



**Project #16-014
Standard Plumbing
Located at 1860 South 1000 West**

REPORT SUMMARY...

Project Name: Standard Plumbing
Proponent / Owner: Brandon Dawson / Richard N Reese Family LLC
Project Address: 1860 South 1000 West
Request: Conditional Use & Design Review Permit
Current Zoning: Gateway (GW)
Type of Action: Quasi-Judicial
Hearing Date: March 24, 2016
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Conditional Use and Design Review Permit for Project #16-014, Standard Plumbing, in the Gateway (GW) zone located at 1860 South 1000 West, TIN #03-006-0001.

Current Land use adjoining the subject property

<i>North:</i>	GW: Residential Uses	<i>East:</i>	GW: Residential Uses
<i>South:</i>	GW: Commercial Uses	<i>West:</i>	GW: Vacant/Commercial Uses

CONDITIONAL USE PERMIT

Project Proposal

The applicant is proposing an expansion of the existing land use (Standard Plumbing business) on a 4.43 acre property located at 1860 South 1000 West. The property also has frontage along Highway 89/91, including a driveway access that is shared with convenience store located to the south. There are currently two (2) buildings (built in 1990) on the property that house the Standard Plumbing business, which include warehousing, wholesale and commercial retail of plumbing related products. The site layout generally consists of parking lot areas, fenced storage areas and perimeter landscaping. The surrounding area is very eclectic with a mix of remnant agriculture uses, residential uses, industrial uses and highway commercial businesses. The Gateway Zone does not currently permit warehouse/retail land uses.

The Land Development Code (LDC) 17.59.050 allows the enlargement of a legally existing nonconforming use with a Conditional Use Permit, which includes but is not limited to additional land area, floor area and accessory uses and buildings. The Planning Commission may, at its discretion, approve a conditional use permit to expand a nonconforming use if (17.59.030.C) it can substantiate that correct procedures are followed and that the proposal is found to be compatible with surrounding land uses.

Concerning surrounding compatibility treatment, the three (3) residential homes located directly north of the proposal warrant the most attention and sensitivity. The proposed building is placed near the HWY away from the homes, but some parking and vehicle circulation areas are proposed within 3.4' of the homes rear property line. A solid 6' fence currently exists at this boundary, but additional landscaping could help buffer and mitigate the impacts of the expansion area. As conditioned with additional setbacks and landscaping, the project meets the compatibility requirements in the LDC.

DESIGN REVIEW PERMIT

Proposal

This is a proposal for a new 24,000 SF single-story commercial building to be used as retail and wholesale of plumbing related products. The proposal also includes streetscape and landscaping improvements, a new 29-stall parking lot, storm water detention and fencing. The total site is 4.43 acres, but the project area consists of approximately 2.02 acres. The total project site is currently open fields free from any structures.

Setbacks

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

Front:	35'
Side:	15'
Rear:	15'
Parking:	15'

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

Front (East/HWY 89/91):	35'
Side (North):	15'
Side (West):	290'
Rear (North):	180'
Parking (West):	3.4'

As proposed, the parking on the north side encroaches zoning setbacks. With residential adjacent, this setback should be maintained and enhanced with trees and tall vertical landscaping to minimize impacts. As conditioned with additional setback and landscaping, the project meets minimum requirements of the LDC.

Lot Coverage

The LDC 17.19.100 establishes a maximum lot coverage of 50% (building(s) footprint) in the GW zone. The affected project site is 2.02 acres (88,097 SF) in size and with a 24,000 SF building (27%), the building lot coverage complies with maximum allowances in the LDC.

Building Design

The LDC 17.19.100 requires the building to be oriented to the street with a functioning pedestrian entrance and at least 30% glass on the ground floor street-facing facade. Blank walls over 30' in length are prohibited without an architecture treatment or feature. Entrances are required to have weather protection above.

The building fronts along HWY 89/91 with a doorway located at the center. The façade is a combination of stucco and metal vertical siding in brownish earth-tone colors. The street facing façade has approximately 27% glass with a large centered bank of storefront windows along with two large window openings at the corners. A metal horizontal awning provides weather protection above doorways on all sides. The center street-facing wall sections total approximately 48' in length. A small horizontal band is placed on these center wall sections to meet minimum wall break requirements. As conditioned with additional glass on the street facing facade, the project meets the requirements of the LDC.

Site Layout

The LDC 17.16.040 describes the south gateway as the City's primary front door for visitors with its purpose to create a welcoming transition from rural to urban. The gateway zone is intended to have large landscaped front setbacks that create a parkway type of character. Conceptual

landscaping has only been submitted, but this plan shows a green front yard with driveways and paved parking areas to the side and rear.

Pedestrian Circulation

The LDC requires a pedestrian sidewalk connection between the building door and the adjacent street sidewalk. Sidewalks are shown connecting parking areas to the building, however, HWY 89/91 does not have sidewalk along this section nor does UDOT intent to have sidewalk in this area of roadway. As proposed, the project meets the pedestrian circulation requirements of the LDC.

Parking Numbers

The LDC 17.38.070 requires one parking stall per every 250 SF of retail and one stall per every 2000 SF warehouse. With a proposed parking area of 23 stalls and a building breakdown of 3,000 SF retail and 21,000 warehouse, the proposed parking area meets the minimum off-street parking requirements of the LDC as submitted. With the additional setbacks conditioned, 1-2 parking stalls will need to be replaced somewhere on-site. Ample room exists for replacement parking along the northwest area adjacent to the detention ponds. As conditioned, the project complies with the LDC.

Open Space Area

The LDC 17.19.100 requires 20% open space and an additional 10% useable outdoor space of the project site. The LDC 17.35 generally describes open space as native vegetation or landscaped areas, while useable outdoor space is typically decks, patios, sidewalks and other similar amenities. The 2.02 acre (88,097 SF) site would require 17,619 SF of landscaping and 8,809 SF of usable outdoor space for a total of 26,428 SF of open space (both landscaping and outdoor space). As proposed with open space areas totaling approximately 20,082 SF (22%) and outdoor space at 2,400 SF (3%), the project does not meet the minimum requirements. The proposal consists of large pavement areas that go beyond minimum spatial requirements for parking stalls and vehicle circulation. These areas could easily be converted to landscaping or outdoor space to create the additional square footage required by the LDC. As conditioned with 3,946 SF of additional open space, the projects meets the requirements of the LDC.

Landscaping

The LDC 17.39 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 in the GW zone. For 2.02 acres, 40 trees and 101 shrubs, flowers and ornamental plants would be required as per the LDC. Trees and shrubs could be used to buffer the use from the residential areas as well as to help break up the large building walls that don't have extensive architectural features. As conditioned with a landscaping plan including in the building permit submittal, the project complies with the requirements of 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.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

● Environmental	● Water
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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 3/10/16 and the Utah Public Meeting website on 3/11/16. Public notices were mailed to all property owners within 300 feet of the project site on 3/7/16.

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. Relocate one parking stall on the far east adjacent to the neighboring residential use and plant additional vertical dense landscaping creating a 14' wide buffer area. The Planning Commission accepts the 14' setback buffer as substantial compliance to the LDC.
3. Plant a minimum of eight (8) trees along the two residential borders to the north and east of the proposed development.
4. Increase the HWY facing facades glass transparency to the required 30%. On the two side facades visible from the public right-of-way, use clusters of evergreen trees and plantings to help break-up blank areas of wall.
5. Increase open space (landscaping and outdoor space) by an additional 3,946 SF.
6. A performance landscaping plan, prepared in accordance with §17.39 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
 - a) Open Space and Useable Outdoor areas shall total a minimum of 26,428 SF.
 - b) A total number 40 trees and 101 shrubs, perennials and grasses shall be provided.
7. All dumpsters shall be visually screened or buffered from public streets by using landscaping, fencing or walls.
8. Exterior lighting, including gas canopy lighting, shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties, in particular the residential uses located to the east.
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. 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*
 - Will use existing dumpsters
 - b. *Water—contact 716-9622*
 - 1-) Building water main will need to have a High Hazard Back flow assembly such as a RP (ASSE 1013) installed and tested on the water main as it enters the building before any branch offs or connections and be tested.
 - 2-) The landscape irrigation will need to have a high hazard back flow assembly installed such as a RP (ASSE 1013) or a PVB (ASSE1020) and tested.
 - 3-) If a fire suppression system is required for the building it must have a minimum DC (ASSE-1015) installed and tested.

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:

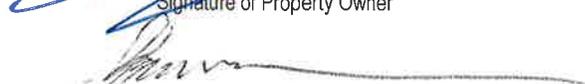
1. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, materials, landscaping, and setbacks.
2. As conditioned with additional buffers, the expansion of the non-conforming use is compatible with surrounding land uses justifying a conditional use permit be granted to allow the existing business to continue and compete in current marketplace conditions.
3. The Design Review and Conditional Use Permit conform to the requirements of Title 17 of the Logan Municipal Code.
4. As conditioned, the proposed project provides adequate open space and useable outdoor space in conformance with Title 17.
5. The proposed project provides adequate off-street parking.
6. The project meets the goals and objectives of the GW designation within the Logan General Plan by providing high quality projects with generous front yard landscaping.
7. The proposed project complies with maximum height, density and building design standards and is in conformance with Title 17.
8. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
9. Highway 89/91 and 1000 West streets provide 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

Planning Commission Land Use Appeal Board Administrative Review

Date Received <i>02/22/2016</i>	Received By <i>AREIDA</i>	Receipt Number	Zone <i>EW</i>	Application Number <i>PC 16-014</i>
Type of Application (Check all that apply): <input checked="" type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____				
PROJECT NAME <i>STANDARD PLUMBING</i>				
PROJECT ADDRESS <i>1860 S 1000 W</i>			COUNTY PLAT TAX ID # <i>03 - 006 - 0001</i>	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) <i>DAWSON DEVELOPMENT LLC / BRANDON DAWSON</i>			MAIN PHONE # <i>801-446-2480</i>	
MAILING ADDRESS <i>P.O. Box 346</i>		CITY <i>RIVINGTON</i>	STATE <i>UT</i>	ZIP <i>84065</i>
EMAIL ADDRESS <i>BRANDON@DAWSONDEVELOPMENTLLC.COM</i>				
PROPERTY OWNER OF RECORD (Must be listed) <i>RICHARD N REESE FAMILY REAL ESTATE</i>			MAIN PHONE # <i>801-233-4090</i>	
MAILING ADDRESS <i>Po Box 708490</i>		CITY <i>SANDY</i>	STATE <i>UT</i>	ZIP <i>84070</i>
EMAIL ADDRESS <i>RREESE@STANDARDPLUMBING.COM</i>				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) <i>NEW STANDARD PLUMBING Supply</i> <i>Stone Expansion of a nonconforming use of Contractor supply store & design review for 24,000 SF new building.</i> - NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -			Total Lot Size (acres) <i>1 1/4 Acres.</i>	
			Size of Proposed New Building (square feet) <i>24,000 SF</i>	
			Number of Proposed New Units/Lots <i>1</i>	
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 permits on behalf of the property owner.			Signature of Property Owner's Authorized Agent 	
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 	

NE⁴ Section 17 Township 11 North Range 1 East

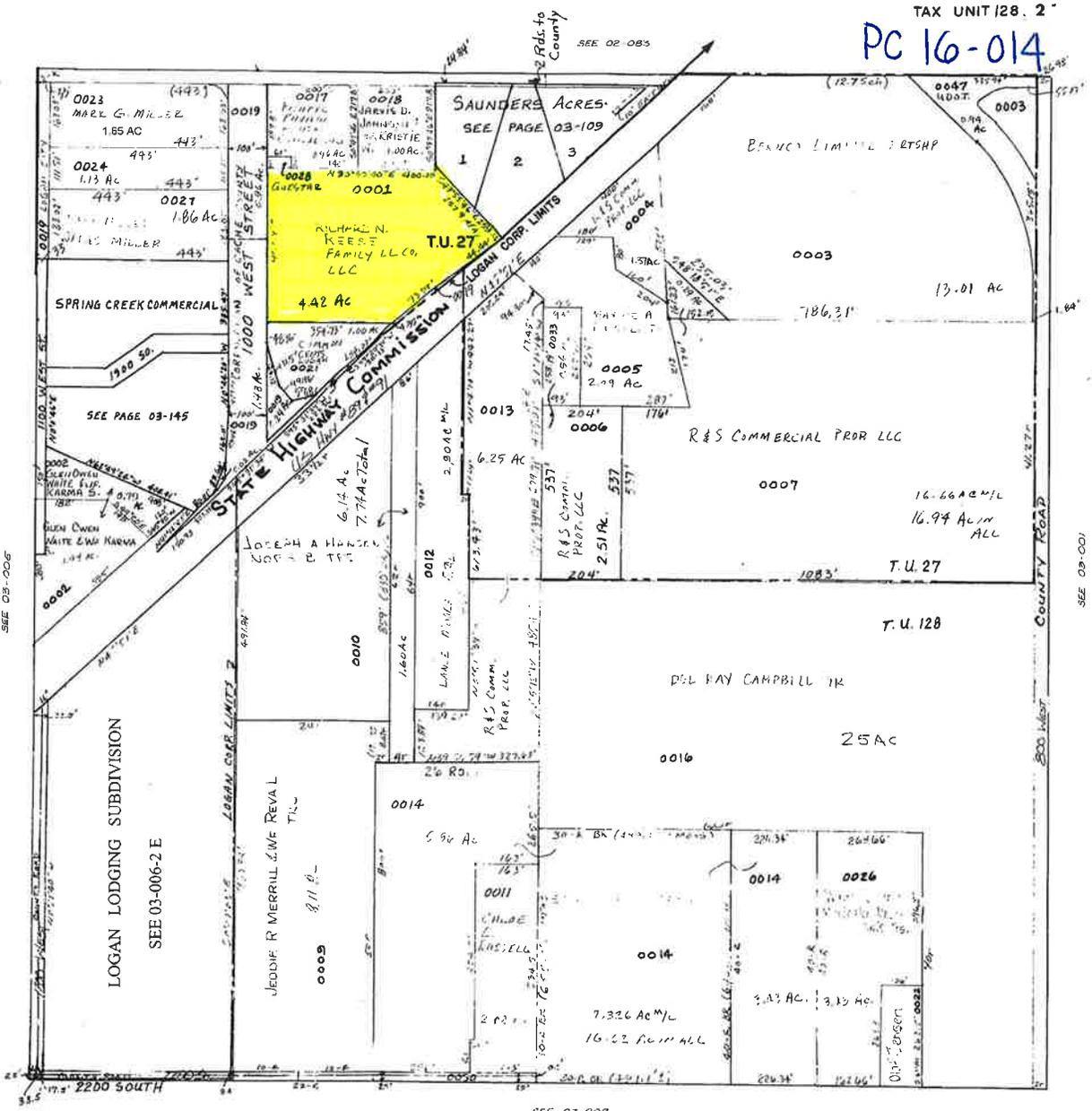
Scale 1 Inch = 3 CHAINS

03-006

-1-

TAX UNIT 128, 2

PC 16-014



Standard Plumbing Supply

approx 1860 S 1000 W



MEMORANDUM

To: Bill Young, City Engineer
Craig Humphries, Fire Marshall
File

From: Cameron Draney, P.E.

Date: February 5, 2016

RE: 1860 South 1000 West - Standard Plumbing Supply Expansion

Logan City has developed a calibrated water model that is used to evaluate the ability to deliver water in accordance to Utah State Code (R309-105-9. Minimum Water Pressure). In accordance with these rules, we are required to meet the following requirements for new development:

1. Pressures not less than 20 psi during conditions of fire flow and fire demand experienced during peak day demand.
2. Pressures not less than 30 psi during peak instantaneous demand (without fire flows)
3. Pressures not less than 40 psi during peak day demand (without fire flows)
4. The addition of new development can not reduce the residual pressure at any service connection in the system to below 20 psi under any conditions.

Table 1 summarizes our peaking factors and demands for the referenced project used in the impact evaluation.

Table 1 - Summary of Model Parameters

Description	Value	Source
Peak Day Factor	1.8	Culinary Water System Master Plan (CWSMP), April 2007, pg 2-9.
Peak Hour	2.4	CWSMP, April 2007, pg 2-9.
Instantaneous Peak Factor	3.5	Review of system wide SCADA.
Lowest Water Demand Factor	0.5	Review of system wide SCADA
Fire Flow Required	2000 gpm	Estimated (Actual per IFC Table B105.1)
Water Demand of Project	(not provided) gpm	Estimated Average Day

The evaluation assumes that all of the flows come directly off of the existing City water system at the given locations. This evaluation does not include any losses in hydrant lines, service lines, fire lines, private lines, or any piping other than the City's distribution system.

Results

Table 2 summarizes the modeled results at the existing identified fire hydrant.

Table 2 - Results at existing FH01449 at approx 1860 South 1000 West (east side)

Condition	With PRVs	
	gpm	psi
Peak Day	NA	103 (static)
Fire Flows*	2,000	78
Maximum Avail Flows	4,236	20

* Fire flows are additive with Peak Day flows for total flow at the farthest point effecting the proposed development. Negative pressures represent a flow that is not possible under the analyzed conditions.

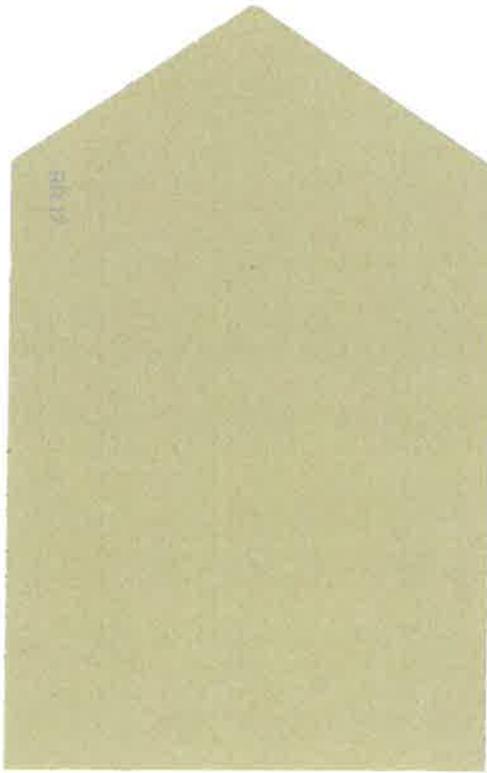
Table 3 summarizes the modeled results available at the City main line in the street.

Table 3 - Results at existing 12" mainline at approx 1860 South 1000 West

Condition	With PRVs	
	gpm	psi
Peak Day	NA	103 (static)
Fire Flows*	2,000	83
Maximum Avail Flows	5,146	20

* Fire flows are additive with Peak Day flows for total flow at the farthest point effecting the proposed development. Negative pressures represent a flow that is not possible under the analyzed conditions.

This information provides three points from which the developer's consultant can create a pressure versus flow curve to match the actual values. The actual design fire flow must be obtained from the Fire Marshall prior to completing the hydraulic analysis.



INSULATED METAL BUILDING PANEL STUCCO BUILDING PANEL



SCALE INDICATION:
AS SHOWN
DATE: N.T.S.
OTHER: N.T.S.

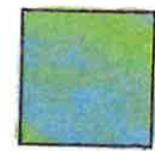
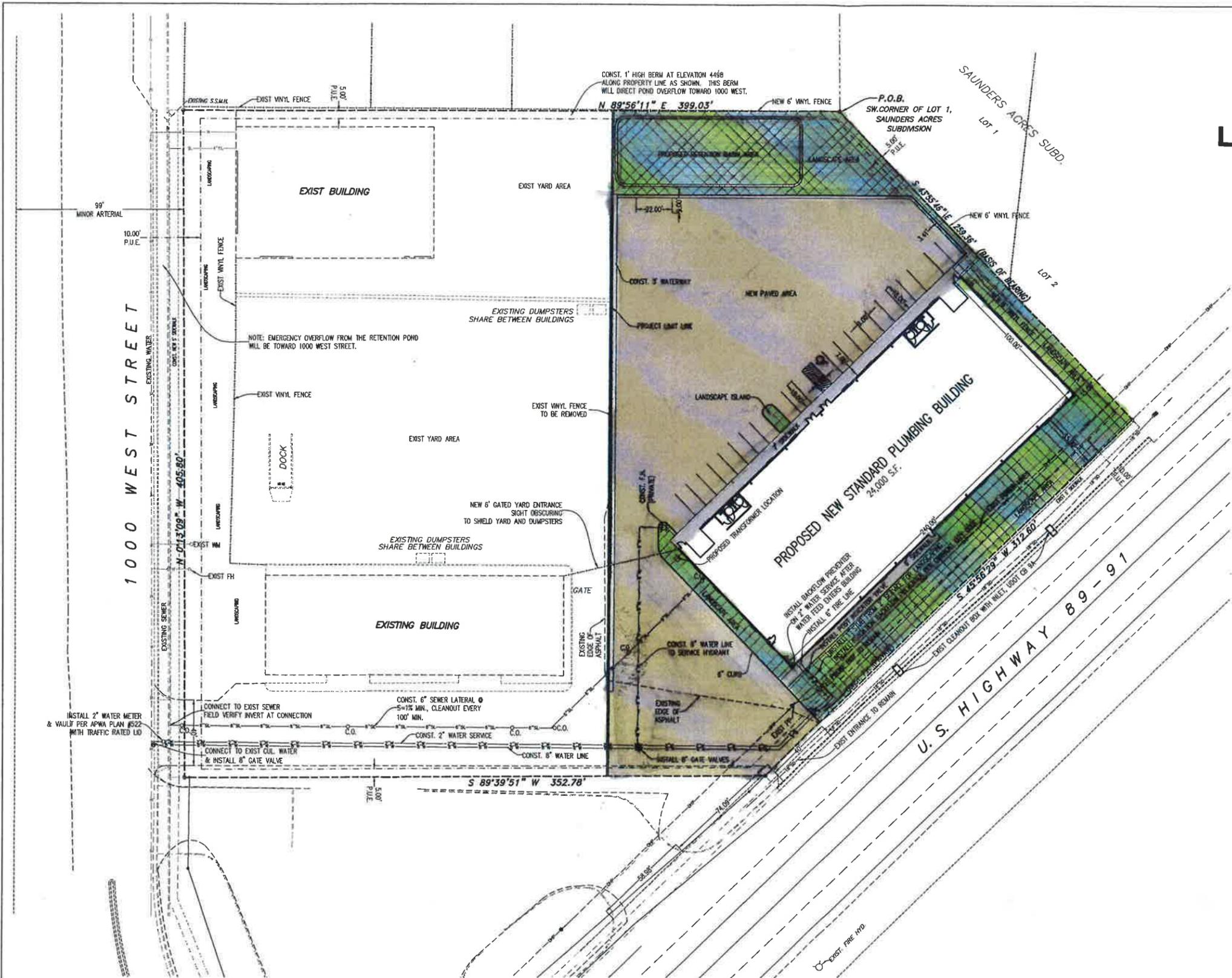
CB

sheet
date: 07/22/16

drawing title:
COLOR BOARD

STANDARD PLUMBING
RETAIL BUILDING
APPROX. 1800 SOUTH 1000 WEST LOGAN, UTAH

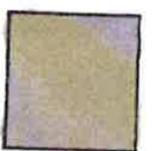
Nelson-Howden & Associates
architects / planners
NHA & A



LANDSCAPING



CONCRETE



ASPHALT



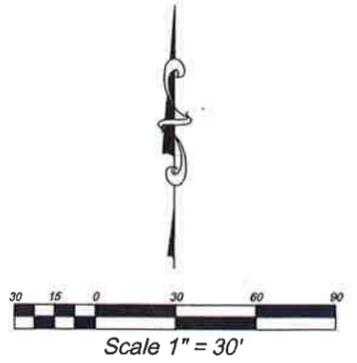
PARKING TABULATIONS:

TOTAL BUILDING AREA:	24,000 S.F.
OFFICE BUILDING AREA:	3,000 S.F. @ 1/250 S.F. = 12 PARKING SPACES
WAREHOUSE AREA:	21,000 S.F. @ 200 S.F. = 11 PARKING SPACES
TOTAL PARKING SPACES REQUIRED:	23
TOTAL PARKING SPACES PROVIDED INCLUDING ADA:	23

LANDSCAPE AREA TABULATIONS:

TOTAL PROJECT AREA:	88,097 S.F.
REQUIRED 20% LANDSCAPE AREA:	17,619 S.F.
PROVIDED LANDSCAPE AREA:	20,082 S.F. = 22.8%

LANDSCAPE AREA IS LABELED AND HATCHED ON THIS SITE PLAN



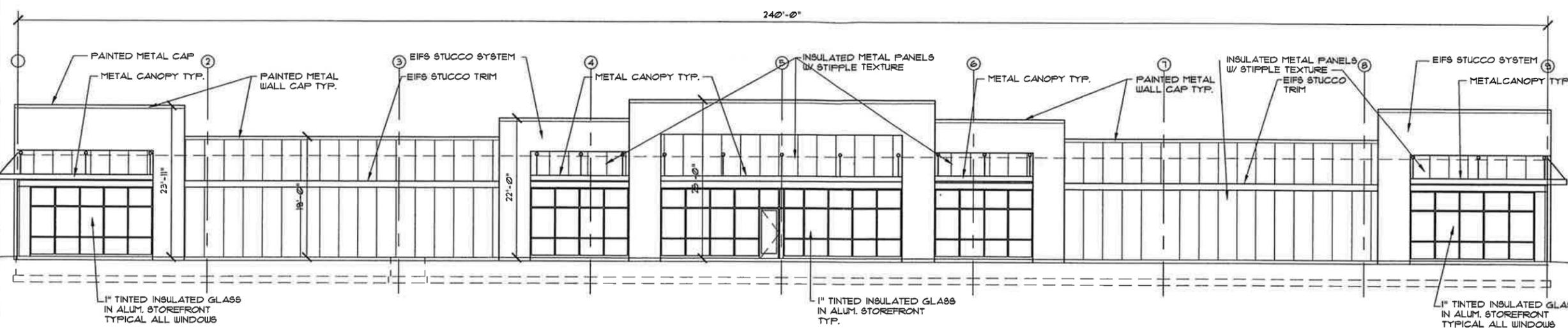
REVISIONS			
Rev.	Date	Description	App'd

OWNER/DEVELOPER: STANDARD PLUMBING
 9150 South 300 West
 Sandy, Utah 84070
 (801) 255-7145

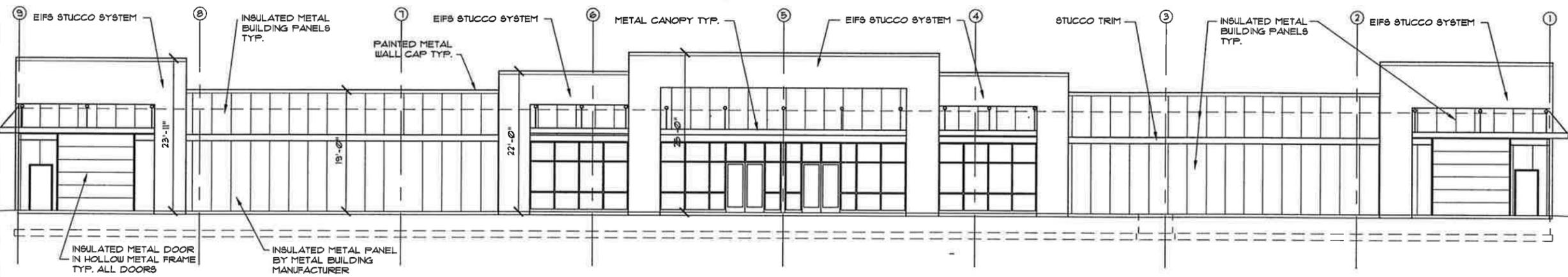
EXCEL ENGINEERING, INC.
 David W. Peterson, P.E. #270393
 12 West 100 North, #201
 American Fork, UT 84003
 (801) 756-4504, FAX (801) 756-4511

STANDARD PLUMBING RETAIL BUILDING		UTAH
LOGAN	UTAH	Scale: 1"=30'
Drawn by: D.W.P.	Designed by: D.W.P.	Date: 02/16/16
Checked by: D.W.P.	SITE PLAN	
		C-1

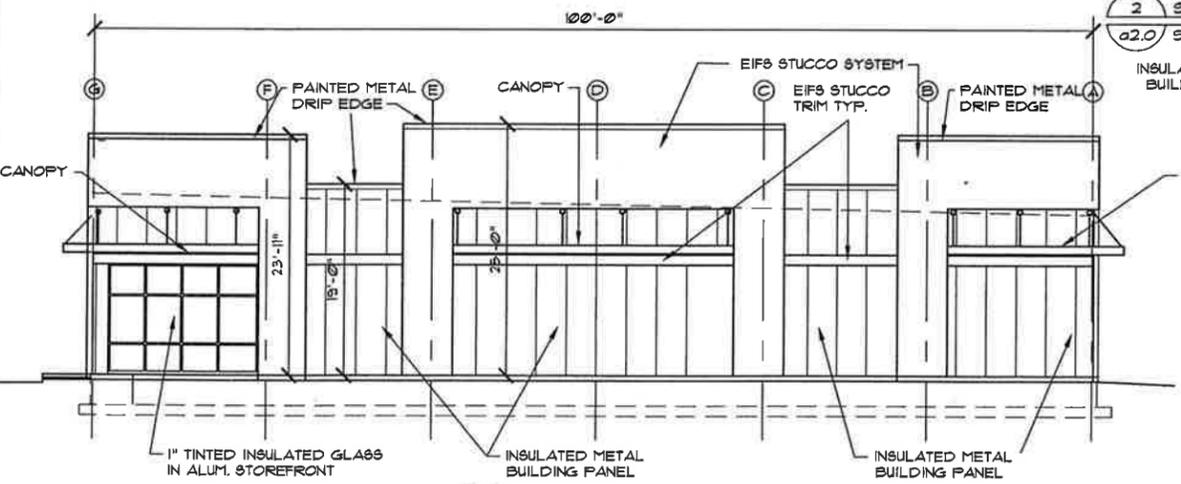
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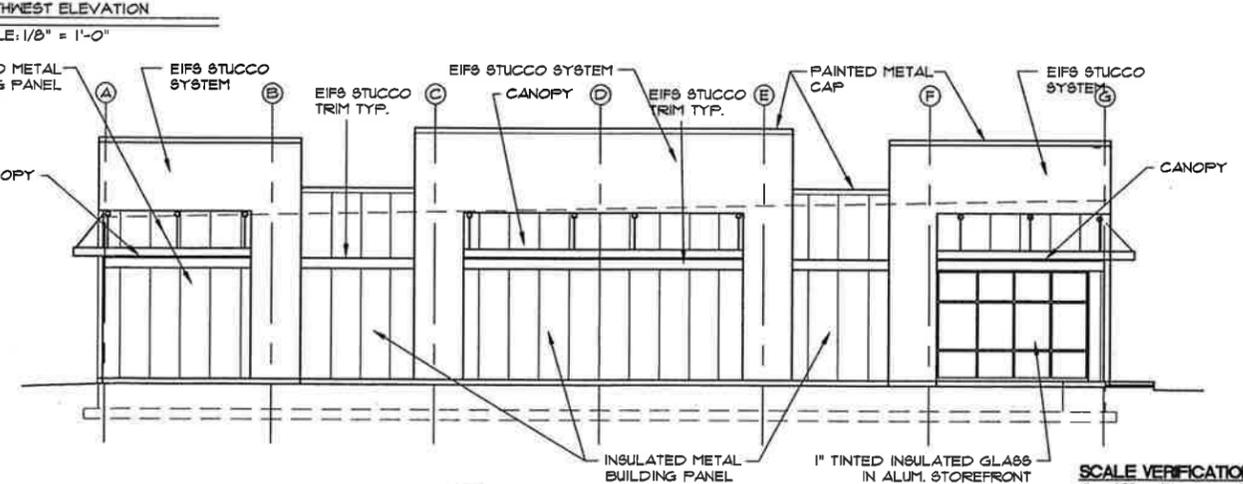
1 NORTH EAST ELEVATION
a2.0 SCALE: 1/8" = 1'-0"



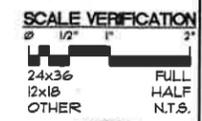
2 SOUTHWEST ELEVATION
a2.0 SCALE: 1/8" = 1'-0"



3 NORTHWEST ELEVATION
a2.0 SCALE: 1/8" = 1'-0"



3 SOUTHEAST ELEVATION
a2.0 SCALE: 1/8" = 1'-0"



Nelson-Howden & Associates
architects / planners

390 east north st.
American Fork
Utah, 84003
801-427-6000
fax: 801-427-6001

NH&A

**STANDARD PLUMBING
RETAIL BUILDING**

APPROX. 1800 SOUTH 1000 WEST LOGAN, UTAH

drawing title:
FLOOR PLAN

date:
02/18/16

sheet:
a2.0