

**Project #22-011
Young Trailers & Tractor Sales
Located at 1815 North Main**

REPORT SUMMARY...

Project Name: Young Trailers & Tractor Sales
Proponent/Owner: Nicholas Hart / Dahles Toyota, Inc
Project Address: 1815 and 1835 North Main Street
Request: Conditional Use Permit
Current Zoning: Commercial
Date of Hearing: February 10, 2022
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 #22-011 Young Trailers & Tractor Sales, for the property located at 1815 and 1835 North Main Street; TIN #04-080-0036 and 04-080-0025.

Land use adjoining the subject property

<i>North:</i>	Com: Commercial	<i>East:</i>	North Logan
<i>South:</i>	Com: Commercial	<i>West:</i>	Com: Commercial

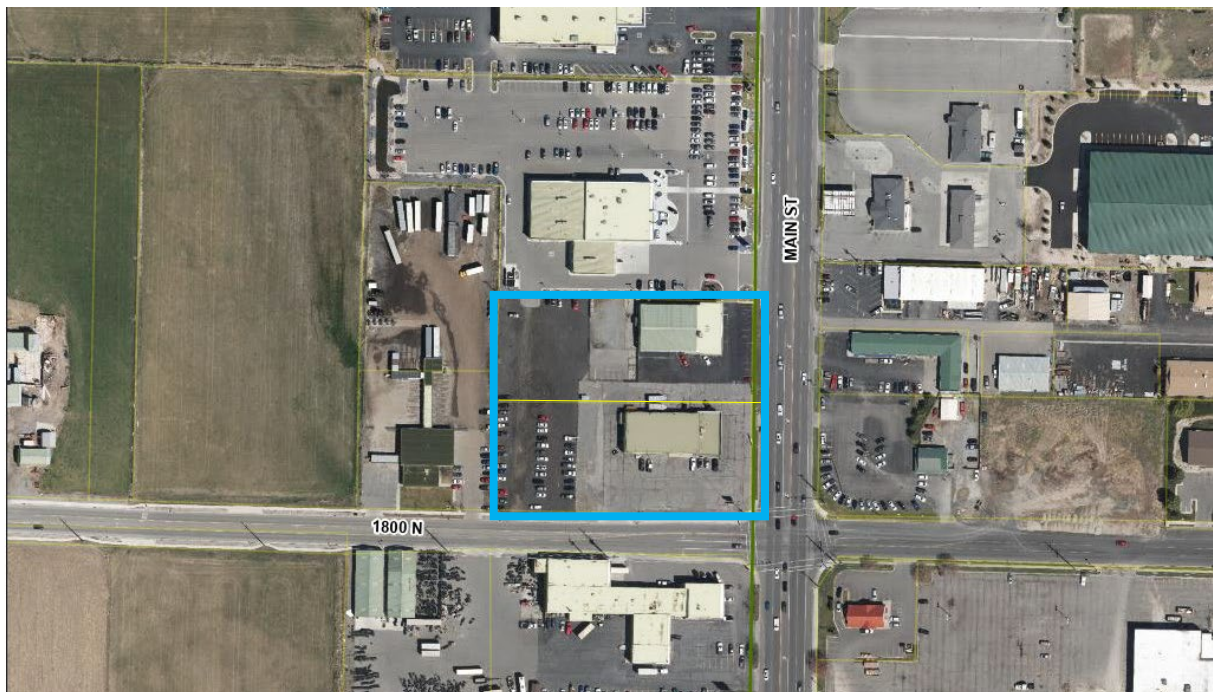


Figure 1 – Project Location

Conditional Use Permit

The proponent (Youngs Auto) is requesting a Conditional Use Permit (CUP) for the display and sales of tractors and flatbed and enclosed trailers in the Commercial (COM) zone. The proposed activities will occupy space on two parcels owned by Dahles Toyota (Figure 1). The tractors and trailers will be displayed in the parking area at 1815 North Main, and the sales office and employee parking associated with Young's operations will share office space and the parking lot at 1835 North Main. Combined, both parcels are approximately 2.90 acres (Figure 2).

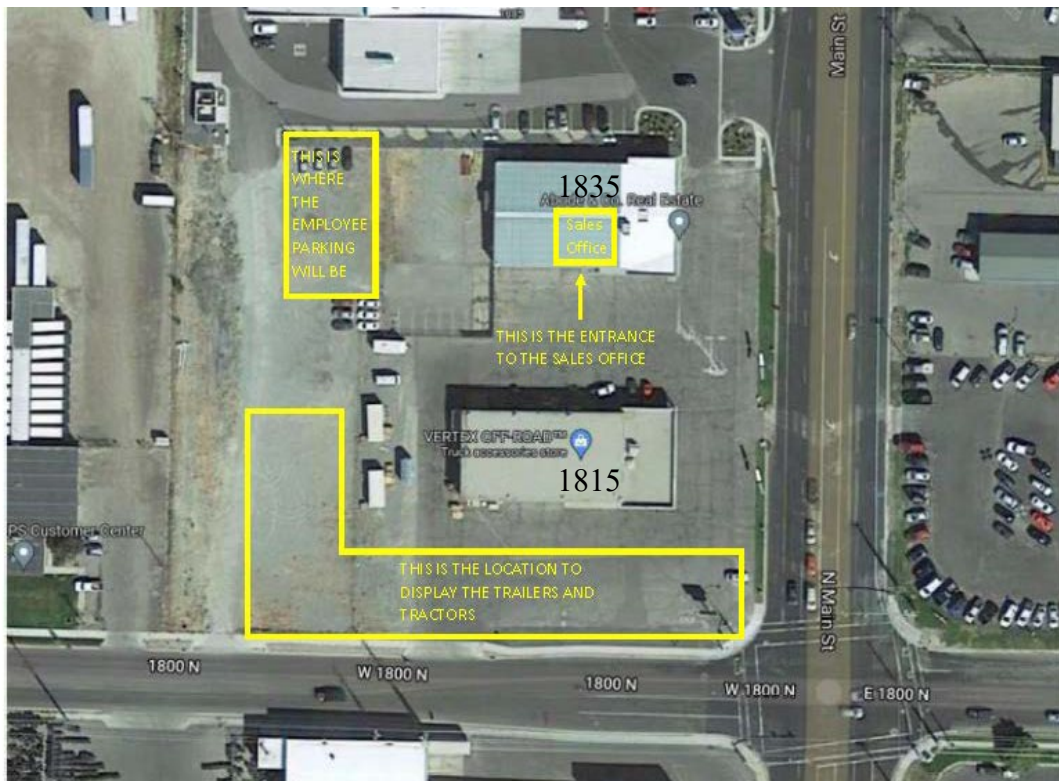


Figure 2 – Site Plan

The site was originally developed in the 1970's when it was located outside of Logan City limits and according to a different set of development standards. Each parcel contains a building that has had a variety of commercial uses and currently appear to contain a real estate office and truck accessory retail store. The surrounding land uses are a mixture of commercial businesses including UPS, auto sales, repair & detailing, a tire shop and a restaurant. The site fronts both 1800 North and North Main Street, a UDOT facility.

The District & Corridor Use Table in the Land Development Code (LDC) requires a CUP for automobile and equipment sales in the COM zone. As the COM zone is intended for retail, service and hospitality uses, the CUP is required for uses that may potentially create non-congruent uses. The general findings that the Planning Commission need to substantiate for this proposal in the COM zone are neighborhood compatibility, access and landscaping.

Neighborhood Compatibility

Staff's assessment of the impact of the proposed use on the neighboring uses is that the proposed use is compatible with the surrounding area. This site is located south of the Auto Mall and is adjacent or near a variety of other car related businesses. There are no residential uses nearby. From a compatibility standpoint, the proposed use of the property is compatible with the surrounding land uses and neighboring properties.

Access and Infrastructure

The property has several access points. Two entrances are from Young Honda parking lot to the north, two substandard entrances from 1800 North to the south, and one substandard entrance from Main Street. As Main Street is a Utah Department of Transportation (UDOT) roadway, the applicant has contacted UDOT in preparation for a roadway frontage review per the Cache Access Management Policy (CAMP).

Because the nature of the proposed use will increase the level of vehicular activity, roadway improvements are recommended along both 1800 North and North Main, including potentially

curb, gutter, sidewalk and parkstrip per Department of Public Works Design Standards for 60-foot road widths and UDOT standards.

Open Space, Landscaping, And Display Area

The LDC 17.19.070 requires 10% open space and 10% useable outdoor space in the Commercial zone. In addition, because this is a change in use, the LDC 17.32.020 requires adherence to minimum landscaping requirements and the installation of minimum perimeter and interior parking landscaping to reduce the visual impact of parking and pavement. When the property was developed in 1970s, no landscaping was installed and eventually the property was completely paved. The site is currently underdeveloped, containing minimal perimeter landscaping, no onsite landscaping, and substandard right of way. From Staff's perspective, we believe these properties will eventually redevelop into something similar to the north (Auto Mall) and requiring landscaping internal to the property at this point, will result in landscaping being torn out. When the site is fully redeveloped, full landscaping compliance would be required at that time. However, as per LDC 17.32.040 A-D, it is reasonable to require perimeter landscaping along the Main Street and 1800 North frontages consistent with the landscaped parkstrip on the applicant's property to the north.

The LDC allows for parking, such as equipment display, at a minimum setback of 10' from the front property line. On the proposed site plan, the proposed display location for the tractors and trailers is located along the 1800 North frontage extending from the corner of Main Street approximately 350' to the west. In lieu of site-wide landscaping & open space requirements (20% or 26,000 SF), staff recommends a perimeter parking lot separation around the perimeter of both street facing parcels to match that of Young Honda to the North (13,000 SF and equal to half of the overall landscaping requirement). This would create visual separation of Main Street and the equipment display without limiting visibility of the equipment for sale. Additionally, this would unify the streetscapes of adjacent property along Main Street. In this situation, the PC should recognize the advantage of upgrading the streetscape and right of way and consider that at some point in the future redevelopment of these parcels will lead to an upgrade in overall site improvement.



Figure 3 – Landscape Recommendation

The proposed project is compatible with surrounding land uses and is sufficiently served by public infrastructure. The site lacks sufficient on-site open space and landscaping, and with the required improvements to the street frontages outlined above, the project is consistent the Conditional Use Permit findings.

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 01/29/22 and the Utah Public Meeting website on 01/31/22. Public notices were mailed to all property owners within 300 feet of the project site on 01/24/22.

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. This Conditional Use Permit authorizes equipment display with trailers and tractors for sale to be placed at a minimum of 20' setback.
3. Subject to approval and compliance with any requirements by UDOT.
4. A landscaping area will be implemented to match the Young Honda property along the Main Street and 1800 N frontages of the property.
5. A landscape plan will be submitted showing the perimeter landscape improvements and irrigation prior to final approval.
6. Street trees in the right-of-way on 30' centers are required. Species as directed by the City Forester.
7. All dumpsters shall be visually screened or buffered from public streets by using landscaping, fencing or walls.
8. 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.
9. 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.
10. 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.
11. 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/Cross Connection - contact 716-9627**
 1. The buildings water main needs to have a RP (ASSE1013) installed and tested on the water main as it enters the building before any branch offs or connections. Properly sized drain required.
 2. All landscape irrigation system's fed from Logan City water must have a high hazard backflow assembly installed and tested. All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.
 3. Fire suppression systems that are 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.
 4. 1815 N Main has a backflow assembly (ser#T342901) for landscape and its own water meter (ser# 53481806), but the tenets have not had it tested. They say the water meter is shut off. The city has no record of the city shutting it off. This PVB backflow assembly is compliant to be used as long as its installed correctly and passes a test by a certified tester.
 5. All points of use of water must comply with the 2018 IPC and State of Utah Amendments, during and after construction. (Cooling, heating, processing, treating and

irrigating ect.) 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.

b. Light and Power Department – contact 716-9722

6. Requires 1-Line Diagram, A Logan City Load Data Sheet, A digital site plan in Auto CAD (DWG) Format.
7. PUE's Public Utility Easement 10' Easement on all property lines that face a roadway, and a 5' easement on all other property lines.
8. Contact Matt for power location and a meeting on site.

c. Business Licensing - contact 716-9230

- i. 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 Planning Commission has substantiated the findings for a Conditional Use Permit in Chapter 17.42.050.

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

For Staff Only				
<input checked="" type="checkbox"/> Planning Commission		<input type="checkbox"/> Land Use Appeal Board		<input type="checkbox"/> Administrative Review
Date Received 1/3/22	Received By	Scheduled Meeting Date Feb. 10	Zone com	Application Number PC 22-011
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"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Zone Change <input type="checkbox"/> Other				
PROJECT NAME Young FBC, LLC, Trailers & Small Tractor Sales				
PROJECT ADDRESS 15 W 1800 North, Logan, Utah 84341 1815 N. MAIN ST.			COUNTY PLAT TAX ID # 04-080-0036	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Nicholas K. Hart			PHONE # 801-927-1809	
MAILING ADDRESS PO Box 684		CITY Layton	STATE Utah	ZIP 84041
EMAIL ADDRESS nhart@youngauto.net				
PROPERTY OWNER OF RECORD Dahles Toyota, Inc. - Leasing to Young T/H Real Estate, L.L.C. (subtenant is Young FBC, LLC)			PHONE # 801-927-1809	
MAILING ADDRESS PO Box 684		CITY Layton	STATE Utah	ZIP 84041
EMAIL ADDRESS Nhart@youngauto.net				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED			Total Lot Size (acres)	
We need a conditional use permit to sell flatbed trailers and enclosed trailers used for hauling ATVs, UTVs and to sell small tractors (under five thousand (5000) pounds) on the property marked as Exhibit A. The location of the site to sell the trailers and tractors is on 1800 North in Logan, Utah.			.426 acres	
The small tractors (under five thousand (5000) pounds) use is for gardening enthusiast, residential use, and small projects such as moving rocks, mowing grass, and moving dirt. Pictures of the small tractors and trailers are marked as Exhibit B.			Size of Proposed New Building (square feet) N/A	
			Number of Proposed New Units/Lots N/A	
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 DocuSigned by: FEB2BAE2DB8C47A...		

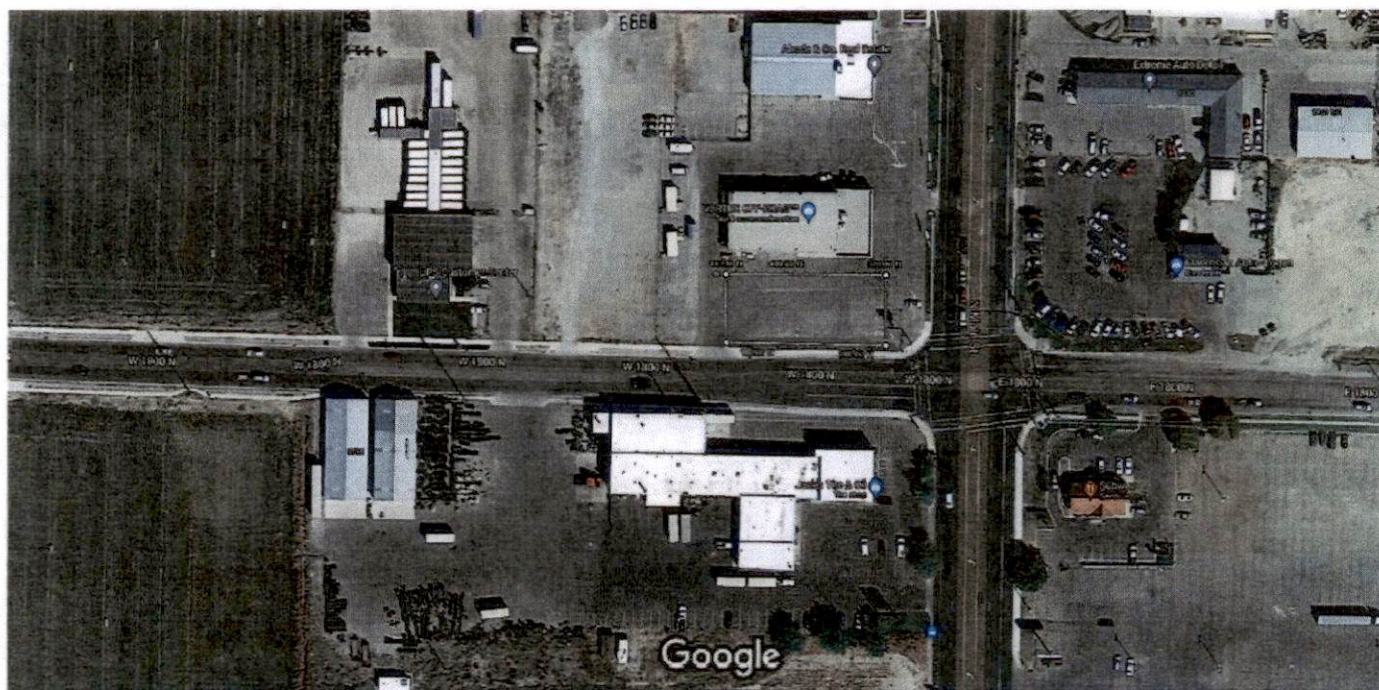
Exhibit A

Pictures of 1800 North in Logan, Utah



Total distance: 461.30 ft (140.60 m)

Google Maps



Imagery ©2021 Maxar Technologies, State of Utah, Map data ©2021 50 ft

Measure distance

Total area: 11,149.28 ft² (1,035.80 m²)

Total distance: 461.30 ft (140.60 m)

12/27/21, 12:57 PM

15 W 1800 N - Google Maps

Google Maps 15 W 1800 N

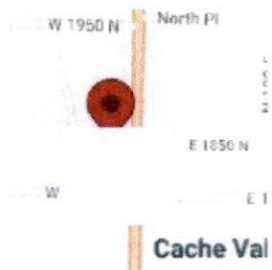


Image capture: Nov 2021 © 2021 Google

North Logan, Utah

Google

Street View - Nov 2021



12/27/21, 12:58 PM

1 W 1800 N - Google Maps

Google Maps 1 W 1800 N



Image capture: Nov 2021 © 2021 Google

North Logan, Utah

Google

Street View - Nov 2021



Exhibit B

Pictures of trailers and small tractors



MT225E SERIES

Compact

The MT225E Series is a high-value and feature rich compact utility tractor. Featuring high-capacity front-loader and three-point hitch is only the start of what this tractor series provides. Additional deluxe features like an electric engaged Independent PTO come standard.

<p>ENGINE Type: 3 Cylinder, liquid-cooled, Diesel, NA, IDI Model (Tier 4): S3L2 Engine HP (Gross): 24.6 PTO HP: 17.2 Rated Speed (RPM): 2,500 Displacement (cu. in.): 80.4 Fuel Tank Capacity (gal): 7.4 Alternator (V-A): 12 – 50</p> <p>DRIVE TRAIN Transmission: HST No. of Speeds: 3 Ranges Brakes: Wet, Multi Disc Steering: Hydrostatic Power Steering</p> <p>PTO Type: Independent Rear (rpm): Standard (540)</p>	<p>HYDRAULIC SYSTEM Control System: Position Implement pump (gpm): 7.9 Steering pump (gpm): 4.6 Total flow (gpm): 12.5 Category, 3 pt hitch: CAT 1 Hitch Lift capacity (lb): 1,808 Remote Valves: Option</p> <p>DIMENSION Overall length, Frame to link, (in.): 118 Wheelbase (in.): 66 Overall width with tires, in. (in.): 54 Height to top of ROPS (in.): 88</p> <p>TIRE SIZE Ag Front/Rear: 7 – 14 / 11.2 – 24 IND Front / Rear 25 x 8.5 – 14 / 43 x 16 – 20 Turf Front / Rear 25 x 8.5 – 14 / 41 x 14 – 20</p> <p>WEIGHT Total weight without ballast (lbs.): 2,469</p>
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XJ SERIES

Compact

The XJ Series offers versatility that compact customers appreciate. Ample strength and durability allows you to work all day with a large number of LS implements and attachments. The XJ is not simply limited to a tractor and loader configuration, it can be equipped with a backhoe, mid-mount mower, snow blower, as well numerous three-point implements. Versatility and performance make this compact tractor a leader.

<p>ENGINE: Type: 3-cylinder, Indirect-injection, Water-cooled Model (Tier 4): Mitsubishi S3L2 Engine HP (Gross): 24.4 PTO HP: 18.5 Rated Speed (RPM): 2,500 Displacement (cu in): 80.4 Fuel Tank Capacity (gal): 6.6 Alternator: 12V – 50 Amps</p> <p>DRIVE TRAIN Transmission: Hydrostatic Drive No. of Speeds: 2 Ranges Brakes: Wet, Multi Disc Steering: Hydrostatic Power Steering</p> <p>PTO Type: Independent Mid PTO: Standard (2000 rpm) Rear PTO: Standard (540 rpm)</p>	<p>HYDRAULIC SYSTEM Implement pump (gpm): 5.9 Steering pump (gpm): 2.6 Total flow (gpm): 8.5 Category, 3 pt hitch: CAT 1 Hitch Lift capacity (lb.): 1,433 Lift control type: Manual Position</p> <p>DIMENSION Overall length with 3pt (in.): 103 Wheelbase (in.): 59 Min. overall width with IND tires (in.): 44.9 Height to top of ROPS (in.): 92.3</p> <p>TIRE SIZE Industrial Front/Rear: 23 x 8.5 – 12 / 33 x 12 -16.5 Turf Front/Rear: 23x 8.5 – 12 / 33 x 12.5 – 16.5</p> <p>WEIGHT Total weight without ballast (lbs): 1,609</p>
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MT3ESERIES

Compact

The MT3E Series provides a variety of horsepower ratings and transmissions to accommodate any customers needs. Those customers requiring value and power will find plenty of both in this robust series of LS tractor.

<p>ENGINE Type: Vertical Water Cooled 4 Cycle Diesel Engine Model (Tier 4):L3C19-T Emission: EPA & CARB Tier4F, EU Stage IIIB Engine HP (Gross): 55 PTO HP: 44 (HST) / 46.7 (gear) Rated Speed (RPM): 2,600 Displacement (cu. in.): 114.7 Fuel Tank Capacity (gal): 13.7</p> <p>DRIVE TRAIN Transmission: Synchro Shuttle/Constant Mesh No. of Speeds: F8 × R8 Brakes: Wet, Multi Disc</p> <p>PTO Type: Independent Rear, rpm: 540</p>	<p>HYDRAULIC SYSTEM Control System: Position Implement pump (gpm): 8.2 Steering pump (gpm): 4.8 Total flow (gpm): 13.0 Category, 3 pt hitch: CAT 1 Hitch Lift capacity (lb): 2,910 Remote Valves: 2 pairs (Front), 1/2 pairs (Rear, Option) Steering: Hydrostatic Power Steering</p> <p>DIMENSION Overall length, Bumper to link (in.): 125 Wheelbase (in.): 68 Overall width with tires (in.): 74.8 Height to top of rops (in.): 100</p> <p>TIRE SIZE Ag (Front / Rear): 9.5-16 / 14.9-24 IND (Front / Rear): 10.0-16.5 / 17.5L-24 Turf Tire (Front / Rear) 29 x 12.50-15 / 44 x 18.00-20 Narrow Ag (Front / Rear): 7.0 – 14 / 9.5 – 24</p> <p>WEIGHT Total weight without ballast (lbs.): 3,724</p>
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2022 Logan Coach 21' Snowmobile Trailer



2022 Logan Coach Multi-Sport Enclosed Trailer

Stock #6T2264

Model: HP21BPPRO

SPECS

OVERALL: 21 FT

AXLE(S): Tandem

COUPLER: Bumper Pull

2021 Load Trail 12' Utility Flatbed Trailer



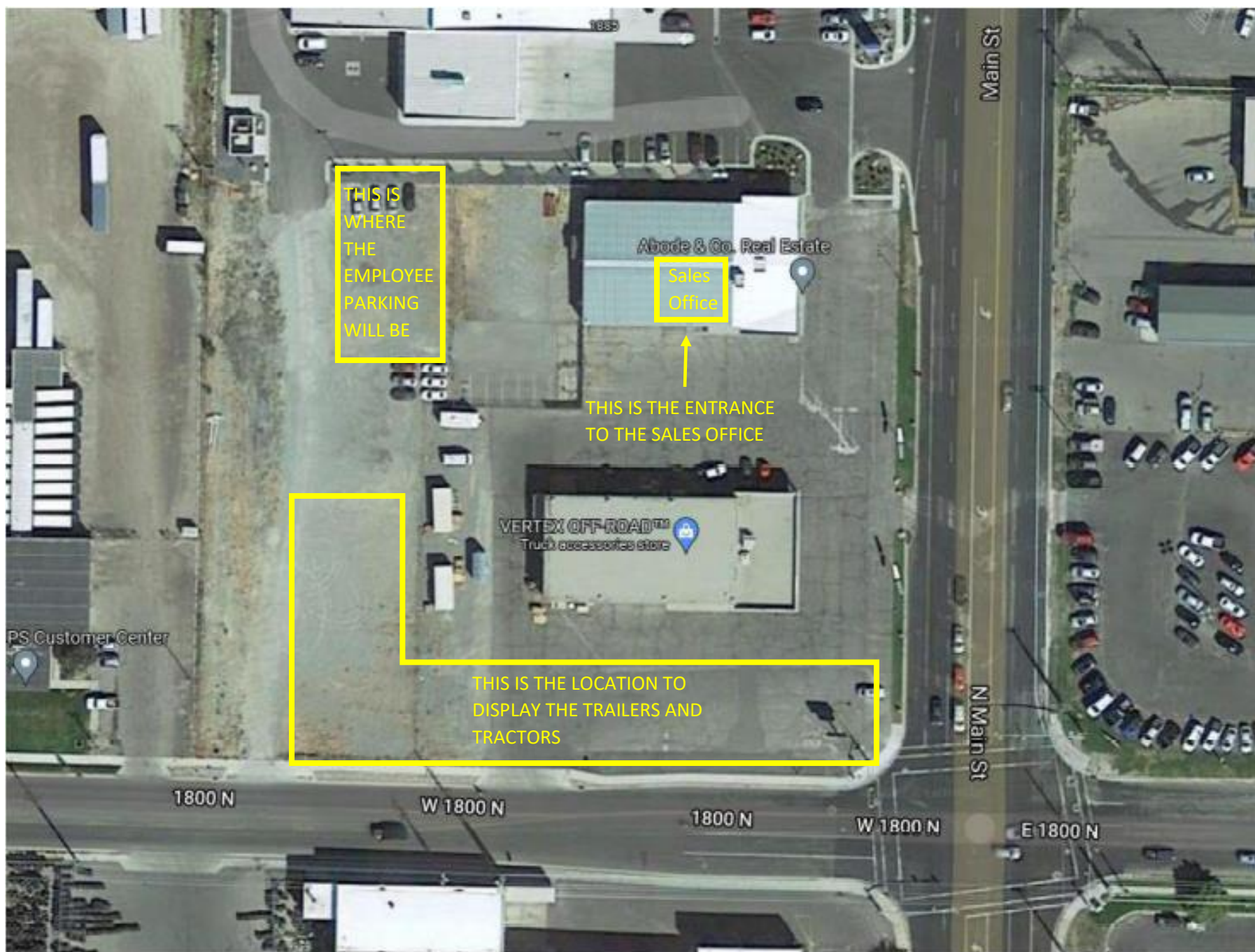
2021 Load Trail Flatbed Trailer

SPECS

OVERALL: 6 x 12

AXLE(S): Single

COUPLER: Bumper Pull



THIS IS
WHERE
THE
EMPLOYEE
PARKING
WILL BE

Sales
Office

THIS IS THE ENTRANCE
TO THE SALES OFFICE

THIS IS THE LOCATION TO
DISPLAY THE TRAILERS AND
TRACTORS

PS Customer Center

Abode & Co. Real Estate

VERTEX OFF-ROAD™
Truck accessories store

Main St

N Main St

1800 N

W 1800 N

1800 N

W 1800 N

E 1800 N