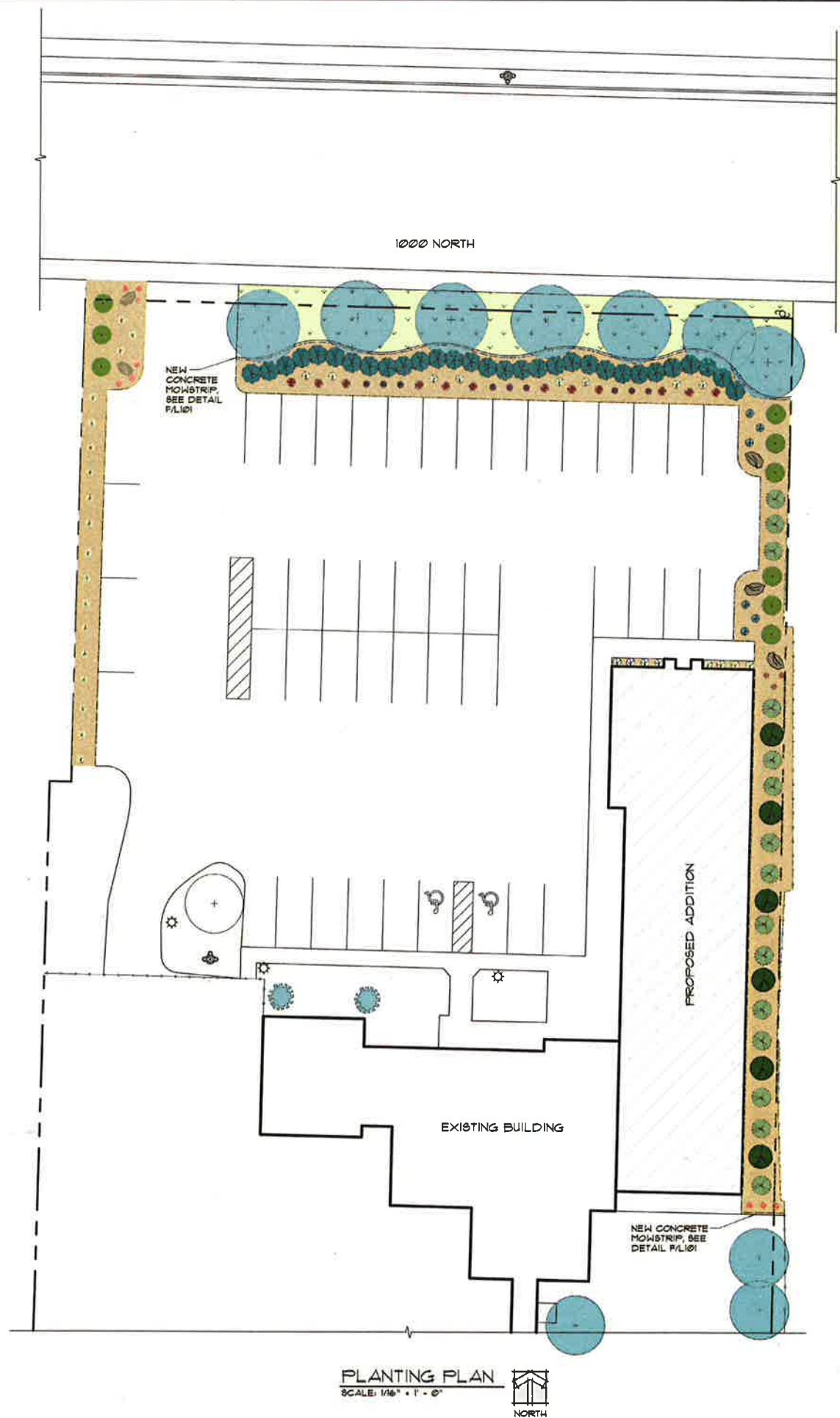
PROJECT NUMBER  
WH-202004

REVISIONS

SHEET NUMBER

PR1.2



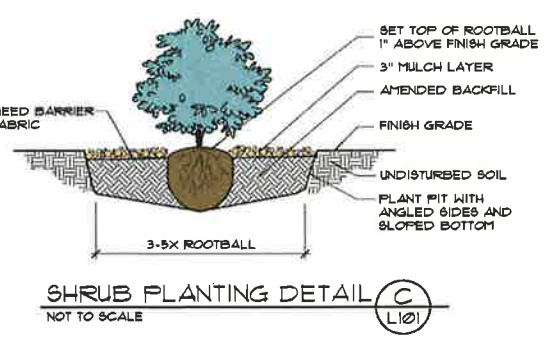
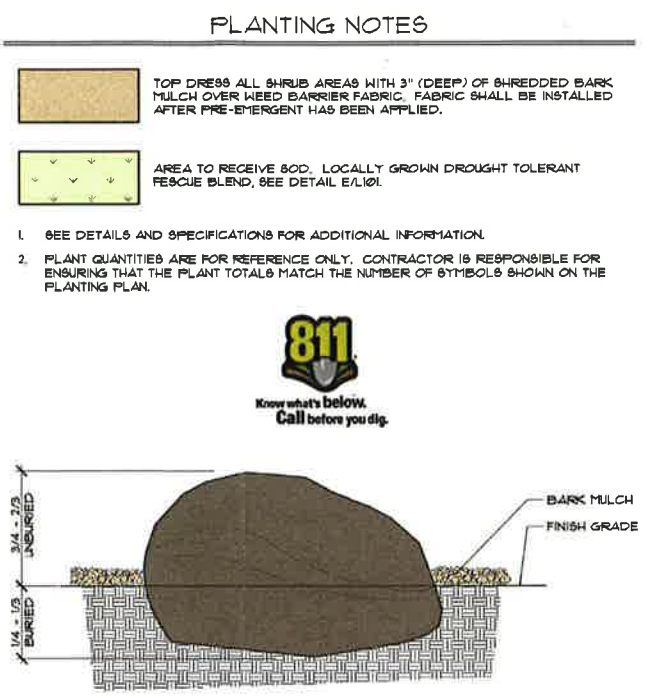
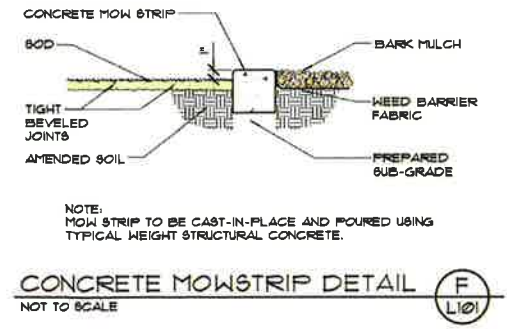
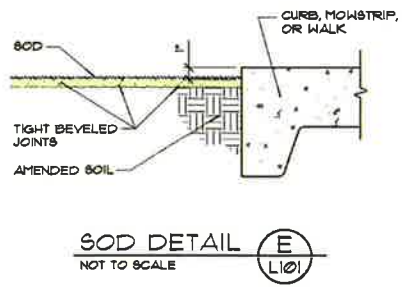
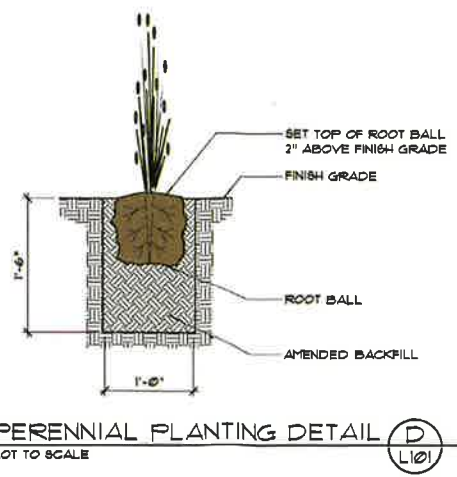
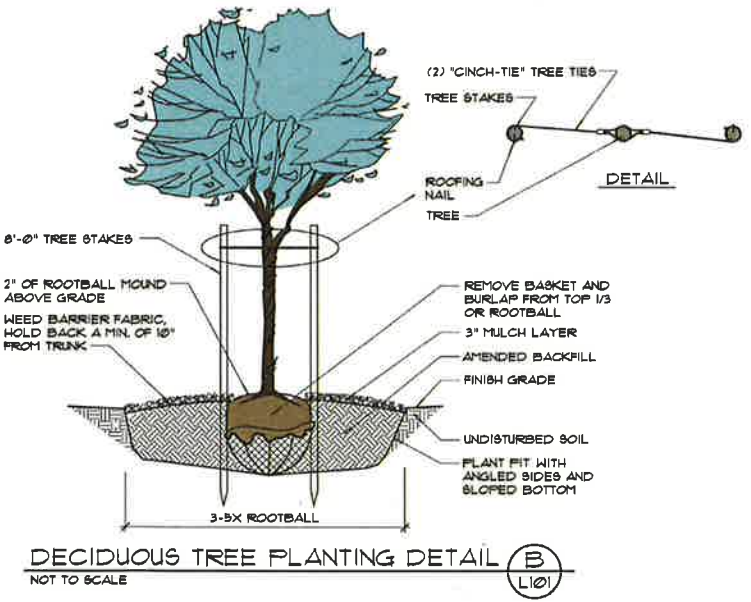


PLANTING PLAN  
SCALE: 1/16" = 1' - 0"

PLANT LEGEND							
TREES							
SYM.	ABV.	#	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	WIDTH
Pt		6	Populus tremula 'Erecta'	Sweedish Columnar Aspen	15" GAL	10'	3'
SHRUBS							
SYM.	ABV.	#	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	WIDTH
Bt		12	Barbarea thunbergii 'atropurpurea'	Crimson Pygmy Barbary	5 GAL	12"	12"
Ca		15	Cornus alba 'Belizale'	Ivory Halo Dogwood	5 GAL	18"	18"
Ca		12	Cornus sericea 'Kelsey'	Kelsey Dwarf Dogwood	5 GAL	12"	12"
Pa		9	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	5 GAL	18"	18"
TC		30	Taxus cuspidata 'Nigra'	Nigra Japanese Yew	5 GAL	18"	18"
PERENNIALS AND GRASSES							
SYM.	ABV.	#	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	WIDTH
Ck		25	Calamagrostis 'Karl Foerster'	Feather Reed Grass	1 GAL	--	12"
He		12	Hebe x 'Forsythia'	Red Daylily	1 GAL	--	12"
Hm		9	Heuchera x 'Midnight Rose'	Coral Belle	1 GAL	--	12"

BOULDERS 3'-0" - 4'-0" IN DIAMETER (5 TOTAL BOULDERS). SEE DETAIL A/L101.

EXISTING TREES TO REMAIN, SAFEGUARD DURING NEW CONSTRUCTION.



PLANTING NOTES

- TOP DRESS ALL SHRUB AREAS WITH 3" (DEEP) OF SHREDDED BARK MULCH OVER WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
- AREA TO RECEIVE SOD. LOCALLY GROWN DROUGHT TOLERANT FESCUE BLEND, SEE DETAIL E/L101.
- SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- PLANT QUANTITIES ARE FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE PLANT TOTALS MATCH THE NUMBER OF SYMBOLS SHOWN ON THE PLANTING PLAN.



JOSEPH T. BECK ARCHITECT INC.  
497 EAST 520 SOUTH  
SMITHFIELD, UTAH  
(435) 764-6742

STATE OF UTAH  
LANDSCAPE ARCHITECT  
J. T. Beck  
04-13-20

DATE  
FEB 2020

PROJECT TITLE  
CAPSA NEW BUILDING PROJECT  
1000 NORTH 350 WEST  
LOGAN, UTAH

SHEET TITLE  
SITE PLAN

PROJECT NUMBER

REVISIONS

SHEET NUMBER  
L101