

Project #21-056
Logan Library
Located at approx. 255 North Main

REPORT SUMMARY...

<i>Project Name:</i>	Logan Library
<i>Proponent / Owner:</i>	Kent Craven / Logan City
<i>Project Address:</i>	255 North Main
<i>Request:</i>	Design Review Permit
<i>Current Zoning:</i>	Town Center 1 (TC-1)
<i>Type of Action:</i>	Quasi-Judicial
<i>Date of Hearing:</i>	September 23, 2021
<i>Submitted By:</i>	Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #21-056, Logan Library, for the property located at 255 North Main, TIN# 06-016-0033.

Current Land use adjoining the subject property

<i>North:</i>	TC-1: Commercial Uses	<i>East:</i>	TC-1: Commercial Uses
<i>South:</i>	TC-1: Commercial Uses	<i>West:</i>	PUB: City Hall

PROJECT PROPOSAL

The 1.72-acre project site currently contains the existing Library building, the Police parking lot and a telecommunications tower. The flat corner property abuts both Main Street and 300 North street. This proposal includes the demolition of the existing single-story Library building for the construction of a new three-story Library and Police parking area. The telecommunication tower will remain in the same location. The new rectangularly shaped library building is proposed near the corner of the property and running lengthwise parallel to Main Street. The solid brick structure is shown with large window openings on each floor, a flat roofline and two large upper-story outdoor terraces for gathering. The project also includes a new outdoor plaza near City Hall and additional parking areas south and west of the new Library building. Access to the Library and the other uses on the block remain as currently configured.



Figure 1 shows a rendering of the new Logan Library from Main Street

LAND USE

The project area is zoned Town Center 1 (TC-1). TC-1 zone has been established to encourage a mix of retail, office, commercial, entertainment, residential, and civic uses within the walkable urban core of Logan. Civic uses permitted include museums, libraries, public safety, parks, plazas and governmental offices. The other land uses currently located on the block, include the Post Office, Hotel, City Hall & Police Station.

DESIGN REVIEW

The LDC 17.43 requires a Design Review Permit for new commercial and public development to ensure high-quality design, layout and compatibility with surrounding areas. The Planning Commission may approve or conditionally approve a Design Review Permit upon substantiating findings in conformance with Title 17 of the LDC.

SITE PLAN

The TC-1 zone allows for dense development with minimal setbacks, lot coverage and open space requirements. Lot coverage is permitted to be 100%, building frontages are required to be a minimum 75% at the front setback, and open space is not a standard requirement.

Setbacks

The setback requirements in the TC-1 zone for commercial/public buildings are as follows:

Front (min/max):	0'-5'
Side: (min)	0'
Rear: (min)	5'
Parking (Front):	10'
Parking (Side/Rear):	5'

The following setbacks are proposed (as measured from property lines):

Front (Main Street):	0'
Side (300 North):	7'
Side (South):	70'
Rear (West):	160'
Parking (300 North):	12'

As submitted, the project meets the setback requirements of the LDC.

Access & Circulation

The vehicular and pedestrian access to the block remains the same as what currently exists. All buildings on the block, City Hall, Police Station, Library, Hotel and Post Office, use the driveway and sidewalk accesses on 200 N, 100 West and Main Street. In addition to these, the Post Office and Police Station have exclusive driveway accesses on 100 West and 300 North. City Hall has one exclusion access to underground parking from 300 North. All vehicular accesses allow full turning movements onto adjacent streets.

Parking

The Library, City Hall and Police Station show parking impacts and are under consideration for this project. The LDC 17.31.040 requires alternative parking plans for Libraries and Public Safety (Police) land uses. City Hall would be considered office land use and is required one (1) parking stall for every 300 SF of office area. An alternative parking plan has been submitted by the applicant showing parking needs associated with peak demand and personnel needs to sustain a desired level of service.

The Library has regularly scheduled events that produce numerous demands. Storytime is indicated as the highest peak demand. Considering employee shifts and Storytime, 60 parking

stalls need to be provided to satisfy that demand. The proposal provides a total of 74 parking stalls available for the new Library, 14 above peak demand. The Police station, based on personnel needs, would require 64 parking stalls. 64 stalls are provided for the Police Station. City Hall has a net office area of 24,000 SF. Based on this size and the ratio of one (1) stall per every 300 SF, 80 stalls are required. A total of 116 stalls are available on-site and nearby off-site for City Hall. As conditioned with the Planning Commission reviewing the Alternative Parking Plan for compliance and approval, the project meets the requirements of the LDC.

BUILDING DESIGN

Materials

The LDC 17.12.020 includes masonry, stucco, wood, fiber cement board, or metal as permitted materials in the TC-1 zone. The new Library building is proposed with a greyish brick, a flat roofline and large floor-to-ceiling windows in unique fenestration patterns. A standing seam penthouse structure projects above the parapet approximately eight (8) feet and is positioned near the west side of the building away from the Main Street frontage. The large window clusters allow for greater indoor-outdoor interactions. The new building is approximately 232'x67' with doorways orienting to both Main Street and a new plaza west of the Library and adjacent to City Hall. The doorway on Main Street visually connects the Library to the street and encourages walkability.

Transparency

Transparency requirements for the TC-1 zone are as follows:

Ground Floor:	60%
Upper Floors:	20%

Proposed Library transparency:

Ground Floor:	60%
Upper Elevations:	46%

As proposed, the project meets the building design requirements of the LDC.



Figure 2 shows a rendering of the new Logan Library rooftop terrace.

Elevations and Building Mass & Height

The LDC requires 4-sided architecture that emphasizes similar architectural features on all sides of the building. The LDC requires a minimum 75% building frontage along Main Street. The proposed project shows 4-sided architecture and has 77% building frontage along Main Street.

Building heights in the TC-1 zone are limited to 55' along any street facing property line and may be increased at a ratio of one (1) vertical foot for every two (2) horizontal feet up to a maximum height of 80'. The proposed three-story building is 49 feet tall. As proposed, the project meets the building requirements in the LDC.

Lighting

The LDC 17.30.090 requires adequate and appropriate site lighting that increases nighttime visibility, adds aesthetic quality, and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits pole height to 32 feet, and luminaire fixtures to be concealed source, down-cast and shielded from neighboring properties. Light measurements are required to range between 0.5 – 4.0-foot candles, so areas are sufficiently safe, but not excessively bright. Exterior lighting has not yet been submitted. As conditioned, the project complies with the requirements of the LDC.

SUMMARY

The Planning Commission will need to determine if the alternative parking plan is appropriate for this mix of downtown uses and demands. The projects proposed open space on the rooftop terraces and within the plaza are above and beyond standard code requirements. These upper-floor terraces and public plaza space will add flexibility to Library activity programming options and result in unique and memorable outdoor experiences. The one-of-kind architectural design positioned prominently at the corner of Main Street will create a community landmark for generations to come. The thoughtful window patterns create visual connections from Main Street to Library goes in an interesting and engaging way. Overall, this project meets the goals of the TC-1 zone by creating quality civic indoor and outdoor space designed to inspire and enable learning. Although not visually ideal for any downtown, the telecommunication tower needs to remain for emergency communication purposes. The redesigned plaza and parking circulation create better flow and organized parking areas. The cross access and parking easements with the new Hotel maximize parking availability for the alternating peak demands of daytime office and overnight hospitality uses while providing an example of more efficient use our limited space downtown. This site is outside of and not under the jurisdiction of the Center Street Historic District. Staff is recommending approval of the Logan Library project.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Environmental	• 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 comment had been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 9/11/21 and the Utah Public Meeting website on 9/13/21. Public notices were mailed to all property owners within 300 feet of the project site on 9/8/21.

RECOMMENDED CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW AND CONDITIONAL USE PERMIT

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 Planning Commission considers the alternative parking plan for appropriate for these uses and this location.
3. Street trees shall be planted along all adjacent streets at 30 feet on center where they do not currently exist.
4. Building designs shall match the submitted architectural drawings.
5. Exterior lighting shall be concealed source, down-cast and reviewed and approved prior to the issuance of a building permit and shall comply with current LDC regulations.
6. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
7. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
8. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screened from view from the street.
9. Weather protection shall be provided above all pedestrian entrances.
10. 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. Environmental – contact 716-9761

- Minimum 60 ft. straight on access required. Approach must be level, no down or uphill slopes.
- Minimum inside measurement for a triple enclosure is 36 ft. wide by 10 ft. deep. Minimum inside measurement for a double enclosure is 24 ft. wide by 10 ft. deep. Minimum inside measurement for a single enclosure is 12 ft. wide by 10 ft. deep.
- Place bollards in the back of the enclosure to protect walls.
- Gates are not required, however if desired, they must be designed to stay open during the collection process.
- Barrel hinges are suggested for the gates. We need the full 12 ft. clearance so gates must be designed to open completely.

b. Engineering - contact 716-9160

- Provide storm water detention/retention in accordance with Logan City Storm Water design standards. This included the onsite retention of the 90% storm through the use of Low Impact Design methods.
- Provide water shares or in-lieu fee for increased demand to City system. Required water demand shall be determined per Utah Administrative Code R309-510-7.
- The City offers 2-inch and 4-inch water meters. Water service pipe size shall match meter size selected and vice-versa.
- Locate water meter in park strip in road right of way. Extend separate line to City main for building services. Do not tap water meter line off of the building fire line.
- Developer to abandon any existing utilities that will not be used for the new development. All unused utilities such as water services and sewer laterals shall be abandoned and capped at the City Main.
- A Property Line Adjustment will be required for this project to align City parcels to match new development.
- Provide a Storm Water Maintenance Agreement for Library portion of development or combine with an agreement for the entire City Block. Coordinate this with Public Works/Engineering.

- Coordinate possible storm water areas shown on plans with existing storm water system from police and City Hall buildings.

c. Water/Cross Connection – contact 716-9627

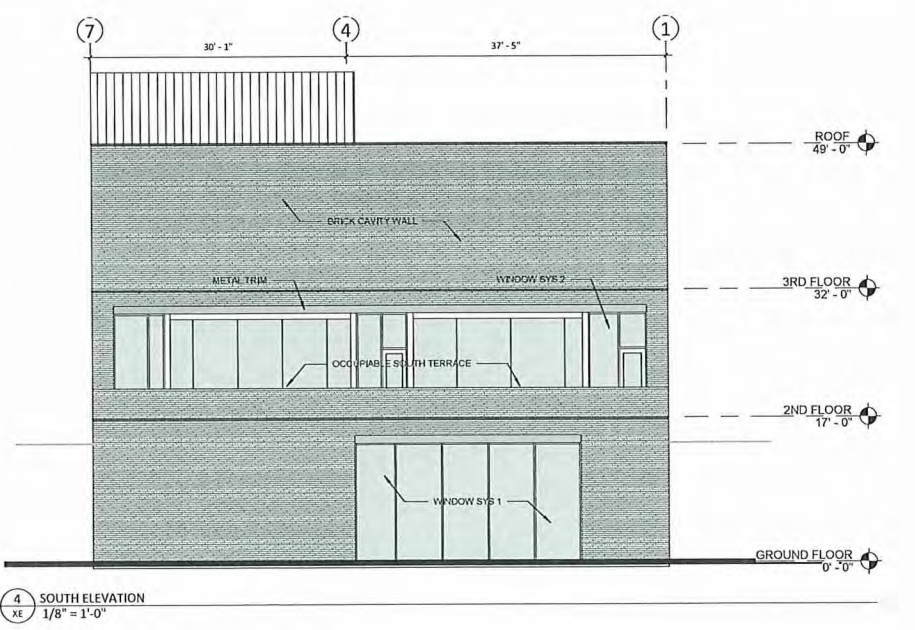
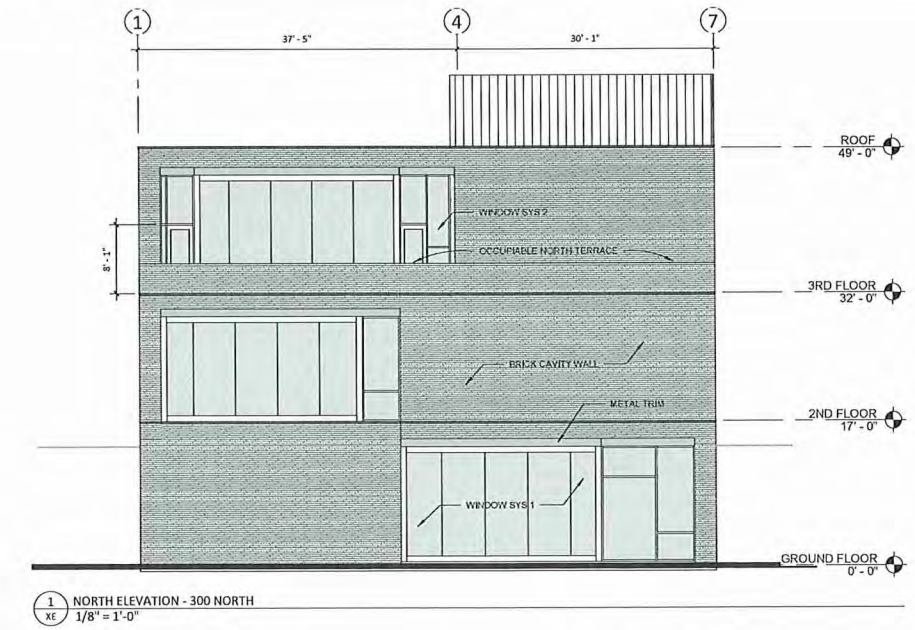
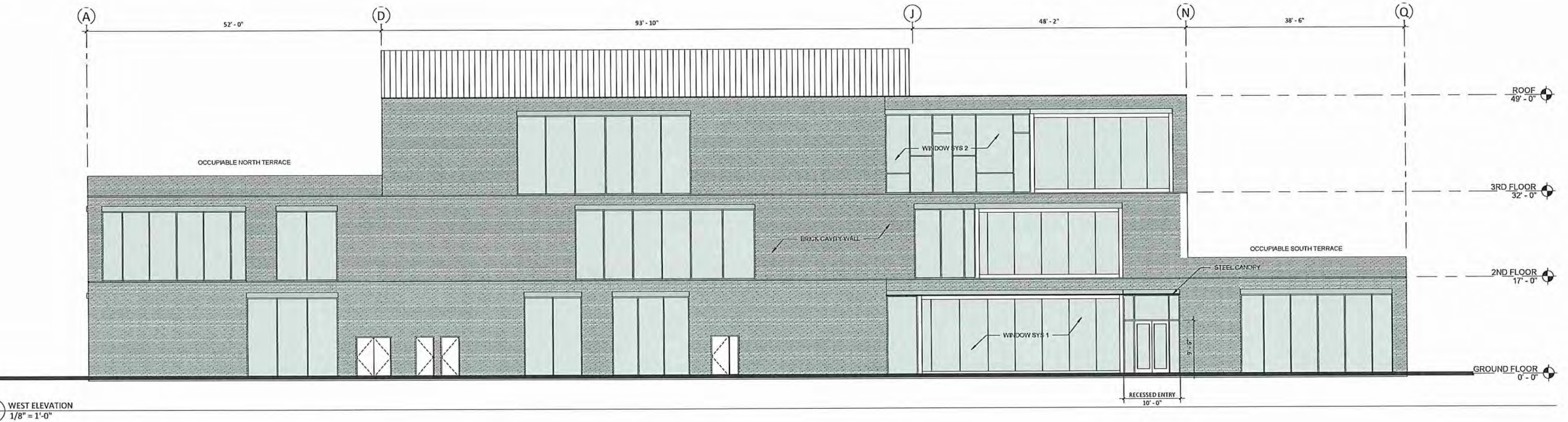
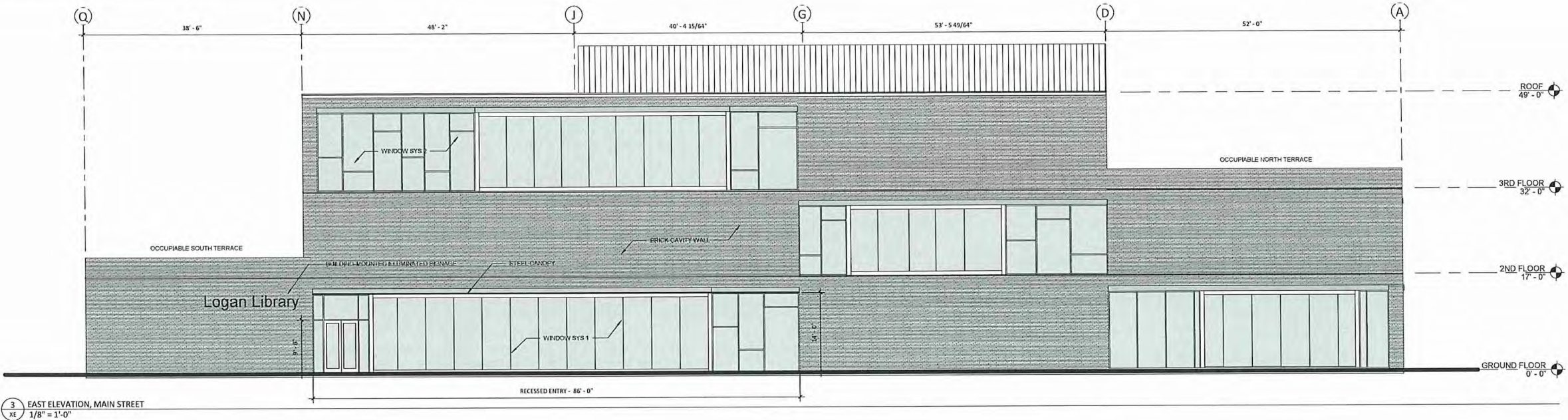
- The buildings water main need to have a RP (ASSE1013) backflow assembly installed and tested on the water main as it enters the building before any branch offs or possible connections.
Properly sized drain required to serve this backflow assembly.
- All landscape irrigation system's fed from Logan City water must have a high hazard rated backflow assembly installed and tested. All backflow assemblies must be tested within 10 days of turning water into them and annually thereafter.
- Fire suppression systems that are connected to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) backflow assembly 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 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.

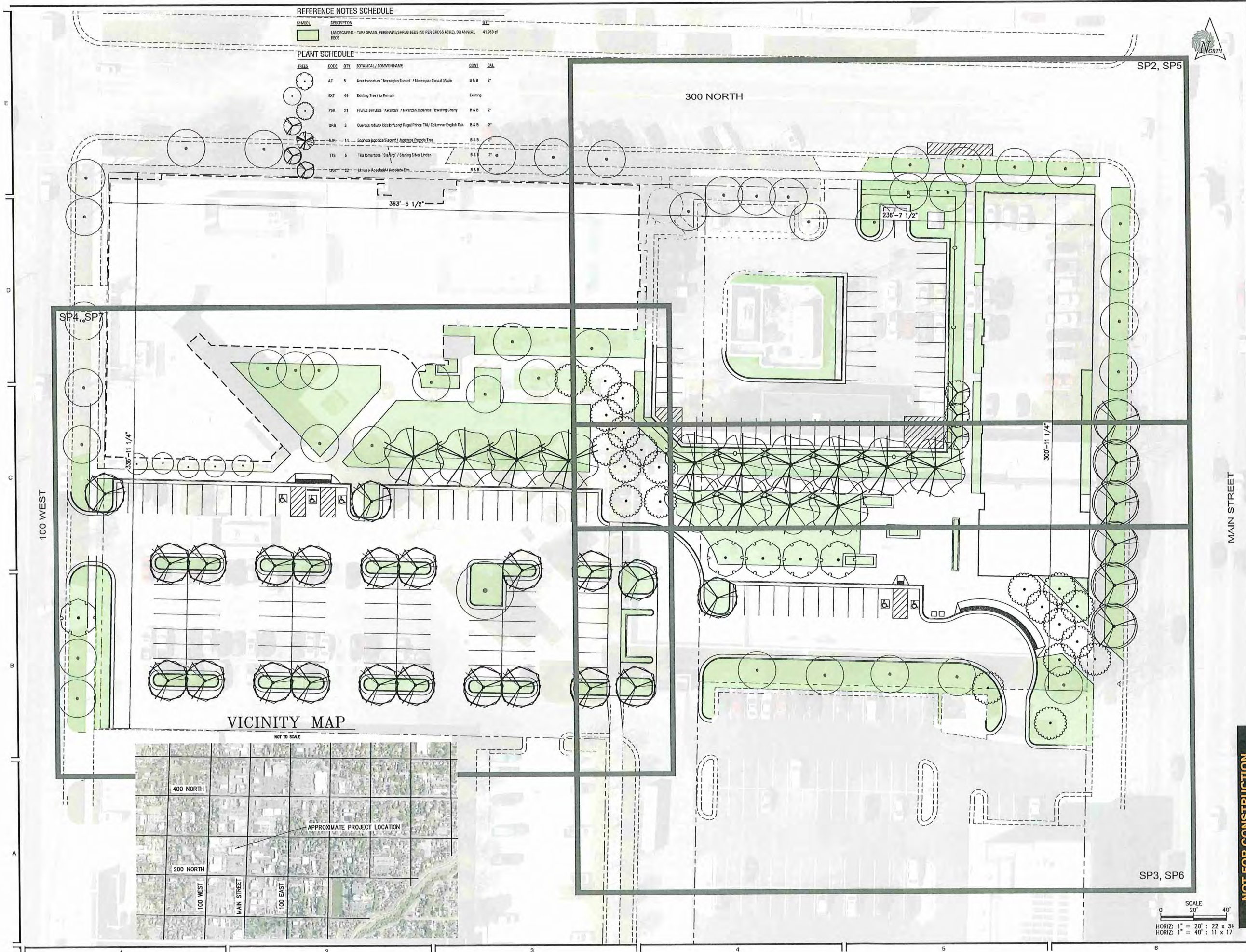
RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW PERMIT

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 because of the building design, site layout, materials, landscaping, and setbacks.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The project provides required off-street parking.
4. The project meets the goals and objectives of the TC-1 designation within the Logan General Plan by providing quality civic services near high capacity roadways and is designed in way for easy circulation of both pedestrian and vehicles.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
6. Main Street, 100 West and 200 North provide 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.



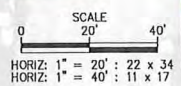


REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
[Symbol]	LANDSCAPING - TURF GRASS, PERENNIALS/SHRUB BEDS (50 PER GROSS ACRE), OR ANNUAL BEDS	41,980 sf

PLANT SCHEDULE

TREE	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.
AT	5		Acer truncatum 'Norwegian Sunset' / Norwegian Sunset Maple	8.8.8	2"
EXT	49		Existing Tree / to Remain	Existing	
PSK	21		Prunus simulata 'Kerasan' / Korean Japanese Flowering Cherry	8.8.8	2"
QRB	3		Quercus robur x laevis 'Royal Prince TM' / Columnar English Oak	8.8.8	2"
ELR	14		Elaphoglossum japonicum 'Japanese English Elm	8.8.8	2"
TTS	6		Tilia tomentosa 'Steking' / Steking Silver Linden	8.8	2" 6"
UVA	22		Ulmus x Microdon / Associated Elm	8.8.8	2"



NOT FOR CONSTRUCTION

HACKER design west | architects
LOGAN UT 84321
255 SOUTH 300 WEST
SALT LAKE CITY UT 84103

SUNRISE ENGINEERING

LOGAN LIBRARY REBUILD
PRELIMINARY PLAN
255 NORTH MAIN STREET
LOGAN, UTAH 84321
LOGAN CITY

NO.	DESCRIPTION	DATE

PROJECT #: 820193
DRAWN BY: TMH
CHECKED BY: SLA
ISSUED: 08.10.2021



CIVIL SITE PLANS
SHEET INDEX

SP1

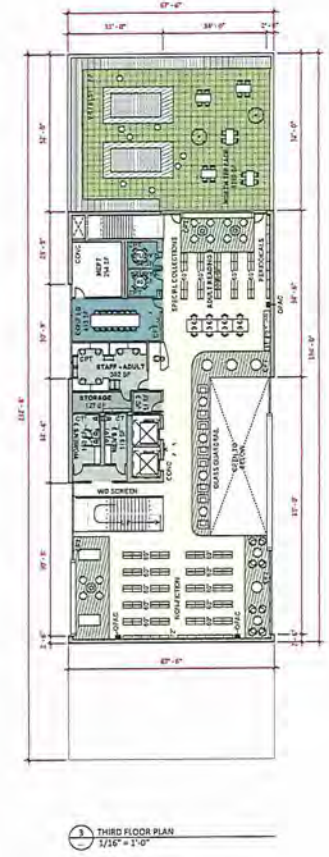
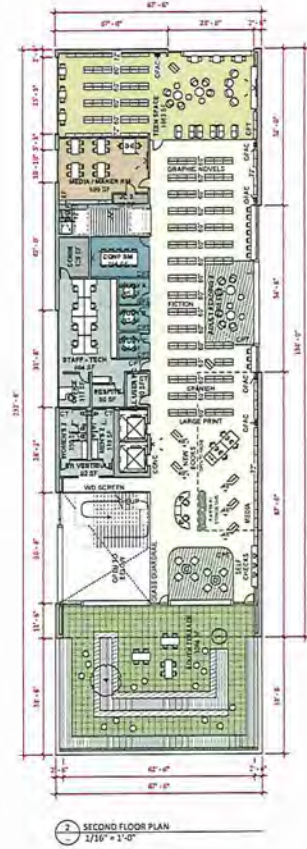
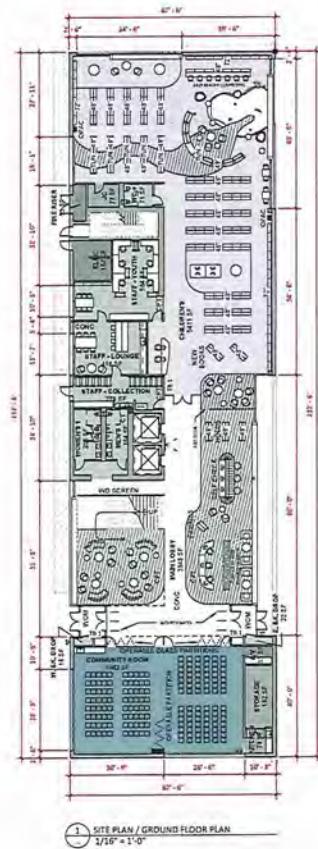






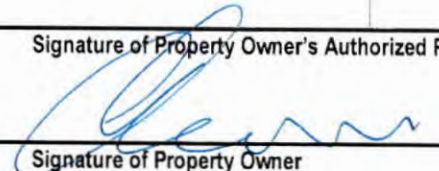








APPLICATION FOR PROJECT REVIEW

For Staff Only <input checked="" type="checkbox"/> Planning Commission		<input type="checkbox"/> Land Use Appeal Board		<input type="checkbox"/> Administrative Review
Date Received 8/16/21	Received By	Scheduled Meeting Date Sept. 23	Zone TC-1	Application Number PC 21-056
Type of Application (Check all that apply): <i>all</i> <input checked="" type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Zone Change <input type="checkbox"/> Other				
PROJECT NAME Logan Library				
PROJECT ADDRESS 255 North Main Street, Logan Utah 84321			COUNTY PLAT TAX ID # 06-016-0032, 06-016-0033	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Kent Craven, Design West Architects			PHONE # 435-752-7031	
MAILING ADDRESS 255 South 300 West		CITY Logan	STATE Utah	ZIP 84321
EMAIL ADDRESS kentc@designwestarchitects.com				
PROPERTY OWNER OF RECORD Holly H. Daines, Mayor			PHONE # 435-716-9002	
MAILING ADDRESS 290 North 100 West		CITY Logan	STATE Utah	ZIP 84321
EMAIL ADDRESS Holly.daines@loganutah.org				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed) New 35,000 SF library building, 3 story brick veneer, metal frame construction. Project includes demolition of existing library and construct of new parking areas between Main Street and 100 West.			Total Lot Size (acres) 4.79	
			Size of Proposed New Building (square feet) 35,000	
			Number of Proposed New Units/Lots 1	
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 Project Representative 	
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 