



**Project #22-061
Fairway Lofts
Located at approximately 391 South 400 West**

REPORT SUMMARY...

Project Name: Fairway Lofts
Proponent / Owner: Tony Johnson / Alliance Acquisitions LLC
Project Address: 391 South 400 West
Request: Rezone, Design Review & Conditional Use Permit
Current Zoning: Mixed Residential Low (MR-12)
Type of Action: Legislative & Quasi-Judicial
Hearing Date: October 27, 2022
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **recommend approval** for a Rezone from Mixed Residential Low (MR-12) to Neighborhood Center (NC) and **conditionally approve** a Design Review and Conditional Use Permit for project #22-061, Fairway Lofts, in the Mixed Residential Low (MR-12) zone located at approximately 391 South 400 West, TIN #002-038-0001.

Current Land use adjoining the subject property

<i>North:</i>	MR-12: Residential Uses	<i>East:</i>	MR-12: Residential Uses
<i>South:</i>	REC: County Fairgrounds	<i>West:</i>	MR-12: Residential Uses

Project Proposal

This proposal is for a rezone from MR-12 to NC, a Design Review and Conditional Use Permit for a new 1,000 SF corner market, two residential dwelling units, detached garage, drive-thru lane, patio, parking and landscaping areas on a 0.26 acre corner lot at the intersection of 400 South and 400 West. One of the dwelling units (Old Victorian Home) is being proposed as a short-term rental. The property currently has a home, built in 1911, and the old, abandoned Fairway Market corner building (built circa 1940's). The existing home is being proposed to be remodeled and new modern-designed tiny-home placed directly adjacent for a total of two (2) residential dwelling units. The site is located directly north of the Cache County Fairgrounds, a block from the Logan Aquatic Center and approximately two blocks from Logan High School.



Figure 1 shows the proposed Corner Market with detached garage to the right and two residential units behind.

Rezone

The MR-12 zone (existing zoning designation) allows for lower density multi-family residential developments at 12 units per acre. Building heights are set at 35 feet tall and front setbacks are 10 feet. The NC zone (proposed zone) is both a commercial and residential zone intended to serve neighborhood populations. Commercial square footages are limited to 5,000 SF and land uses are limited to minimize commercial impacts to surrounding residents. Residential units are limited to 9 units per acre and building height is set at 35 feet tall.

The Future Land Use Plan (FLUP) shows this property as Mixed Residential (MR) and does not distinguish between MR 9-30 for MR zoning districts. The FLUP shows only four areas as Neighborhood Commercial (NC), all of which are on the east side of the city. The NC zone is intended, as per Logan City General Plan, to be implemented in areas for a modest level of convenience-oriented commercial services. The NC zone could be considered a small-scale floating zone (spot zone), as it is atypical to see larger areas grouped and zoned NC, which is the way other zoning districts are typically applied. The NC zone should be pedestrian oriented and should not compromise neighborhood character.

Land Use

The Land Development Code (LDC) Table 17.08.040 permits and conditionally permits residential uses, food service, retail sales and office land use in the NC zone. With a conditional use permit in residential zones, a short-term rental can be legally established. The applicant is requesting approvals for a corner-market (food service), standard residential use and one short-term rental, all of which comply with code allowances.



Figure 2 shows the proposed site plan.

Short Term Rentals

The purpose of LDC 17.37.130 is to regulate short term rentals (STR) to ensure compatibility within residential neighborhoods and that they won't unreasonably reduce long-term housing opportunities. The general requirements are:

- Occupied less than 30 continuous days.
- Business license required.
- Conditional Use Permit (CUP) required.
- Meet minimum neighborhood density by being located at least 500' from another STR.
- The number of STR's citywide is limited to 3 STR's per every 1,000 of total population.

The specific operational standards for STR's are as follows:

- Maximum occupancy is two (occupants) per bedroom plus two additional occupants.
- Parking shall be located on-site at one space per bedroom with a minimum of two parking spaces per STR required.
- Current residential appearance or character cannot change because of the STR.
- No more than one STR per residential structure (multi-family structures).
- STR's are subject to City's nuisance ordinances. Repeated failure to comply will result in loss of CUP and Business License.
- STR's shall comply with all current applicable building, fire, health, safety, maintenance codes.
- Signage is limited to two square feet and only located on the building wall.

Conditional Use Permit

The CUP process provides a system for discretionary consideration for applications that are not typically associated with zoning district uses. CUP approvals should preserve and enhance neighborhood character and provide conditions to mitigate any potential impacts. Land Development Code (LDC) §17.37.130 requires a CUP for STR's in all residential zones. Section 17.42.050 in the LDC governs the approval criteria for Conditional Uses.

§17.42.050 Planning Commission Action

The Commission may approve or conditionally approve a conditional use permit only upon substantiating the following findings:

- A. The maximum established density has not been exceeded, unless a density bonus has been approved in conformance with General Plan policy and City ordinance.*
- B. The proposed use conforms to the requirements of Title 17 of the Logan Municipal Code and is listed as a conditional use in the Use Table.*
- C. The use is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.*
- D. The streets providing access and other infrastructure to the subject property have adequate capacities or a suitable level of service for the conditional use.*
- E. The proposed use is compatible with neighborhood uses and character while preserving and enhancing the character of the neighborhood.*
- F. Access to adjoining streets is designed to be constructed in conformance with City standards and specifications. Where adjoining streets are regulated by the Utah Department of Transportation, access to street(s) shall conform to the requirements of the Cache Access Management Plan.*
- G. The proposed use provides adequate off-street parking in conformance with this Title.*
- H. The project provides open space and landscaping in conformance with this Title.*

When approving a CUP, the Planning Commission must substantiate the above lists of criteria for the specific application. CUP approvals include substantiating the "preservation and enhancement of neighborhood character" and "compatibility and interference with use and enjoyment of neighboring properties". These discretionary issues need to be reviewed to ensure a proposed STR is compatible within the project site and within the surrounding neighborhood.

Design Review Permit

Design Review Permits are required for new commercial and multi-family developments in the city. The site is partially developed but has abandoned all previously legally established entitlements. The corner market and two-unit residential structure and accompanying site improvements are all subject to design review and code requirements.

Setbacks

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

Front:	10-25'
Corner:	10-25'
Side:	8'
Rear:	10'

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

Proposed New Residential Unit

Front (south):	80+'
Corner (east):	55'
Side (west):	14'
Rear (north):	12'

Existing Residential Home (grandfathered structure)

Front (south):	49'
Corner (east):	50'
Side (west):	14'
Rear (north):	24'

Existing Corner Market Building (grandfathered structure)

Front (south):	0'
Corner (east):	0'
Side (west):	60'
Rear (north):	80'

Proposed New Detached Garage

Front (east):	0'
Side (north)	14'
Side (south):	60'
Rear (north):	80'

As proposed, the project does not meet the 10-foot setback for the proposed detached garage along 400 West. The corner market and existing home are grandfathered structures and are not subject to new setback regulations (unless willingly demolished). The new "tiny home" placement will be regulated by the building code for minimum separation from the existing home as no new property lines are proposed through the center of the site. As conditioned with setback compliance, the project meets the requirements for the zone.



Figure 3 shows the two residential units in the rear (one being proposed as a short-term rental)

Lot Coverage

The LDC 17.10.060 establishes a maximum lot coverage of 60% (building(s) footprint) in the NC zone. The proposed 3,300 SF building(s) on the 0.26-acre (11,325 SF) equals a lot coverage of approximately 30%. 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 35' and minimum transparencies on the ground floors for commercial buildings are set at 50%. Residential building design standards default to the residential sections of the code, not the NC commercial standards.

The existing corner store building is a grandfathered structure from a setback standpoint, but modifications are being proposed to the façade design. All street facing facades will need to have 50% transparency to comply with the current LDC. The detached garage is subject to façade design requirements and will be required 50% transparency if associated with the corner store. As conditioned with additional transparency, the building design is compliant with the requirements in the LDC.

Parking Requirements

The LDC requires two parking stalls per residential dwelling unit, one parking stall per bedroom in the short-term rental (minimum two stalls) and one parking stall per 250 square feet for corner store commercial space. The code does not allow parking stalls to be located between the street and the structure in the NC zone. Being a site with multiple structures, location of parking stalls will be based on which building they are assigned to. If the detached garage is associated with the homes, it will need to move so that it is not located between the street and the primary structure. Drive-thru lanes associated with commercial uses (food) are required to have 8-car stacking measured from the window. The proposed project shows a total of 9 parking stalls and 8-car stacking in the drive-thru lane. Three of the parking stalls are located in areas that are between the structure and the street or inside minimum setback areas. Based on the LDC and the size of the commercial building, 4 stalls are required for the commercial building, 2 stalls for the home and 2 stalls for the short-term rental for a total of 8 parking stalls required for this project. As conditioned by Logan City Engineering, the proposed six driveways are not allowed,

only two driveways will be permitted in this situation. As conditioned with full parking and driveway compliance, the project meets the parking requirements in the LDC.

Open Space and Landscaping

The LDC 17.07.120 requires open space and landscaping to buffer neighborhood center buildings and uses from adjacent properties. The LDC 17.32 requires minimum landscaping for overall visual aesthetics, ecological reasons, visual screening, shading purposes, and enhancement of the outdoor experience. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers, and ornamental grasses per acre of land for commercial/multi-family projects. At 0.26-acres, 5 trees and 13 shrubs, perennials and ornamental grasses are required as per the LDC. As conditioned with minimum landscaping numbers placed in areas that ensure buffering of neighboring properties, the project complies with the LDC.

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 rezone is the most pivotal decision with this project request as all else depends on that result. Being an old, abandoned corner store, near the fairgrounds, aquatic center and High School, one could argue that this is a good location for NC zoning. The west side of the city is under-served from a corner store or small-scale neighborhood center commercial services standpoint (east side has the Island Market, Fredrico’s Area, 1000 North and 700 East, etc...). Staff is concerned about the drive-thru and character of the neighborhood. Drive thru lanes are not appropriate in NC developments. All the other NC zoned areas in the city do not have a drive-thru lane. Drive-thru lanes do not, according to staff, meet the intent of the NC zone description. The LDC and General Plan both describe NC areas as being pedestrian oriented and preserving neighborhood character. The proposed design with 6 driveways, a drive-thru lane and up to 15 cars placed in highly visible areas on about a quarter of an acre is not consistent with surrounding residential character and not permitted by the Engineering Department. Unlike the drive-thru lane, the building setbacks, parking locations and landscaping issues can be re-designed in a manner that does not negatively impact the neighborhood character.

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 10/10/22, posted on the City’s website and the Utah Public Meeting website on 10/17/22, and mailed to property owners within 300 feet on 10/10/22 and a quarter page ad published in the Herald Journal 10/13/22.

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 drive-thru lane is not compatible with the neighborhood character and cannot be allowed in the NC zone.
3. This Conditional Use Permit authorizes a one (2) bedroom short term rental occupying the entire old Victorian single-family home.
4. This Conditional Use Permit authorizes two (2) people per bedroom with two (2) additional individuals for a maximum of six (6) occupants within the STR and entire tiny home.
5. A minimum of two (2) parking stalls are required for the STR. Parking areas shall be located on-site, off-street and outside of the front yard 25' setback. All parking stalls shall be paved, 9'x18' along with a minimum 12-foot-wide driveway for access. Parking shall be outside of setbacks and fully verified, installed and approved prior to the issuance of the business license.
6. Parking of recreational vehicles, trailers, boats, ATVs or similar vehicles associated with the STR shall be legally parked on-site and are not permitted to be parked on-street.
7. Rental contracts for the STR shall be for 30 days or less.
8. Rental contracts shall not be offered to the same individual, group, or party for more than two consecutive rental contracts in a six (6) month period. The owner shall maintain rental records available for review and inspection by Logan City.
9. Quiet times shall comply with the City noise ordinance of 10 pm to 8am.
10. A Logan City building/fire inspection is required which may result in building remodeling and building permits prior to the issuance of a business license.
11. A Logan City business license is required before a rental contract can be issued.
12. The STR shall comply with local and state Building, Health, Fire, Safety, Maintenance and Nuisance Codes prior to operating.
13. The corner store shall provide four (4) parking stalls and a bike rack and and tiny home shall provide two (2) parking stalls. All stalls must meet setback and location standards and may require additional landscaping to buffer views and impacts.
14. The detached garage structure shall meet a front setback of at least 10 feet.
15. The corner store shall have at least 50% transparency on both street facing facades. The detached garage, if associated with the corner store, shall have 50% transparency.
16. If the detached garage is associated with the residential uses, it must be moved to a located that is not in between the street and the primary structure. Does it matter if is associated with the residential or commercial? Still needs to meet setbacks. I think this is confusing.
17. Landscaping shall be placed along the north and west border to sufficiently buffer the neighboring residential properties and contain at least 5 trees and 13 shrubs. Street trees are required, in addition to on-site trees, in the park-strip along the project frontage. What about curb and gutter? They need to install full streetscape improvements.
18. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
19. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
20. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
21. 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.
22. 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.

23. 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.
24. 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 all new water demand from the development to the City system.
 - Area is less than 1 acre so compliance with State Storm Water Permit is not required. Development shall comply with Logan City design standards in regards to meeting storm water management and detention/retention requirements. Development shall also provide a sediment and erosion control plan for all construction activities.
 - There is no reference in the application to pursue a subdivision plat for this parcel. Comments are therefore provided assuming that the property will not be subdivided. If subdivision of the property is pursued, additional requirements will apply, and the development will need to resubmit for Planning Commission approval.
 - Per section 17.29.070 only one driveway is permitted for commercial lots unless the Director of Public Works approves a second driveway. A second driveway will be permitted if the driveways are located on the west 30 feet of the 400 S frontage and the north 30 feet of the 400 W frontage. Driveways shall be subject to non-residential driveway width dimensions as specified in 17.29.060.C.
 - There is currently one existing water meter and one sewer service to the lot. Two additional water meters and two sewer services shall be provided for to service the three structures.
 - All infrastructure shall be installed, maintained, and repaired/replaced in accordance with Logan City Standards.
 - Sidewalks through the drive approaches to this development shall be a minimum of 6 inches thick per City standards. Remove and replace sidewalk as adjacent to the driveways as needed to comply with this requirement. Any existing sidewalk that is broken or damaged by construction activities shall be removed and replaced prior to acceptance of the project.
 - The site shall construct concrete curb and gutter in accordance with approved City standards on 400 W and 400 S along the length of the frontage. The development shall also improve the park strip along the two frontages including the provision of permanent irrigation lines and appurtenances.
- 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*

- The 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 REZONE, 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 NC zoning district is intended to be neighborhood serving, pedestrian oriented and in locations that do not compromise neighborhood character.
2. As conditioned without the drive-thru lane, the reconfigured parking that better screens and buffers cars, the project meets the intent of the NC zoning district.
3. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the conditioned building design, site layout, materials, and circulation.
4. The proposed project provides required off-street parking as per the LDC.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
6. 400 South and 400 West provides access and are 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

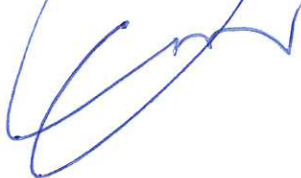
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Date Received 9/19/22	Planner	Zone/Neighborhood MR-12/WOODRUFF	Scheduled Meeting Date OCT. 27	Application Number PC 22-061	
Type of Application (Check all that apply):					
<input checked="" type="checkbox"/> Design Review	<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Administrative Design Review		
<input type="checkbox"/> Code Amendment	<input type="checkbox"/> Appeal	<input checked="" type="checkbox"/> Zone Change	<input type="checkbox"/> Other		
PROJECT NAME Fairway Lofts					
PROJECT ADDRESS 391 S. 400 W.			COUNTY PLAT TAX ID # 02-038-0001		
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Tony Johnson - owner			PHONE # 435-764-2200		
MAILING ADDRESS 255 S Main St. Ste 100		CITY Logan	STATE UT	ZIP 84321	
EMAIL ADDRESS tony.johnson@amlutah.com					
PROPERTY OWNER OF RECORD Tony Johnson/Alliance Acquisitions LLC			PHONE # 435-764-2200		
MAILING ADDRESS 255 S main St. Ste 100		CITY Logan	STATE UT	ZIP 84321	
EMAIL ADDRESS tony.johnson@amlutah.com					
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed) see attached			Total Lot Size (acres) .26		
			Size of Proposed New Building (square feet) 1,006 sq ft.		
			Number of Proposed New Units/Lots 1-new unit		
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 -**

City Council • WORKSHOP 11/15/22
HEARING 12/16/22

Memo

To: Russ Holly
From: Tony Johnson
Date: September 16, 2022
Re: Fairway Lofts – 391 South 400 West - Requested Use



As a follow up from to our conversations re the project referenced above, we offer the following:

1. Introduction. We have long felt this site needed to be improved and that the buildings had historic merit worth preserving. We were able to purchase the site a few months ago and have been working to clean it up. We would like to rebuild the commercial building and the old home to a historic standard, although upgraded for a new use(s). In addition, we propose to build a modern looking accessory dwelling which will be a nice counter balance to the historic element of the site. We believe the design of the buildings, our desired use(s) of the buildings and the location of the project, make it conducive as Neighborhood Commercial zoned use(s) for the area.
3. City Participation. We would also request the City's participation to help with sidewalk, curb and gutter and parking strip improvements along both 4th South and 4th West. We are willing to participate with that effort. Jointly, we have the ability to make this street, which is directly across from the fairgrounds, to be a positive experience for the community.
4. Conclusion. Based upon the foregoing, we respectfully request a) a rezone of the site to Neighborhood Commercial; b) approval to construct an accessory dwelling, and c) approval to use the residential structures as short-term rental.

End

Plat Maps for Parcel 02-038-0001 - Cache County CORE

NW⁴ Section 4 Township 11 North Range 1 East

02-038
-1-

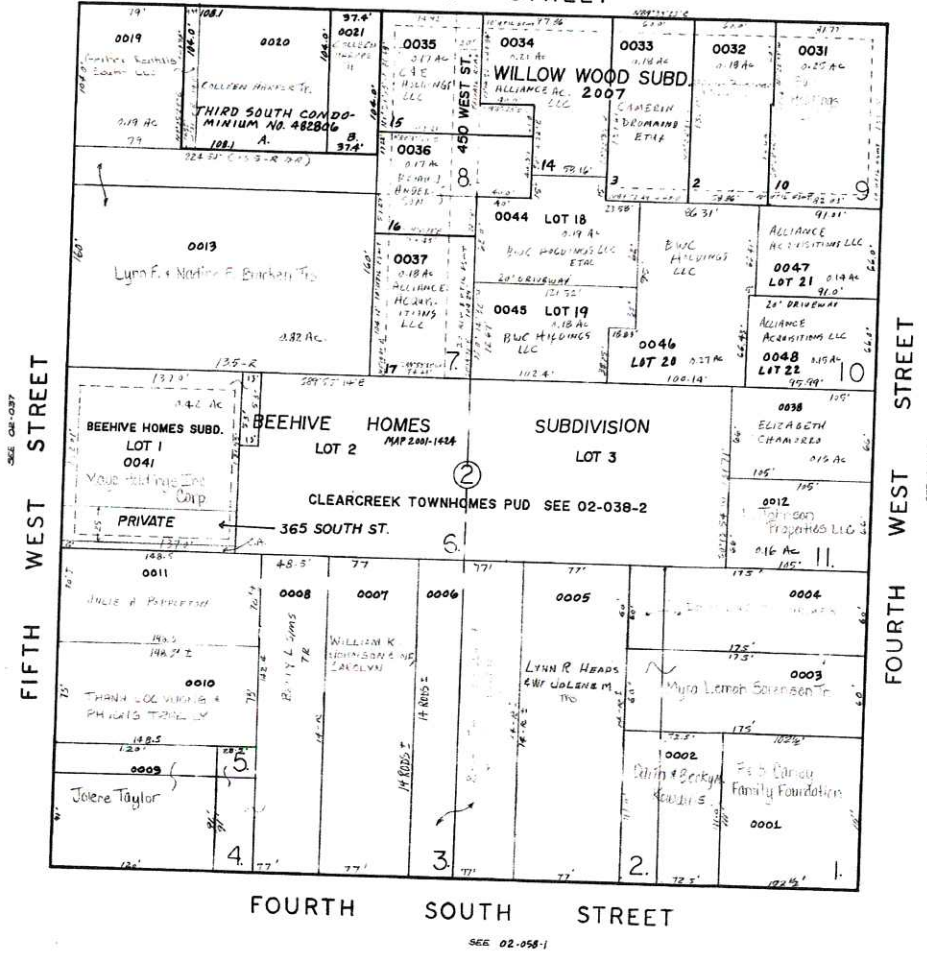
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TAX UNIT 27

BLOCK TWO

PLAT 'F' LOGAN CITY SURVEY SEE 02-035

THIRD SOUTH STREET





560 546 526 514
570 532 317
570 1/2 331
70 80 345
40 30
553 20
555 545 535 525 515

PARK CIR

SHED

500 W

365 S

450 W

WEST 474 458 446 434 422 2 315 1
327 338 346 333 341
352 481 453 435 355
476 442 361
360 384 385
485 463 445 439 425 391

400 W

300 S

RODEO LN

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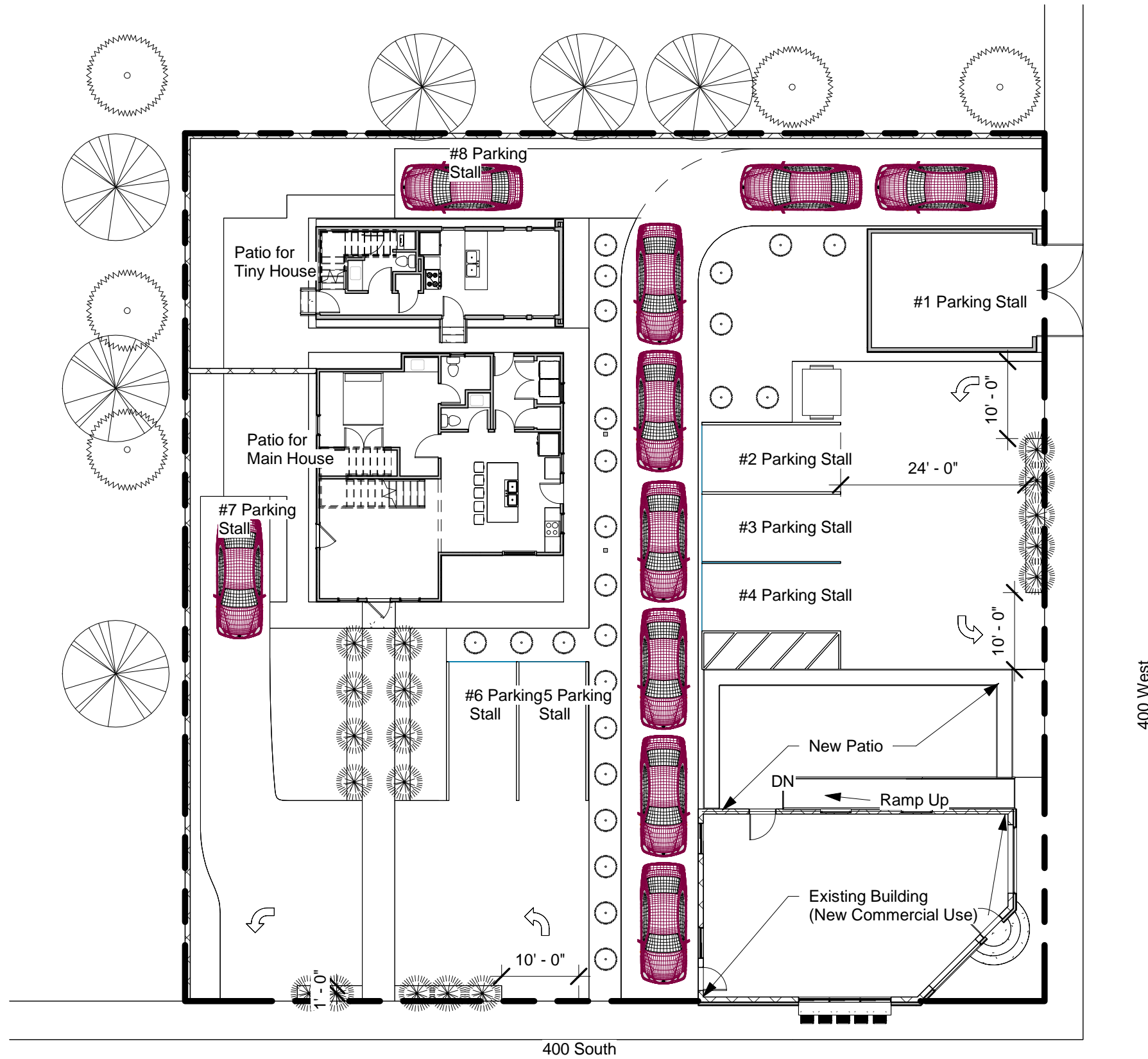
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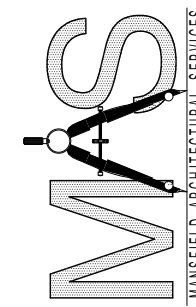
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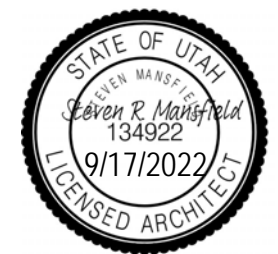


1 Proposed Site Plan
 1 1/16" = 1'-0"



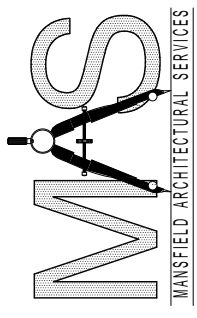
STEVEN R. MANSFIELD ARCHITECT
 435-512-6249 steven.mansfield@usu.edu
 445 EAST 275 NORTH, HYDE PARK, UTAH 84318

Fair Grounds Lofts

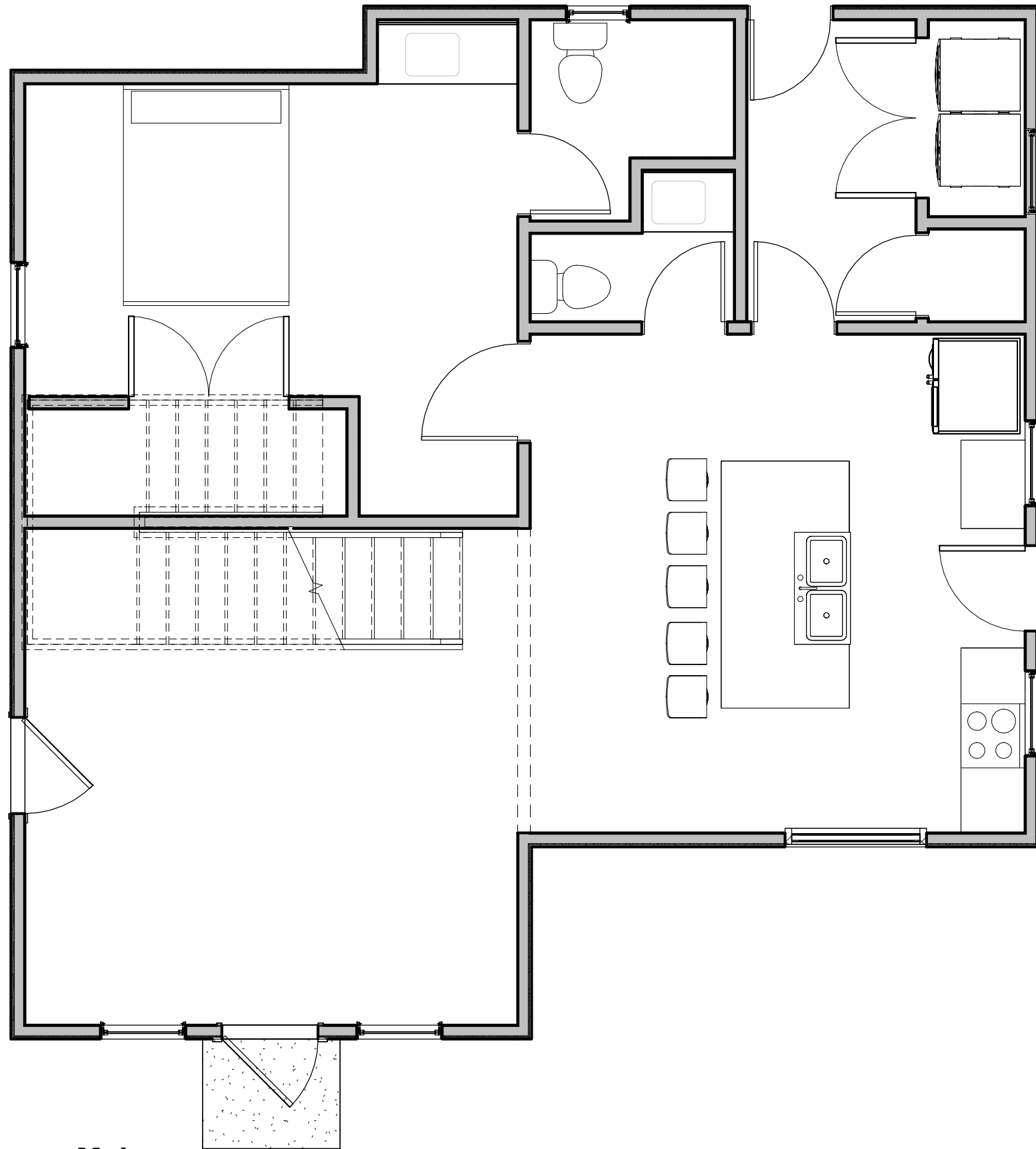




Fair Grounds Lofts



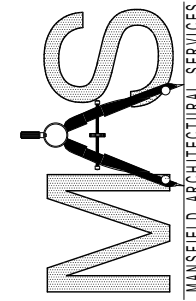
STEVEN R. MANSFIELD ARCHITECT
435-512-6249 steven.mansfield@usu.edu
445 EAST 275 NORTH, HYDE PARK, UTAH 84318



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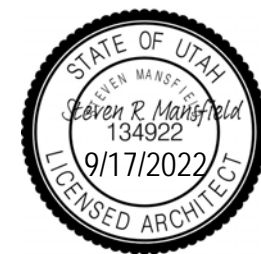
**Existing House Main
Floor Plan**

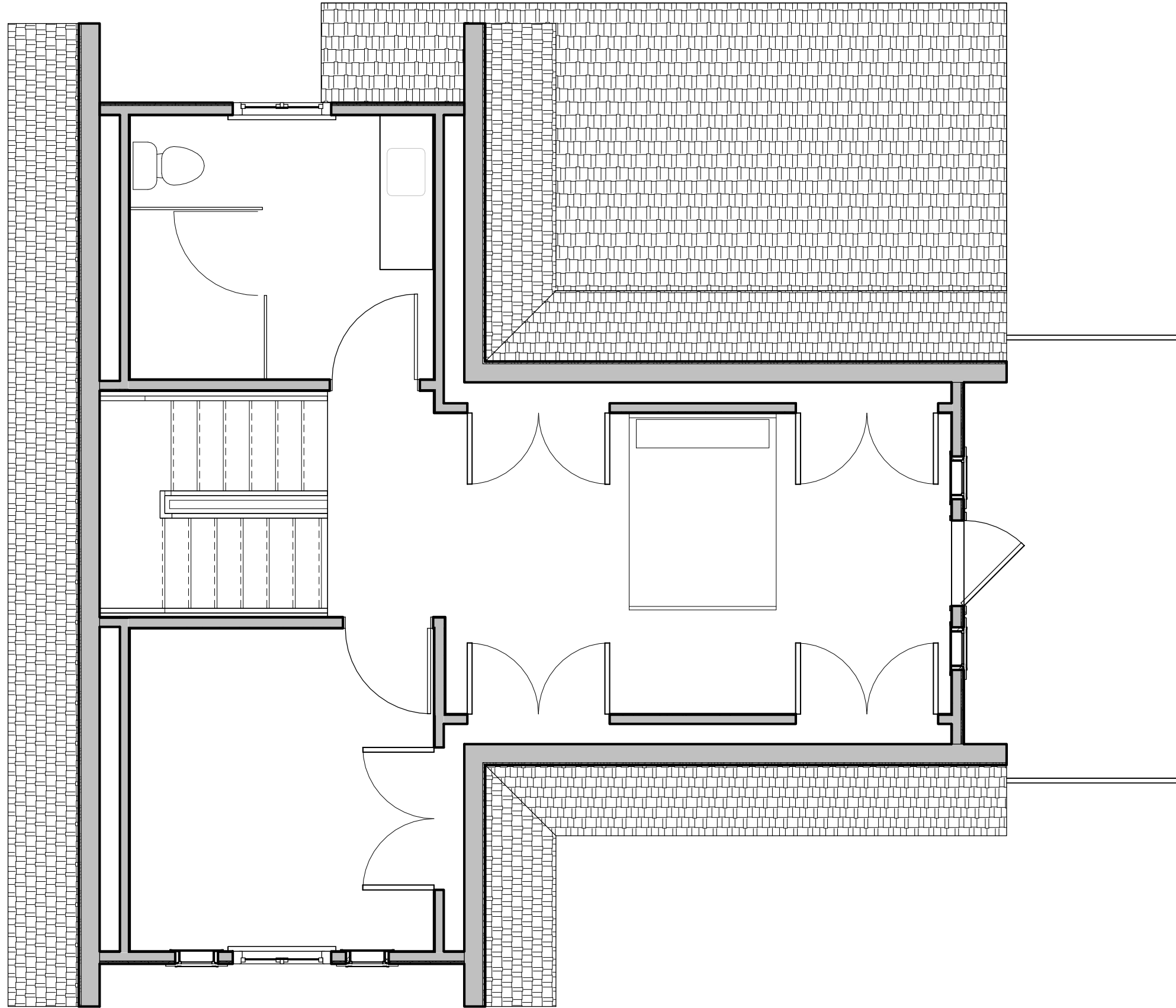
1/4" = 1'-0"



STEVEN R. MANSFIELD ARCHITECT
 435-512-6249 steven.mansfield@usu.edu
 445 EAST 275 NORTH, HYDE PARK, UTAH 84318

Fair Grounds House

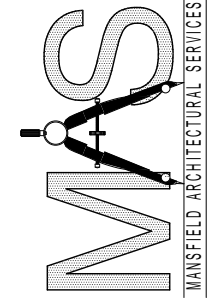
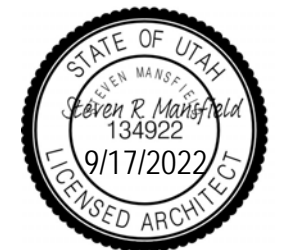




1
4

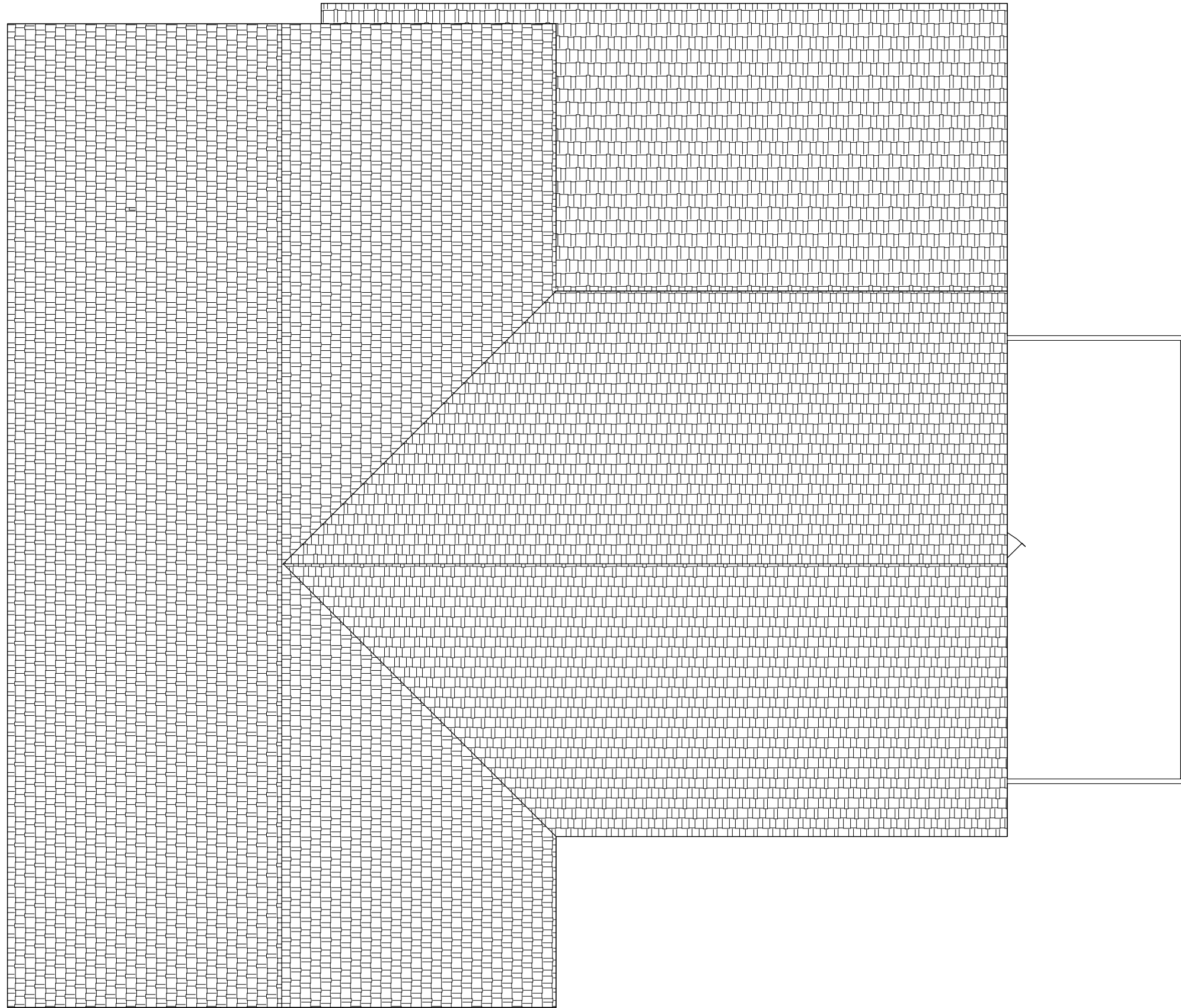
**Existing House Second
Floor Plan**

1/4" = 1'-0"



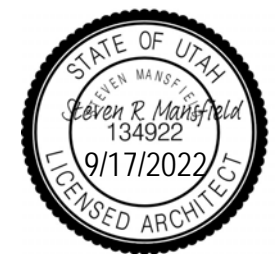
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Fair Grounds House

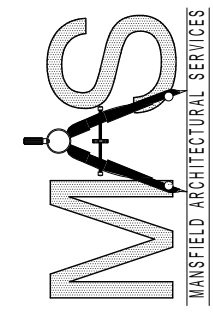


Existing House Roof Plan

1	
5	1/4" = 1'-0"



Fair Grounds House



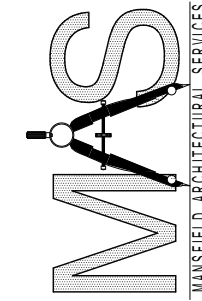
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**Existing House South
Elevation**

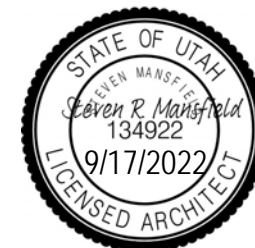
1
6

1/4" = 1'-0"



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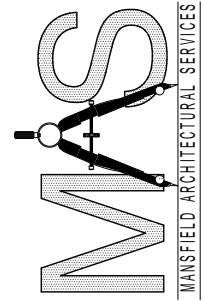




**Existing House West
Elevation**

1
7

1/4" = 1'-0"



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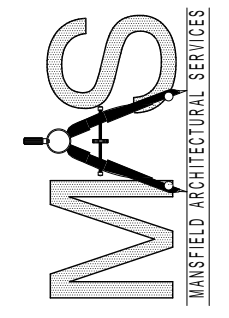
Fair Grounds House





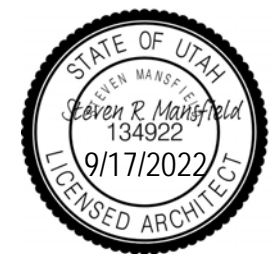
**Existing House North
Elevation**

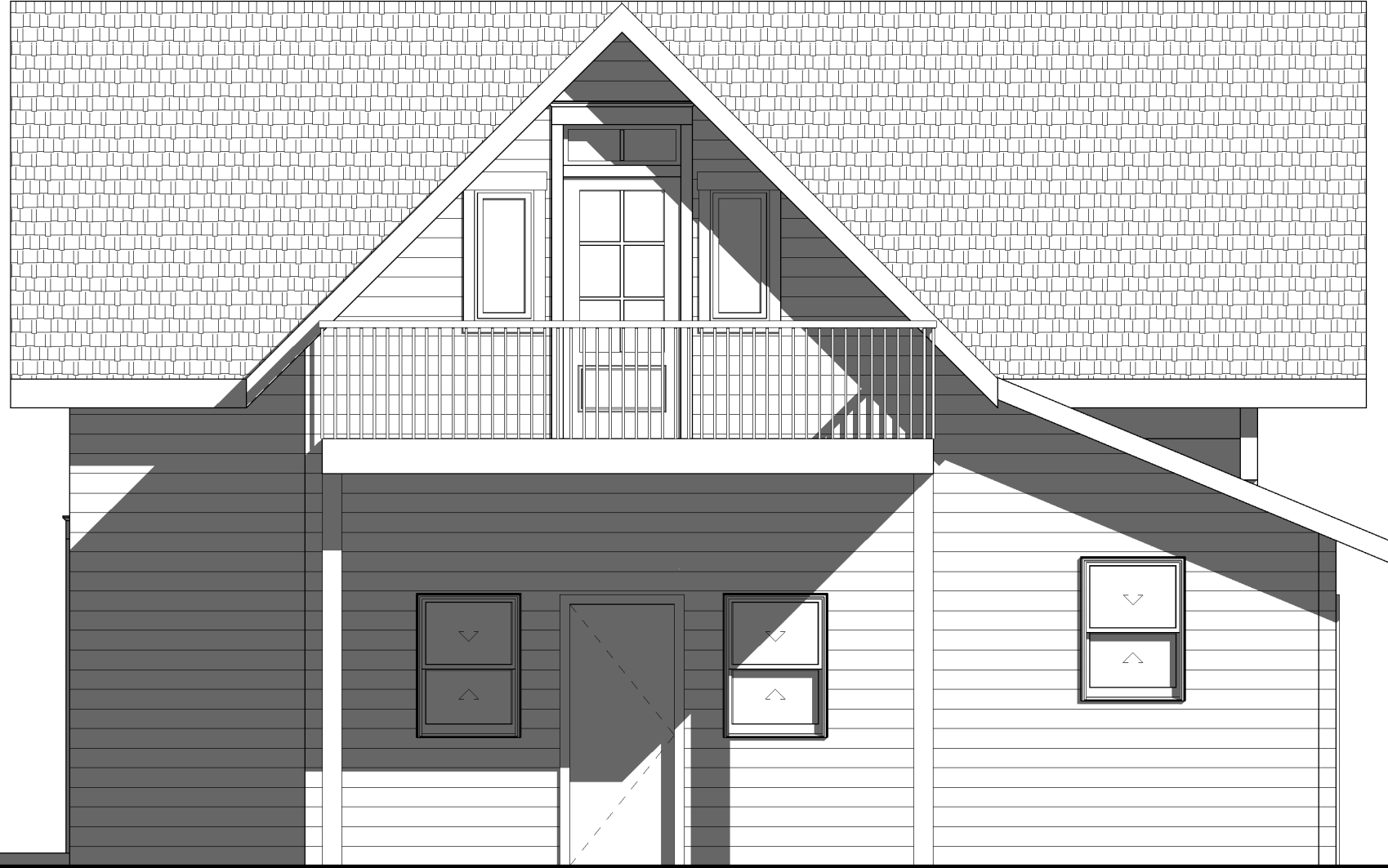
1	
8	1/4" = 1'-0"



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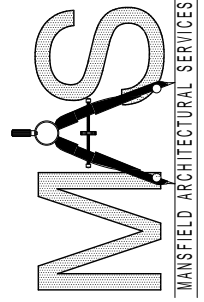




**Existing House East
Elevation**

1
9

1/4" = 1'-0"

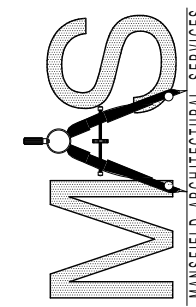
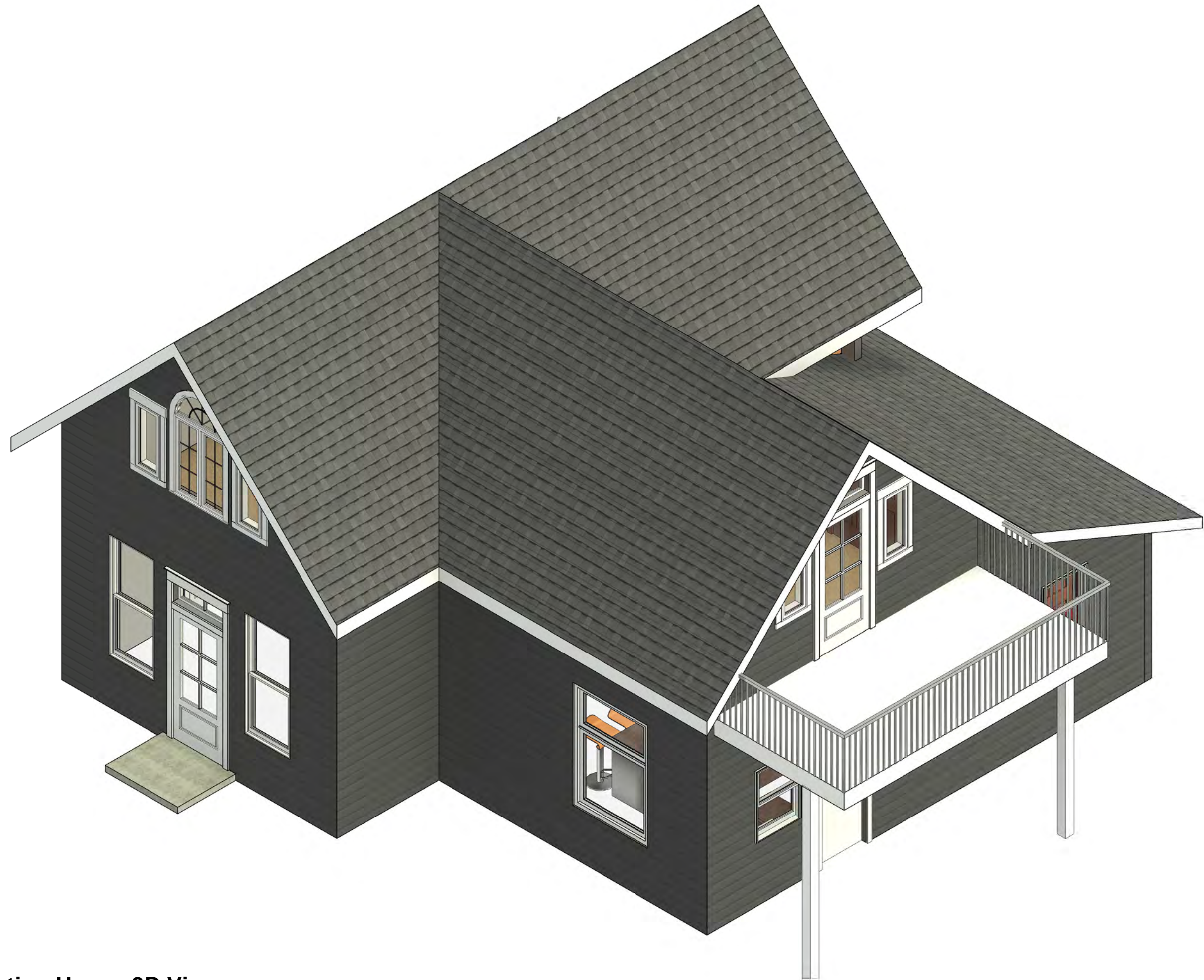


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9



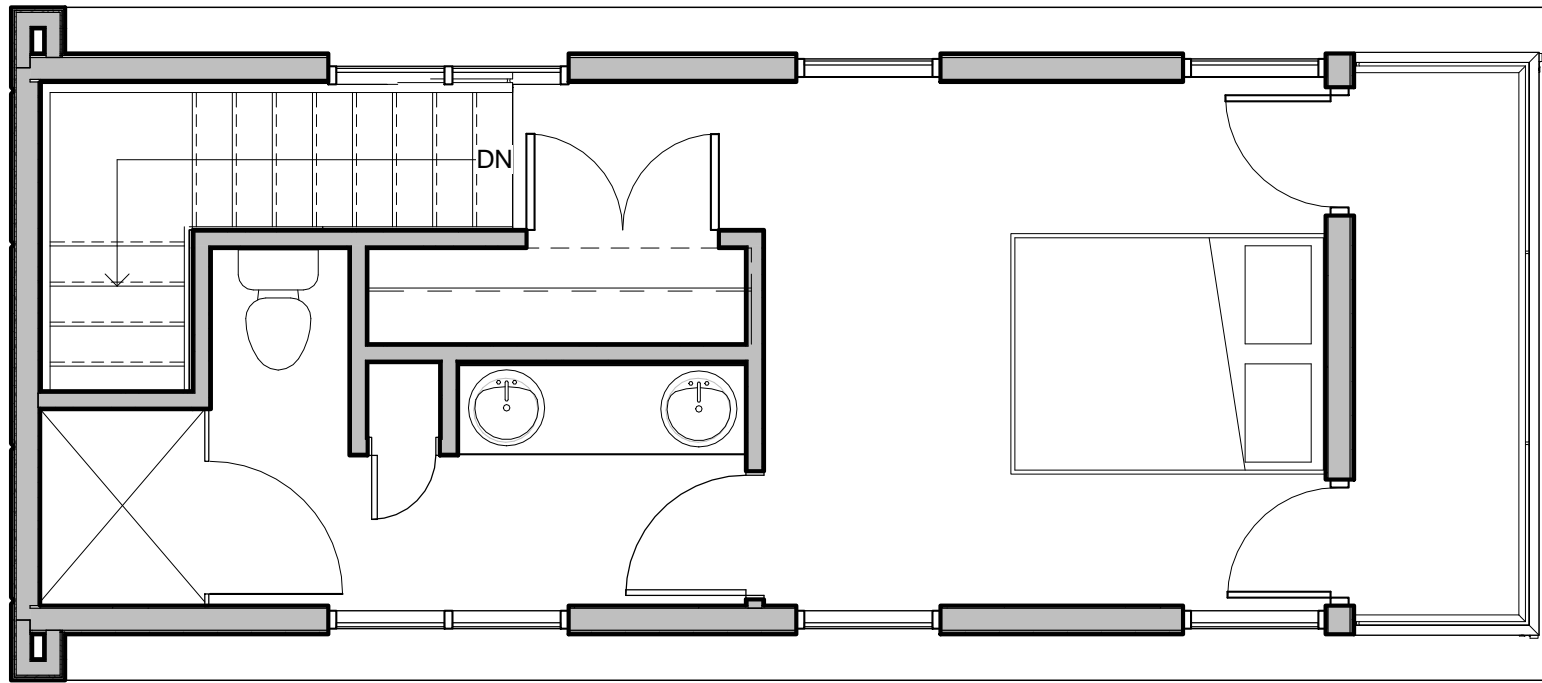
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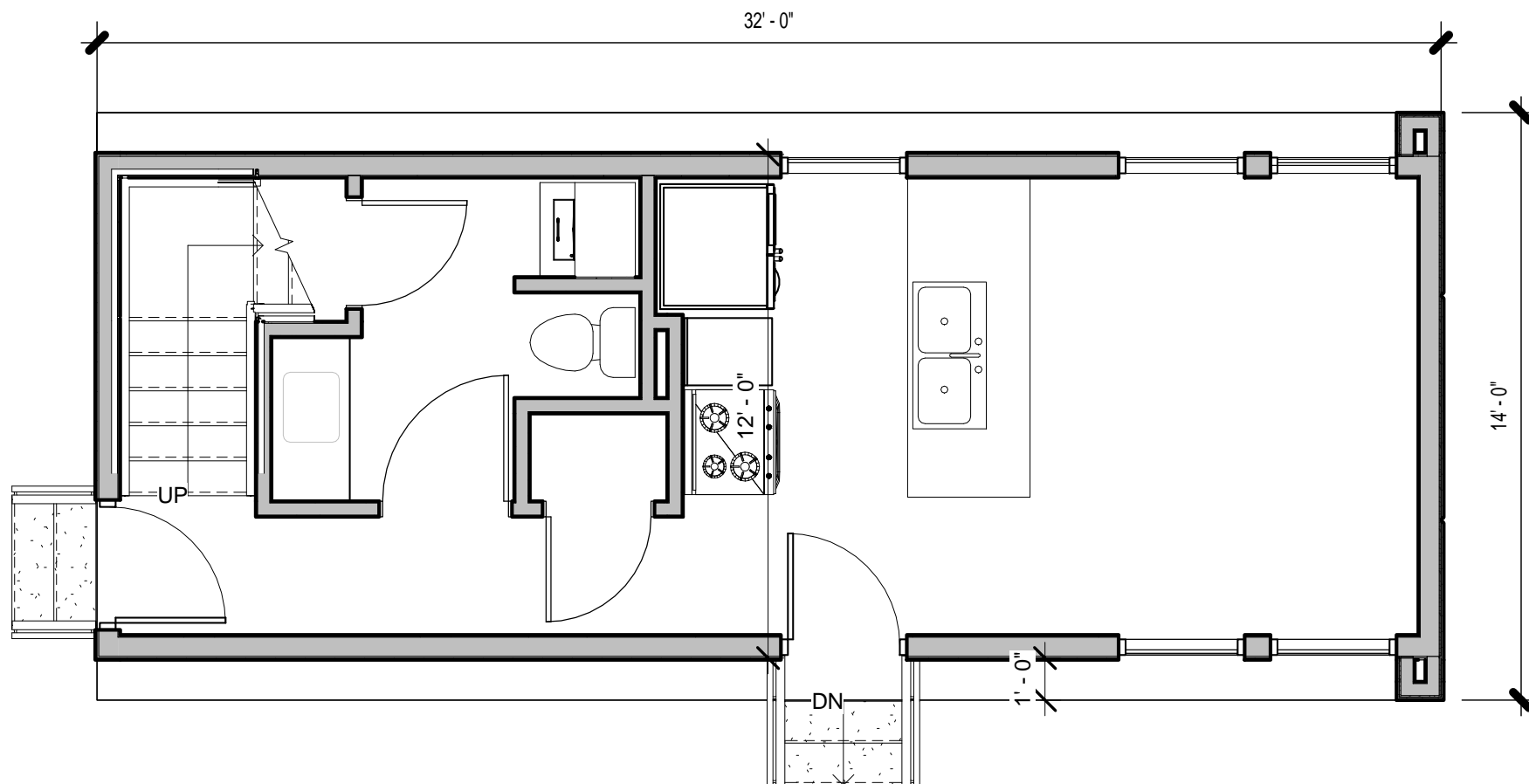


10

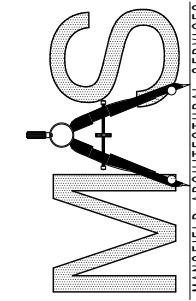
9/17/2022 3:18:49 PM



2	Second Floor Plan
11	1/4" = 1'-0"

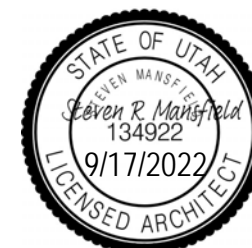


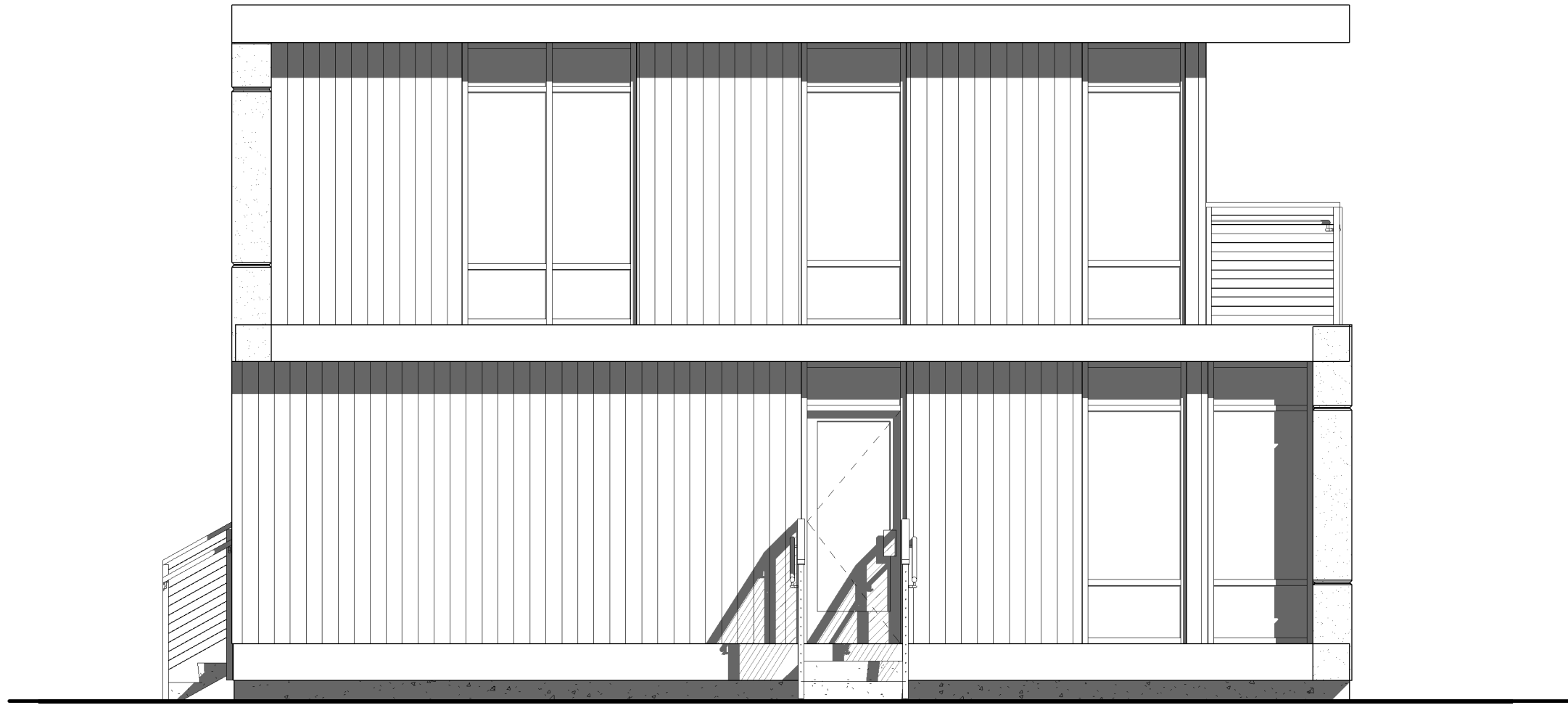
1	Main Floor Plan
11	1/4" = 1'-0"



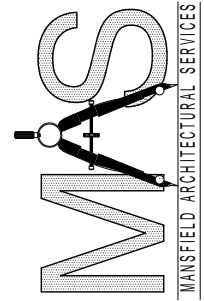
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Fair Grounds - Small House





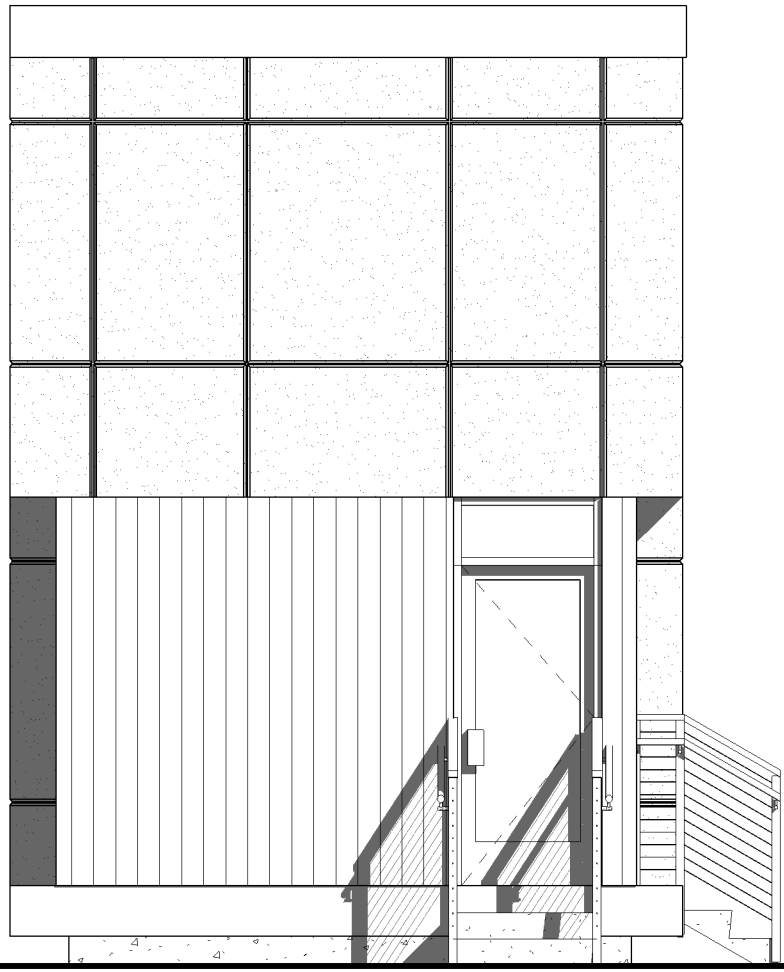
1	South Elevation
12	1/4" = 1'-0"



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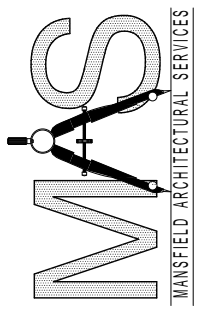




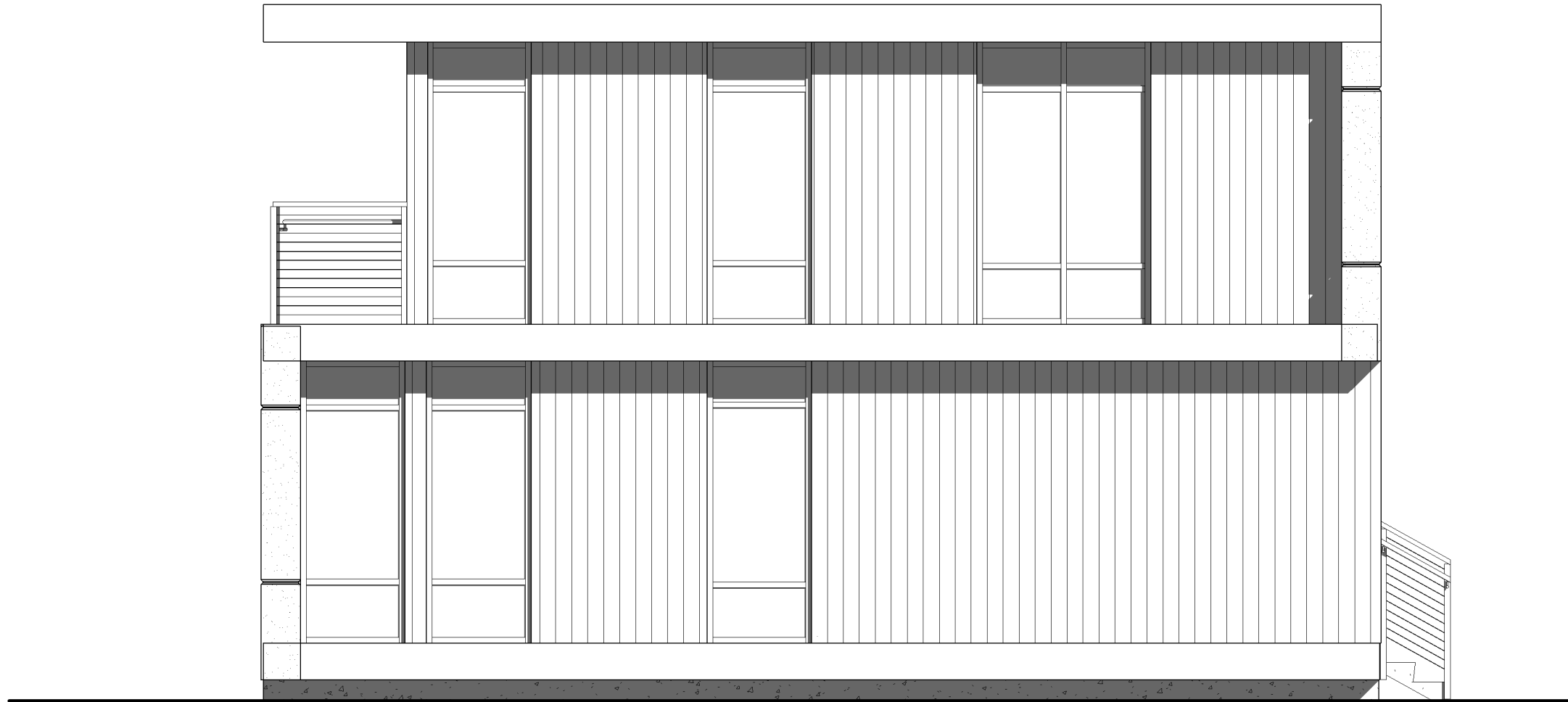
1	West Elevation
13	1/4" = 1'-0"



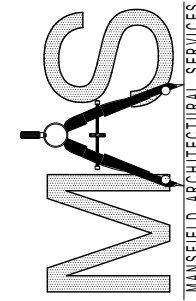
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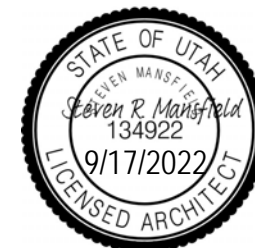


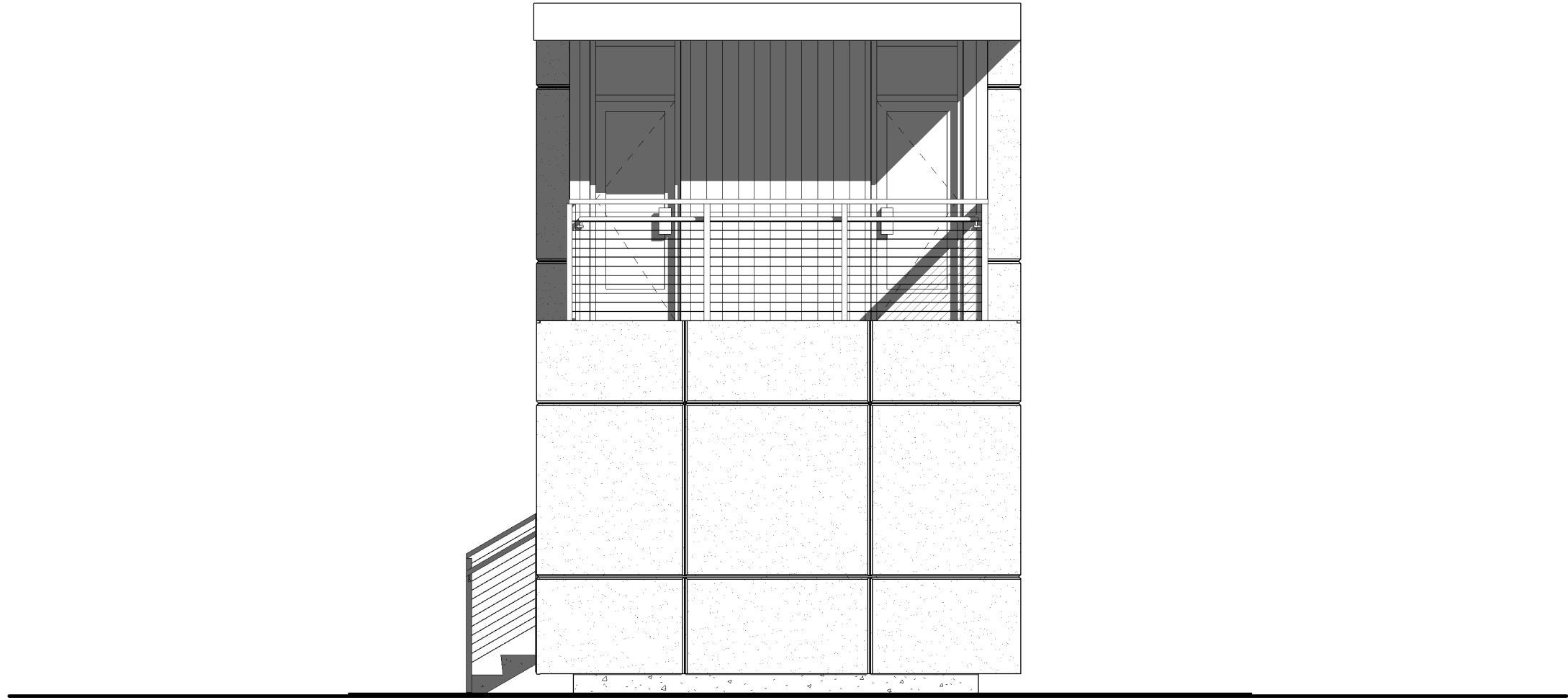
1	North Elevation
14	1/4" = 1'-0"



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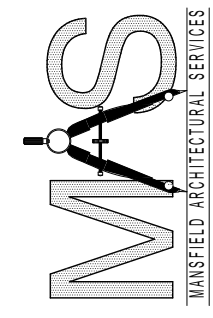




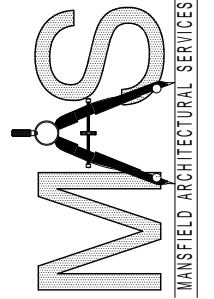
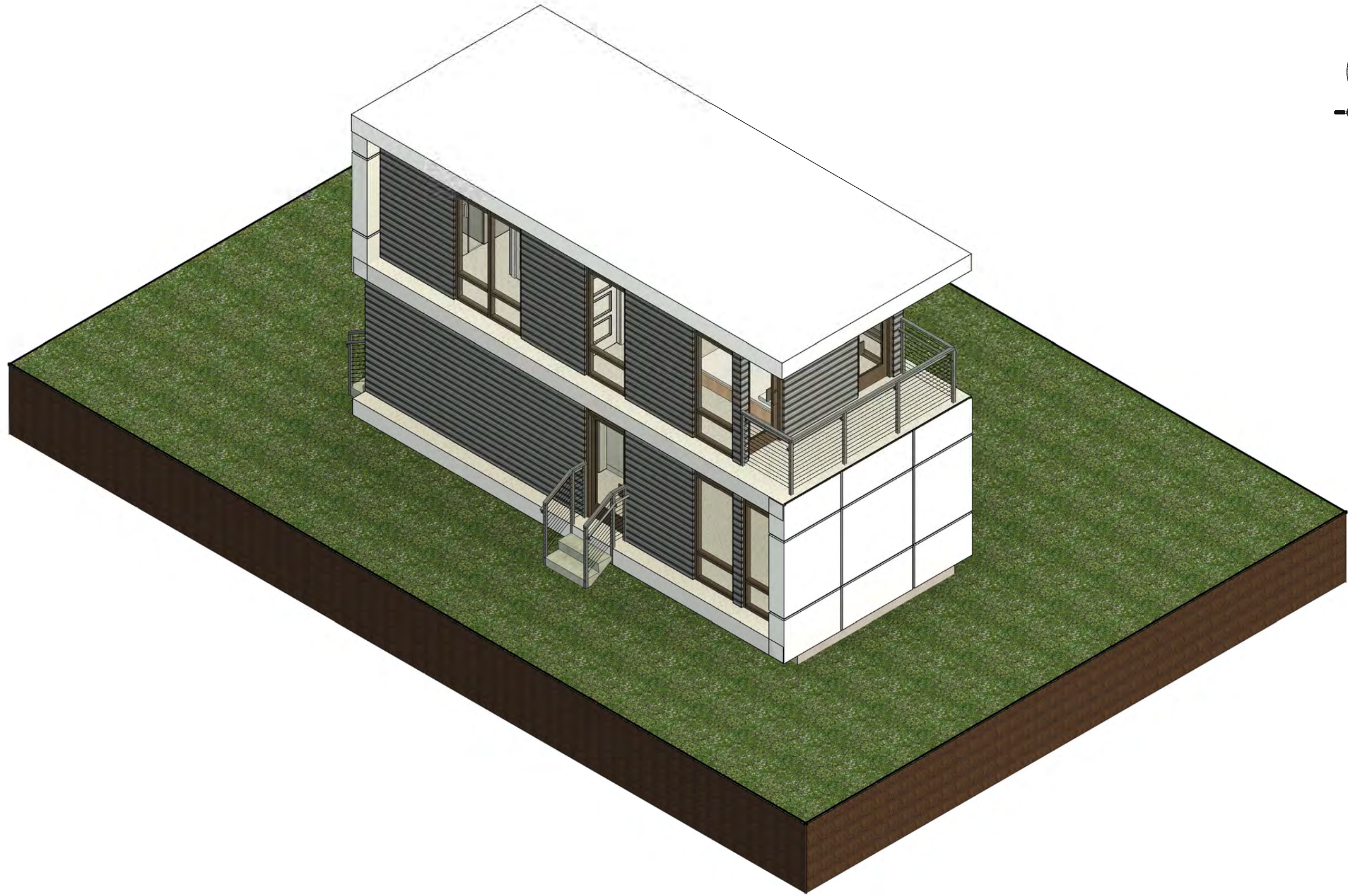
1	East Elevation
15	1/4" = 1'-0"



Fair Grounds - Small House



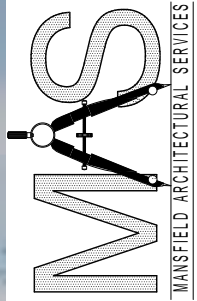
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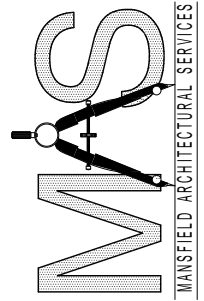
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Fair Ground Market



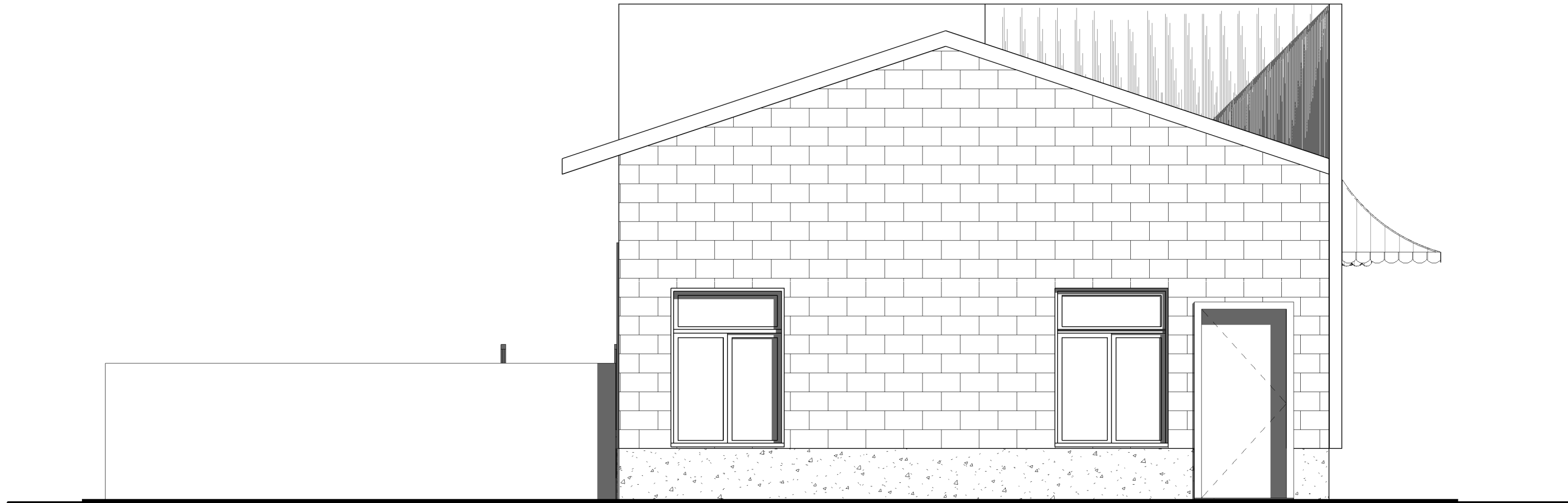
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1
18

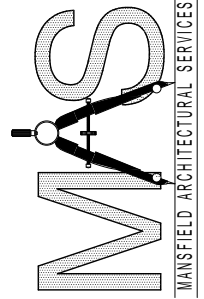
Fair Ground Market
South Elevation

1/4" = 1'-0"





1 Fair Ground Market
19 West Elevation
 1/4" = 1'-0"



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Fair Ground Market

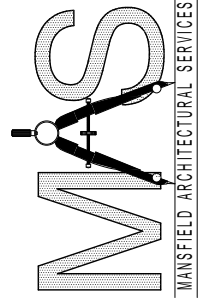




**Fair Ground Market
North Elevation1**

1
20

1/4" = 1'-0"

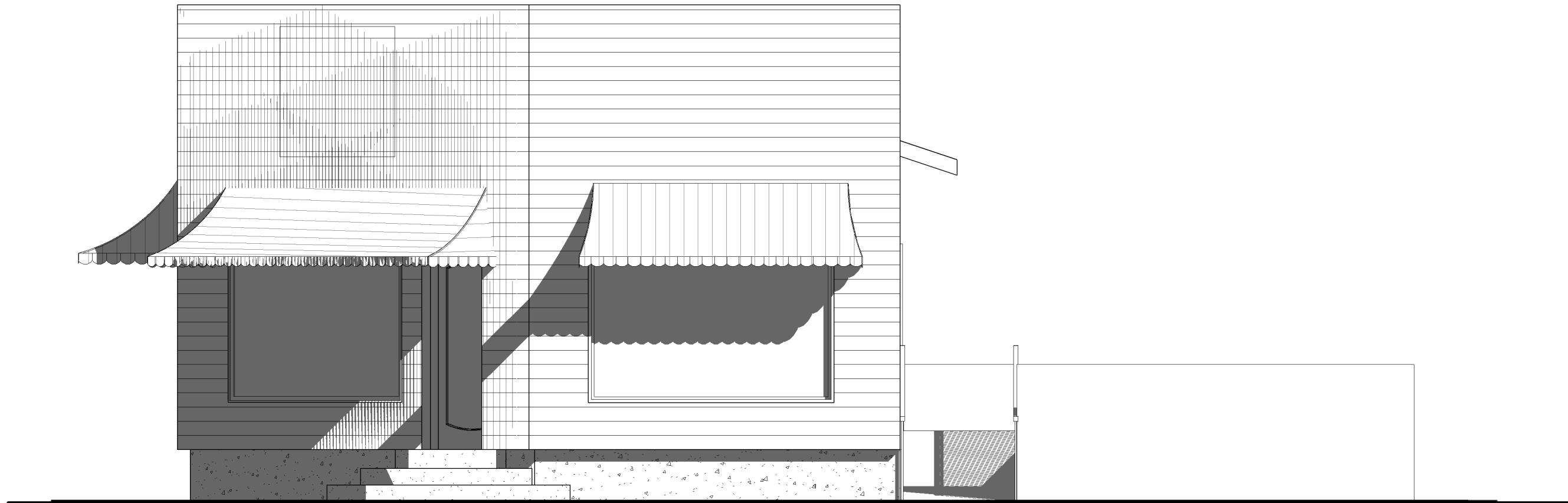


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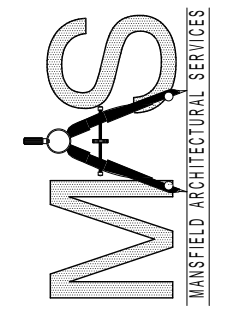
Fair Ground Market



20



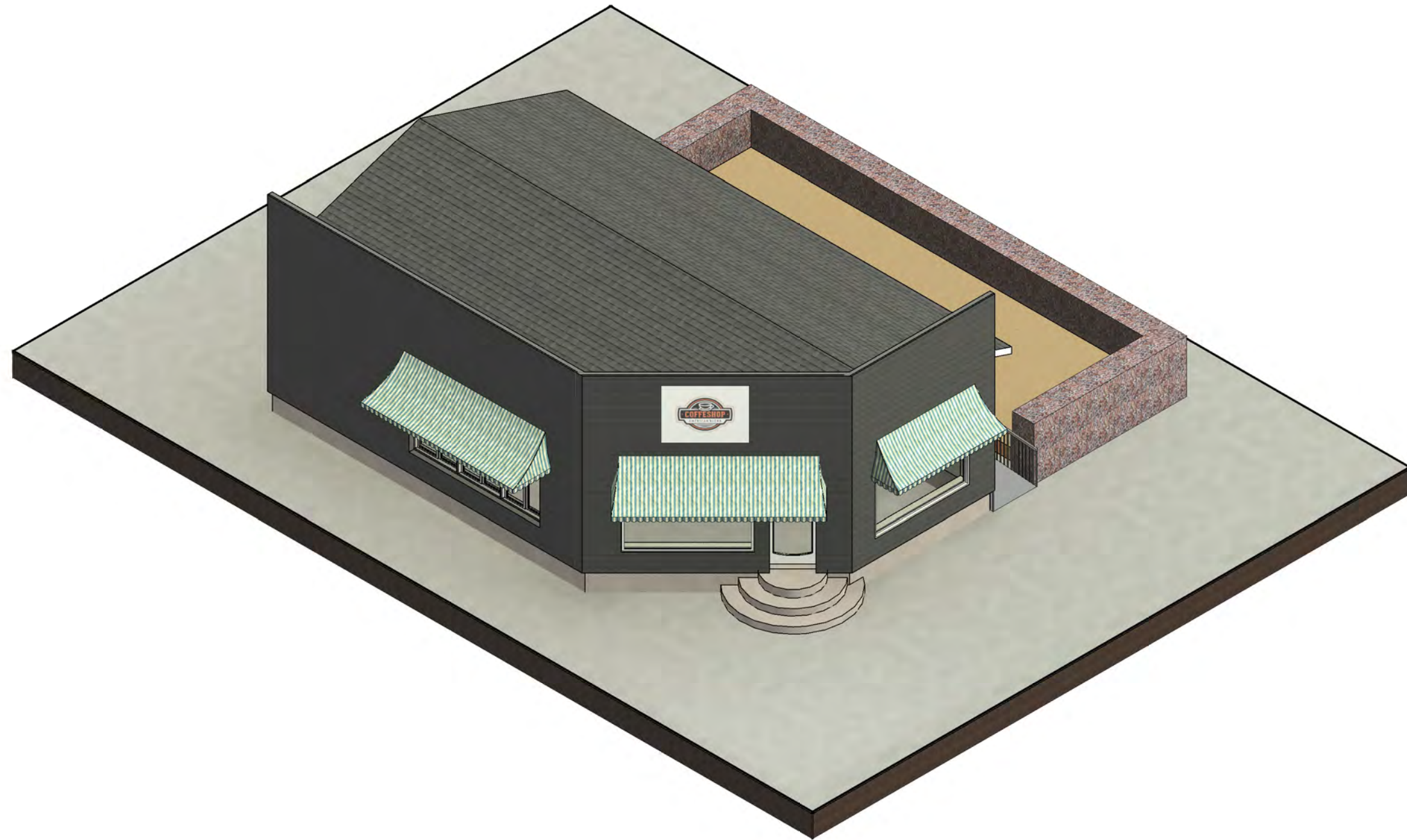
1	Fair Ground Market East Elevation
21	1/4" = 1'-0"



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Fair Ground Market



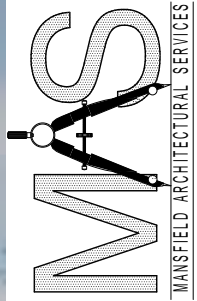


1 Axon
22

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Fair Ground Market

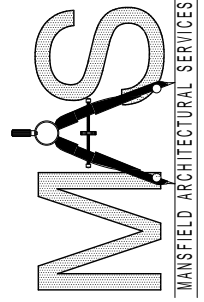




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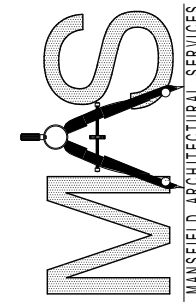




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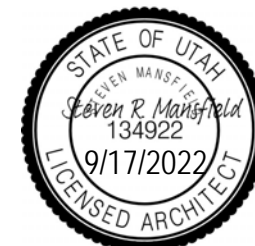
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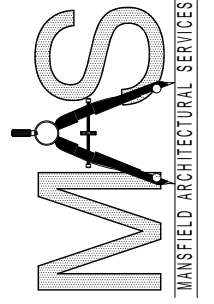




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