



**Project #21-026
Logan City Light & Power Substation
Located at 980 West 1800 South**

REPORT SUMMARY

Project Name: Logan City Light & Power Substation
Proponent / Owner: Mark Montgomery / B & C Petersen Prop. LLC
Project Address: 980 West 1800 South
Request: Design Review Permit
Current Zoning: Commercial (COM)
Type of Action: Quasi-Judicial
Hearing Date May 13, 2021
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #21-026, Logan City Light & Power Substation, in the Commercial (COM) zone located at 980 West 1800 South , TIN #03-006-0017.

Current Land use adjoining the subject property

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

PROPOSAL

This is a proposal for a new electrical substation, transformer, small accessory structure, block wall and landscaping. The proposal includes a new overhead line and pole connecting the substation to the transition line on the west side of 1000 West. The 0.97-acre corner lot current contains an older home, built in 1976, that has been converted to a small commercial building. The proposal includes the demolition of the older structure. The substation is required because of growing residential and commercial businesses and need for additional power in the south part of Logan City.

LAND DEVELOPMENT CODE

The Land Development Code (LDC) 17.43.040 requires a Design Review Permit for new public utility development. Fencing regulations are specified in LDC 17.30.100, including commercial or public facility fencing. In the COM zone, fencing/walls are permitted up to eight (8) feet in height in the side and rear yards. Front yard fencing/walls are limited to four (4) feet in height.

SETBACKS

The LDC setbacks in the COM zone are as follows (as measured from property lines):

Front: 10'
 Side: 8'
 Rear: 10'

The following setbacks are proposed for the pole base (as measured from the exterior property line to the proposed pole location):

Front (North): 20'
 Side (West): 20'
 Side (East): 110'
 Rear (South): 120'

As proposed, the project meets minimum setback requirements of the LDC.



Figure 1 shows the block wall and substation behind.

FENCING AND SCREENING

For both safety and aesthetic reasons, walls/fencing is proposed to deter trespassing and help to visually buffer the substation elements from public view. The solid 8-foot tall concrete block wall is setback from the property with landscaping placed in the front yard areas between the substation and street.

OPEN SPACE & LANDSCAPING

The LDC 17.10.080 requires 10% open space and an additional 10% useable outdoor space of the project site in the COM zone. The LDC 17.28 generally describes open space as native vegetation or landscaping areas, while useable outdoor space is typically patios and other similar amenities. The approximate 0.97-acre (42,253 SF) site would require 4,253 SF of both open space and outdoor space for a total of 8,450 SF of open area. 20 trees and 50 shrubs, perennials and ornamental grasses are required. As conditioned, the project meets the requirements in the LDC.

SUMMARY

The proposed solid block wall will be very durable and accomplish 100% screening for the substation utility. With varied colors and articulations, the wall will be aesthetically pleasing. With the industrial character along 1000 West at this location, the substation will seamlessly blend into the built environment at this address. Because of safety and fire concerns, trees are not compatible inside the wall adjacent to the substation. The modified landscaping condition will ensure both visible aesthetics and safety are both achieved. This modification can be done by the Planning Commission under LDC 17.53 because of the unique safety issues associated with this proposal.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

- | | |
|---------------|---------|
| • Engineering | • Water |
|---------------|---------|

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 5/1/21 and the Utah Public Meeting website on 5/3/21. Public notices were mailed to all property owners within 300 feet of the project site on 4/26/21.

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 8-foot-tall solid block wall shall be setback 10 feet from 1000 West and 1800 South and be angled at the intersection so that it is not located in the 40-foot sight distance triangle.
3. The block wall shall contain different colors and have wall articulation along both street frontages.
4. As per the LDC 17.53, the Planning Commission modifies the landscaping requirement with dense landscaping required to be placed outside of the wall and contain trees every thirty linear feet with tightly spaced shrubs and ornamental grasses at the ground level.
5. 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 - contact 435-716-9160*
 - Construct curb, gutter, park strip, sidewalk and pavement section as required along 1800 South frontage.
 - Existing sewer lateral to parcel is connected to the sewer line in 1000 W at 1860 S 100 W. This line will be located under the proposed substation. If this line is not going to be used, cap the line at the City main line.
 - If existing water meter and service line is not going to be used, it must be capped at the City main line
 - b. *Water - contact 435-716-9160*
 - The building water mains need to have a DC (ASSE1015) installed and tested on the water main as it enters the building before any branch offs or possible connections. Even before any outside deep yard hydrants.
 - All landscape irrigation system's fed from Logan City water must have a high hazard rated backflow assembly installed and tested. All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.
 - All points of use of water must comply with the 2018 IPC and State of Utah Amendments and the Utah Admin Code 309-305 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.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW 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.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The project met the minimum public noticing requirements of the Land Development Code and the Municipal 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 4/12/21	Received By RH	Scheduled Meeting Date MAY 13	Zone	Application Number PC 21-030
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Type of Application (Check all that apply):

- Design Review Conditional Use Subdivision Zone Change
 Code Amendment Appeal Other Administrative Design Review

PROJECT NAME

LOGAN CITY LIGHT AND POWER SUBSTATION 9

PROJECT ADDRESS

980 W. 1800 S.

COUNTY PLAT TAX ID #

03-006-0017

AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete)

~~MARK MONTGOMERY~~ MARK MONTGOMERY ~~NEWTON UT 84327~~

MAIN PHONE #

~~435-716-9744~~
435-716-9744

MAILING ADDRESS

~~PO Box 556, Newton UT 84327~~

CITY

530 N. 800 W. Logan

STATE

UTAH

ZIP

84321

EMAIL ADDRESS

~~brett@highcountryphysio.com~~

mark.montgomery@loganutah.org

PROPERTY OWNER OF RECORD (Must be listed)

B & C Petersen Properties LLC, Newton UT 84327

MAIN PHONE #

4357603002

MAILING ADDRESS

PO Box 556, Newton UT 84327

CITY

STATE

ZIP

EMAIL ADDRESS

brett@highcountryphysio.com

DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED
(Include as much detail as possible - attach a separate sheet if needed)

SEE ATTACHED.

Total Lot Size (acres)

0.977306

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 permit on behalf of the property owner.

Signature of Property Owner's Authorized Agent

DocuSigned by:

Brett Petersen

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

DocuSigned by:

Brett Petersen

DocuSigned by:

Chelsea Petersen

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722B7A2FA06B430

Description of Logan City Light & Power Substation #9

Location: 980 W. 1800 S., Logan

As Logan City continues to grow, the demand on the electrical system is increasing. Much of the growth is occurring in the Southern part of the service territory. It has become necessary to locate a substation in the Southern area of the Logan City service area. Logan City Light and Power will soon own a lot in order to build this new substation. Currently Logan City Light and Power owns a lot at 930 W. 1800 S. Cytiva wishes to expand their campus (one of the larger commercial customers that have caused the need for a substation in this area). Cytiva is under contract for the lot at 980 W. and 1800 S. (Corner of 1000 W. and 1800 S) and wishes to do a landswap for the lot we currently own. Logan City Light and Power is amenable to this landswap and it will occur when Cytiva closes on their contract.

The proposed property has an old home on it. This will be demolished. There are two entrances to the property. One is approximately the center of the North boundary. There is another also on the North boundary but towards the East boundary. The only substation entry will be located on this Northern boundary. It will be 24' wide and be located 15' from the East boundary.

The Substation equipment will consist of overhead busswork (15' high), a premanufactured unit substation building 15' x 35' (10' high), a large substation transformer and a 10' x 15' block building for a restroom and eyewash station. The building will be located in the Northeast corner of the property.

The perimeter of the substation will be surrounded by a block wall. The Eastern and Southern boundary will be a regular cinder block wall that is 8' high. Along 1000 W. and 1800 S, this wall will be 10'-11' tall with a decorative pattern. See an attached rendering of the design we are planning on using. The wall will be built 10' from back of sidewalk. A landscape plan will be created for this setback area. There is an existing sidewalk along 1000 W. (West property boundary) and goes around the corner and partially down 1800 S. (North property boundary). I understand we will need to complete the sidewalk, curb and gutter along the rest of the North boundary along 1800 S. The wall will have a motorized 24' chain-link gate at the entrance described above. Our substations only have the equipment gates. We do not have man gates to keep security as tight as possible.

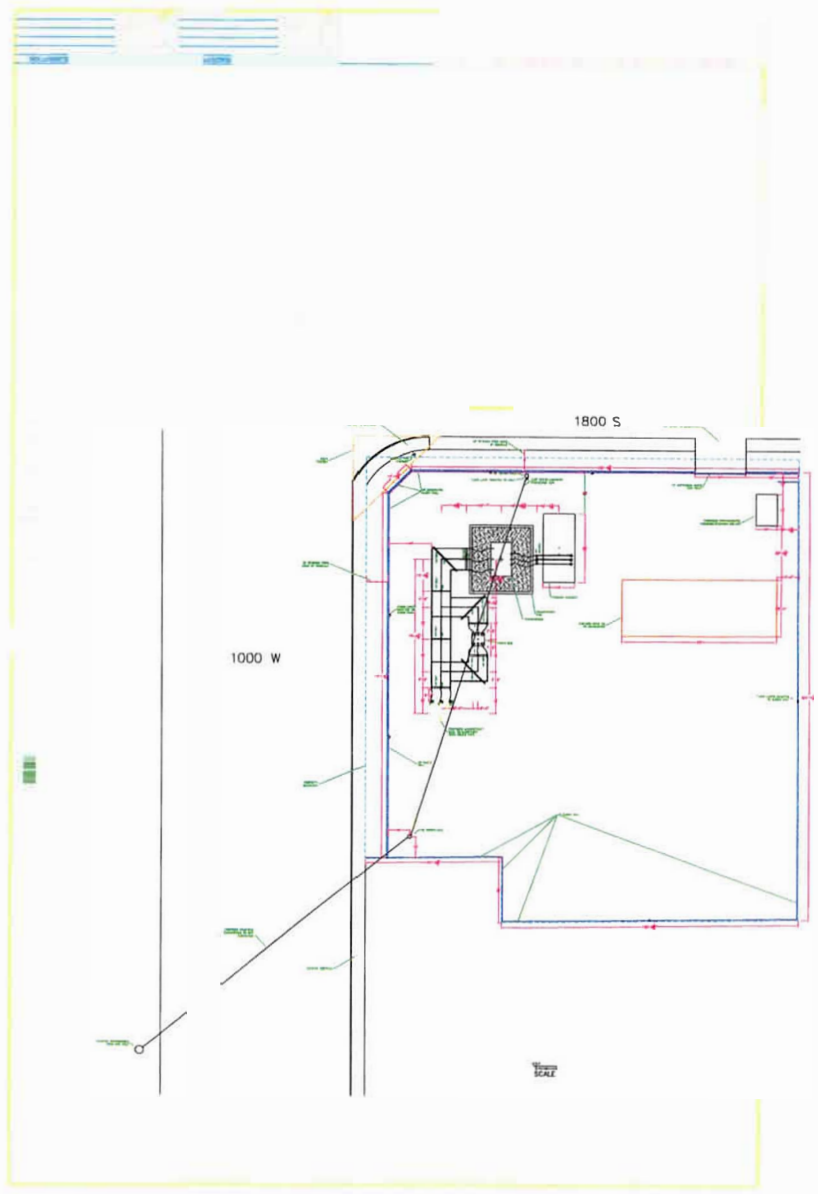
There will be an overhead power line (3 phase) constructed. The line will come from an existing transmission pole on the West side of 1000 W. This will cross 1000 W. and come to a pole inside the substation boundary fence. The power lines will be run down this pole and will go underground across the substation yard to the buss work. A second 45' power pole will be set near the Northern boundary wall. Between the two poles a 3/8" static line will be run over the top of the substation equipment for lightning protection (necessary substation protection).

Lighting will be installed at intervals along the inside of the substation perimeter block wall. We will also mount a flood light on one of the poles that will hold the overhead static lightning protection line.



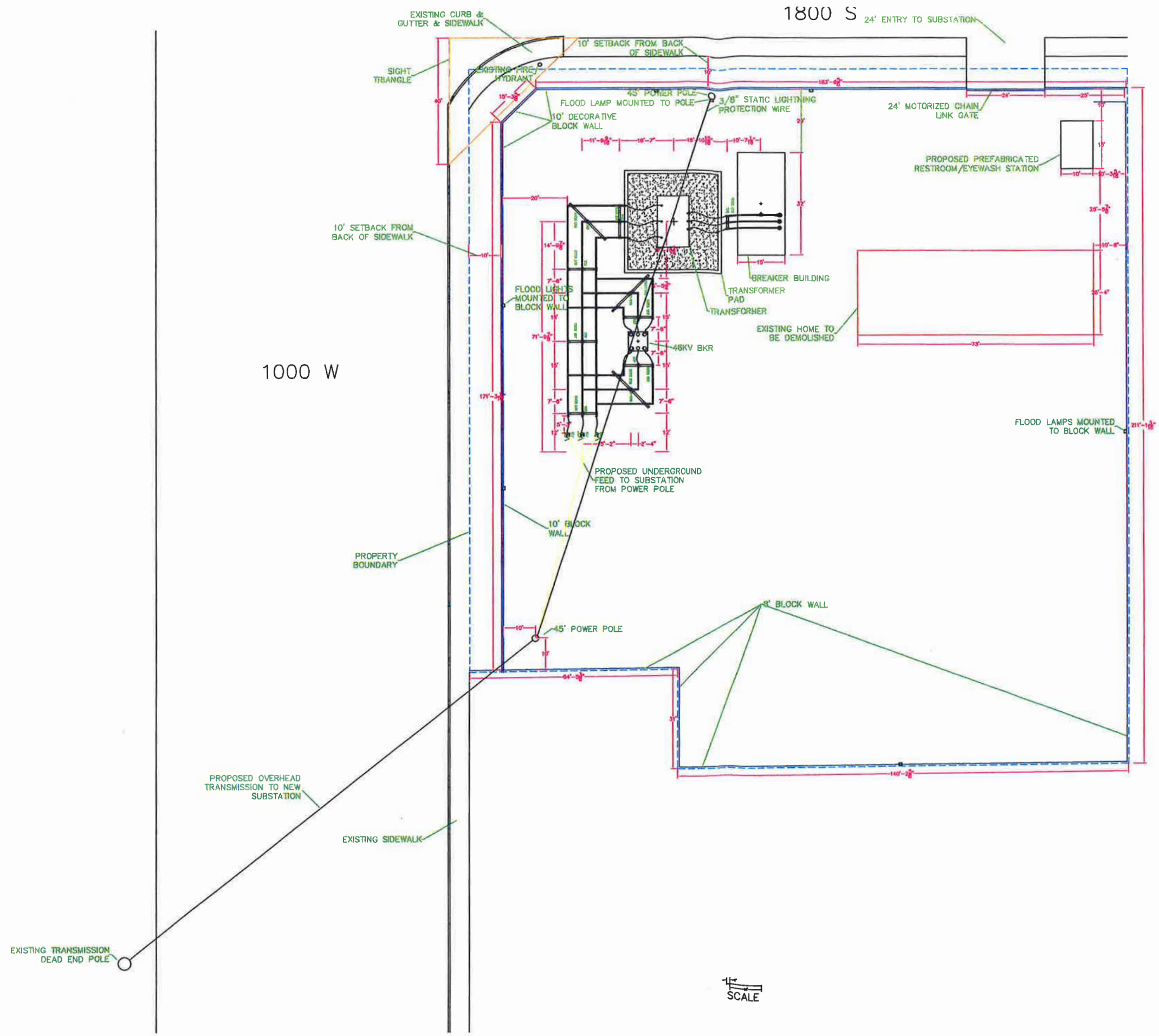

LOGAN
CITY UNITED IN SERVICE

PROPOSED 120KV SUBSTATION



SUB	9
PLAN VIEW LAYOUT	
XXXX-XXXX	
DATE	BY

NO.	DATE	BY	REVISION



NO.	DATE	BY:	REVISION DESCRIPTION:
1			
2			
3			
6			
7			
8			

DRAWN BY:	
DATE:	
SCALE:	NO SCALE
SHEET NUM:	
SHEET SIZE:	

SUB 9
PLAN VIEW LAYOUT