



Project #20-040
A-OK RV Park
Located at approx. 2000 South 800 West

REPORT SUMMARY...

Project Name: A-OK RV Park
Proponent/Owner: Danny Macfarlane / Stan Checketts
Project Address: ~ 2000 South 800 West
Request: Rezone from COM to REC / CUP / Design Review
Current Zoning: COM
Date of Hearing: Aug. 27, 2020
Type of Action: Legislative & Quasi-Judicial
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

The Planning Commission rezone recommendation will be sent to the Municipal Council for 7.87 acres of property located at approximately 2000 South 800 West (TIN# 003-006-0006). Contingent on the outcome of the rezone, Staff recommends that the Planning Commission conditionally approve a Conditional Use and Design Review Permit.

Land use adjoining the subject property

| | | | |
|---------------|----------------------|--------------|--|
| <i>North:</i> | COM: Commercial Uses | <i>East:</i> | Millville City-Industrial/Commercial Use |
| <i>South:</i> | MR-20: Vacant | <i>West:</i> | COM: Vacant |

PROJECT INTRODUCTION

The proponent is requesting to rezone 7.87 acres at approximately 2000 South 800 West. The flat property is vacant but contains a miniature golf course and dirt bike track associated with the former amusement park located directly north of the project site. Most recently, the property to the north is being used for ATV sales and service. The surrounding area is at the urban/rural interface with newer developments replacing agricultural fields and farmlands. To the northwest, Highway 89/91 handles high volumes of traffic at high speeds of velocity. The new traffic signal at the intersection of HWY 89/91 and 1000 West is located approximately 1100 feet away from the proposed RV Park.



Figure 1 shows the proposed location of the RV Park

REZONE AND LAND USE

The property and surrounding areas to the north are zoned Commercial (COM). The surrounding areas to the south of the project site are zone Mixed Residential Medium (MR-20). The applicant is requesting a rezone to Recreation (REC). The REC zone conditionally permits RV Parks short term occupancy (less than 30 days). The Land Development Code (LDC) defines RV Parks as a property established for the occupancy of recreational vehicles for temporary living quarters for recreation or vacation purposes. The REC zoning district is described in the LDC as intended for publicly and privately-owned parks and recreation facilities such as golf courses and RV parks.

The Future Land Use Plan (FLUP) designates the area as COM. The General Plan describes the FLUP designation of COM as intended for retail, service and hospitality businesses that serve city-wide and regional populations.

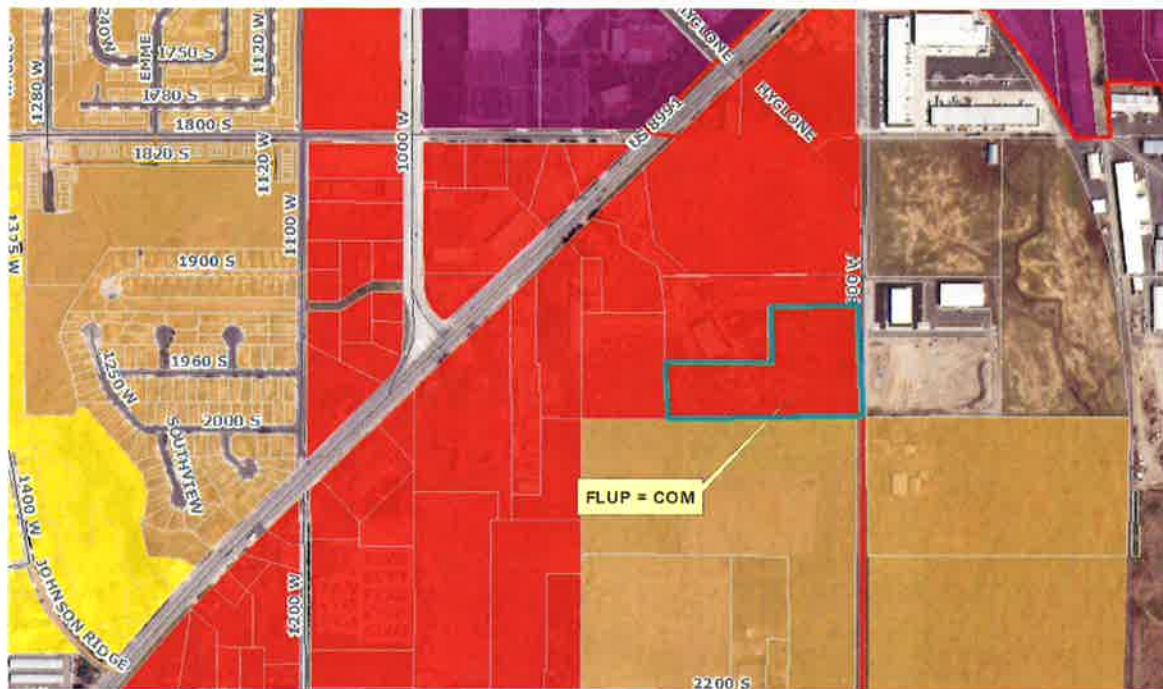


Figure 2 shows the FLUP designation

DESIGN REVIEW PERMIT

The REC zoning district regulates site layout and design to ensure aesthetics meet high standards and creates a character associated with recreational open spaces and facilities. The zone requires larger setbacks around the perimeter to ensure a lower-density/intensity recreation look and feel. Maximum building heights are capped at 35 feet to allow for better views of surrounding areas. Building design standards follow commercial design standards. The proposal includes a 3,500 SF office and 12 cabin sites. The remaining areas are intended for mobile RV vehicles coming and going. The office location is proposed back from the road behind a 9-stall parking lot and dumpster pad. A pavilion is proposed adjacent to the parking lot near the park entrance. Parking lots in the REC zone are required to be placed to the side and rear of the primary structure. Buildings in the REC zone, as per commercial standards, are required 30% transparency on the front elevation and minimum wall-breaks/architectural features every forty feet. As conditioned with the parking lot location moved to the side or rear of the building and the addition of 30% transparency on the front façade, the project meets the requirements of the LDC.

SETBACKS

The LDC requirements for building setbacks in the REC zone are as follows (as measured from property lines):

Front: 20'
Side: 20'

Rear: 10'
Parking (front): 20'

PARKING

The LDC 17.31 requires one parking stall for every one RV pad site, tent site, and cabin site. Check-in and employee parking are not detailed in the LDC. Office space is required to provide one (1) parking stall per every 300 SF of office space. The proposal includes approximately 1000 SF of office space and would require 4 parking stalls. The proposal provides a parking stall for every RV/Tent/Cabin site and 9 additional stalls for check-in and employee parking. As conditioned with RV and office parking stalls, the project meets the parking requirements in the LDC.

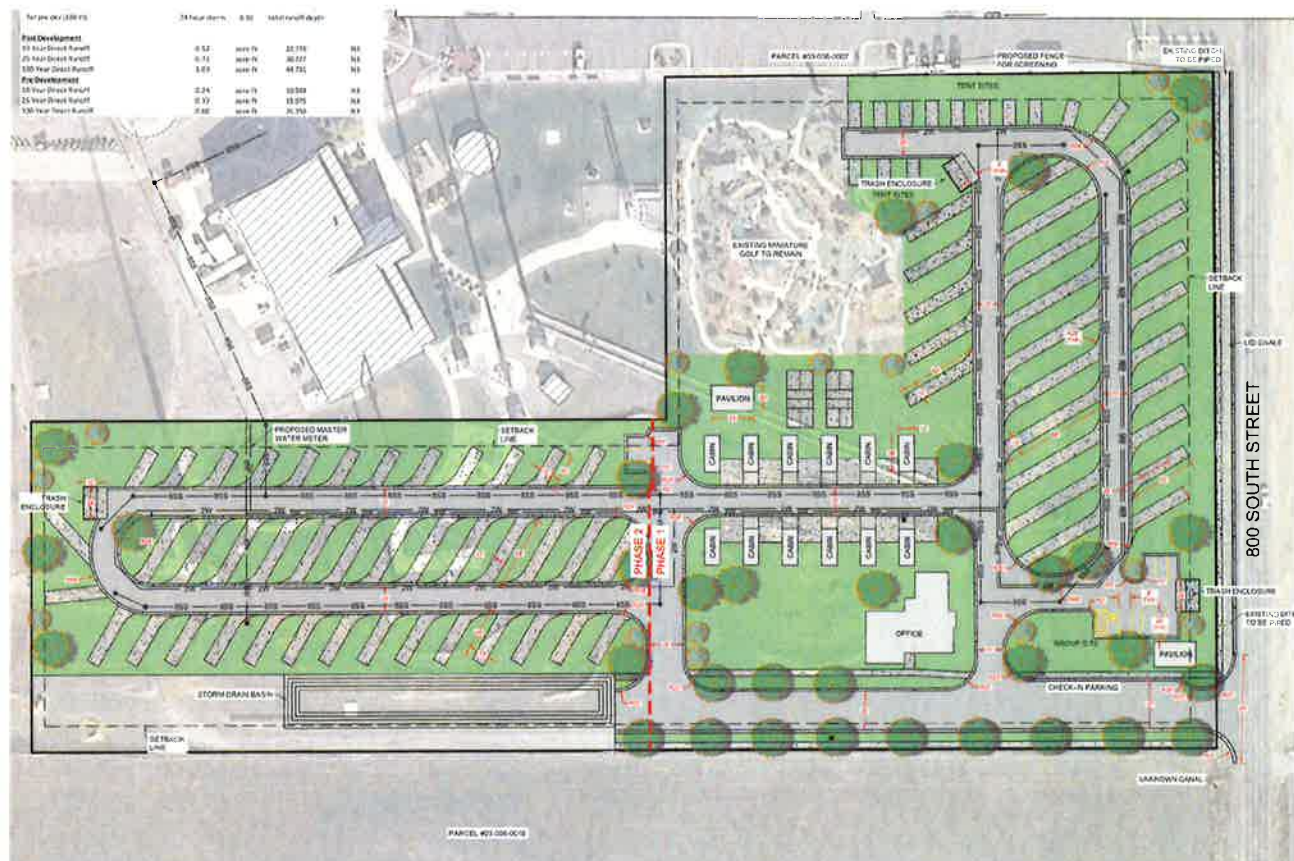


Figure 3 shows the proposed layout

OPEN SPACE AND LANDSCAPING

LDC 17.15.050 does not specify a minimum open space standard for the REC zoning district. The lot coverage maximum of 50% acts as the default open space requirement in the REC zone. The proposal shows approximately 3.4 acres of RV/Cabin/Tent/Office space with the remaining 4.4 (57%) acres as open space/green space. The code requires 20 trees and 50 shrubs/plants per every acre of project site. With 7.8 total acres, the code would require 156 trees and 390 shrubs/plants. As conditioned with tree and shrub requirements, the project meets the LDC standard.

CONDITIONAL USE PERMIT

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 associated with this use are typically parking, traffic, and noise. RV parks are required to obtain a Conditional Use Permit within the REC zone to mitigate any unique impacts associated with the proposal. With surrounding areas to the north being more industrial/commercial in nature, this application could rather focus on mitigating the surrounding

impacts onto the subject property. RV Park impacts revolve around traffic as patrons come and go with larger vehicles. Generally, noise levels are low during nighttime hours. Land to the south is zoned MR and will have similar impacts to that of an RV Park with traffic and daytime noises being the most prevalent impact.

SUMMARY

The rezone request is the core of the issue. An RV Park (short term) has similarities to commercial hospitalities uses (motel, hotel, bed and breakfast) and is beneficial to the local economy and tourism. With popular State and National Parks located in the region, Logan often becomes a stopping point for travelers. The appropriate location for an RV Park in Logan City is also a topic of debate. The LDC allows RV Parks in the REC, IP and CS zoning districts, suggesting to staff that these uses should be placed in areas that are not considered prime commercial locations. The difficulty with these locations and the proposed uses are compatibility based. Unlike industrial areas, RV Parks are most appealing in natural settings with attractive green spaces for travelers and vacationers. A question a decision maker should always ask when considering a rezone is, does this request preclude better and more appropriate zone/uses for this area?

One issue staff has seen with RV Parks within the city is their tendency to house long term residents. This type of use aligns with MR zoning more than COM zoning and does not benefit the economy or tourism industries. Long term is not permitted in the REC zone, but duration of time associate with these land uses are very difficult to enforce. Staff would also not consider this an ideal location for an RV Park because of the surrounding buildings and lack of natural setting. RV Parks tend to be located in attractive naturalist areas such as near rivers, canyons and lakes. This site is big enough to create a natural buffer around the perimeter so that users inside the park feel like they're isolated from the surrounding areas. This will require considerable space and plant material. Staff recommends approval of the rezone on the condition that it remain short term and thus benefiting tourism and the local economy.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

| | |
|---------------|--------------------------|
| • Fire | • Water/Cross Connection |
| • Engineering | • Environmental |

PUBLIC COMMENTS

At the time of the report no comments have been made.

PUBLIC NOTIFICATION

Legal notices were posted on the City's website and the Utah Public Meeting website on 8/19/20, and noticed in a quarter page ad on 7/28/20, and a Public Notice mailed to property owners within 300' were sent on 7/27/20.

RECOMMENDED FINDINGS FOR THE REZONE

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

1. The rezone request from COM to REC is appropriate in this location as the REC Uses, including a short-term RV Park, is commercial in nature benefiting the local economy and tourism industry.
2. The proposed RV Park will better buffer the MR zoning to the south.
3. The property is over 1100 feet from HWY 89/91 and is outside of the South Corridor overlay zone. Because of the location, the property is not considered prime commercial land.

RECOMMENDED CONDITIONS OF APPROVAL PENDING THE OUTCOME OF THE REZONE

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 and Design Review Permit and are available in the Community Development Department.
2. 98 total RV/Tent/Cabin sites are approved with this permit.
3. All RV/Tent/Cabin sites are permitted for short term use only. No guests may stay for a period longer than 30 Days.
4. The office building shall have a minimum 30 transparency on the front façade (east) and the associated parking lot shall be located to the side or rear of the building in relation to 800 West.
5. A parking stall shall be provided for every RV/Tent/Cabin site and a minimum of four (4) parking stalls shall be provided for the office building.
6. All trash/dumpster locations shall be place in the side or rear yard areas away from 800 West.
7. The project shall not have more than a 50% lot coverage and less than 50% open space.
8. A landscaping plan shall be submitted and approved prior to any building permits being issued. The landscaping plan shall contain a minimum of 156 trees and 390 shrubs/perennials/ornamental grasses. Plant materials shall be densely placed around the perimeter of the site to buffer surrounding areas and create a setting similar to naturalistic areas in the region. Extensive evergreen trees should be used for year-round solid screening. Street trees shall be planted within the parkstrip along 800 West at 30-foot intervals.
9. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from the following departments indicating that their requirement has been satisfied:

a. Fire —contact 716-9515

- Fire hydrants shall be installed. Looped water mains are preferred. Dead end roads longer than 150 ft shall have an approved turnaround. A plan that includes the fire apparatus radius on all fire access roads is required.

b. Engineering —contact 716-9153

- Submit proposed Property Line Adjustment to City for approval.
- Need to correct County Parcel lines to match City along north property line
- Provide storm water detention/retention per Logan design standards. This includes the onsite retention of the 90% design storm utilizing Low Impact Design Methods
- Provide City with a written agreement for this development of connect and use the existing private sewer and water lines currently installed for the development to the north of the proposed development
- Provide private utility agreement and storm water agreement
- Provide City with water shares or in-leu fee for increased demand for indoor and outdoor water uses for City system.
- Coordinate with City to run model to ensure that fire flows can be maintained all locations required by Fire Marshall.
- Provide City with a fixture count (or other approved analysis) showing water flow demand assuming trailer park is completely full to ensure that this flow is within the allowable operating range of the a 2" master meter. This analysis to include outdoor flows in the analysis.
- The City is not assuming any responsibility to ensure that the 2" potable water line is adequately sized to distribute potable water at the State required flow rate and pressure.
- Locate 2" water meter in a location near a road for easy access by City staff to read the meter and maintain the meter.
- Construct improvements to 800 West per new City road design standards. This includes the pavement section for any road widening that may be necessary along frontage.
- Dedicate right of way as needed to ensure a 66' right of way for 800 West.

- All internal roads in development shall be signed as fire lanes/no parking (exception is the main access road from 800 West).

c. Water/Cross Connection—contact 716-9627

- The water main serving this whole project must have a RP (ASSE1013) installed and tested before any branch offs or possible connections. (Except fire hydrants)
- The buildings water main needs to have its own RP (ASSE1013) installed and tested on the water main as it enters the building before any branch offs or connections. Properly sized drain required. This is for containment protection only (Cities protection only). Points of use protection will also be needed (occupants protection). Installation criteria of B/F assemblies must be as per 2018 IPC and Utah amendments.
- 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.
- Fire suppression systems 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.
- All points of use of water must comply with the 2018 IPC and State of Utah Amendments, during and after construction.

d. Environmental Dept. – contact 716-9760

- Dumpsters will need to be screened from the 800 West road.
- Minimum 60 ft. straight on access to dumpsters is required. Usually best to use an access driveway as the approach if possible as this helps eliminate parking in front of the dumpsters.
- If an enclosure is provided, minimum inside measurement is 12 ft. wide and 10 ft. deep for a single bin enclosure. Provide bollards to protect walls.
- Gates are not required, however if desired, they must be designed to stay open during the collection process. Barrel hinges suggested for the gates. We need the full 12 ft. clearance so gates must be designed to open completely.

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 site, as conditioned, conforms to the requirements of Title 17 of the Logan LDC for REC developments.
2. The conditioned land use will not negatively impact the surrounding properties because of the design and landscaping requirements.
3. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
4. Infrastructure and utilities are adequate in size to handle anticipated traffic and use.



APPLICATION FOR PROJECT REVIEW

☒ **Planning Commission** ☐ **Land Use Appeal Board** ☐ **Administrative Review**

| | | | | |
|---|-------------|--|---|--|
| Date Received 7-13-20 | Received By | Scheduled Meeting Date Aug. 13 | Zone COM | Application Number PG 20-040 |
| Type of Application (Check all that apply): | | | | |
| <input checked="" type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input checked="" 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 AOK RV PARK | | | | |
| PROJECT ADDRESS 800 W 2000 S LOGAN, UT | | | COUNTY PLAT TAX ID # 03-006-0006 | |
| AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) DANNY MACFARLANE | | | MAIN PHONE # 435.760.7488 | |
| MAILING ADDRESS 540 GOLF COURSE RD SUITE B1 PROVIDENCE, UT | | CITY PROVIDENCE, UT | STATE UT | ZIP 84332 |
| EMAIL ADDRESS danny@csq.work | | | | |
| PROPERTY OWNER OF RECORD (Must be listed) STAN CHECKETTS PROPERTIES LLC | | | MAIN PHONE # 435.757.4282 | |
| MAILING ADDRESS PO BOX 55 | | CITY PROVIDENCE, UT | STATE UT | ZIP 84332 |
| EMAIL ADDRESS codyldavis@gmail.com | | | | |
| DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) RV PARK, REZONE, & BOUNDARY LINE ADJUSTMENT. (Rezone to REC) | | | Total Lot Size (acres) 7.87 (AFTER BLA) | |
| | | | Size of Proposed New Building (square feet) ~3,500 sf | |
| | | | Number of Proposed New Units/Lots 1 | |
| - 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 | |

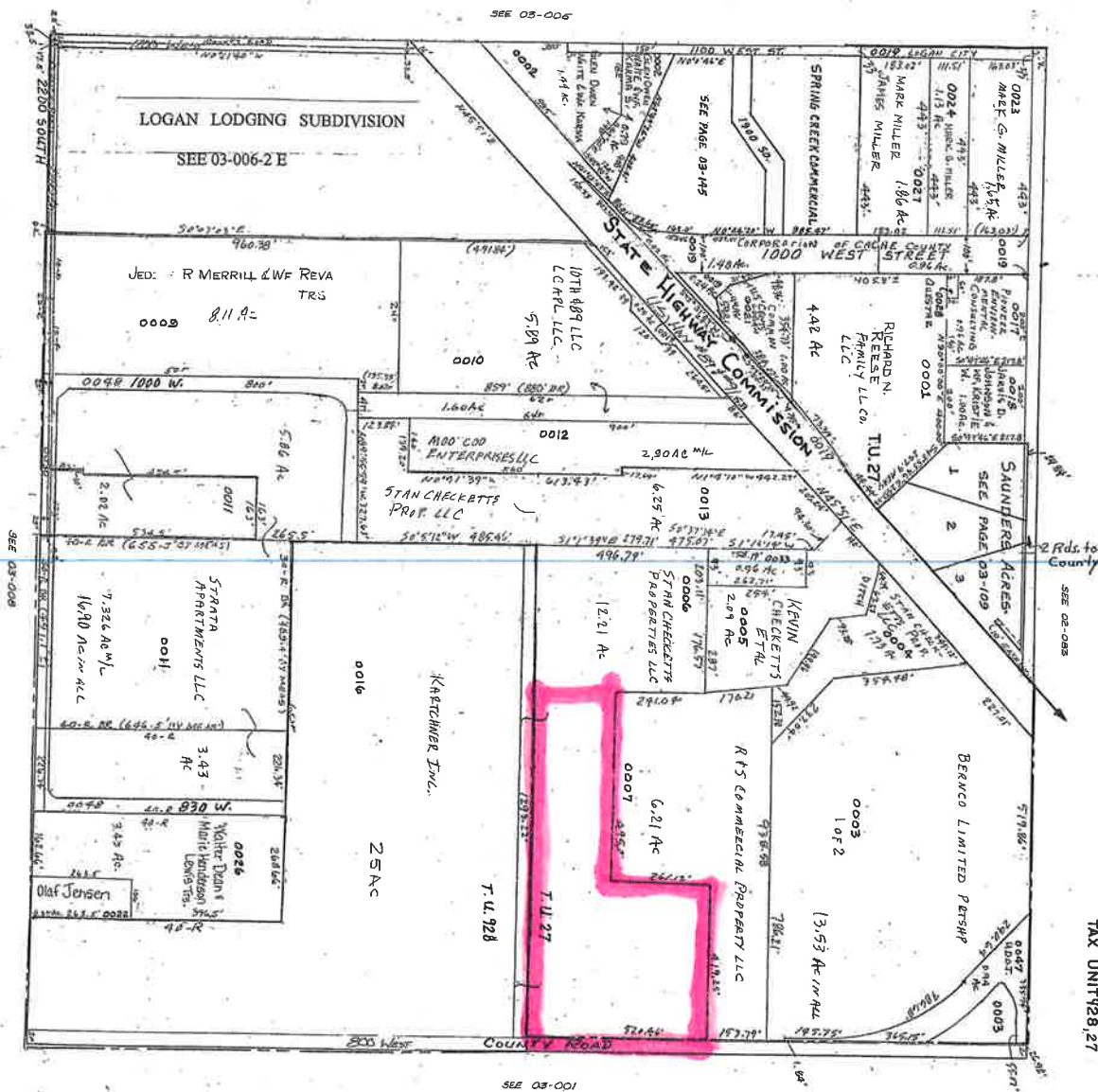
Council workshop: Sept. 1
Council hearing: Sept. 15

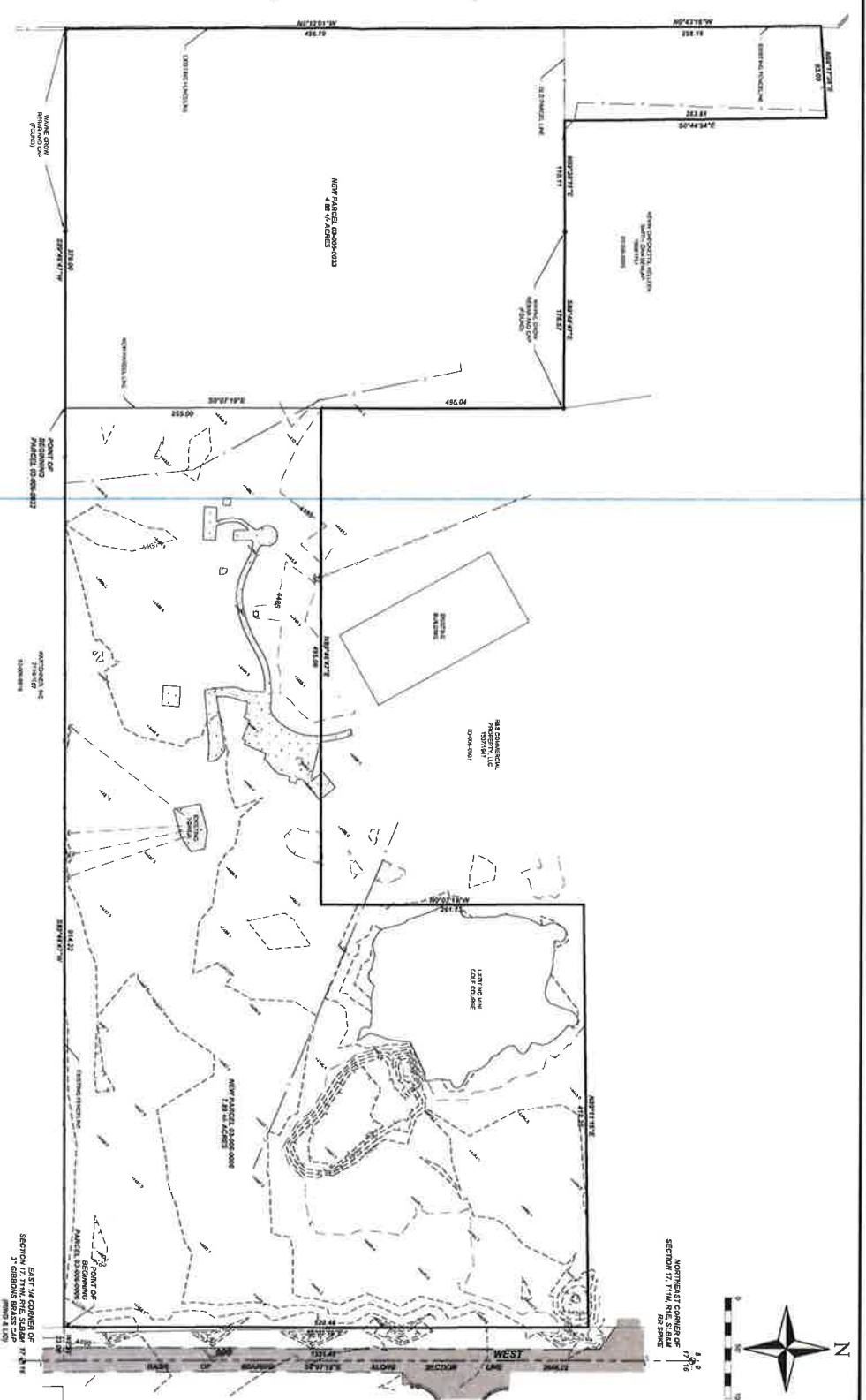
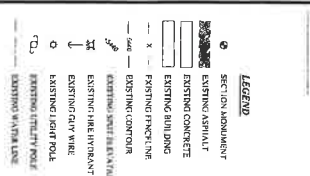
NE 4 Section 17 Township 11 North Range 1 East

Scale 1 Inch = 3 CHAINS

TAX UNIT 928, 27

03-006





NOTES

ELEMENTARY OPERATIONS

1

NEW DESCRIPTIONS



17
NORTHEAST CORNER OF
SECTION 17, T11N, R1E, S18E
RR SPIKE

[illegible]

BOUNDARY & TOPOGRAPHICAL SURVEY

LOCATION: NE1/4 OF SECTION 17, T11N, R1E, SLB&M

LOGAN, UTAH

PROPERTY OF/PREPARED FOR: STAN CHECKETTS

civilsolutionsgroup inc.

CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net



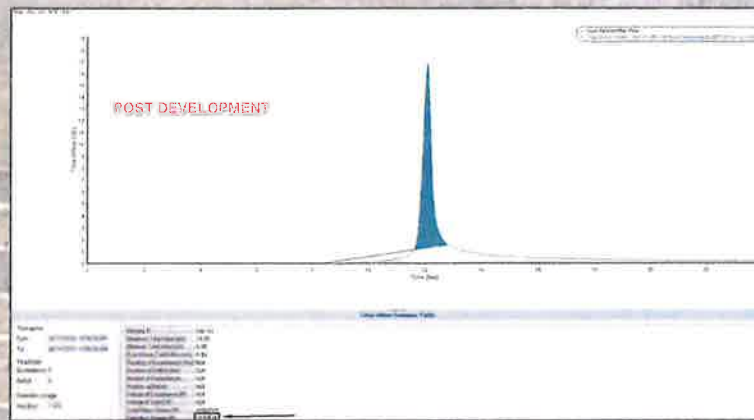
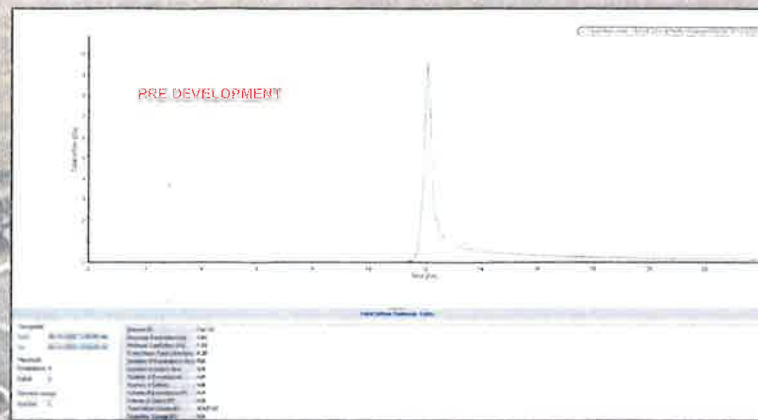
Slan Checketts RV Park 800 West 2000 South

| | | | |
|---|---------|------|----|
| Pre Development (Pasture, grassland, or range; good): | 343,348 | 7.88 | 74 |
|---|---------|------|----|

90th-Percentile Storm Volume (0.6-inches): 17,167 cu-ft

| | | | |
|------------------------|---------------|------|--------------------|
| Initial Abstraction | | 0.37 | inches |
| for pre dev | | 0.70 | inches |
| Precipitation (10 Yr) | 24 hour storm | 2.04 | inches |
| Precipitation (25 Yr) | 24 hour storm | 2.41 | inches |
| Precipitation (100 Yr) | 24 hour storm | 3.02 | inches |
| Direct Runoff (10 Yr) | 24 hour storm | 0.80 | total runoff depth |
| for pre dev (10 Yr) | 24 hour storm | 0.37 | total runoff depth |
| Direct Runoff (25 Yr) | 24 hour storm | 1.07 | total runoff depth |
| for pre dev (25 Yr) | 24 hour storm | 0.56 | total runoff depth |
| Direct Runoff (100 Yr) | 24 hour storm | 1.57 | total runoff depth |
| for pre dev (100 Yr) | 24 hour storm | 0.92 | total runoff depth |

| Pre-Development | | | | |
|------------------------|------|---------|--------|-----|
| 10-Year Direct Runoff | 0.24 | acre-ft | 10,549 | ft3 |
| 25-Year Direct Runoff | 0.37 | acre-ft | 15,975 | ft3 |
| 100-Year Direct Runoff | 0.60 | acre-ft | 26,350 | ft3 |



PROPERTY BOUNDARY
EXISTING SEWER
EXISTING STORM DRAIN
EXISTING WATER LINE
EXISTING BUILDING

| | |
|-----|---------------------------|
| 8SS | PROPOSED SEWER |
| | PROPOSED SETBACK |
| 2W | PROPOSED 2" WATER LINE |
| 6W | PROPOSED 8" WATER LINE |
| | PROPOSED BUILDING OUTLINE |

SYMBOLS IN GRAY DENOTE EXISTING FEATURES
BLACK OR COLOR DENOTE PROPOSED FEATURES

-  SEWER MANHOLE
-  3'X3' STORM DRAIN BOX
-  WATER METER
-  HANDICAP PARKING MARKER
-  FIRE HYDRANT

- TOTAL ACREAGE: 7.87 ACRES
- CURRENT ZONE: COMMERCIAL (COM)
- PROPOSED ZONE: RECREATIONAL (REC)
- REC SETBACKS
 - FRONT: 20'
 - SIDE: 20'
 - REAR: 10'
- PROPOSED RV PARK DETAILS:
 - 90' LONG STALLS (PULL THROUGH) - 10
 - 50' LONG STALLS (BACK-IN) - 36
 - 50' LONG STALLS (PULL THROUGH) - 12
 - 40' LONG STALLS - 18
 - TENT SITES - 10
 - CABIN SITES - 12

REQUIREMENTS

- 20 TREES/GROSS ACRE
- 50 SHRUBS/GROSS ACRE
- STREET TREES 30' ON CENTER

[illegible]

PROJECT #: 20-116
DRAWN BY: L. CHUGG
PROJECT MANAGER: M. TAYLOR
ISSUED: 8/18/2020

STAN CHECKETTS
RV PARK DESIGN REVIEW
800 WEST 2000 SOUTH
LOGAN, UTAH 84321

civilsolutionsgroup inc.



CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
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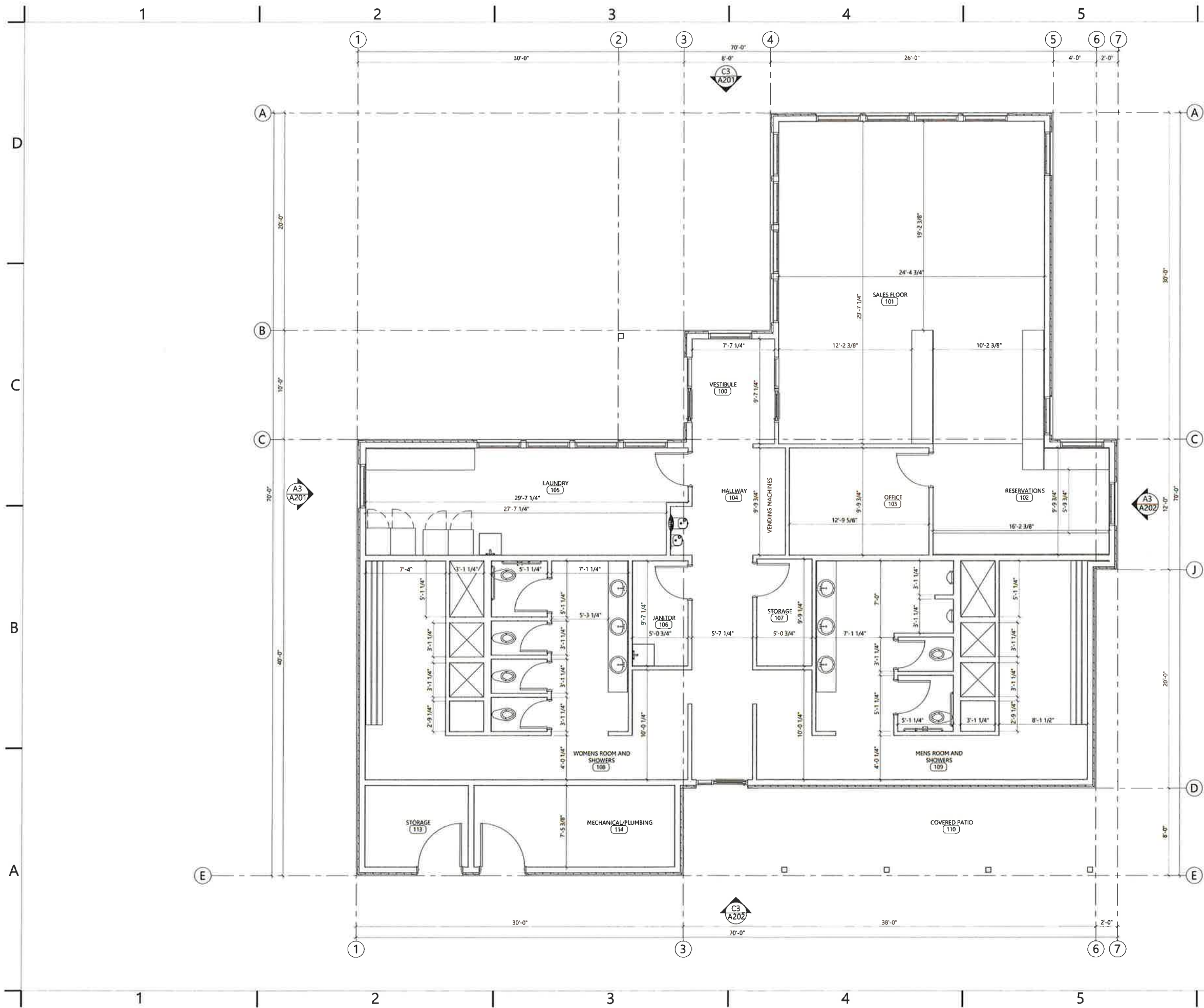
SITE PLAN

1 OF 1

Know what's below.  **Call 811 before you dig.**

 **BLUE STAKES OF UTAH**
UTILITY NOTIFICATION CENTER, INC.
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1-800-662-4111

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ARCHITECTS & ENGINEERS

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A'OK RV PARK

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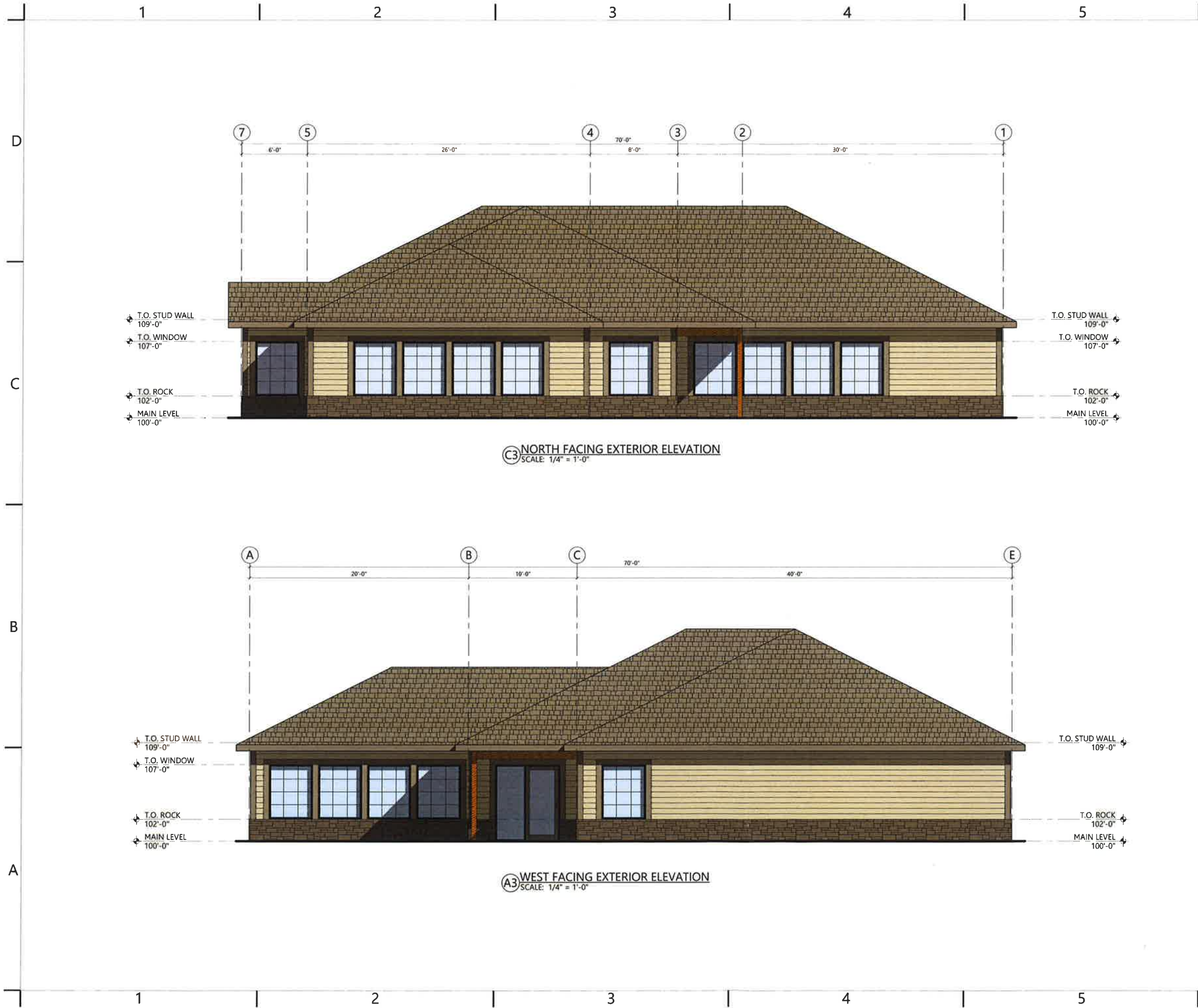
CARTWRIGHT PROJECT #
DATE:
DRAWN BY:
CHECKED BY:
APPROVED BY:

| REVISIONS | |
|-----------|-------------|
| DATE | DESCRIPTION |
| | |
| | |
| | |

FLOOR PLAN
A101

PRELIMINARY

8/25/2020 11:53:53 AM





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ARCHITECTS & ENGINEERS

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LOGAN, UT 84341
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A'OK RV PARK

LOGAN, UTAH

CARTWRIGHT PROJECT #
DATE:
DRAWN BY:
CHECKED BY:
APPROVED BY:

| DATE | REVISIONS | DESCRIPTION |
|------|-----------|-------------|
|------|-----------|-------------|

EXTERIOR
ELEVATIONS
A202

PRELIMINARY

8/21/2024 11:53:56 AM

1 2 3 4 5

D



C3 NORTHWEST FACING EXTERIOR ELEVATION
SCALE:

C



B3 NORTHEAST FACING EXTERIOR ELEVATION
SCALE:

B



A3 SOUTHWEST FACING EXTERIOR ELEVATION
SCALE:

A

1 2 3 4 5

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A'OK RV PARK

LOGAN, UTAH

CARTWRIGHT PROJECT #
DATE:
DRAWN BY: Author
CHECKED BY: Checker
APPROVED BY: Approver

REVISIONS
DATE DESCRIPTION

PERSPECTIVE
ELEVATIONS

A203

PRELIMINARY

6/25/2020 11:31:58 AM