



**Project #20-027
Kimmy Nails and Spa
Located at 1465 N 300 W**

REPORT SUMMARY...

Project Name: Kimmy Nails and Spa
Proponent/Owner: Minh Van Hoang
Project Address: 1465 N 300 W #A
Request: Conditional Use Permit
Current Zoning: Commercial Services
Date of Hearing: June 11, 2020
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 #20-027 Kimmy Nails and Spa, for the property located at 1465 N 300 W; TIN #07-194-0024.

Land use adjoining the subject property

<i>North:</i>	CS: Undeveloped	<i>East:</i>	CS: Commercial and Industrial Uses
<i>South:</i>	CS: Commercial & Industrial Uses	<i>West:</i>	CS: Undeveloped

Conditional Use Permit

The proponent is requesting a Conditional Use Permit (CUP) for General Sales and Service use in the Commercial Services (CS) zone. The use is proposed on an approximately .5-acre property located at 1465 N 300 W. The property was developed in 1998, and includes a 6,500 SF building with two units, 11 parking stalls in front, a utility driveway to the west of the building, and landscaping and open space. The proposed use will be located in the south unit of the building, which is approximately 3,250 SF. The layout of the south unit will be divided roughly in half between salon space and warehouse/storage space (1,500 SF of salon space, 1,750 SF of warehouse/storage). No site improvements or development are proposed as part of the project, and the use will be conducted entirely within the existing space.

The most recent use of the of the south unit included an office and adult daycare. The north unit is a chemical supply company. The area around the site primarily includes light industrial uses, such as contractor supply, light manufacturing, and machine shops. Most of the neighboring uses include outdoor storage. Further out from the immediate neighboring development, there are multi-family developments to the south and west, and a single-family development to the north. The infrastructure around the site was developed with narrow streets and no sidewalks, with only 40'-50' right-of-ways.

When the property developed in 1998, it was zoned Commercial. In 2004, a CUP was issued for Light Manufacturing use in the Commercial zone. The property was also condominiumized in 2004, turning each unit and associated parking was turned in condo, with common area around the building. The property was rezoned to Commercial Services in 2012. The Use Table in the Land Development Code (LDC) requires a CUP for General Sales and Services in the CS zone. The General Sales and Service applies to sales and service business that do not meet the definition of other more specific uses. A nail salon use is not specifically identified on the use chart, so it is classified as General Sales and Service. The CUP is required for in the CS zone to help mitigate impacts between neighboring uses. While a machine shop next to light manufacturing does not generally have negative impact, a book store at the same location could be negatively impacted by more industrial uses adjacent to the property. As the CS zone is

intended for light industrial uses, the CUP is required for uses that may potentially create non-congruent uses. The conditions of approval for a CUP include meeting parking, landscaping, infrastructure, and neighborhood compatibility standards. The CUP also allows discretionary considerations by the Planning Commission to preserve and enhance neighborhood character and protect the public health, safety, and general welfare.



Parking

The site includes 11 parking stalls located in front of the building along 300 W, with 6 parking dedicated to the south unit. There is also a driveway along the backside of the building that is proposed to accommodate employee parking. The proposed parking location for employees meets minimum space and setback requirements for parking, though the location may block one of the two roll-up doors along the backside of the unit. The LDC specifies parking standards based on use. The General Sales and Service use requires 1 parking stall per 250 SF of building area. The Warehousing use requires 1 parking stall per 2,000 SF. The proposed 1,500 SF salon space and 1,750 SF warehouse/storage space would require 6 parking stalls for the salon and 1 parking stall for the warehouse/storage space (7 total parking stalls). With the 6 stalls available for customer parking in the front and the proposed employee parking in the back, the project meets the minimum parking requirements for the use. As conditioned, with no more than 1,500 SF of salon space and the remainder to be used as storage, the project meet the requirements of the LDC.



Landscaping and Infrastructure

The site has existing landscaping, including turf, planting beds along the front of the building and approximately 11 trees. A storm water retention basin is located on the north side of the property, and a stormwater swale is located in the parkstrip area. The existing site also has 25% open space. While some of the planter areas are in need of maintenance, the overall landscaping and open space meets the requirements of the LDC.

There is a lack of sidewalks at the site. Both 300 W and 1470 N streets have been developed without sidewalks. Staff is not recommending installation of sidewalk as the parkstrip has been designed as a swale, none of the adjacent properties have sidewalk, the road cross-sections are too narrow, and the requirement for sidewalk would be disproportionate to the project request, as no new development or redevelopment of the site is proposed.

Neighborhood Compatibility

Staff’s assessment of the impact of the proposed use on the neighboring uses is that the impact will be minimal. As the business is able to meet customer parking requirements on site, they should not create a parking nuisance in the area. Also, the neighboring properties have storage yards between their buildings and the proposed site, which will minimize neighborhood disturbance between the salon and adjacent businesses.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

<ul style="list-style-type: none"> • Water/Cross Connection 	<ul style="list-style-type: none"> • Business Licensing
<ul style="list-style-type: none"> • Fire 	

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

Legal notices were published in the Herald Journal on 5/30/2020 and the Utah Public Meeting website on 6/3/2020. Public notices were mailed to all property owners within 300 feet of the project site on 5/22/2020.

RECOMMENDED CONDITIONS OF APPROVAL

1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
2. Seven (7) off-street parking stalls shall be provided.
3. All parking stalls shall be clearly marked and conform with the standards of the Land Development Code.
4. The salon space shall not exceed 1,500 SF. The remaining space shall be used for warehousing.
5. Any change of use or increase of use requires Logan City approval.
6. 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.
7. 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.
8. 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/Cross Connection—contact 716-9627**
 - i. Suite A and B need to separate water supplies so they can be independently operated and prevent a backflow incidence between clients. Then the spa must have a RP (ASSE1013) installed on its water main as it enters this unit before any possible connections. This is for containment protection (city's water supply protection), then all points of use of water must meet current 2018 IPC and Utah amendments for backflow protection for the occupant's protection.
 - ii. Landscape irrigation has proper backflow protection.
 - iii. Fire protection systems connected to Logan City water must have minimum DC (ASSE1015) backflow protection if no chemicals are used.
 - b. Fire—contact 716-9515**
 - i. Fire code issues will be addressed at the time of business license.
 - c. Business Licensing—contact 716-9230**
 - i. Business license required.

RECOMMENDED FINDINGS FOR APPROVAL

1. The proposed use conforms to the requirements of the Land Development Code and is listed as a conditional use in the Use Table.
2. 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. The proposed use is compatible with neighborhood uses and character while preserving and enhancing the character of the neighborhood.
5. As conditioned, the proposed use provides adequate off-street parking in conformance with Land Development Code.
6. The project provides open space and landscaping in conformance with the Land Development 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

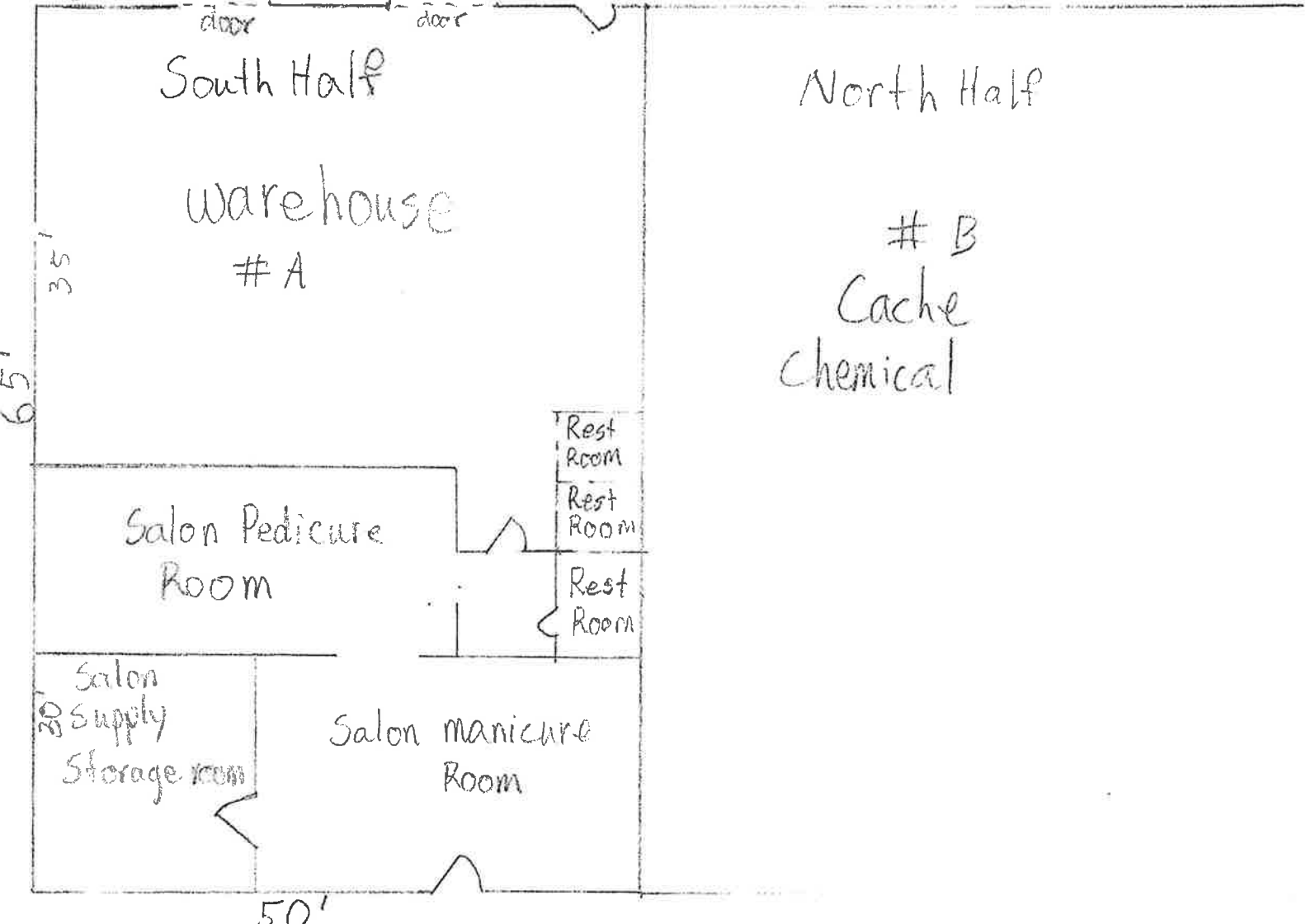
Planning Commission Land Use Appeal Board Administrative Review

Date Received 5-12-2020	Received By	Scheduled Meeting Date June 11, 2020	Zone CS	Application Number PC 20-027
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"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Other <input type="checkbox"/> Administrative Design Review				
PROJECT NAME Kinmy Nails & Spa				
PROJECT ADDRESS 1465 N 300 W #A			COUNTY PLAT TAX ID # 07-194-0024	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Minh Van Hoang, Thi Vo Hoang			MAIN PHONE # 435-760-9344	
MAILING ADDRESS		CITY	STATE	ZIP
2913 S 800 W		Nibley	UT	84321
EMAIL ADDRESS minhvhhoang9@gmail.com				
PROPERTY OWNER OF RECORD (Must be listed) Minh Van Hoang, Thi Vo Hoang			MAIN PHONE # 435-760-9344	
MAILING ADDRESS		CITY	STATE	ZIP
2913 S 800 W		Nibley	UT	84321
EMAIL ADDRESS minhvhhoang9@gmail.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 Permit for Sales & services Customer Parking, employee parking.				
			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	



Common area

emp. Warehouse Parking
emp. Warehouse Parking
emp. Warehouse Parking



Common Area ~~11~~ parking total
Customer Parking
300 West St.