



**Project #21-014
Calvary Logan Church
Located at 990 S. Main Street**

REPORT SUMMARY...

Project Name: Calvary Logan Church
Proponent/Owner: Anthony Bruno/Blaine Zollinger
Project Address: 990 S. Main Street, Ste. A
Request: Conditional Use Permit
Current Zoning: Commercial
Date of Hearing: March 25, 2021
Type of Action: Quasi-Judicial
Submitted By: Tanya Rice, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **Conditionally Approve** a Conditional Use Permit for Project #21-014, located at 990 South Main Street, Ste. A; TIN #02-086-0015



Land use adjoining the subject property

<i>North:</i>	COM: Commercial Uses	<i>East:</i>	COM: Commercial Uses
<i>South:</i>	COM: Commercial Uses	<i>West:</i>	COM: Commercial Uses

Conditional Use Permit

The proponent is requesting a Conditional Use Permit (CUP) to occupy a building space in a Commercial zone with a religious institution. The use is proposed for worship and fellowship in an existing 3,100 square foot suite within a larger building at 990 S Main Street. The property was originally developed in 1993 and includes one building divided into 7 separate suites, large parking area, minimal landscaping/open space, and access from Main Street and E. Golf Course Road. The building is surrounded on the north and south by similar types of building layouts and property configurations.

The Use Table in the Land Development Code (LDC) requires a CUP for religious institutions. As the COM zone is intended primarily for retail, service and hospitality, the CUP is required to ensure the potential use is compatible with adjoining commercial uses. In this specific case, the general findings that the Planning Commission needs to substantiate for this specific proposal in the COM 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. Congregant traffic will be minimal on weekdays and generally be busiest on the Sunday mornings. 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 57 parking stalls with shared parking stall agreements from adjacent businesses. The minimum parking standard is 1 stall per 4 people at maximum capacity. The proponent says the maximum occupancy is 100 people on Sunday, therefore, a minimum of twenty-five parking stalls are required. As proposed, 57 parking stalls meets the requirements of the LDC.

Access

The site is accessible through a driveway off E. Golf Course Road and from Main Street. This 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 3/13/21 and the Utah Public Meeting website on 3/13/21. Public notices were mailed to all property owners within 300 feet of the project site on 3/2/21.

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 twenty-five (25) off-street parking stalls shall be provided for customer parking.
3. Any change of use or increase of use requires Logan City approval.
4. 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.
5. 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.

6. 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. **Fire Department – 716-9515**

- Will require a construction plan review due to change of use. Will require panic hardware, exit signs, emergency lighting etc.

- b. **Water/Cross Connection – contact 716-9627**

- All points of use of water must comply with the 2018 IPC and State of Utah Amendments, during and after construction.

- Project shall comply with all current plumbing codes, Utah State Amendments, Utah Division of Drinking Water rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention.

- c. **Business Licensing - contact 716-9230**

- Business license required.

RECOMMENDED FINDINGS FOR APPROVAL

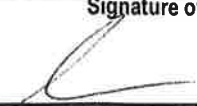
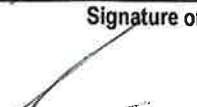
1. The proposed use conforms to the requirements of the Land Development Code and is listed as a conditional use in the Use Table.
2. The use is compatible with the surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.
3. The streets providing access 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.

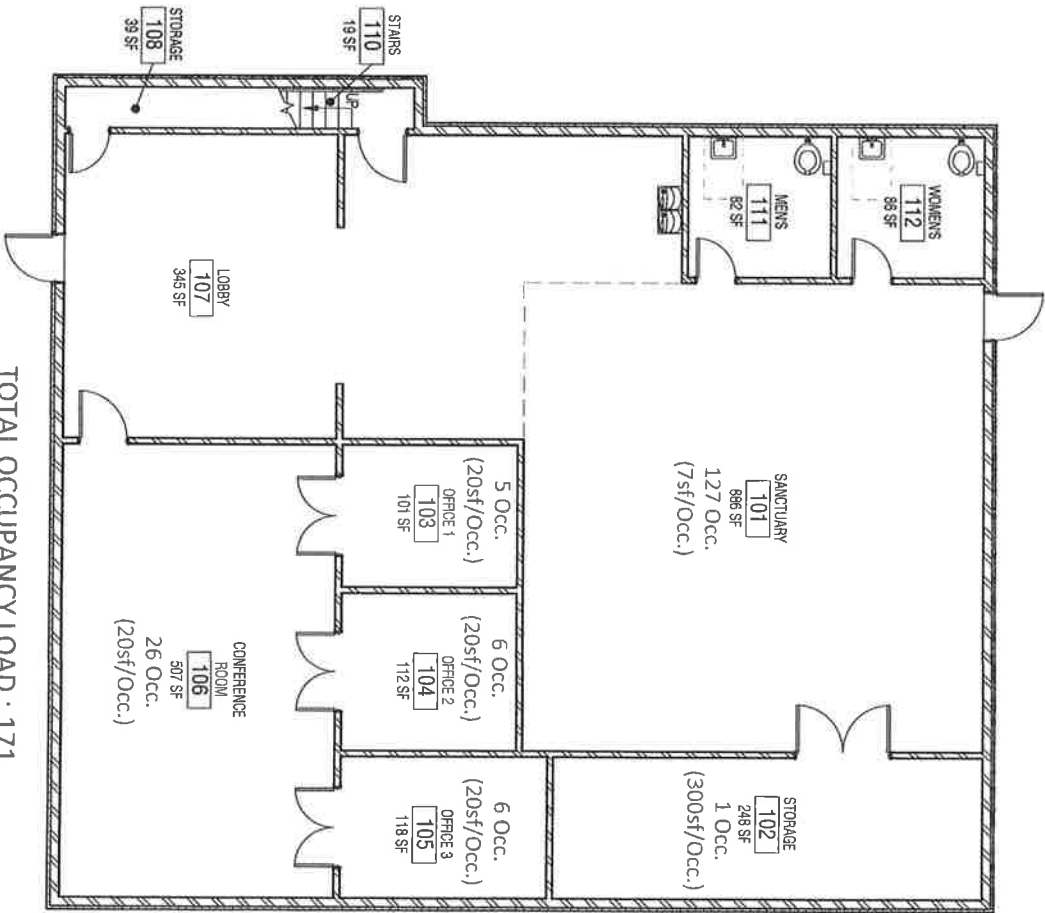
This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional 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.



APPLICATION FOR PROJECT REVIEW

Planning Commission Land Use Appeal Board Administrative Review

Date Received <i>Feb. 11, 2021</i>	Received By <i>TKR</i>	Scheduled Meeting Date <i>Mar. 25, 2021</i>	Zone <i>COM</i>	Application Number <i>PC 21-014</i>
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 <i>Calvary Logan Church</i>				
PROJECT ADDRESS <i>990 S Main St. Ste A</i>			COUNTY PLAT TAX ID # <i>02-086-0015</i>	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) <i>Anthony Bruno</i>			MAIN PHONE # <i>435 994 2326</i>	
MAILING ADDRESS	CITY	STATE	ZIP	
<i>140 Andrews Ln</i>	<i>Providence</i>	<i>VT</i>	<i>84332</i>	
EMAIL ADDRESS <i>calvarylogan@gmail.com</i>				
PROPERTY OWNER OF RECORD (Must be listed) <i>Blaine Zollinger</i>			MAIN PHONE # <i>435 757 4875</i>	
MAILING ADDRESS	CITY	STATE	ZIP	
EMAIL ADDRESS <i>NA</i>				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) <i>Seeking CUP for space use</i>			Total Lot Size (acres)	
			Size of Proposed New Building (square feet) <i>3100 SQF</i>	
			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 permit 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 	



TOTAL OCCUPANCY LOAD : 171

Shared Use Agreement for Parking Area

This Shared Use Agreement for Parking Facilities, entered into this 12 day of January 2021, between Calvary Chapel Logan, and Carpet One.

In consideration of the covenants herein, Harley Williams Manager agrees to share with Calvary Chapel Logan certain parking spaces currently assigned to Carpet One and warehouse

The 10 spaces to be shared are situated in the Greenfield Commercial Center LLC in the City of Logan, County of Cache and State of Utah.

The parking spaces shall be shared commencing with the 7th day of March, 2021, and ending at 11:59 PM on the 15th day of February, 2023.

1. **USE OF SHARED PARKING:** The time and days of the shared events will take place every Sunday BETWEEN THE HOURS OF 7:00 AM AND 11:59 PM during the period of this shared use agreement.
2. **COOPERATION:** Parties agree to cooperate to the best of their abilities to mutually use the shared parking without disrupting the other party. The parties agree to meet on occasion to work out any problems that may arise to the shared use upon the request of either party.
3. **WITNESS WHEREOF,** the parties have executed this Agreement as of the Effective Date Set forth at the outset hereof.

Signature [Signature] Date: 1/12/21
Pastor Anthony R. Bruno
Calvary Chapel Logan

Signature [Signature] Date: 1/12/21

Shared Use Agreement for Parking Area

This Shared Use Agreement for Parking Facilities, entered into this 28 day of January 2021, between Calvary Chapel Logan, and Air Bound.

In consideration of the covenants herein, Jolie Best JASON BEST agrees to share with Calvary Chapel Logan certain parking spaces currently assigned to Air Bound.

The 30 spaces to be shared are situated in the Greenfield Commercial Center LLC in the City of Logan, County of Cache and State of Utah.

The parking spaces shall be shared commencing with the 7th day of March, 2021, and ending at 11:59 PM on the 15th day of February, 2023.

1. **USE OF SHARED PARKING:** The time and days of the shared events will take place every Sunday BETWEEN THE HOURS OF 7:00 AM AND 11:59 PM during the period of this shared use agreement.
2. **COOPERATION:** Parties agree to cooperate to the best of their abilities to mutually use the shared parking without disrupting the other party. The parties agree to meet on occasion to work out any problems that may arise to the shared use upon the request of either party.
3. **WITNESS WHEREOF,** the parties have executed this Agreement as of the Effective Date Set forth at the outset hereof.

Signature [Signature] Date: 1/28/2021
Pastor Anthony R. Bruno
Calvary Chapel Logan

Signature [Signature] Date: 2/8/21

Shared Use Agreement for Parking Area

This Shared Use Agreement for Parking Facilities, entered into this 12 day of January 2021, between Calvary Chapel Logan, and Little Sprouts.

In consideration of the covenants herein, JULIE GORTLER OWNER agrees to share with Calvary Chapel Logan certain parking spaces currently assigned to Little Sprouts.

The 9 spaces to be shared are situated in the Greenfield Commercial Center LLC in the City of Logan, County of Cache and State of Utah.

The parking spaces shall be shared commencing with the 7th day of March, 2021, and ending at 11:59 PM on the 15th day of February, 2023.

1. **USE OF SHARED PARKING:** The time and days of the shared events will take place every Sunday BETWEEN THE HOURS OF 7:00 AM AND 11:59 PM during the period of this shared use agreement.
2. **COOPERATION:** Parties agree to cooperate to the best of their abilities to mutually use the shared parking without disrupting the other party. The parties agree to meet on occasion to work out any problems that may arise to the shared use upon the request of either party.
3. **WITNESS WHEREOF,** the parties have executed this Agreement as of the Effective Date Set forth at the outset hereof.

Signature [Signature]
Pastor Anthony R. Bruno
Calvary Chapel Logan

Date: 01/12/2021

Signature [Signature]

Date: 1-12-21

Go gle Maps

