



**Project #20-045  
East Center Building located at  
72 East Center, TIN # 06-029-0019**

**REPORT SUMMARY...**

<i>Project Name:</i>	East Center Street Building
<i>Owner/Proponent:</i>	Hess Holdings LLC / Mike Stettler Const.
<i>Request:</i>	Design Review Permit
<i>Current Zoning:</i>	Town Center - Historic District (TC-HD)
<i>Staff Recommendation:</i>	Conditionally Approve
<i>Date of Hearing:</i>	September 10 <sup>th</sup> 2020
<i>Presented By</i>	Russ Holley, Senior Planner

**RECOMMENDATION**

Staff recommends that the Planning Commission conditionally approve PC Docket #20-045 East Center Street Building for a new 3,000 SF office building located on 0.18 acres at 72 East Center; TIN #06-029-0019.

**PROJECT**

The proposal includes a new two-story 3,000 SF brick/masonry office building, a rear asphalt 8-stall surface parking lot, streetscape and landscaping improvements. The dark brick front façade is shown with a small decorative pre-cast concrete cornice, large windows spanning both floors and a metal canopy over the main front entryway. A concrete bulkhead is shown with raised planters and landscaping along Center Street. The changing brick patterns form typical signage areas above the windows near the bottom of the cornice. The 8-stall asphalt surface parking lot is located in the rear of the property and accessed from a shared easement/right-of-way connecting to 100 East street.

**DESIGN REVIEW PERMIT**

Because this proposed building is located within the Logan City Historic District, the Historic Preservation Committee (HPC) will review the building design as per the Historic District Design Standards (HDDS). A chapter in the HDDS is dedicated to new construction within the district and how to appropriately balance historic character and new construction. The Planning Commission will act as the review authority for the proposed parking and site improvements.



Figure 1 shows the proposed location at 72 East Center Street

## PARKING

The Land Development Code (LDC) §17.31.040 requires one (1) parking stall per every 300 SF of office space. The proposed building contains 3,000 SF of office space and would be required by code to provide 10 parking stalls. The submitted site plan shows eight (8) parking stalls located in the rear yard. The applicant has provided a letter explaining their parking situation and requesting a 20% reduction in the parking requirement. For downtown properties in general, and without constructing a vertical parking structure (above or below grade), the 0.18-acre site has very limited space for parking stalls.

As per the LDC 17.31.050, Alternative Parking Plans can be adopted by the Commission in situations when standard parking compliance is unachievable. The discretionary request needs to be based on the criteria and plan content outlined in the code. Their request is in the form of a letter that explains their business model and their reduced need for parking stalls. The LDC allows the Director to make parking reductions from 0%-15% of the standard. The Planning Commission may make reductions of more than 15%. Compelling arguments for a reduction should be justified and findings for any alternative shall be made prior to the Commission accepting the proposal. As conditioned with Planning Commission reviewing the alternative parking plan and deciding the appropriate number of parking stalls, the project complies with the requirements in the LDC.

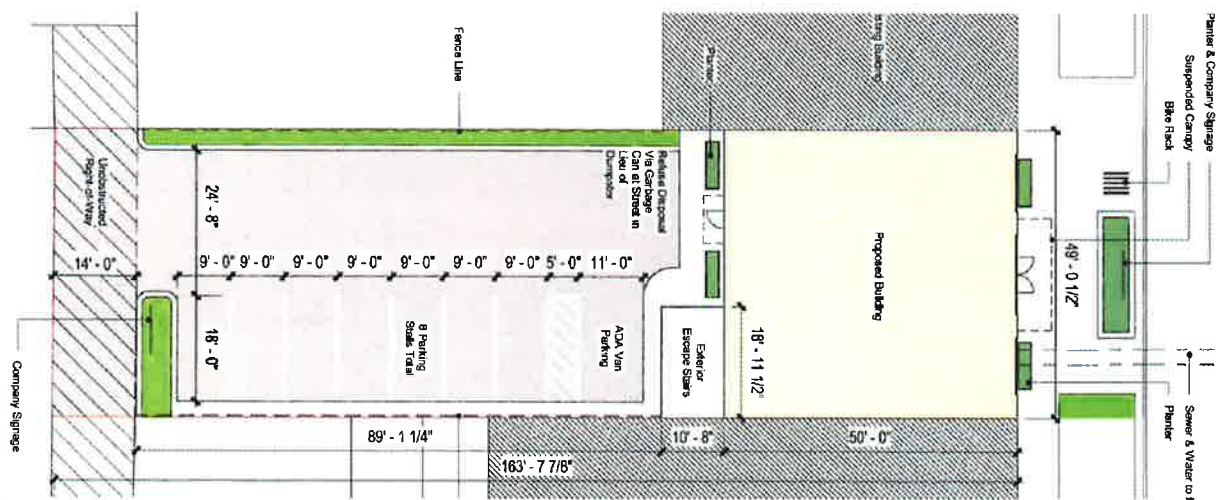


Figure 2 shows the proposed parking lot in the rear (south) yard.

## OPEN SPACE

The TC-1 zone does not require open space. Surface parking lots are required 18 SF of landscaping for every one (1) parking stall contained within. For an eight (8) stall parking lot, 144 SF of landscaping shall be provided. The submitted site plan shows approximately 300 SF of landscaping along the west and south border. The project shows streetscape landscaping improvements to the 49 feet of property frontage along East Center Street. Street trees are required every 30 linear feet along public streets. As conditioned with parking lot landscaping and street trees, the project meets the standards in the LDC.

## SUMMARY

Staff recognizes that downtown Logan is unique. Balancing parking stall requirements with the historic character and dense core that makes and downtown a downtown is challenging. If we demolish half the building and construct large amounts of surface parking lots, then downtown will no longer be downtown. This particular business has a low demand for employee parking and lower customer traffic numbers. The request for a 20% parking stall reduction is a reasonable request for this area of the City. Street parking is available on Center Street and several public parking lots are within 1 1/2

block radius. Staff recommends that the Planning Commission accept the alternative parking plan and the 20% reduction.

### AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Engineering	• Water
• Environmental	

### PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comments have been received.

### PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 8/29/20, posted on the City's website and the Utah Public Meeting website on 9/3/20, and mailed to property owners within 300 feet on 8/20/20.

### 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 project shall provide 10 parking stalls unless the Planning Commission accepts the Alternative Parking request for a 20% reduction.
3. The project shall provide 18 SF of parking lot landscaping for each stall contained within.
4. Street trees shall be planted every 30 feet along Center Street.
5. No signs are approved with this Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
6. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
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—contact 716-9627*
    - The buildings water main needs to have its own DC (ASSE1015) installed and tested on the water main as it enters the building before any branch offs or connections.
    - All landscape irrigation system's fed from Logan City water must have a high hazard backflow assembly installed and tested.
    - 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.
  - b. *Engineering – contact 716-9153*
    - Provide water shares for any increased demand above previous water demands on the site
    - Provide storm water detention and retention as currently required by City storm water standards including the retention of the 90% storm utilizing Low Impact Design methods
    - No civil plans submitted with application, will address utility connections at time plans submitted for building permit review. Note that any unused utility services shall be capped at the City utility main.
    - Remove and replace as needed infrastructure in City right of way
  - c. *Environmental – contact 716-9761*

- 90-gallon can will be provided.

### **RECOMMENDED FINDINGS FOR APPROVAL FOR THE SUBDIVISION PERMIT**

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

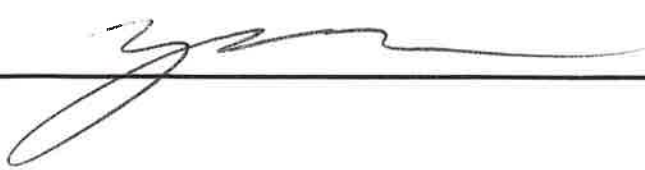
1. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, materials, landscaping, and setbacks.
2. The project conforms to the requirements of Title 17 of the Logan Municipal Code concerning overall density, configuration and access.
3. The proposed project provides required off-street parking.
4. The project meets the goals and objectives of the TC designation within the Logan General Plan.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
6. Center Street provides access and is 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>8-10-20</b>	Received By	Scheduled Meeting Date <b>Sept. 10</b>	Zone <b>TC-1</b>	Application Number <b>PC 20-045</b>
<b>Type of Application (Check all that apply):</b>				
<input checked="" type="checkbox"/> Design Review <input 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				
<b>PROJECT NAME</b> <b>EAST CENTER Building</b>				
<b>PROJECT ADDRESS</b> <b>72 E CENTER ST LOGAN, UT 84321</b>			<b>COUNTY PLAT TAX ID #</b> <b>06 - 029 - 0019</b>	
<b>AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete)</b> <b>MICHAEL STETTLER</b>			<b>MAIN PHONE #</b>	
<b>MAILING ADDRESS</b> _____ <b>CITY</b> _____ <b>STATE</b> _____ <b>ZIP</b> _____				
<b>EMAIL ADDRESS</b>				
<b>PROPERTY OWNER OF RECORD (Must be listed)</b> <b>MICHAEL STETTLER</b>			<b>MAIN PHONE #</b> <b>435-994-9999</b>	
<b>MAILING ADDRESS</b> _____ <b>CITY</b> _____ <b>STATE</b> _____ <b>ZIP</b> _____				
<b>MAILING ADDRESS</b> <b>700 E 1400 N OFC      LOGAN    UT      84321</b>				
<b>EMAIL ADDRESS</b> <b>mike@stettlercompanies.com</b>				
<b>DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED</b> (Include as much detail as possible - attach a separate sheet if needed)  <b>Infill two-story office building for a small, local professional services firm. The building includes a large open lobby, 5 offices and 3 client meeting rooms (surface parking in rear)</b>  <b>- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -</b>			<b>Total Lot Size (acres)</b> <b>0.18</b>	
			<b>Size of Proposed New Building (square feet)</b> <b>3,000 net</b>	
			<b>Number of Proposed New Units/Lots</b> <b>1</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 	

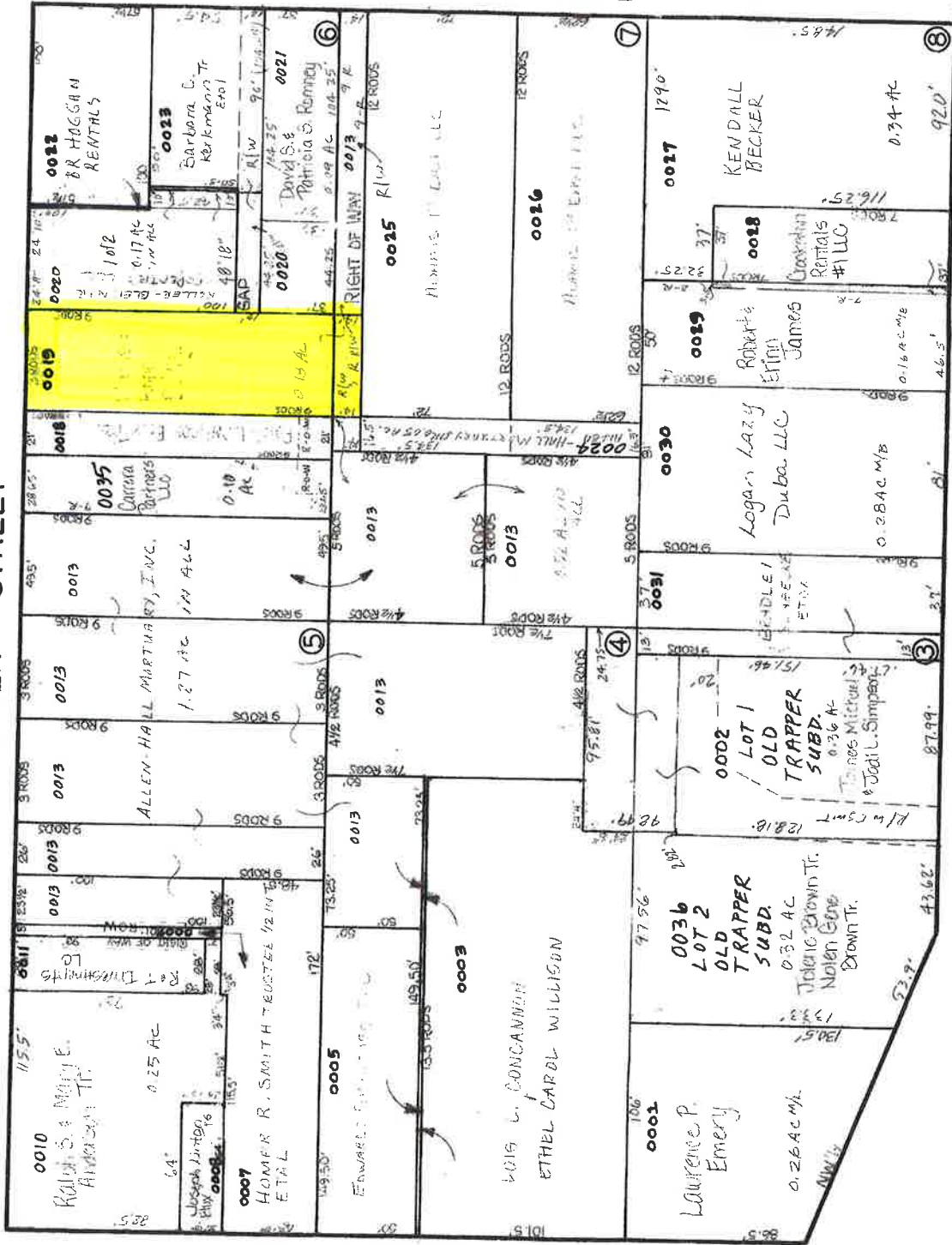


SEE 06-061

# FIRST EAST STREET

SEE 06-000-2

# CENTER STREET



# MAIN STREET

SEE 06-030

# FIRST SOUTH STREET

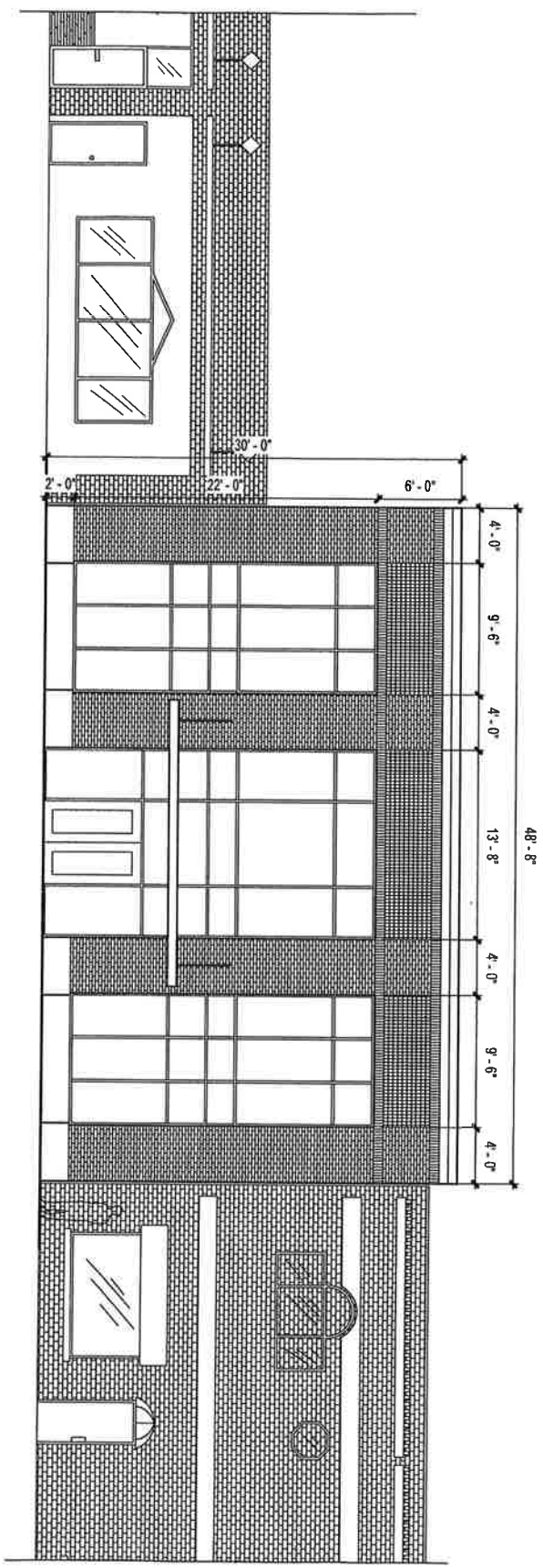
SEE 02-047



Navor  
Wentworth  
Lund  
Architects

E CENTER  
OFFICE  
BUILDING

CENTER ST.,  
LOGAN, UT  
84321



1 NORTH ELEVATION

Scale: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

08/10/2020

A100



NOT FOR CONSTRUCTION

08/10/2020

A101

# PERSPECTIVE VIEW

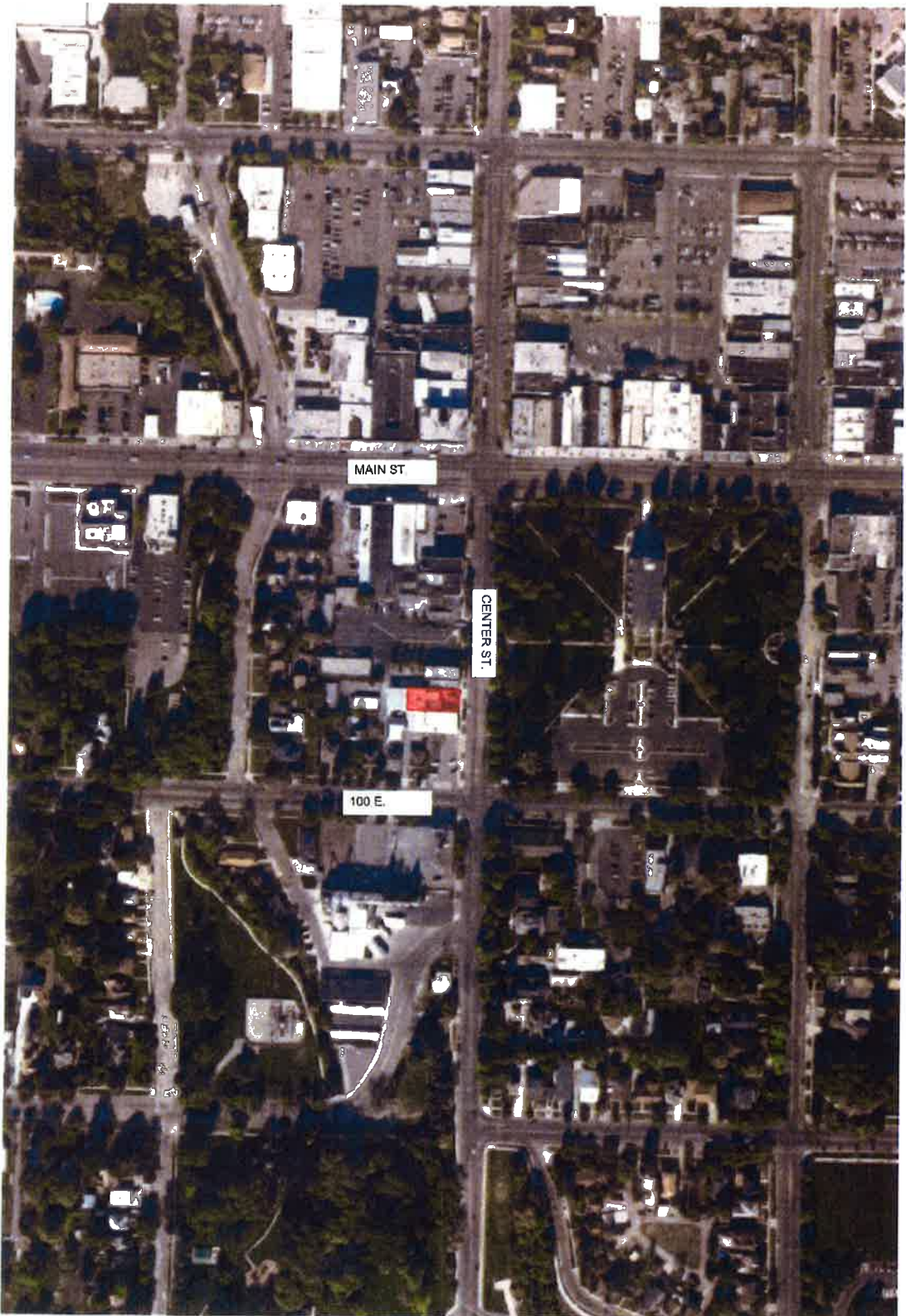
CENTER ST.  
SALT LAKE CITY, UT

E CENTER  
OFFICE  
BUILDING

Navor  
Mentworth  
Lund  
Architects







NOT FOR CONSTRUCTION

08/10/2020

A102

# VICINITY MAP

CENTER ST  
 84201, UT  
 84201

E CENTER  
 OFFICE  
 BUILDING





# East Center



Vicinity Map

- New Office Building**  
3,500 Net sq ft (4,950 Gross sq ft)
- Resituated Parking**  
1 Stall Per 300 sq ft  
3,500/300 = 11.7 Stalls  
8 Stalls on Site, including ADA Stall  
Street Parking Increased Due to Removal of Existing Drivers  
Refer to Owner's Narrative For The Discussion of Parking Stalls



72 E Center St Proposed Site Plan  
Scale 3/64" = 1'-0"

Site Plan  
18 August 2020

