



Project #22-025
Logan City Fire Station #70
Located at approximately 95 East 200 North

REPORT SUMMARY...

Project Name: Logan City Fire Station #70
Proponent / Owner: Alex Oliphant & Brad Hannig / City of Logan
Project Address: Approx. 95 East 200 North
Request: Design Review & Conditional Use Permit
Current Zoning: Town Center-1 (TC-1)
Type of Action: Quasi-Judicial
Hearing Date: May 12, 2022
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review and Conditional Use Permit for project #22-025, Logan City Fire Station #70, in the Town Center-1 (TC-1) zone located at approximately 95 East 200 North, TIN #06-017-0001; -0002; -0004; -0024; -0026.

Current Land use adjoining the subject property

<i>North:</i>	TC-1: Residential Uses	<i>East:</i>	TC-2: Residential Uses
<i>South:</i>	TC-1: Public Services	<i>West:</i>	TC-1: Commercial Uses

Project Proposal

This proposal is for a new 22,750 SF fire station. The proposed three-story building is designed with living-quarters above garage bays for equipment use and storage, and with administrative offices along the 100 East frontage. The corner site is proposed with access to the building from both 200 North and 100 East. The site currently has three residential structures and an asphalt parking lot located on it. The existing structures are proposed to be demolished. The site slopes approximately six feet downward east-to-west.



Figure 1 shows the proposed Fire Station from the intersection of 100 E. 200 N.

Land Use

The Land Development Code (LDC) Table 17.11.030 conditionally permits public safety services (fire, police) in the TC-1 zoning district. Administrative offices and other related secondary uses are considered with the Conditional Use Permit.

Conditional Use Permit

Conditional Use Permits are reviewed and approved by the Logan City Planning Commission in accordance with the LDC section 17.42. Conditional Use Permits give the land use authority and opportunity to appropriately mitigate any unique adverse impacts created by the land use and specific proposal. Section 17.42.05 states:

The Commission may approve or conditionally approve a conditional use permit that is based on an objective standard in compliance with Utah Code (10-9a-507) and only upon substantiating the following findings:

- A. The proposed use is consistent with the allowable maximum densities of the underlying zone.
- B. The proposed use is consistent with the requirements of the Land Development Code.
- C. The use is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining properties.
- D. The site will be served by infrastructure having sufficient capacities to meet the service demands of the proposed use.
- E. The proposed use is compatible with the surrounding neighborhood character as defined in Section 17.62.
- F. The proposed access is consistent with Logan City access and roadway standards and Utah Department of Transportation requirements where applicable.
- G. The conditional use is aimed at mitigating the possible negative impacts of excessive light, noise, and traffic.

As reviewed elsewhere in this report, and as conditioned, the proposed project meets the Conditional Use Permit approval criteria.

Setbacks

The Land Development Code (LDC) requirements for setbacks in the TC-1 zone are as follows (as measured from property lines):

Front:	0-5'
Side:	0'
Rear:	5'
Parking:	5'

The following setbacks are proposed for the buildings (as measured from the exterior property lines of the project site, at closest points):

Front (south):	5'
Corner (east):	5'-9"
Side (west):	28'
Rear (east):	78'
Parking:	2-5'

As proposed, the project does not meet the 5-foot parking setback in some areas of the site. As conditioned with setback compliance, the project meets the requirements for the zone.

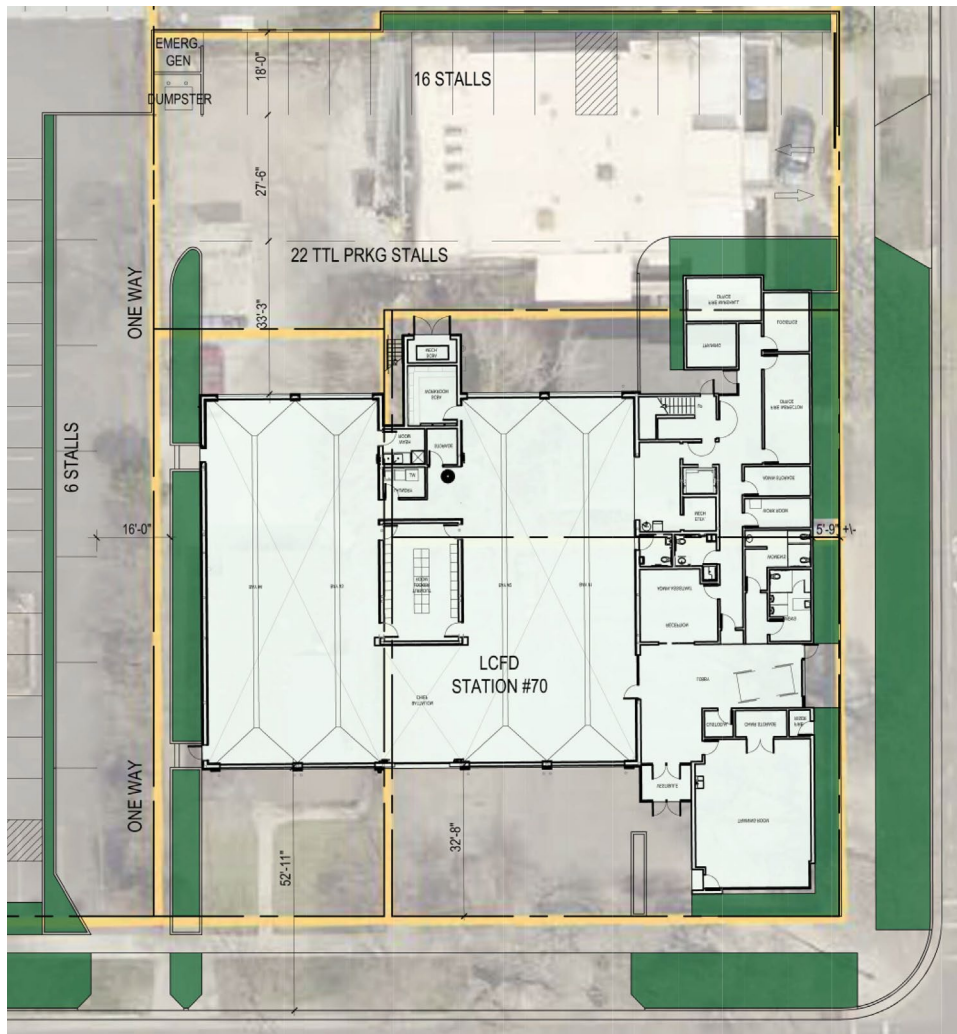


Figure 2 shows the proposed site plan for Fire Station #70.

Lot Coverage

The LDC 17.10.060 establishes a maximum lot coverage of 100% (building(s) footprint) in the TC-1 zone. The proposed 22,750 SF building on a 1-acre lot (43,560 SF) equals a lot coverage of approximately 52%. As submitted, the proposed lot coverage complies with the maximum allowance in the LDC.

Building Design

The LDC 17.12.020 requires new buildings to be high-quality and aesthetically pleasing. Four-sided architecture is required, and blank walls should be minimized. The building height is limited to 55' along a street frontage with a step back maximum height of 80 feet as per LDC 17.10.060. Minimum transparencies on the ground floor are set at 60% and 20% for upper floors.

The building design standards in 17.12.020 are intended for commercial and industrial building designs. Being a public safety building, LDC 17.14 Public Zone Uses, has more applicability to this development proposal. This section talks about design that results in neighborhood compatibility and functionality. The proposed building closely aligns with downtown design standards with the proposed brick materials being widely used on the surrounding areas. The proposed primary building material is brick with vertical seam siding and metal paneling accents. The front façade design contains 60% transparency when including roll-up doors while the overall building employs well-designed articulations. The building height is shown at 38 feet with a small tower section at 45 feet. As proposed, the building design is compatible with the surrounding area and the height is below the maximum, complying with the requirements in the LDC.

Parking Requirements

The LDC requires an alternative parking plan to be submitted and approved for public safety service buildings. The alternative parking plan should identify building uses, number of employees, and any other unique parking demands. The alternative parking plan could also identify nearby available parking stalls and/or alternative transportation options. Baseline requirements are typically one stall per one employee and one stall per every 300 SF of office space (administrative office portion of the building). The proposed project provides 22 off-street parking stalls as submitted. As conditioned with an alternative parking plan being submitted and approved, the project meets the parking requirements in the LDC.

Open Space and Landscaping

The LDC 17.10.060 does not require open space and landscaping in the TC-1 zone. Because of the existing development patterns and urban nature of downtown with zero setback lines, open space and landscaping are not required. The downtown area utilizes public plazas and nearby public park spaces to provide open area amenities.

Lighting

The LDC 17.37.090 requires adequate lighting that adds aesthetic quality and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits freestanding pole height to 32 feet and luminaire fixtures on buildings and canopies 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. As submitted, no exterior lighting has been shown. As conditioned, the project meets the requirements of the LDC.

Summary

The unique issue with this project is that it is a public safety building located in the TC-1 zone. Some TC-1 standards are applicable including land use, setbacks, building heights, and access locations while the overall building design is more difficult to evaluate as the requirements and standards are written for a commercial or industrial building. The function of a public safety building is the most critical component and generally supersedes aesthetics and design. However, the Conditional Use Permit consideration should consider neighborhood compatibility, with the primary concerns centering around noise and lighting impacts. The noise and lighting impacts from the new station are very similar to the existing impacts from the current station #70 which is located directly across the street. There is an expectation that because this is a fire station, there will be some impact from lighting and noise; however, the Fire Department tries to manage those two issues by finding an appropriate balance between emergency response and neighborhood disruption. Overall, the new fire station will meet the needs and demands of Logan City in responding to emergencies and is compatible within the existing neighborhood.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Environmental	• Water
• Engineering	• Light and Power

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comments have been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 4/30/22, posted on the City's website and the Utah Public Meeting website on 5/2/22, and mailed to property owners within 300 feet on 4/25/22.

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 Planning Commission approves the building design based on the LDC 17.14 Public Uses section.
3. An alternative parking plan shall be submitted and approved prior to a building permit being issued.
4. The areas of the site with parking setbacks of less than five feet may either enter into cross parking easements or the Planning Commission will determine if a reduced setback with mitigating landscaping design is warranted.
5. A performance landscaping plan, prepared in accordance with §17.32 of the LDC, shall be submitted showing park strip areas along both frontages with trees every 30 feet except where driveways are located.
6. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
7. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screened from view from the street.
8. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
9. 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.
10. 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.
11. Surface storm-water retention and detention facilities shall not be located in front yard areas unless landscaped in a manner that entirely screens and buffers the pond areas. If located in rear-yard or areas out of view from the public, landscaping and buffering is not necessary.
12. 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 716-9760*
 - Minimum 60 ft. straight on access required. Approach must be level, no down or uphill slopes.
 - 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 water shares or in-lieu fee for any increased demand for water. A credit will be given for existing water connections.
 - Provide Storm Water Sediment and Erosion Control Plan for construction activities. Provide storm water/detention per City Storm Water Design Standards. Site is less than 1 acre, therefore, a State NOI and Storm Water Pollution Prevention Plan (SWPPP) is not required but a SWPPP could be submitted as part of the Sediment and Erosion Control Plan.
 - Due to the demolition of several buildings, there will be the potential of numerous sewer and water service lines that will no longer be used. Any unused sewer and water service lines not used shall be capped at the City water or sewer main line.
 - All plans and elevations show the site to be at a uniform elevation, however, the site has a 7–9-foot elevation difference from the east side of the site to the west side of

the proposed development. Provide details in final design submitted for a building permit how this grade difference is being addressed.

- No utility plans submitted with application, will address these connections with final plans submitted for the building permit.
- It appears that parcel 06-017-0004 utilizes the access on the west side of parcel 06-017-0026 to access their parking on the west side of parcel 06-017-0004, address how this access will be maintained through the new development.
- A Property Line Adjustment will be required to combine the 4 lots into a single lot. Any recorded public utility easements on these lots will require vacation by the Logan City Council.
- Work with Public Works to establish new public utility easement dedications along new property lines

c. Light and Power —contact 716-9722

- Logan City Light and Power; Requires 1-Line Diagram, A Logan City Load Data Sheet, A Digital Site Plan In Auto CAD (DWG) Format and PUE's Public Utility Easement 10' Easement On All Property Lines That Face A Road Way, And A 5' Easement On All Other Property Lines. Contact Light and Power for Power Location and a meet on site.

d. Water —contact 716-9627

- 1The buildings water main needs to have a RP (ASSE1013) installed and tested on the water main after the water meter, as it enters the building before any branch offs or possible connections inside or outside of building. Properly sized drain required to serve the backflow assemblies dump port.
- Refer to Utah State Amendment # 608.1.1,608.1.2,608.1.2.1 for installation criteria.
- 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.
- 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.
- All points of use of water must comply with the 2018 IPC and State of Utah Amendments and the Utah Admin Code 309-105-12 during and after construction. (Cooling, heating, processing, treating, chemicals and irrigating etc.) 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 AND CONDITIONAL USE 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, and circulation.
2. The proposed project provides required off-street parking as per the LDC.
3. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
4. 200 North and 100 East provides 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.



APPLICATION FOR PROJECT REVIEW

For Staff Only <input checked="" type="checkbox"/> Planning Commission		<input type="checkbox"/> and Use Appeal Board		<input type="checkbox"/> Administrative Review
Date Received 4/4/22	Planner	Zone/Neighborhood TC1 / ADAMS	Scheduled Meeting Date MAY 12	Application Number PC 22-025
Type of Application (Check all that apply):				
<input checked="" 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 Logan City Fire Station #70				
PROJECT ADDRESS North West Corner of 200 North 100 East			COUNTY PLAT TAX ID # 06-017-001,0002,0026,0024	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Alex Oliphant & Chief Brad Hannig			PHONE # 435-994-4807	
MAILING ADDRESS 290 North 100 West		CITY Logan City	STATE UT	ZIP 84321
EMAIL ADDRESS alex.oliphant@loganutah.org, brad.hannig@logancity.org				
PROPERTY OWNER OF RECORD Logan City			PHONE #	
MAILING ADDRESS 290 North 100 West		CITY Logan City	STATE UT	ZIP 84321
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed) The new Logan City Fire Station will sit on the North West Corner of the intersection at 200 North 100 East. The city has obtained Lot 06-017-0001, 0002, 0026, and a portion of the parking lot from lot 0024. The 3 story Fire Station will have the administrative offices along 100 East, Living Quarters on the upper level, and be 45'-9" tall.			Total Lot Size (acres) 0.78	
			Size of Proposed New Building (square feet) 22,750 SF	
			Number of Proposed New Units/Lots 1 unit / 1 lot	
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		

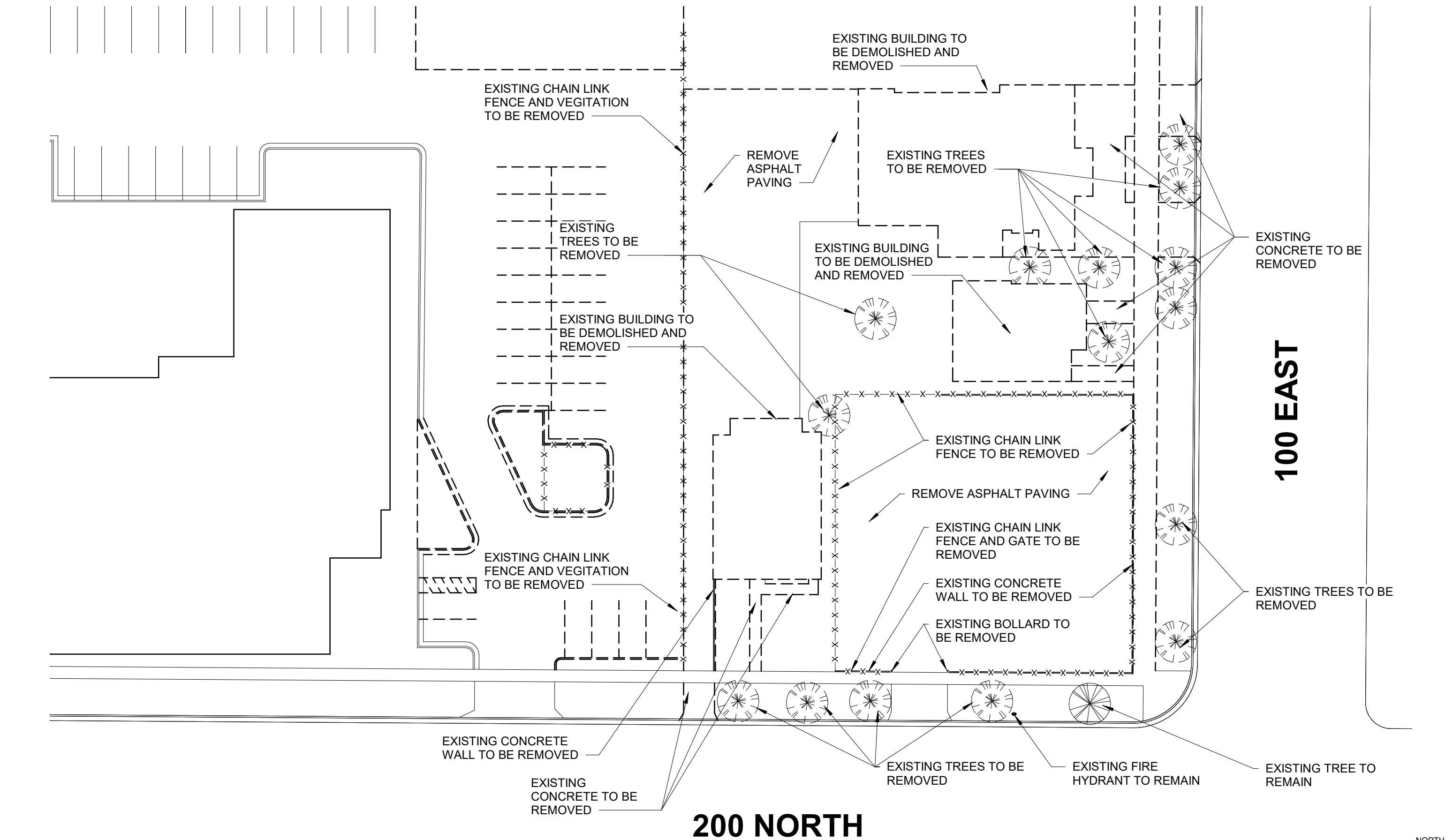
APPLICATION MUST BE ACCURATE AND COMPLETE

NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -

LOGAN CITY FIRE STATION #70

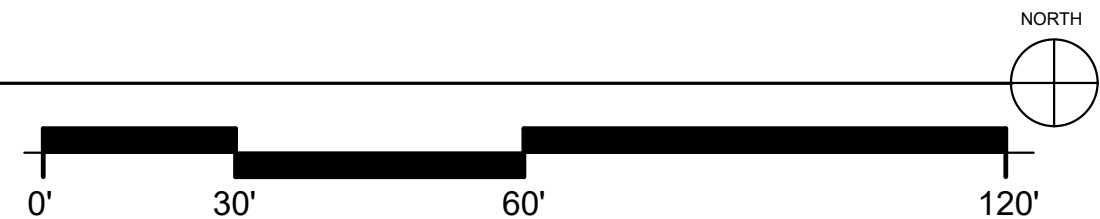
DESIGN REVIEW & CONDITIONAL USE APPLICATION
APRIL 4, 2022

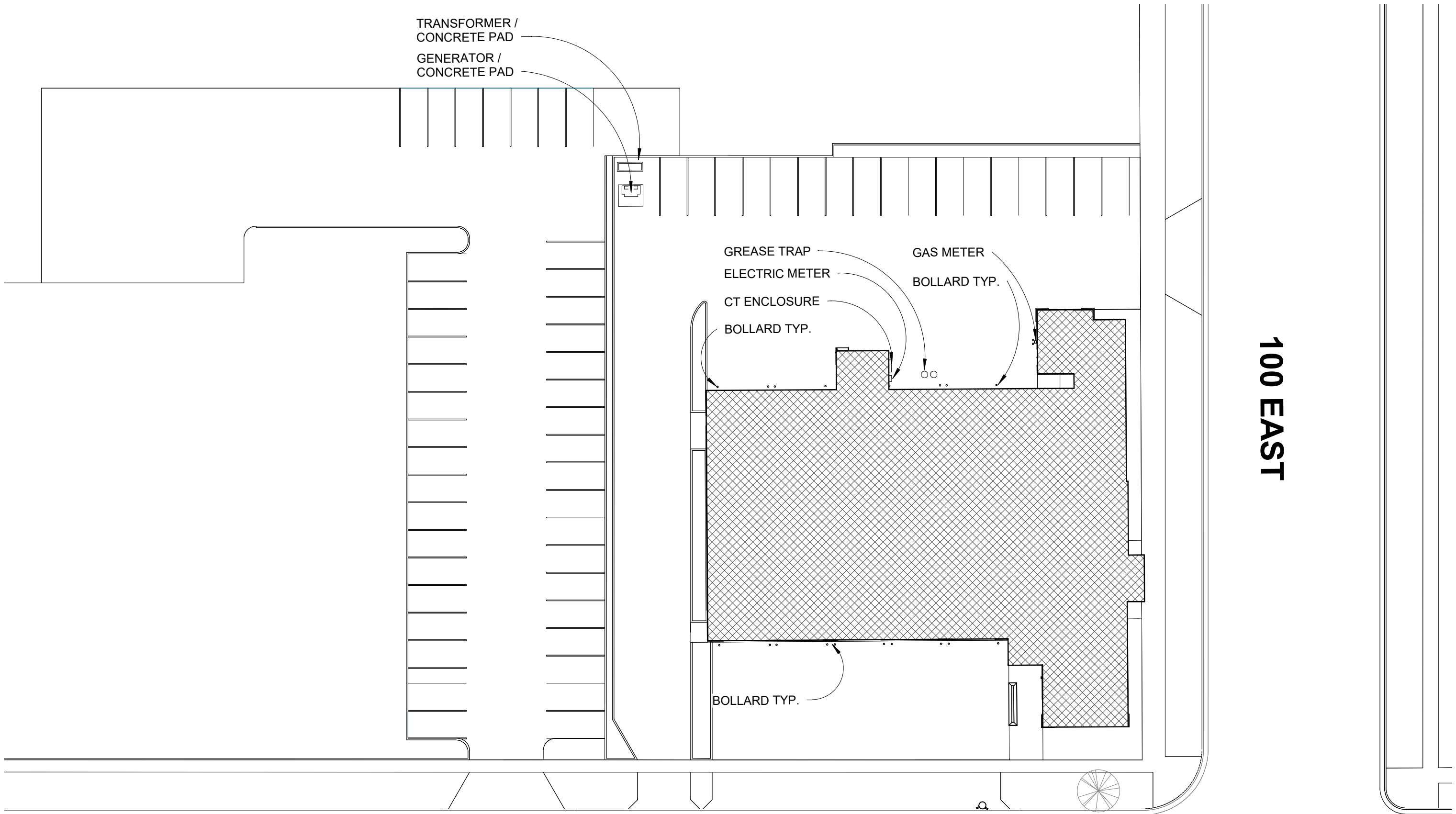




1 DEMOLITION SITE PLAN

1" = 30'-0"





1

ARCHITECTURAL SITE PLAN

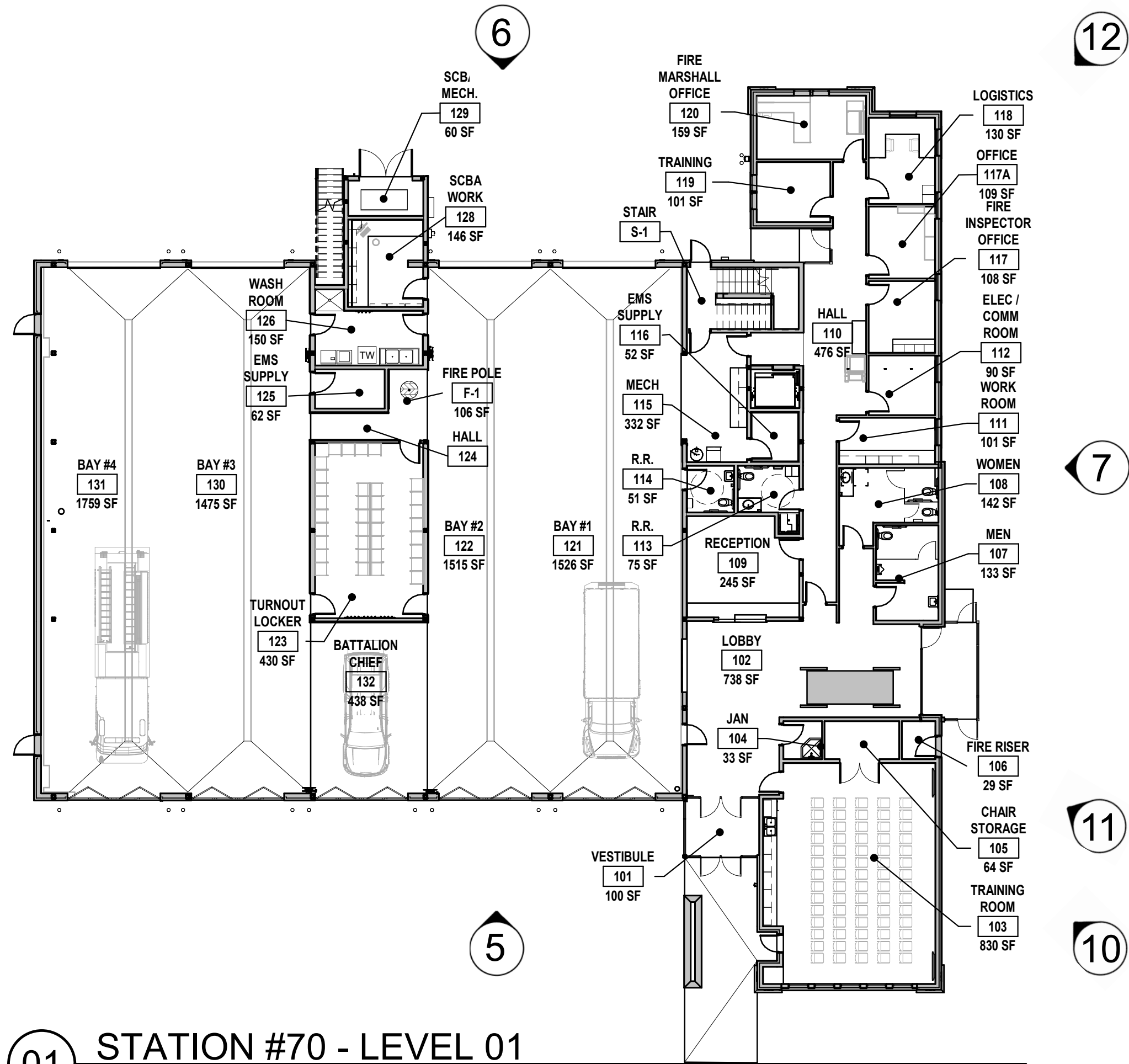
1" = 30'-0"

200 NORTH





01 STATION #70 - LEVEL 01
1/16" = 1'-0"

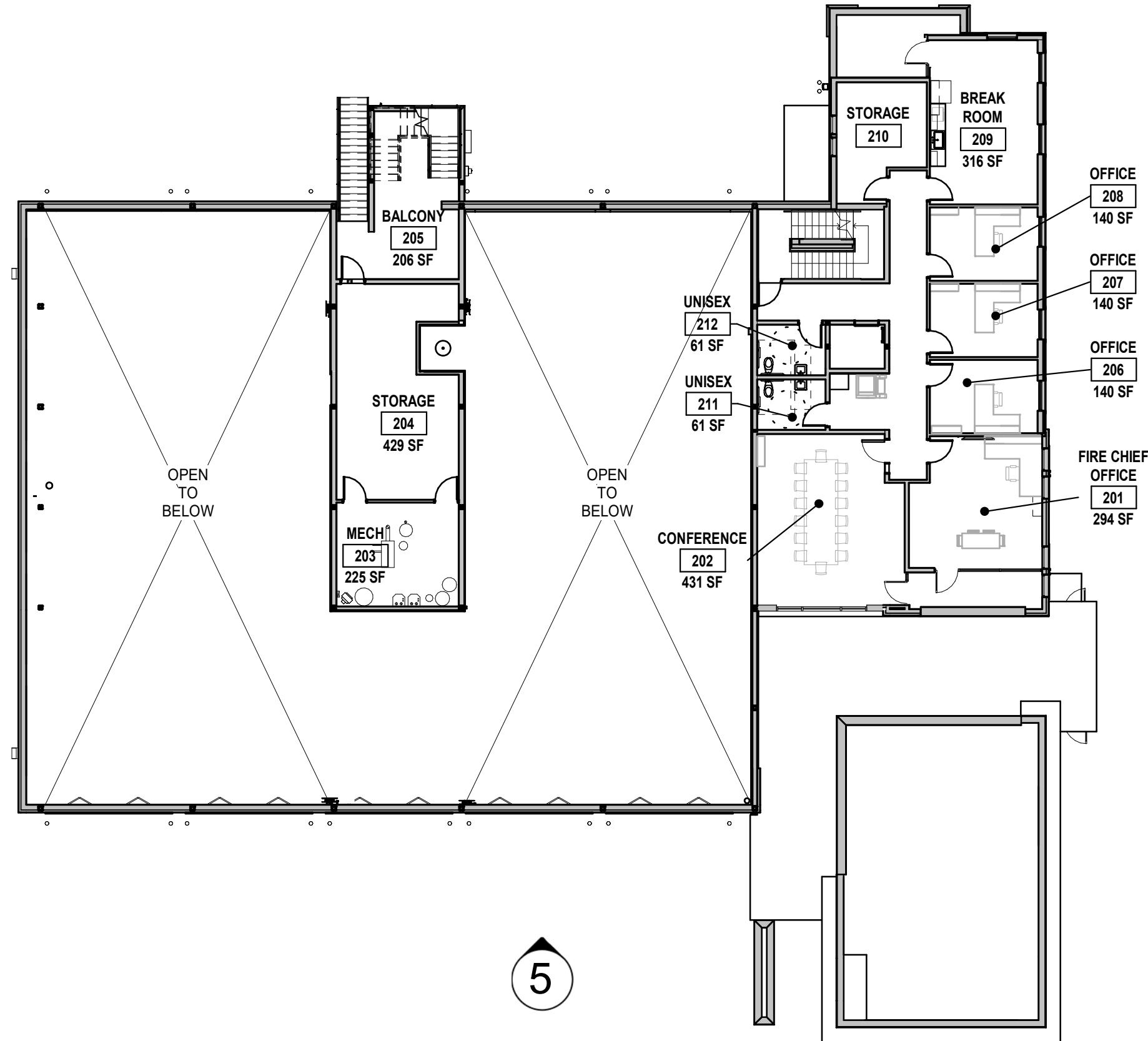




02

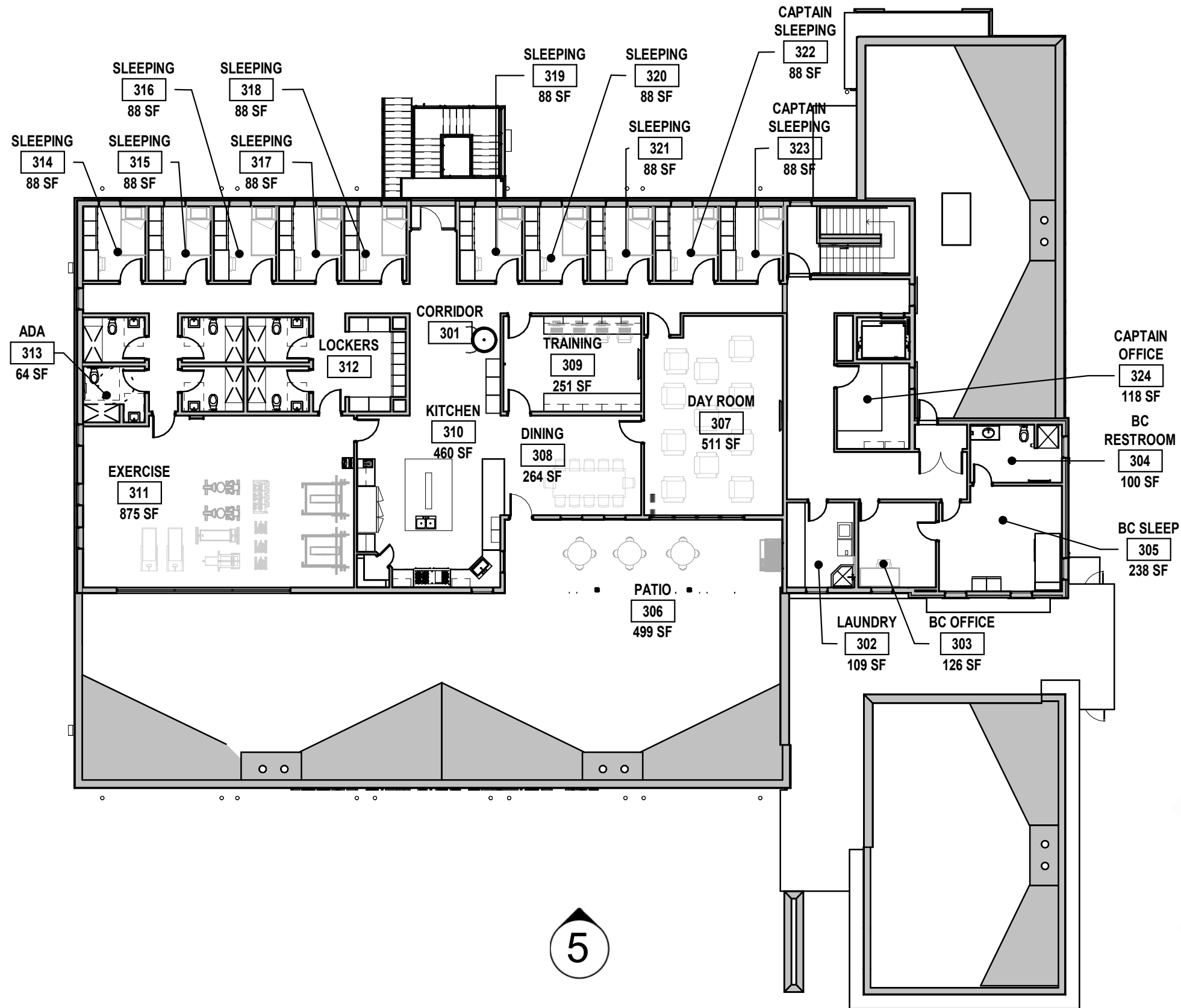
STATION #70 - ADMIN LEVEL

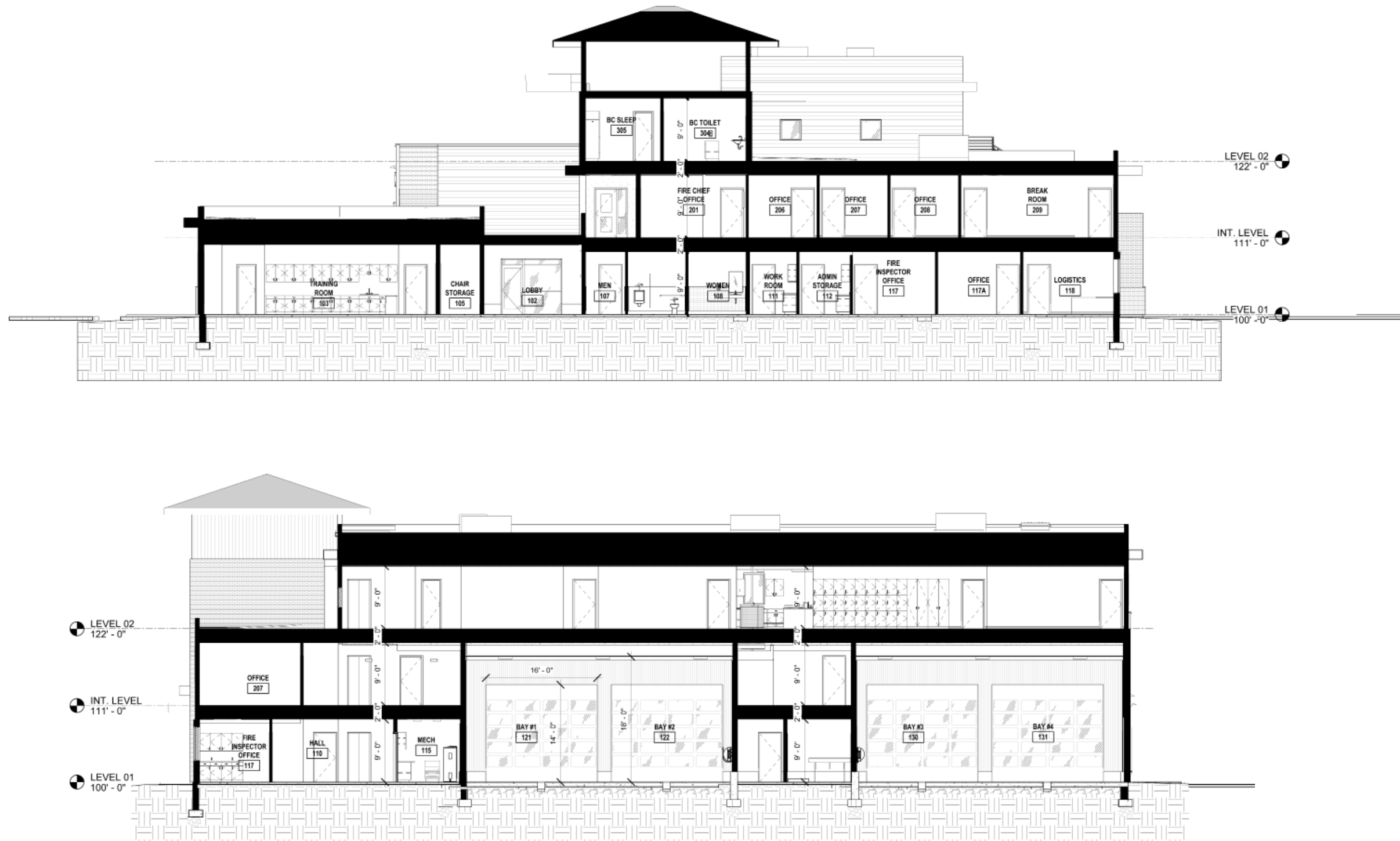
1/16" = 1'-0"



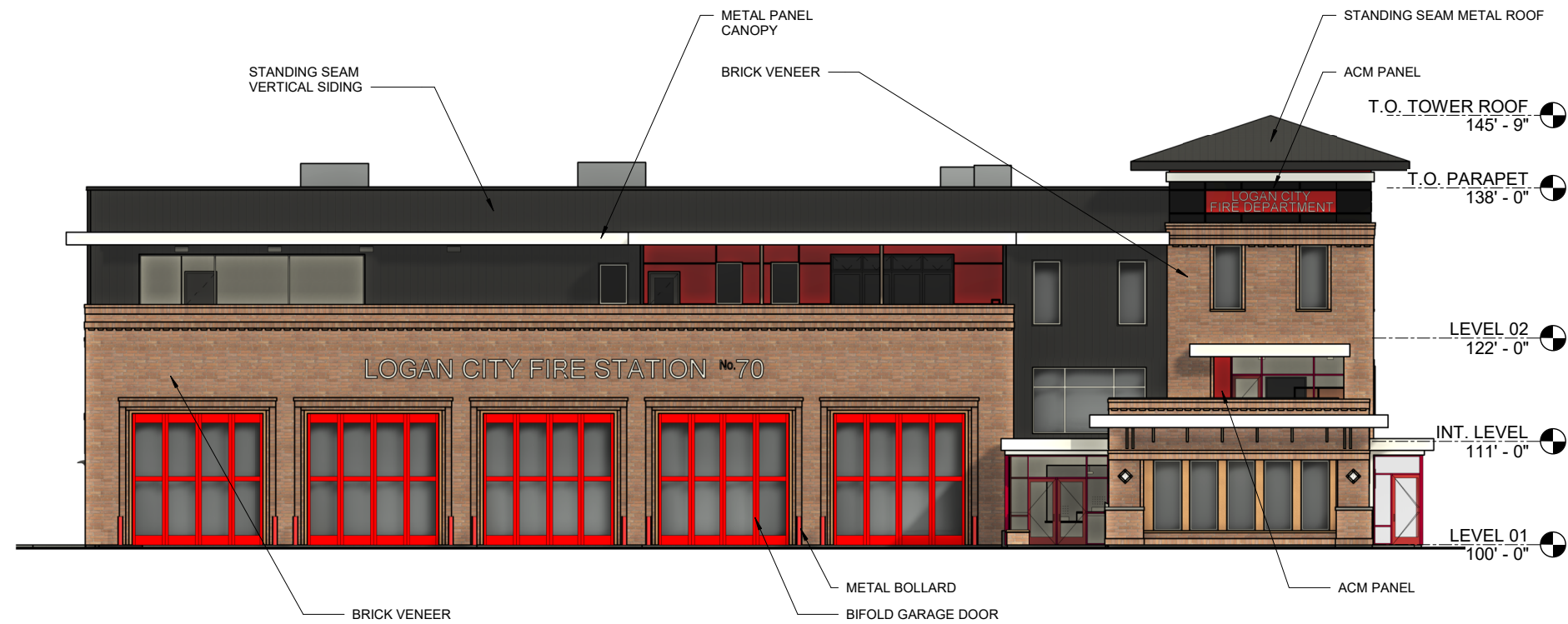


03 STATION #70- LEVEL 02
1/16" = 1'-0"

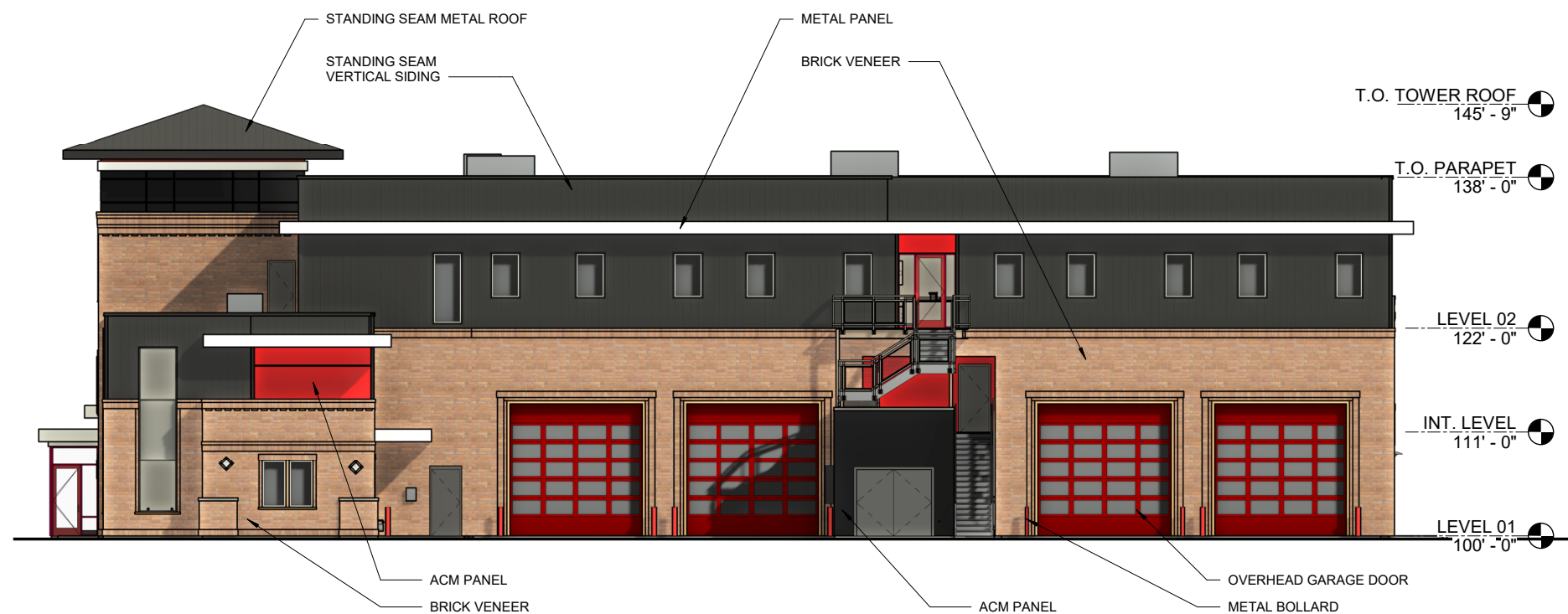




4 STATION #70 - SECTIONS

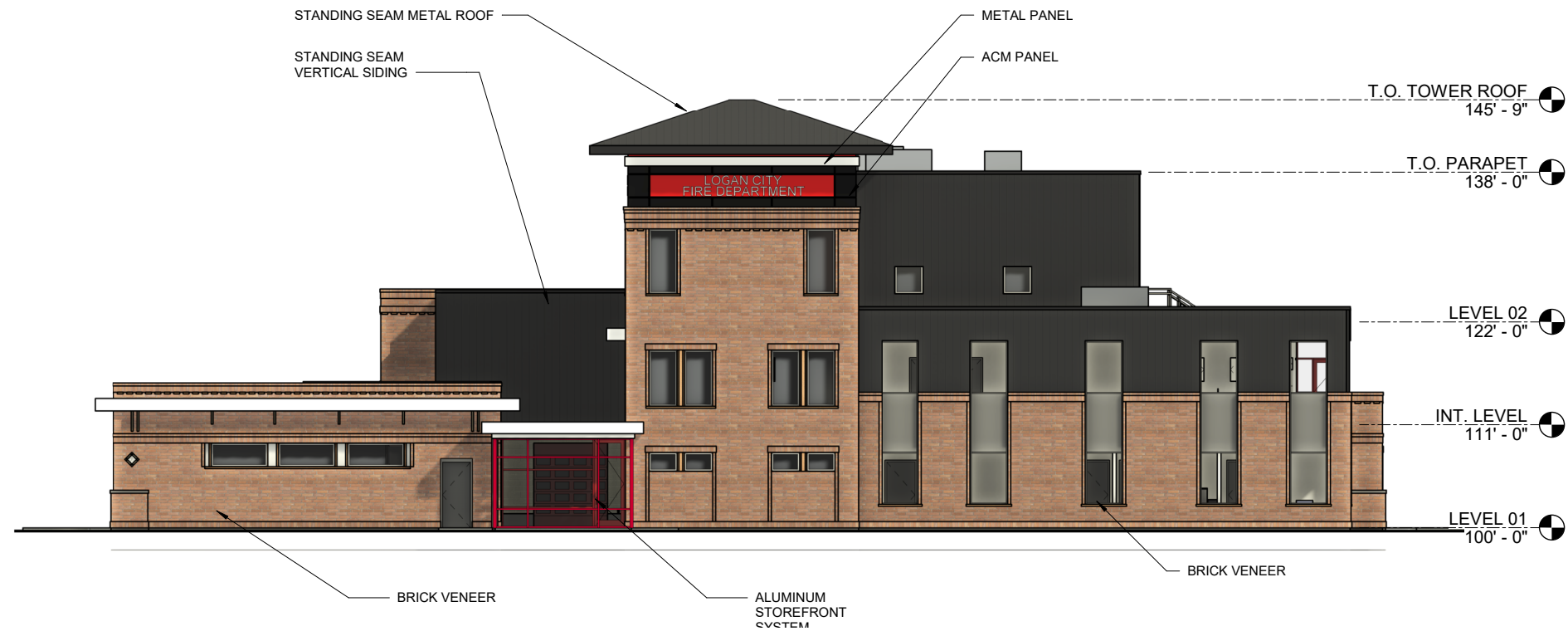


5 STATION #70 - SOUTH ELEVATION

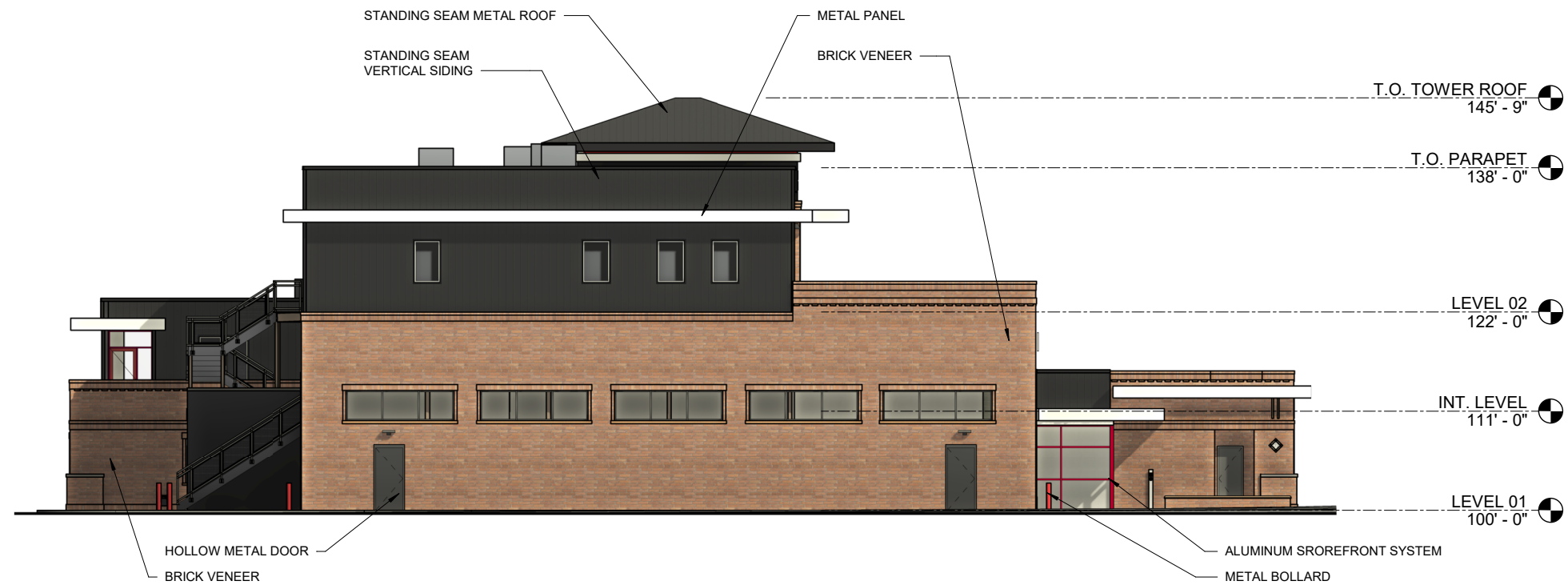


6 STATION #70 - NORTH ELEVATION





7 STATION #70 - EAST ELEVATION



8 STATION #70 - WEST ELEVATION





9 STATION #70 - SOUTH WEST PERSPECTIVE



10 STATION #70 - SOUTH EAST PERSPECTIVE



11 STATION #70 - EAST PERSPECTIVE



12 STATION #70 - NORTH EAST PERSPECTIVE

Aluminum Composite Panel (ACM)



Poinsettia - SW 6594

Hearthrob - SW 6866

Real Red - SW 6868

Positive Red - SW 6871

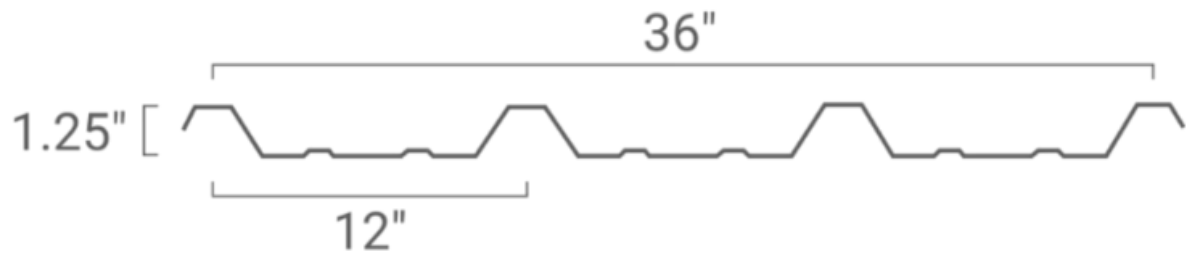
*Color of Red Panels to be Reveiwed and Approved by the mayor and design team

Charcoal Panel to be selected from standard manufacturer color chart

Metal Panel Siding - Charcoal PBR-Panel



Brick - General Shale / Georgetown



13 STATION #70 - MATERIALS

