

**Project #20-029
Canyon View Cares
Located at 1180 ½ W 200 N**

REPORT SUMMARY...

Project Name: Canyon View Cares
Proponent/Owner: Cody Faerber/Kimberley Taylor
Project Address: 1180 ½ W 200 N
Request: Conditional Use Permit
Current Zoning: Commercial Services
Date of Hearing: June 25, 2020
Type of Action: Quasi-Judicial
Submitted By: Mike DeSimone, Director

RECOMMENDATION

Staff recommends that the Planning Commission **Conditionally Approve** a Conditional Use Permit for Project #20-029 Canyon View Cares, for the property located at 1180 ½ W 200 N; TIN #05-064-0022.



Land use adjoining the subject property

<i>North:</i>	CS: Commercial & Industrial Uses	<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 an impound Kennel in the Commercial Services (CS) zone. The proposed use will be located in an existing 36' x 60' building on approximately 1.06 acres at 1180 ½ W 200 N. The property was originally developed in 1986, and includes two buildings, a large parking area, minimal landscaping/open space, and a substandard road in the 1175 W right of way.



The proposal is to provide temporary dog & kennel space for Cache County Animal Control and potentially Logan City. There will be enough kennel space for up to 24 animals at one time. The plan is to house animals for no longer than 5 – 6 days at which time they will be relocated to Perry, Utah. There will be minimal veterinary care provided on site. Animal waste will be managed to ensure there are no impacts to adjoining properties. Their specific written proposal is attached.

The site was developed in 1986 when the property was located in unincorporated Cache County and according to development standards very different from our current Land Development Code. The buildings have contained a variety of commercial & industrial uses with the most recent use in this building appearing to be an auto body or auto repair shop. The surrounding land uses are a mixture of commercial and industrial uses.



The Use Table in the Land Development Code (LDC) requires a CUP for Kennels in the CS zone. As the CS zone is intended for light industrial uses, the CUP is required for uses that may potentially create non-congruent uses. The general findings that the Planning Commission need

to substantiate for this type of activity in this location in the CS zone are neighborhood compatibility, parking and access/infrastructure.

Neighborhood Compatibility

Staff's assessment of the impact of the proposed use on the neighboring uses is that the impact will be minimal if not non-existent. This site is located near a truck stop, the County Jail, and a variety of industrial uses and vacant industrial property. There are no residential uses nearby. A kennel brings with it the potential for noise and odor nuisance problems. The fact that this kennel is located indoors with minimal outdoor use will minimize these two issues. Adherence to good waste management practices and cleanliness standards will also negate any odor issues. From a compatibility standpoint, this use of this building in this location is compatible with the surrounding land uses and properties.

Parking

While unmarked, the site includes parking for at least 15 vehicles. The minimum standard for kennel parking in the LDC is 1 parking stall per 400 square feet. The project meets this standard.

Access and Infrastructure

The site contains a minimal amount of existing landscaping around the edges of the property. 1175 West is a substandard roadway serving this and other properties as it lacks adequate width, adequate pavement, no sidewalks, etc. However, this request is only a change of use within an existing building, and the nature of the use isn't increasing the level of activity greater than prior uses. Staff is not recommending installation of any additional landscaping or roadway improvements. Public Works has not recommended any additional roadway improvements. In this specific situation, the PC should recognize these deficiencies and consider that at some point in the future redevelopment in this area will lead to an upgrade in services.

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 6/13/2020 and the Utah Public Meeting website on 6/16/2020. Public notices were mailed to all property owners within 300 feet of the project site on 6/5/2020.

RECOMMENDED CONDITIONS OF APPROVAL

1. All standard conditions of approval will be recorded with the Conditional Use Permit and are available in the Community Development Department.
2. Five (5) 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. Any change of use or increase of use requires Logan City approval.
5. 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.
6. Any outdoor kennel areas or dog runs shall be adequately fenced and are not permitted in the front of the building.

7. 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**
 1. The buildings water main needs to have a RP (ASSE1013) installed and tested on the water main as it enters the building before any branch offs or connections. Properly sized drain required.
 2. All landscape irrigation system's fed from Logan City water must have a high hazard backflow assembly installed and tested. All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.
 3. Fire suppression systems that are connected to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards.
 4. All points of use of water must comply with the 2018 IPC and State of Utah Amendments, during and after construction.
 - b. 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.
5. As conditioned, the proposed use provides adequate off-street parking in conformance with 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.

Canyon View Cares

1180 1/2 W 200 N



Canyon View Cares

1180 1/2 W 200 N



**CS- Commercial
Service**

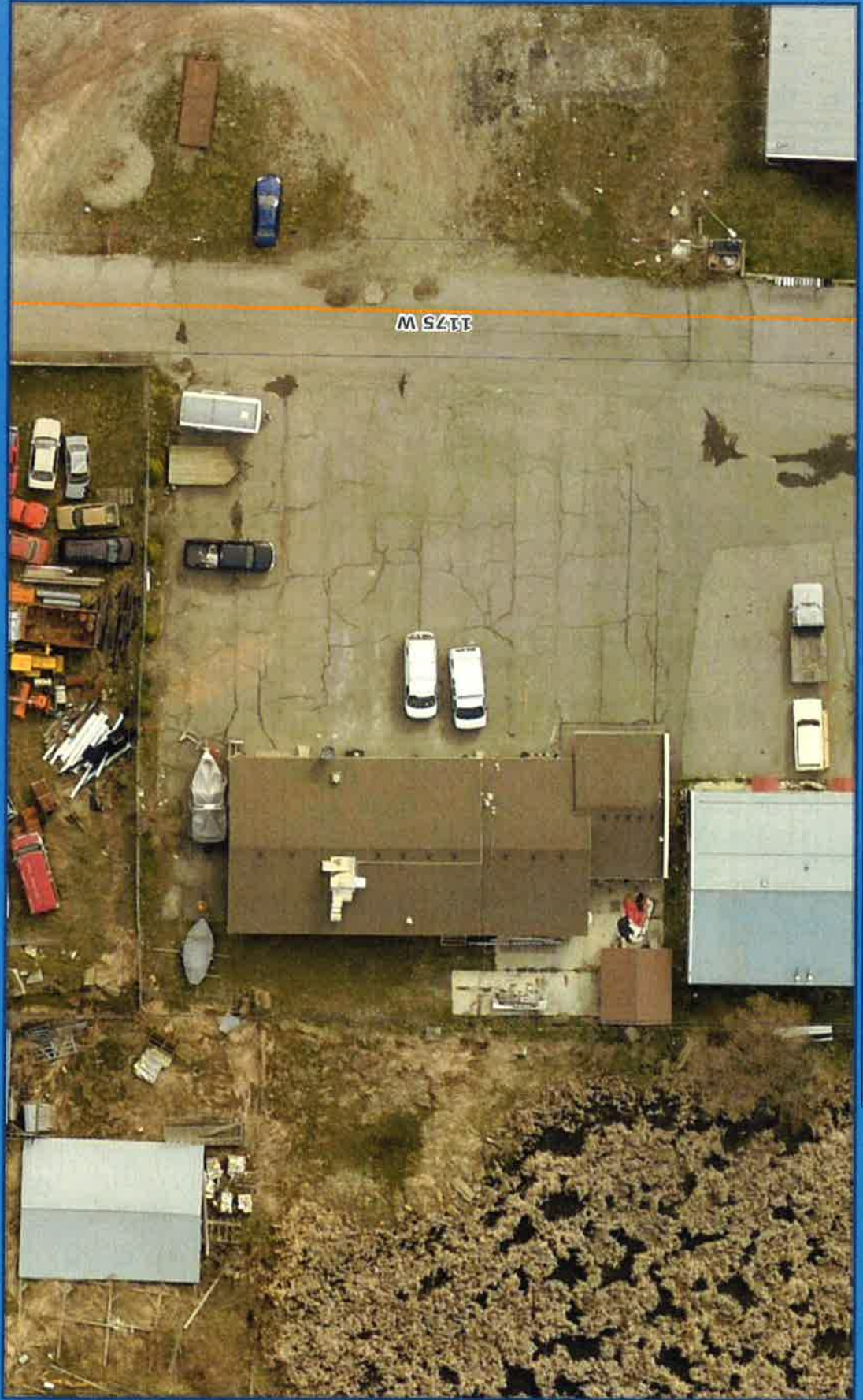
Planning Commission

Zone

June 25, 2020

Canyon View Cares

1180 1/2 W 200 N





APPLICATION FOR PROJECT REVIEW

Planning Commission Land Use Appeal Board Administrative Review

Date Received	Received By	Scheduled Meeting Date	Zone CS	Application Number
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Type of Application (Check all that apply):

Design Review Conditional Use Subdivision Zone Change
 Code Amendment Appeal Other Administrative Design Review

PROJECT NAME
Canyon View Cares

PROJECT ADDRESS
1180 1/2 W. 200N Logan, UT

COUNTY PLAT TAX ID #
05-064-0022

AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete)
Kimberley Taylor

MAIN PHONE #
435-764-0167

MAILING ADDRESS
1180 1/2 W 200 N Logan UT 84321

EMAIL ADDRESS
kimtay26@outlook.com

PROPERTY OWNER OF RECORD (Must be listed)
Joyce Nicholls

MAIN PHONE #
435-764-0167

MAILING ADDRESS
195 Edgenill Dr Providence UT 84332

EMAIL ADDRESS
akucolorinc@msn.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)

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
Kimberley Taylor

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
Joyce Nicholls

Canyon View Cares Cache County Intake Facility

Location: 1180 ½ W. 200 N.

Proposed Use: Temporary intake facility for Cache County and potentially Logan City if needed. Facility will provide temporary housing for a max. of 20-24 dogs and cats at any one time. Each animal will be housed at this location for a total of 5-6 days maximum and then will be transported to Perry, UT if abandoned or if additional veterinary attention is required.

NO veterinary medicine will be practiced at this location, other than microchipping and vaccination of recovered pets. The facility is basically a temporary kennel. It will be staffed by veterinary technicians and overseen by licensed Veterinarians.

Every effort to ensure sound proofing (added insulation, kennels pulled away from the walls, sound barriers on top of kennels etc.) will be provided.

Special effort to reduce odors will include, but not be limited to: double bagging waste, acquiring our own dumpster, and regular cleaning of kennels and areas with disinfectants and deodorizers. The pets will be taken out regularly to use the bathroom in designated lawn areas that will be cleaned daily.

We currently successfully run 4 different veterinary clinics with grooming and kennels in Box Elder, and Davis counties for almost 16 years. Two of these clinics are in "Strip Malls" surrounded by other tenants. We have never had any complaints about sound or odors and hope to continue this reputation here at this location.

Please feel free to call with any questions

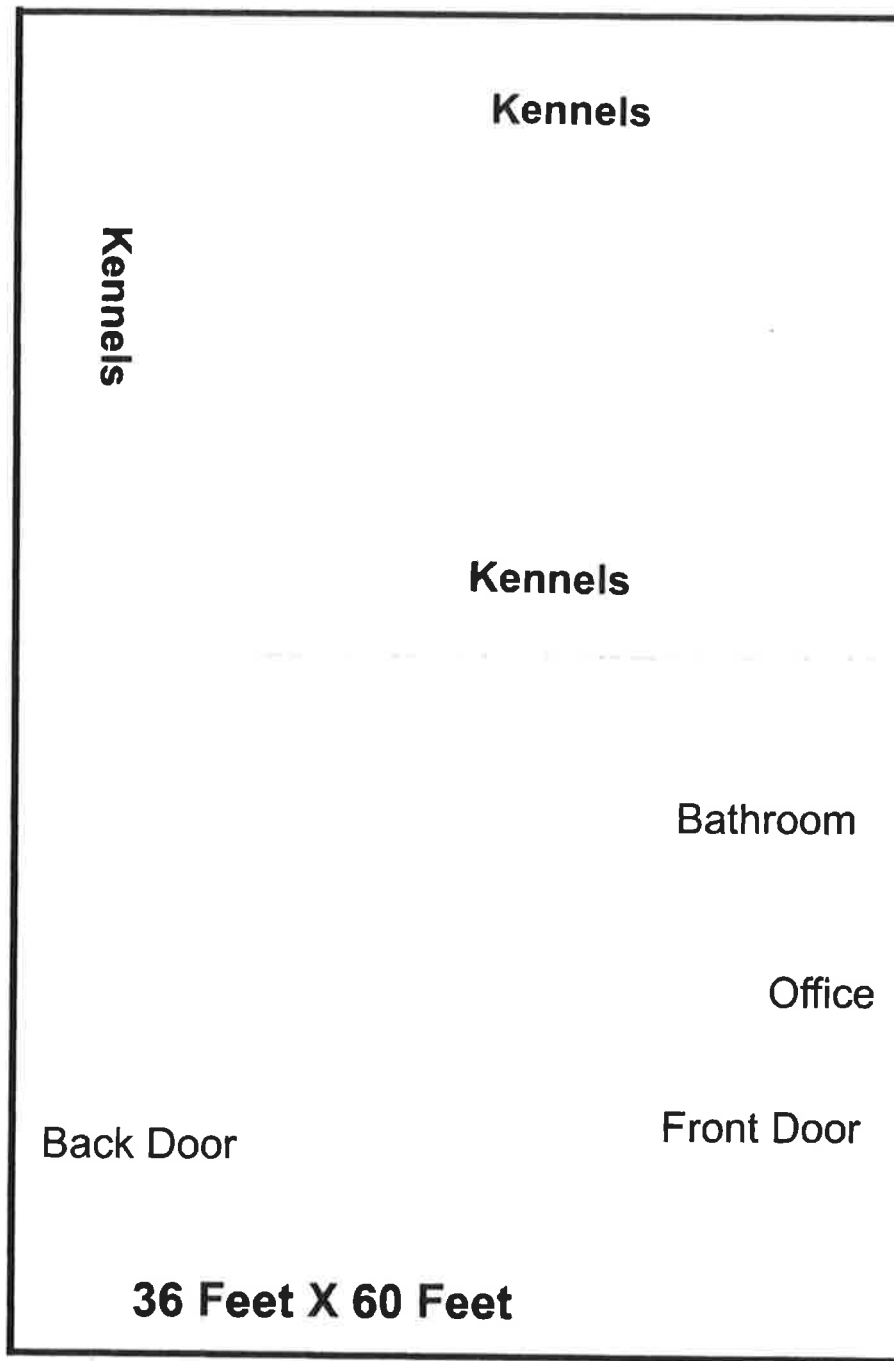
Sincerely,

Dr. Cody W. Faerber

Canyon View Cares

435-734-2900

Dog walking areas



Parking stalls

**1180 ½ W. 200 N.
Logan, UT**