

**Project #20-055
Palatial Living
Located at 410 W 725 N**

REPORT SUMMARY...

Project Name: Palatial Living
Proponent/Owner: Cheri Goss/Authorized Agent
Project Address: 410 W 725 N
Request: Conditional Use Permit
Current Zoning: Mobile Home (MH)
Date of Hearing: November 12, 2020
Type of Action: Quasi-Judicial
Submitted By: Tanya Rice/Planner II

RECOMMENDATION

Staff recommends that the Planning Commission *deny* a Conditional Use Permit for Project #20-055 Palatial Living, for the property located at 410 W 725 N; TIN #05-044-0003.



Figure 1 shows the location of Palatial Living Mobile Home Park

Land use adjoining the subject property

<i>North:</i>	NR-6: Single Family	<i>East:</i>	NR-6: Single Family
<i>South:</i>	NR-6: Single Family	<i>West:</i>	IP: Industrial Park

PROJECT

The proponent is requesting a Conditional Use Permit (CUP) to develop 5 additional mobile home sites in the existing Palatial Living mobile home park in the Mobile Home (MH) zone.

A CUP is required because in 2010, the Land Development Code (LDC) was amended to discontinue future Mobile Home developments. The current Mobile Home zoning code §17.07.140 reads:

“The Mobile Home zoning district is intended to accommodate existing mobile home parks. Mobile home parks are developments in which the resident may own or rent the mobile home, but rents the land on which the mobile home is located. New mobile home parks are not permitted. Densities shall not exceed six (6) units per acre and the minimum lot size shall be 6,000 square feet. Site development shall be consistent with original project approvals.”

In 1970, Palatial Living mobile home park was developed on 16.4 acres. The park included 86 home sites, associated parking, designated recreation areas and perimeter planting strips, and two street connections onto 725 N. One of the original site plats provided below illustrates general adherence to setbacks, yard regulations, and mobile home park standards of the 1970 code. This layout was amended in 1996 to add one more mobile home. There is currently a total of 87 home sites.

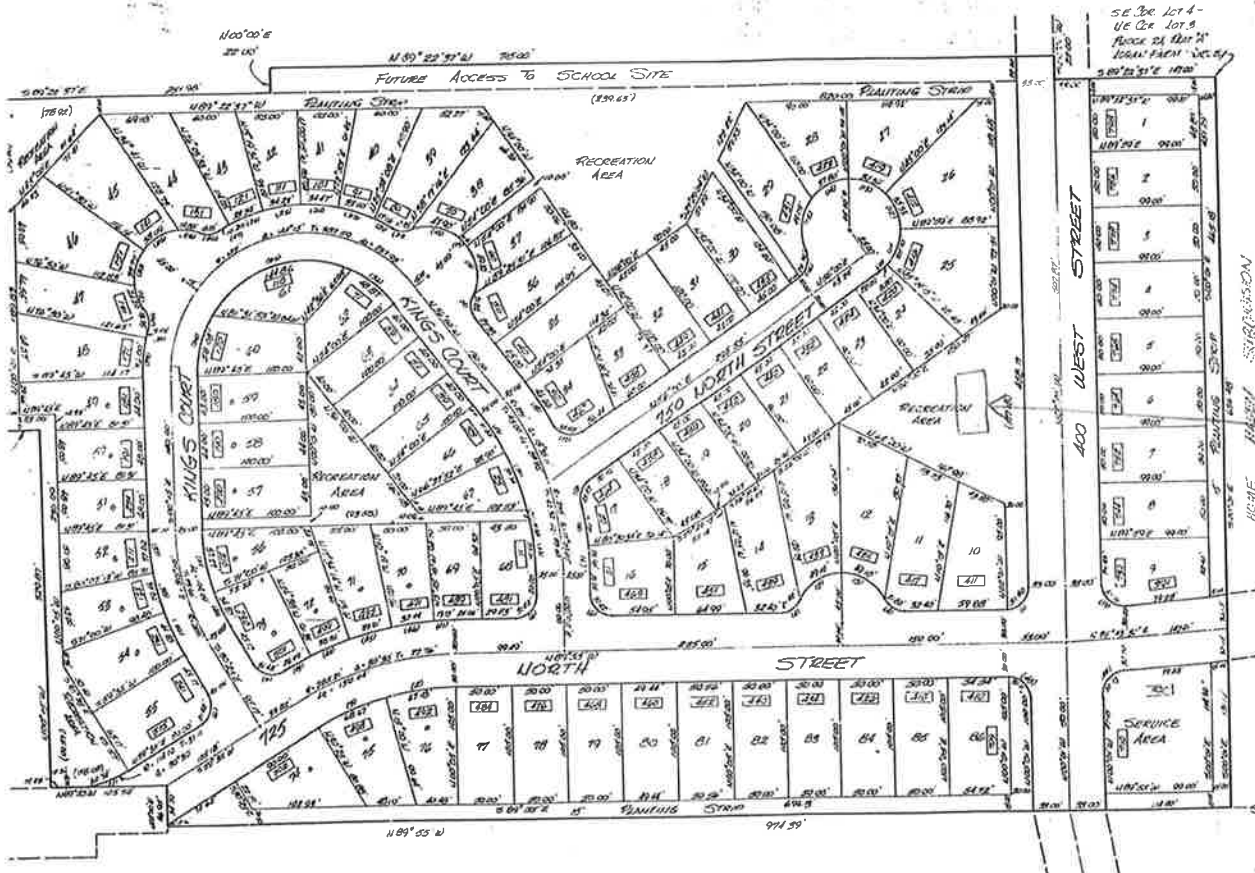


Figure 2 – Original Palatial Living Development Plan (undated).

The proposed development is located on the northern end of the property on a .30-acre designated recreation area. The proposal is to develop five (5) additional mobile home sites with a 20' fire truck access road connecting to 400 West. The access road would be used as a third road connection to the additional mobile homes.

RECREATION AREA

The 1970 code explicitly required 10% playground/recreation area to be preserved within the development. With a 16-acre parcel, approximately 69,500 SF should have been designated as

open/recreation area. The 1996 site amendment adding one additional home site eliminated approximately 11,500 SF recreation area.

The proposed five (5) additional mobile home sites are within .44-acre (19,000 SF) of recreation area, leaving about 13,000 SF of recreational space available for residential use around the development. As proposed, the additional home sites locations eliminate .44-acres of the intended recreation area for residential use.

SETBACKS

The general setbacks as described in the 1970 code are:

- Front: 20'
- Side: 8'
- Rear: 30'

The proposed setbacks of the road and 5 mobile homes have a wide range:

- Front: 0'-5'
- Side: 3' - >8'
- Rear: 5'-25'

The proposed placement of the mobile home sites does not meet the established setbacks. The proposed road also impacts the existing setbacks of current mobile home sites.

DENSITY

The LDC requires new mobile home sites in existing parks to not exceed six (6) units per acre and maintain a minimum lot size of 6,000 SF. The addition of five (5) mobile home sites meets the code of overall park density of 5.6 units per acre, however, each individual site is between 2,500 SF and 3,800 SF. As proposed, the minimum lot size of 6,000 SF is not met.



SUMMARY

The current LDC does not permit new mobile home parks. The proposed addition of the new road and five (5) mobile home sites impacts the existing setbacks of current mobile home sites and eliminates .44-acres of already limited recreation areas. While the overall park density meets the minimum standard, individual site size is not met. The project Staff recommends denial of this proposal.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Water/Cross Connection	• Business Licensing
• 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 10/30/2020 and the Utah Public Meeting website on 11/4/2020. Public notices were mailed to all property owners within 300 feet of the project site on 10/19/2020.

RECOMMENDED FINDINGS FOR DENIAL


1. The additional home sites eliminate designated recreation area as specified in the original 1970 code requirements.
2. The use is compatible with the surrounding land uses but will interfere with the use and enjoyment of recreation areas for the surrounding homes.
3. The fire road providing access to the new home sites encroaches the setbacks established in the 1970 code, leaving inadequate area.
4. Home site location, lot size and setbacks do not meet the minimum setback requirements.

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

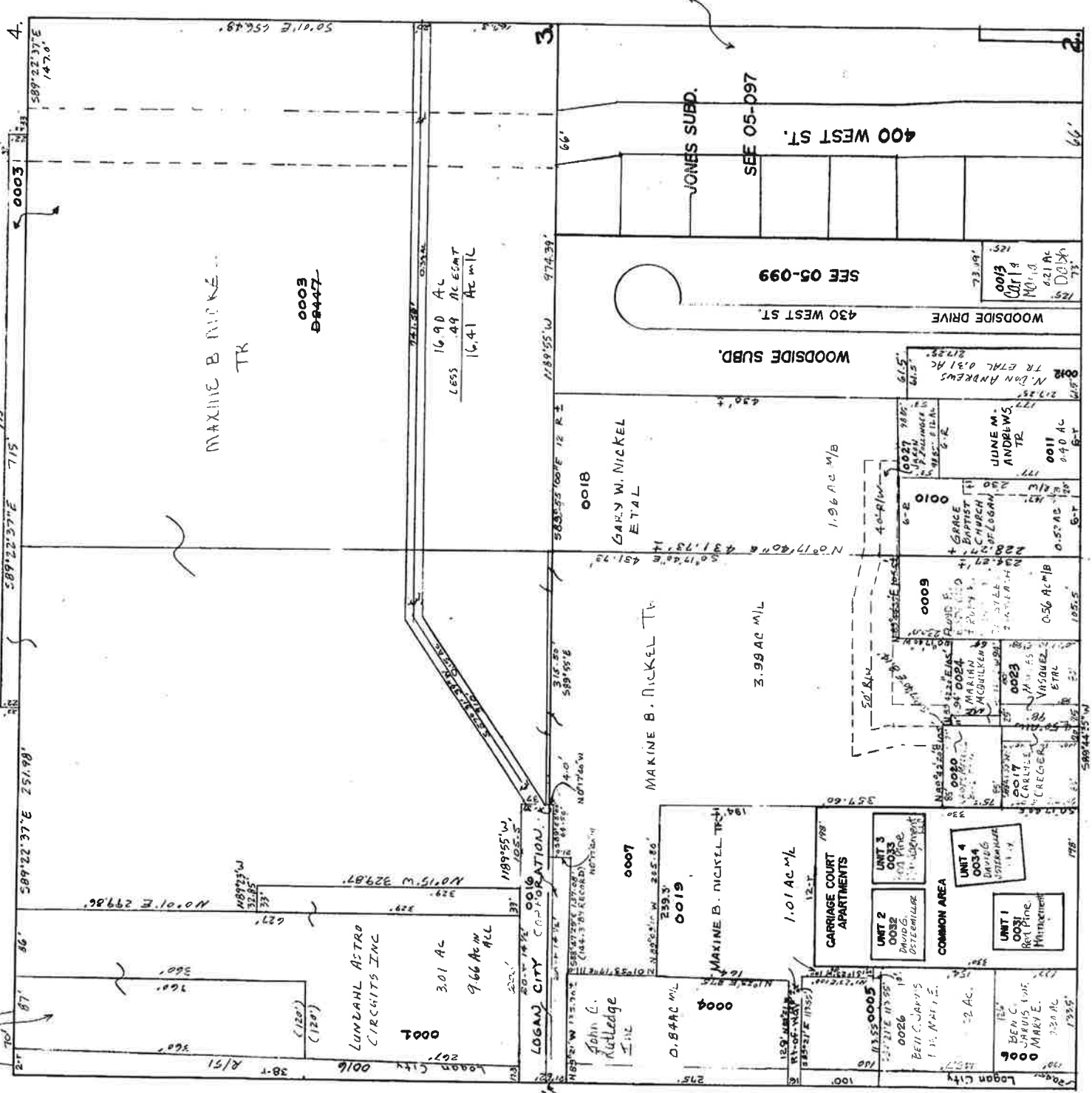
Date Received 10-8-20	Received By	Scheduled Meeting Date Nov. 12	Zone MH	Application Number PC 20-055
Type of Application (Check all that apply): <input type="checkbox"/> Design Review <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Other <input type="checkbox"/> Administrative Design Review				
PROJECT NAME Palatial Living				
PROJECT ADDRESS 410 West 725 North Logan, Utah			COUNTY PLAT TAX ID # 05 - 044 - 0007 0018, - 19	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Cheri Goss			MAIN PHONE # 801-608-7095	
MAILING ADDRESS 410 West 725 North		CITY Logan,	STATE Utah	ZIP 84321
EMAIL ADDRESS palatial@ipgmhc.com				
PROPERTY OWNER OF RECORD (Must be listed) Brian L. Fitterer			MAIN PHONE # 949-440-2300	
MAILING ADDRESS 18006 Sky Park Circle		CITY Irvine	STATE CA	ZIP 92614
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) IPGMHC would like to add additional trailer site the their existing mobile home park (Palatial Living) located at 410 West 725 North. The attached site plan shows the proposed layout and improvements to the park and trailer layout			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 	
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	

LOGAN CITY CORPORATION

SEE 05-043

6th WEST ST.
SEE 05-043

SEE 05-045

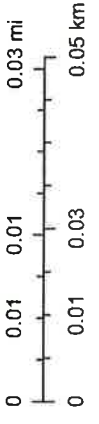


Parcel Map



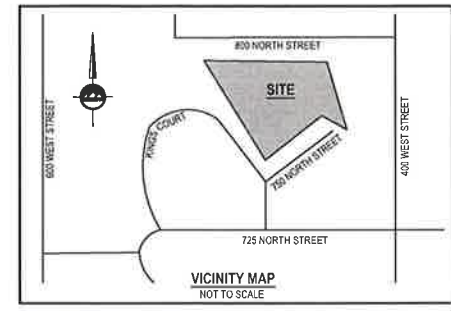
10/8/2020, 9:02:30 AM

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- Override 1
- County Centerline
- Cache Parcels
- Parcel Tax ID Label
- Municipal Boundaries

811
 Know what's below.
 Call before you dig.
 CALL BLUESTAKES
 @ 811 AT LEAST 48 HOURS
 PRIOR TO THE
 COMMENCEMENT OF ANY
 CONSTRUCTION.



ENSIGN
 THE STANDARD IN ENGINEERING

LAYTON
 919 North 400 West
 Layton, UT 84041
 Phone: 801.547.1100

SALT LAKE CITY
 Phone: 801.255.0529

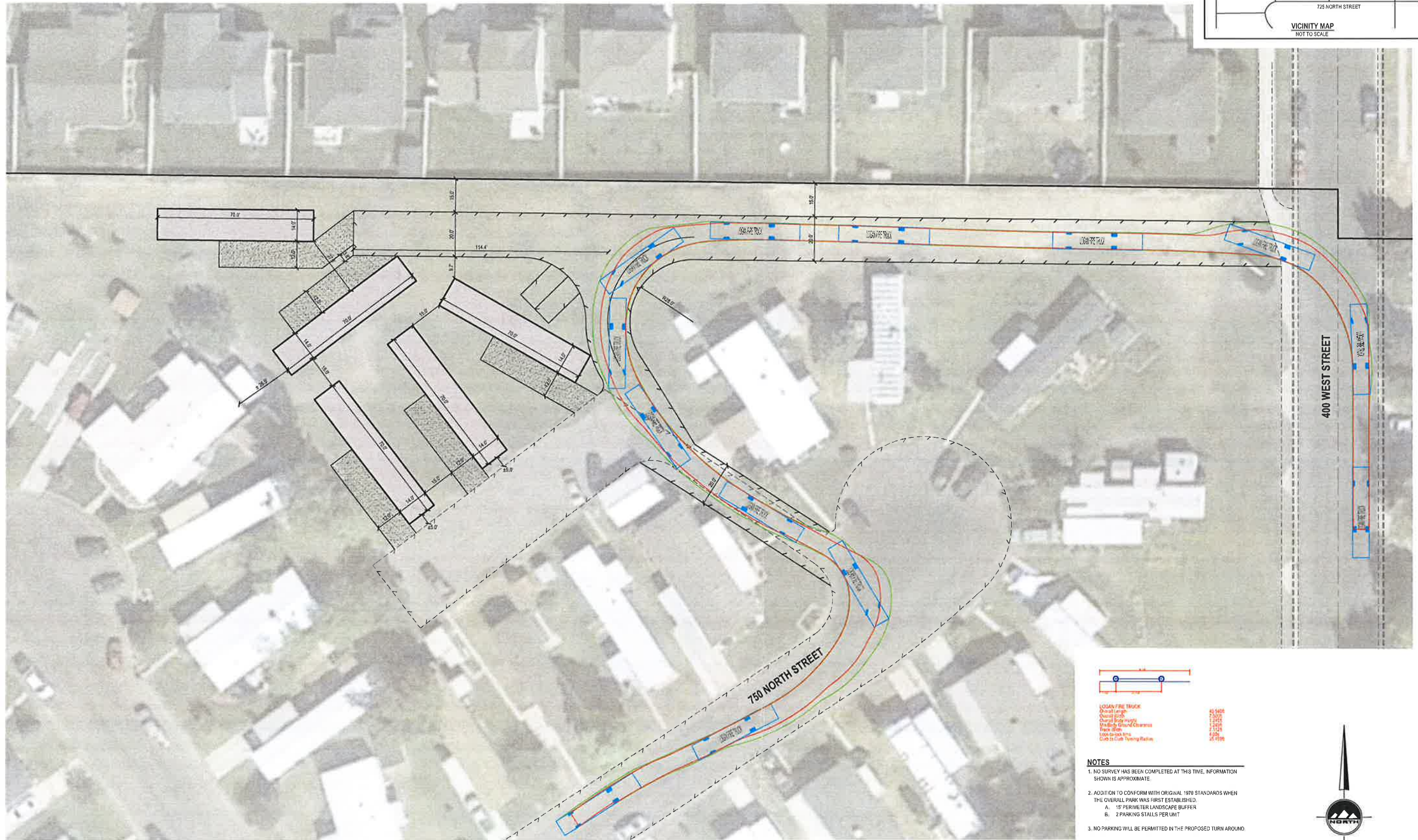
TOOELE
 Phone: 435.843.3590

CEDAR CITY
 Phone: 435.865.1453

RICHFIELD
 Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR
 CLIENT
 CLIENT'S ADDRESS
 CLIENT CITY STATE ZIP
 CONTACT:
 CLIENT CONTACT
 PHONE: 861-000-0000



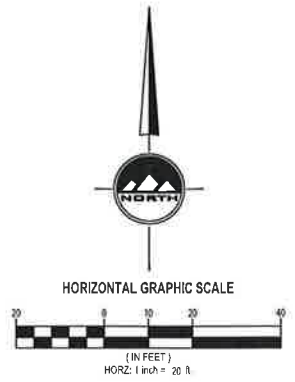
LOGAN FIRE TRUCK	45' 00"
Overall Length	27' 00"
Overall Width	11' 00"
Overall Body Height	7' 10"
Overall Ground Clearance	7' 10"
Track Area	6' 00"
Over Track Area	6' 00"
Clear to Curb Turning Radius	45' 00"

NOTES

- NO SURVEY HAS BEEN COMPLETED AT THIS TIME, INFORMATION SHOWN IS APPROXIMATE.
- ADDITION TO CONFORM WITH ORIGINAL 1970 STANDARDS WHEN THE OVERALL PARK WAS FIRST ESTABLISHED
 - 15' PERIMETER LANDSCAPE BUFFER
 - 2 PARKING STALLS PER UNIT
- NO PARKING WILL BE PERMITTED IN THE PROPOSED TURN AROUND.

LEGEND

[Dashed Line]	EXISTING BUILDING
[Solid Line]	PROPOSED BUILDING
[Dashed Line]	EXISTING EDGE OF ASPHALT
[Solid Line]	PROPOSED EDGE OF ASPHALT



PALATIAL LIVING MOBILE HOME

410 WEST 725 NORTH
LOGAN, UTAH

CONCEPT PLAN 3

PROJECT NUMBER
 10187

PROJECT DATE
 9/23/20

DRAWN BY
 M.ELMER

CHECKED BY
 T.WILLIAMS

PROJECT MANAGER
 T.WILLIAMS

1 OF 1