

**Project #20-030
Big Apple Eddy's
Located at 770 W 200 N #4**

REPORT SUMMARY...

Project Name: Bad Apple Eddy's
Proponent/Owner: Sean Lowe/Goodsell
Project Address: 770 W 200 N #4
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 #20-030 Bad Apple Eddy's, for the property located at 770 W 200 N #4; TIN #06-108-0004.



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>	PUB: UDOT Yard

Conditional Use Permit

The proponent is requesting a Conditional Use Permit (CUP) for a seasonal Paddle Sport Equipment Rental business in the Commercial Services (CS) zone. The use is proposed to be housed in an existing 1,915 square foot suite within a larger building at 770 W 200 N #4. The property was originally developed in 1973 and includes one building divided into 11 separate suites/ownerships, large parking area, minimal landscaping/open space, and access from 200

North via easements across neighboring properties. The building is surrounded on three sides by similar types of building layouts and property configurations.



The Use Table in the Land Development Code (LDC) requires a CUP for General Sales, Service and Leasing. As the CS zone is intended primarily for light industrial uses, the CUP is required to ensure the potential use is compatible with adjoining commercial/industrial uses. In this specific case, the general findings that the Planning Commission needs to substantiate for this specific proposal in the CS zone are neighborhood compatibility, parking and access.

Neighborhood Compatibility

Staff's assessment of the impact of the proposed use on the neighboring uses is that the impact will be minimal if non-existent. As explained in their description, customer traffic will be minimal and will generally be busiest in the morning or early evenings. Levels of activity won't be any greater than surrounding uses nor will they create a nuisance for adjoining uses. From a compatibility standpoint, this use of this building in this location is compatible with the surrounding land uses and properties.

Parking

The site includes 8 parking stalls which is adequate for this use. This use is similar to an ATV or motorcycle sales or service type of operation in that paddle sports/water equipment take up lots of space. The minimum parking standard is 1 stall/400 square feet. The one issue centers around outdoor equipment storage. At least 5 parking stalls shall remain available for customer parking and shall not be used to store equipment or trailers.

Landscaping and Infrastructure

The site is accessible through a driveway of 200 North and is adequate for the proposed use.

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. A minimum of five (5) off-street parking stalls shall be provided for customer parking. These stalls shall remain open and available for customer use and shall not be used to store equipment or trailers.
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. 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.
7. Equipment shall not be placed or stored out along 200 North, and shall only be placed/stored either adjacent to the leased space or inside the building.
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. Engineering – 716-9153**

All cleaning of boats shall be done inside and waste water being collected and discharged to the sanitary sewer system. If this washing is proposed to be done outside, City will have coordinate with the owner to ensure that there are no illegal discharges of pollutants to the storm drainage system.
 - b. Water/Cross Connection – contact 716-9627**

All points of use of water must comply with the 2018 IPC and State of Utah Amendments for backflow protection.
 - c. Business Licensing - contact 716-9230**

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.

Bad Apple Eddy's
770 W 200 N #4



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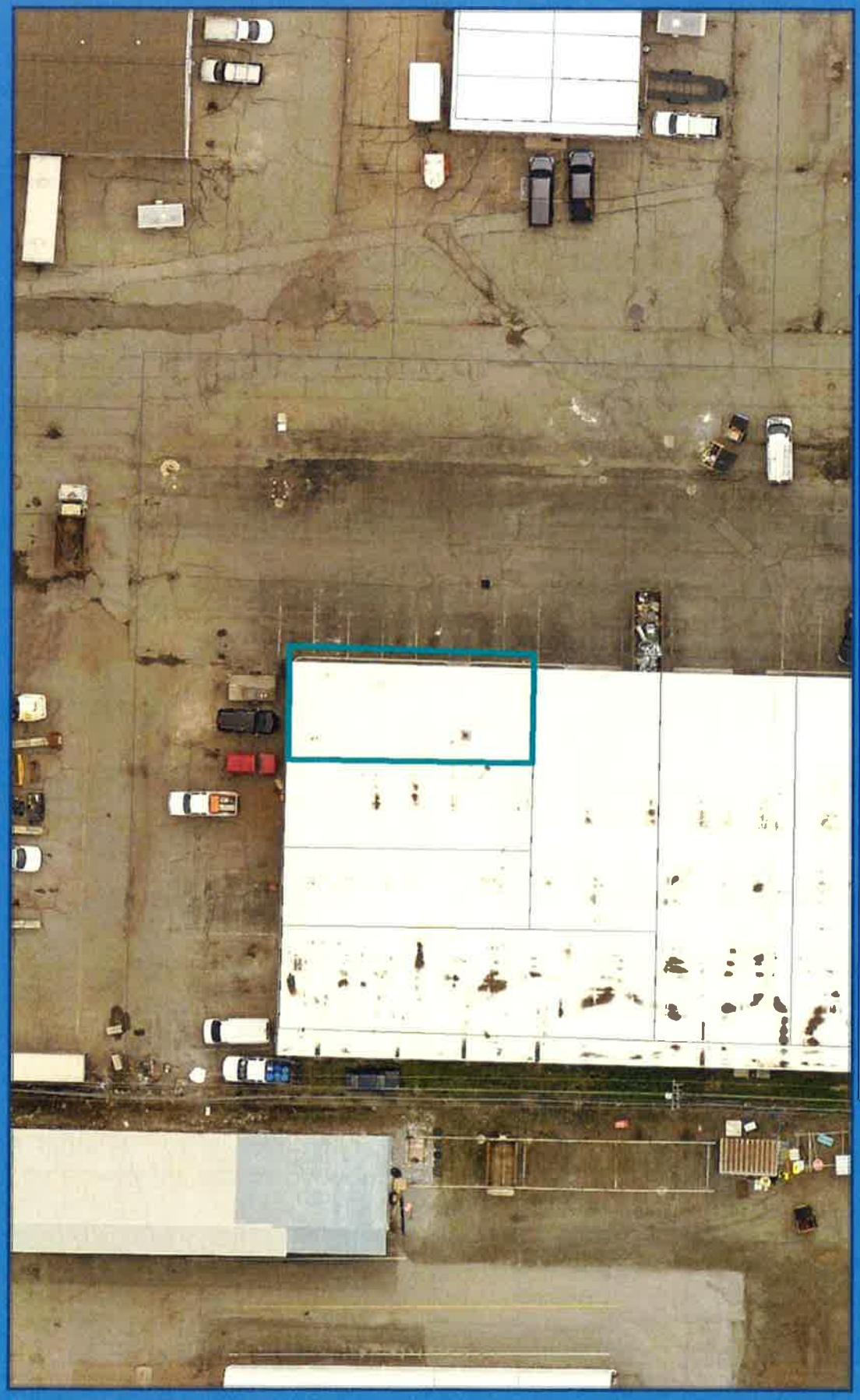
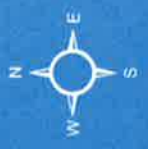


Planning Commission

Zone

June 25, 2020

Bad Apple Eddy's
770 W 200 N #4





APPLICATION FOR PROJECT REVIEW

- Planning Commission
 Land Use Appeal Board
 Administrative Review

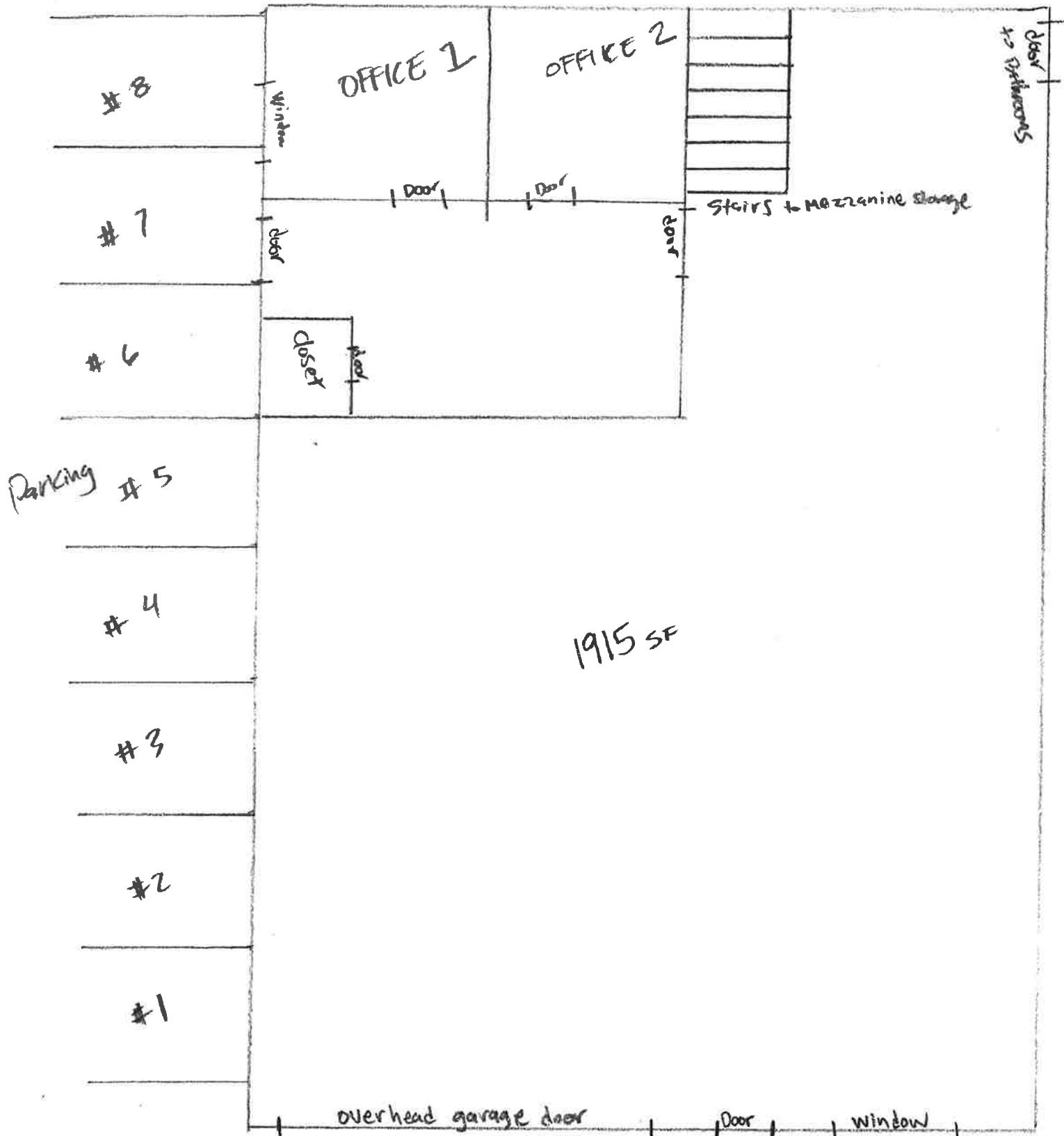
CS PC 20-030	
Type of Application (Check all that apply):	
<input type="checkbox"/> Design Review <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change	<input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Other <input type="checkbox"/> Administrative Design Review
PROJECT NAME Bad Apple Eddy's	
PROJECT ADDRESS 770 W 200 N #4 Logan UT 84321	COUNTY PLAT TAX ID # 06-108 - 0004
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Parker Real Estate Services, P.C. Blake H. Parker	MAIN PHONE # 435-755-9900
MAILING ADDRESS 45 E 200 N #200 Logan UT 84321	CITY STATE ZIP
EMAIL ADDRESS blakehparker@gmail.com	
PROPERTY OWNER OF RECORD (Must be listed) E & L Goodsell LW LLC	MAIN PHONE # 571-455-5759
MAILING ADDRESS 7202 Belton Ct McLean VA 22101-5056	CITY STATE ZIP
EMAIL ADDRESS eugenegoodsell@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) 1915 SF Size of Proposed New Building (square feet) 1915 SF Number of Proposed New Units/Lots N/A
- 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

Bad Apple Eddy's

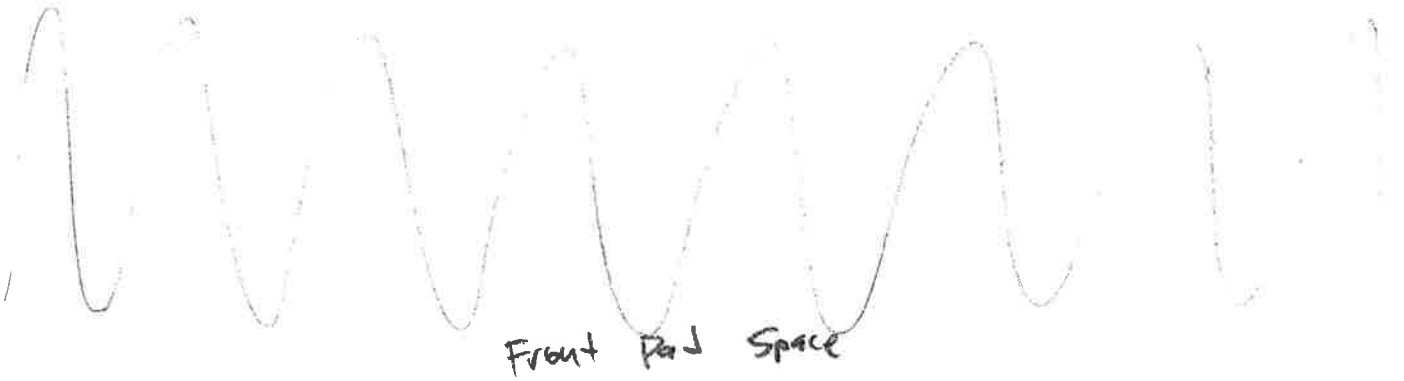
Description of the proposed project:

A little bit about us. We are a seasonal rental business focused around water sport activities. We rent canoes, kayaks, paddle boards, whitewater rafts, river tubes for summer enjoyment. We also rent and use transport trailers with our items. Our seasonal operation is very unique. We simply run by appointment through fall, winter, and spring. With the six months over winter typically never doing any business or sales. We typically will staff the shop with an employee June 15th through August 15th. Just a short period of 8 weeks. The hours are unique as well with two operational hours in the morning from 9-11 to send items out and two more hours in the evening from 5-7 to take in the returns. Saturday's we tend to staff throughout the day. We typically see small fluctuations of traffic to the shop. A very short amount of time needed for conducting business with no long-term customer parking. We feel the space in front of the shop as well as the eight additional parking spots that are reserved for our unit is adequate for the type of traffic that we see.

The inside of the shop will be set up with paddleboards and kayaks along the walls. Life jackets and paddles and other storage items are placed accordingly. We do keep many of our trailers inside and use them for storage of the boats. We run basic equipment inside. Electric pumps and a compressor along with a computer for bookings and payment. We also use an electric pressure washer to help clean the boats in the evenings. We are excited to continue operations and to help provide a resource for the citizens of the county to have summer enjoyment.



1915 SF



Plat Maps for Parcel 06-108-0009 - Cache County CORE

