

**CITY OF LOGAN, UTAH
ORDINANCE NO. 16-011**

AN ORDINANCE AMENDING TITLE 17 THE LAND DEVELOPMENT CODE OF LOGAN
CITY, UTAH

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF LOGAN, STATE OF
UTAH AS FOLLOWS:

SECTION 1: That certain map or maps entitled "Zoning Map of Logan City, Utah" are hereby
amended and the following properties identified in Exhibit A, as attached, are hereby rezoned
from Commercial (COM) to Commercial Services (CS).

TIN# 05-062-0019 & TIN#05-094-0009

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, _____
THIS DAY OF _____, 2016.

AYES:
NAYS:
ABSENT:

Herm Olsen, Chair

ATTEST:

Teresa Harris, City Recorder

PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for
approval or disapproval on the ____ day of _____, 2016.

Herm Olsen, Chair

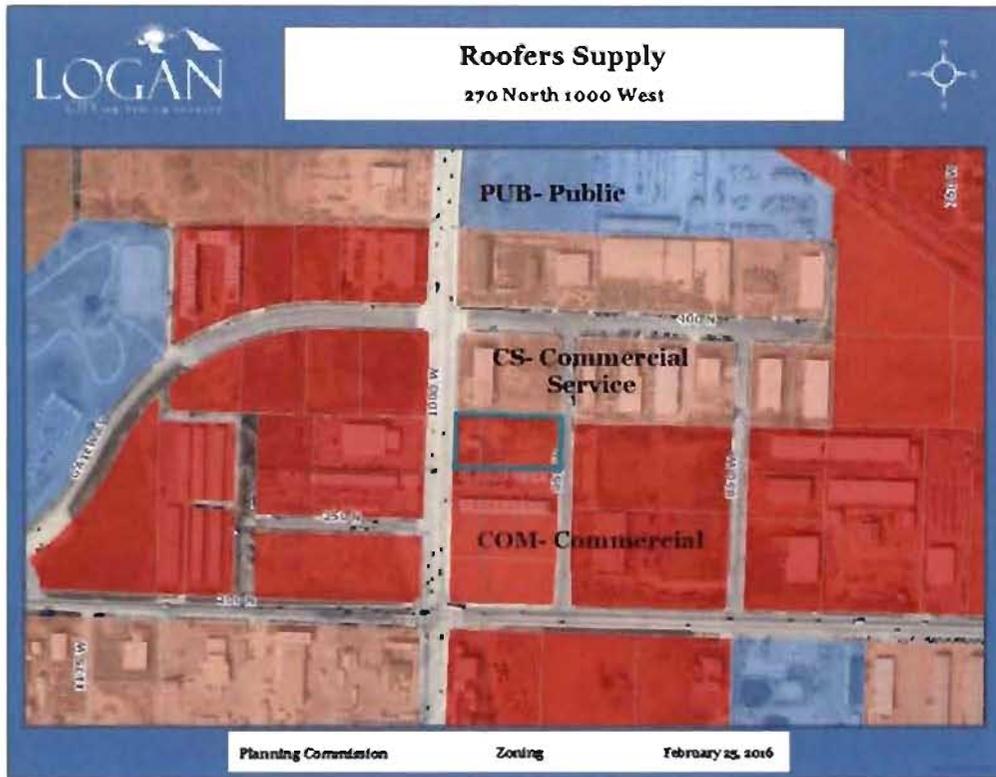
MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby _____ this ____ day of
_____, 2016.

H. Craig Petersen, Mayor

EXHIBIT A

CURRENT ZONING:



PROPOSED ZONING:

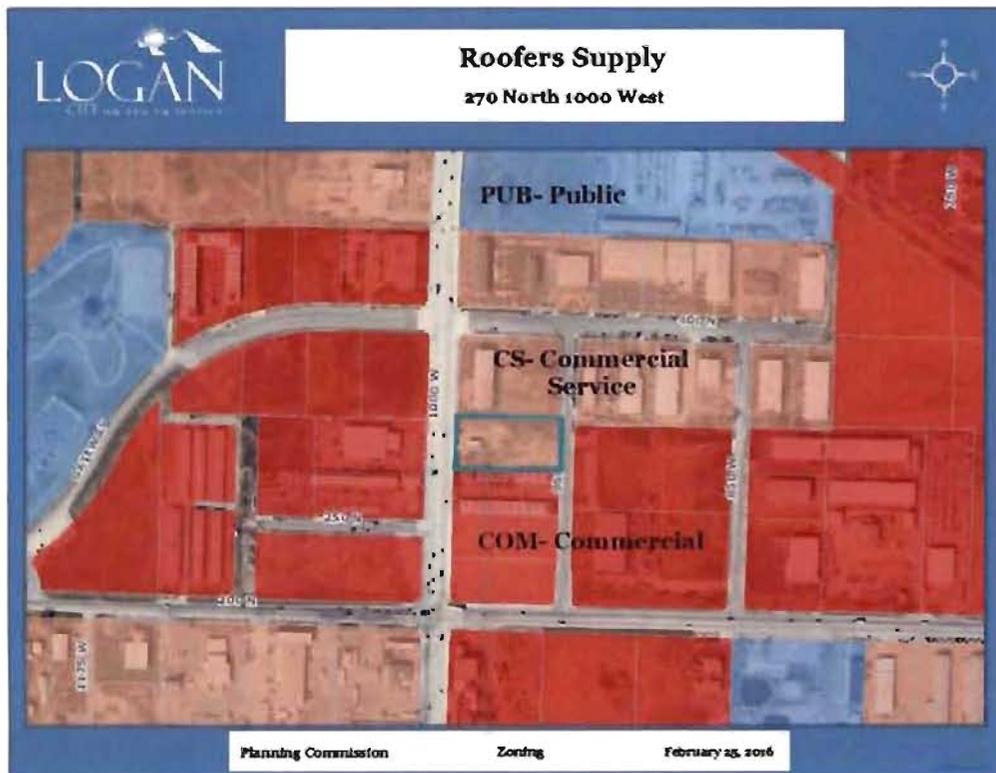


EXHIBIT B

TIN# 05-062-0019

Legal Description
----- 2016 -----

BEG 9.58 CHS N OF PT 18.28 CHS W OF PT 4.10 CHS S OF PT 6.29 CHS W OF SE COR
OF SE/4 OF NE/4 OF SEC 32 T 12N R 1E & TH W 1.47 CHS TH S 140 FT TH E 1.47 CHS
TH N 140 FT TO BEG CONT 0.31 AC LESS: PARCEL TO UDOT FOR 1000 W ST (ENT
1039309) CONT 0.02 AC (PT 0060) NET 0.29 AC

TIN#05-094-0009

Legal Description
----- 2016 -----

LOT 9 AMENDED COPPER SPRINGS 3 COMMERCIAL PARK CONT 1.04 AC LESS:
UDOT PARCEL FOR 1000 WEST ST (ENT 1039311) CONT 0.002 AC NET 1.04 AC



PLANNING COMMISSION MINUTES

Meeting of February 25, 2016

City Hall Council Chambers * 290 North 100 West Logan, UT 84321 * www.loganutah.org

Minutes of the meeting for the Logan City Planning Commission convened in regular session Thursday, February 25, 2016. Chairman Davis called the meeting to order at 5:30 p.m.

Planning Commissioners Present: David Butterfield, Amanda Davis, Dave Newman, Russ Price, Tony Nielson, Eduardo Ortiz, Sara Sinclair

Planning Commissioners Excused: Russ Price

Staff Present: Amber Reeder, Aaron Smith, Kymber Housley, Bill Young, Paul Taylor, Craig Humphreys, Debbie Zilles

Minutes as written and recorded from the February 11, 2016 meeting were reviewed. Commissioner Newman moved that the minutes be approved as submitted with a minor grammatical change. Commissioner Sinclair seconded the motion. The motion was unanimously approved.

PUBLIC HEARING

PC 16-009 Roofers Supply [Zone Change, Design Review & Conditional Use Permit] Michael J. McHogh/Forgotten Trails Land & Livestock-Raymond & Shelly Olsen TRS, authorized agent/owner(s) request a zone change from Commercial (COM) to Commercial Services (CS), remove the existing structure and build a new 10,000 SF contractor supply store with outdoor storage at 270 North 1000 West in the Commercial (COM) zone; TIN 05-094-0009; 05-062-0019.

STAFF: Ms. Reeder reviewed the request for construction of a new 10,000 sq ft building for Roofers Supply, a contractor supply store with outside storage, subject to a request to rezone the properties from Commercial (COM) to Commercial Services (CS).

The site and project is compatible with the Commercial Services (CS) zone and supported by the General Plan. The design guidelines of the Commercial and Commercial Services zones are identical except for the Commercial zone requires a minimum side yard setback of 8' and the CS zone allows a minimum of 5'. The higher speeds and traffic levels of the 1000 West since reconstruction are conducive to Commercial Services uses that are destination locations supporting trade uses. The surrounding area has a number of contractor supply operations some with and some without outdoor storage. The Commercial Service zone specifically indicates that it is to support construction trade operations. The fencing, screening, and layout of the site will make it compatible with the area and not pose any negative impacts on adjacent properties.

PROPONENT: Garth Woolsey, the project architect, advised that the trash dumpster will be inside the fence and screened from the street. Landscaping can be adjusted, as necessary, during the building permit process. Windows have been increased vertically on all sides of the building; there is concern with too many windows on the west elevation due to heat exposure. A color band has been added along the base of the building to match the cornice.

PUBLIC: None

COMMISSION: Commissioner Nielson asked about the requirements regarding a trash enclosure. Ms. Reeder suggested removing "*trash enclosure not required*" from condition 9-b-i.

Commissioner Butterfield asked about transparency. Ms. Reeder explained that the applicant has requested a reduction from 30%, due to the need for interior display area, and that the glass area of the vestibule be considered as part of the transparency, which would provide 23%. Additional vertical landscaping can also be added (clarified in condition 6).

MOTION: Commissioner Butterfield moved to **conditionally approve** a Design Review & Conditional Use Permit and forward a **recommendation for approval** to the Municipal Council for a rezone of 1.33 acres located at 270 North 1000 West from Commercial (COM) to Commercial Services (CS) as outlined in PC 16-009 with the conditions of approval as listed below. Commissioner Sinclair seconded the motion.

CONDITIONS OF APPROVAL

1. The issuance of the Design Review and Conditional Use Permit is based on the approval of a rezone of the property from the Commercial (COM) to Commercial Services (CS) zoning district.
2. All standard conditions of approval are recorded and available in the Community Development Department.
3. Parking to be located to the side or rear of the building. Parking stalls shall not extend between the front plane of the building and the street.
4. A pedestrian walkway will be provided connecting the public sidewalk on 1000 West with the walkway on the site to the building.
5. A Performance Landscaping Plan, prepared in accordance with LDC §17.39, 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. Street trees to be provided along both frontages at a minimum of 1 tree per 30' of frontage, species as approved by City Forester.
 - b. 27 trees and 67 shrubs/perennials/ornamental plantings shall be planted throughout the property (25 % shall be evergreen) as per LDC §17.39.050, based on 1.33 gross acres of land. A minimum of 3 species of trees are required.
 - c. Landscaping to provide screening in planter area between 1000 West and the fence.
 - d. Vertical landscape shall be provided in a bermed area to visually screen storage area from 950 West. Plant species should vary and provide visual interest year round.
 - e. Dumpster location to provide screening with an enclosure or solid landscaping screen.
6. Provide ground floor transparency on 1000 West frontage with elongated windows, vestibule and additional vertical landscaping enhancements along the facade.
7. An elevation break, such as a window, building modulation or change in color or material, be provided on the east building elevation.
8. Sidewalk and park strip development with street trees to be completed along entire property frontage on 950 West.
9. 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 all requirements have been satisfied:
 - a. Fire
 - i. Access fire hydrant locations and fire water flow appear compliant based on review of plans as proposed. Complete review will be part of the building permit process.
 - ii. Storage height in warehouses without sprinklers limited to 12' common materials, and 6' of some plastics and/or hazardous materials.
 - b. Environmental
 - i. Dumpster size and placement is flexible for business needs. Screening may be required by the Planning and Zoning requirements.
 - c. Engineering
 - i. A Boundary Line Adjustment must be completed to combine the 2 lots into 1 parcel. Any easements for utilities can be recorded as part of this process.
 - ii. Stormwater design shall be in accordance with current City standards, in addition to these standards, site shall retain all storm water on site for all storms up to and including the 90% storm event. This stormwater shall be discharged through means of soil infiltration, evapotranspiration, and/or stormwater harvesting and reuse in accordance with the Small Municipal Separate Storm Sewer System draft permit # UTR090000 dated 12/16/15 Section

4.2.5.3.4. City encourages the use of Low Impact Development concepts to aid in this requirement. Have site designer work with Logan City Engineering.

- iii. Provide water shares or in-lieu-of fee for increased water usage of new development.
- iv. Provide stormwater agreement which includes monitoring, inspections, and reporting process per the EPA requirements.
- v. City GIS shows 1-18" and 2-24" pipes crossing 950 West. UDOT construction drawings show a 36" pipe from property crossing 1000 West. Development must ensure the flow between 950 West and 1000 West. This can be with open ditch or by piping with adequate size and slope to meet existing maximum pipe capacities.
- vi. Site plan did not show how buildings were to be served for water and sewer connections. Need to resolve during design. Any existing water or sewer services currently stubbed into property from 1000 West or 950 West not used by new development shall be capped at respective utility main lines.
- vii. If building is to be sprinkled, fire line shall be considered a private line and developer shall sign and submit a Private Water Utility Agreement to the City.
- viii. UDOT will have to review access to 1000 West.

d. Water/Cross Connection

- i. Landscape irrigation must have a high-hazard rated backflow assembly, such as a RP (ASSE1013) or PVB (ASSE1020), installed and tested.
- ii. If a fire suppression system is installed, it must have a DC (ASSE1015) on the fire riser and be tested.
- iii. Building water main must have a RP (ASSE1013) installed on it as it enters the building before any branch offs or connections and be tested.

e. Business License

- i. A business license will be required prior to operation of business on site.

FINDINGS FOR APPROVAL

1. The project meets the findings as required in LDC§17.49 and §17.50.
2. The project conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The use of the property as a contractor supply store with outdoor storage conforms to the requirements of Logan Municipal Code Title 17 and is listed as a conditional use in the Use Table.
4. The building is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.
5. The streets providing access and other infrastructure to the subject property have adequate capacities or a suitable level of service for the use.
6. The use provides adequate off-street parking in conformance with Title 17.
7. The project, as conditioned, conforms to landscaping requirements in Title 17.
8. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

FINDINGS FOR APPROVAL FOR THE ZONING DESIGNATION AMENDMENT

1. The location of the subject property is compatible with the purpose of the Commercial Services zoning district.
2. The subject property is suitable for all development within the Commercial Services zone without increasing the need for variances or special exceptions.
3. The infrastructure providing access and utility services to the subject property have adequate capacities or a suitable level of service for the permitted uses with the Commercial Services zone.
4. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

Moved: Commissioner Butterfield Seconded: Commissioner Sinclair Passed: 6-0

Yea: D. Butterfield, A. Davis, D. Newman, T. Nielson, E. Ortiz, S. Sinclair Nay: Abstain:



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: March 10, 2016
FROM: Amber Reeder, Planner II
SUBJECT: Roofers Supply Rezone

Summary of Planning Commission Proceedings

On February 25, 2016, the Planning Commission voted on a **recommendation for approval** to the Municipal Council for a rezone of two parcels at 270 North 1000 West from Commercial (COM) to Commercial Services (CS).

The project also included review of a Design Review and Conditional Use Permit for a contractor supply store with outdoor storage. The Permit was approved by the Planning Commission subject to approval of a rezone as the use is not permitted in the Commercial (COM) zone.

Planning Commissioners vote (6-0):

Motion to **recommend approval**:

Moved: Commissioner Butterfield Seconded: Commissioner Sinclair

Yea: D. Butterfield, A. Davis, D. Newman, T. Nielson, E. Ortiz, S. Sinclair

Nay: None

Abstain: None

Attachments:

Staff Report

Ordinance 16-011

Portion of PC Meeting Minutes from February 25, 2016



**Project #16-009
Roofers Supply
270 North 1000 West**

REPORT SUMMARY...

Project Name: Roofers Supply
Proponent/Owner: Michael McHugh / Forgotten Trails Land & Livestock, Raymond & Shelly Olsen TRS
Project Address: 270 North 1000 West
Request: Rezone from Commercial (COM) to Commercial Services (CS), Design Review Permit for new 10,000 SF building and Conditional Use Permit for contractor supply store with outdoor storage
Type of Action: Quasi-Judicial, Legislative
Hearing Date: February 25, 2016
Submitted By: Amber Reeder, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **recommend approval** to the Municipal Council for a Rezone of 1.33 acres from COM to CS, located at 270 North 1000 West, TIN #05-094-0009, 05-062-0019.

Staff recommends that the Planning Commission approve a Design Review and Conditional Use Permit for construction of a 10,000 sf new building for a contractor supply store with outside storage at 270 North 1000 West, TIN #05-094-0009, 05-062-0019.

Current Land use adjoining the subject property:

<i>North:</i>	CS: automotive repair shop, undeveloped	<i>East:</i>	COM: undeveloped
<i>South:</i>	COM: commercial and commercial service business bays	<i>West:</i>	COM: 1000 West, Ferguson Enterprises (plumbing supply)

Request

The request is for a Design Review and Conditional Use Permit for a new 10,000 sq ft building for Roofers Supply, a contractor supply store with outside storage, subject to a request to rezone the properties from Commercial (COM) to Commercial Services (CS).

Zoning History

The City of Logan adopted Zoning regulation in August of 1950. The zoning history of the property is the following:

Year	Zone	Use/Structure Permitted
1989	A	Agricultural use, single family allowed on 10 acre minimum lot size Garage was existing on the property circa 1980, property annexed between 1986 and 1989
1993	M1	Manufacturing
2000	CG	Commercial General
2011	COM	Commercial

The property along 1000 West has a garage that was constructed on the property circa 1980. The site is primarily undeveloped. The eastern parcel is undeveloped and a part of the Copper Springs Commercial Park 3 recorded in 1997. There is stormwater drainage area and a sewer easement along the northern 20' of the property. This area was annexed into Logan City in the late 1980's and was zoned and used agriculturally. In 2000, the zoning was changed to CG- a Commercial zoning district, as development started occurring in the nearby area. The intent of commercial zoning in this area was to provide for an attractive commercial gateway into Logan City at the area of the first major intersection from the west. There are a large number of existing uses that may be nonconforming to the zoning as they are more industrial in nature. Also, since 2000, 1000 West has been widened and implemented as a bypass route with highway speeds.

Land Development Code (LDC)

The Land Development Code (LDC) §17.12.040 indicates the COM- Commercial zone as areas intended for retail, service, and hospitality businesses that serve city-wide or regional populations.

The Land Development Code (LDC) §17.12.040 describes the CS- Commercial Services zone as filling the need between industrial and commercial land uses. Commercial Service areas provide alternative locations for light manufacturing, warehousing, wholesaling, or other uses that support construction and manufacturing trades that are typically service oriented. The district has the same quality design standards as commercial projects.

General Plan

The Future Land Use Plan (FLUP) adopted in 2008 identifies this property as CS- Commercial Service. The area is described identically to the LDC description for the Commercial Service zone. It also indicates that it is typically for uses that are smaller than many commercial or industrial developments but with high quality site and building design and greater emphasis on landscaping.

Rezone Analysis and Recommendation

The site and project is compatible with the Commercial Services zone and supported by the General Plan. The design guidelines of the Commercial and Commercial Services zones are identical except for the Commercial zone requires a minimum side yard setback of 8' and the CS zone allows a minimum of 5'. The higher speeds and traffic levels of the 1000 West since reconstruction are conducive to Commercial Services uses that are destination locations supporting trade uses.

DESIGN REVIEW PERMIT

Setbacks

The Land Development Code (LDC) requirements for setbacks in the COM and CS zone (COM/CS) are as follows, as measured from property lines:

Front:	10' / 10'
Side:	8' / 5'
Rear:	10' / 10'
Parking:	15' / 15'

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

Front (West):	35'
Side (North):	20'
Side (South):	88'

Rear (East): 130'
Parking: 22'

As proposed, the building meets minimum setbacks but the parking area will need to be shifted to be even with or be located behind the building's front plane. Parking is required to be in the side or rear yard of the property. In general, the parking is sited primarily on the side of the building but the furthest west stall extends into the front setback of the building. As conditioned, the project meets the setback and parking location requirements of the LDC.

Lot Coverage

The LDC 17.19.110 establishes a maximum lot coverage of 60% (building(s) footprint). The total project site is approximately 1.33 acres (58,000 SF) in size. As proposed, with 10,000 SF building, the lot coverage equals 17% of the site and complies with allowances in the LDC.

Open Space

The LDC 17.19.080 requires 10% 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 for passive and active recreation, while useable outdoor space could consist of landscaping, decks, patios and walkways, but shall not include parking, driveways and storm-water facilities.

The 1.33 acre would require 5800 SF of both open space and usable outdoor space for a total of 11,600 SF of open area. As proposed, approximately 12,400 SF of open space and useable outdoor space are provided, or 21% of the site. As proposed, the project meets the open area requirements of the LDC as proposed.

Landscaping & Screening

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 on a site. For this project site, 27 trees and 67 shrubs, flowers and ornamental plants would be required as per the LDC. Conceptual landscaping has been shown.

The site includes outside storage and so the Commission may consider if screening may be appropriate. A 6' chain link fence is proposed around the storage area. The fence sits approximately 100' from 1000 West. The planter area on the south side of the lot indicates trees at 50' on center. Staff recommends that tree and other vertical landscape plantings be increased in the area between 1000 West and the fence to provide screening. The lot to the south, the Pinehurst Condominium, has an additional building platted and so that will ultimately block view of this area.

There is a fence proposed approximately 25' from 950 West and a landscaped area is located between the fence and the sidewalk. There is a building on the property to the south that blocks view of the storage area from 950 West and the landscaped area could be bermed to better screen that frontage. As conditioned, with full review of a landscape plan with the building permit, the project meets minimum landscaping requirements in the LDC.

Access

The site is proposed with two (2) accesses, the main public access from 1000 West and secondary access from 950 West. A pre-development meeting with UDOT has been held regarding 1000 West access and a variance process with UDOT will be required.

Pedestrian Access

Pedestrian access is provided between parking areas and the building but there is not a pedestrian connection from the building to the sidewalk on 1000 West. A walkway needs to be provided. As conditioned to provide a sidewalk, the project will meet the requirement of the LDC.

Parking

The LDC 17.38.040 requires one (1) parking stall per every 300 SF of office space, one (1) stall per every 400 SF of contractor supply store area, and warehouse areas are generally one (1) space per 2,000 SF gross floor area. Based on this requirement, 9 parking stalls would be required. The site plan currently indicates 10 striped stalls. The parking minimums are met and there is ample area to accommodate travel and maneuvering needs on the site.

BUILDING DESIGN

Materials

The LDC 17.18.020 states that building materials should be compatible with the architectural style and design of the building and that a mix of materials should be used as opposed to one material. The proposed building materials include masonry and metal paneling.

Elevations

The elevations indicate the office and storefront area along 1000 West will be a masonry block construction with a vestibule and awning elements over the entrances. The warehouse area is a metal panel construction. There is an entrance on the frontage of the building with weather protection.

The LDC requires a minimum of 30% transparency on street-facing or exposed facades in the COM and CS zoning districts. As submitted, the west facing facade has a two (2) windows and an entry vestibule with a ratio of 16% transparency. The applicant has indicated that the layout is based on the need for display area on the inside of the building and requests the extended glass area of the vestibule also be considered as part of the transparency. Considering the vestibule would be viewed as part of frontage as people travelled past, that would be approximately 23% of the elevation in transparency. There are planter areas around the window areas and if vertical landscaping was included to cover wall area and enhance the façade, the Commission could consider this in lieu of the full 30% transparency. Staff recommends that if the applicant cannot feasibly provide additional window area, vertical landscaped enhancements along the front of the building may be considered.

Building lengths are required to have a "break" every 30 feet. Acceptable breaks include transparent or lightly tinted windows, balconies, horizontal building modulation such as a recess, and/or changes in color or material. The warehouse wall area is 20' tall and 145' long. There are translucent panels that sit 15' high every 18' on the wall. The south elevation has doors and elements on average of 30'. The north elevation has the translucent window panels and the east elevation is 48' wide and does not have any architectural elements. The Planning Commission will need to consider if the translucent upper story windows address an elevation break. Staff recommends that a break be provided on the east elevation.

Building Height

The LDC 17.19.070 limits building height in the COM and CS zone to 38 feet. The proposed building is shown at approximately 20' for the warehouse portion and 16' for the office and storefront area. As submitted, the project complies with the building height requirements in the LDC.

CONDITIONAL USE PERMIT

Roofers Supply is a family-owned and operated roofing supply distributor that has operated in Utah since 1994. They have residential and commercial roofing products and supplies for contractors and retail sale. They also deliver materials to customers and job sites. The surrounding area has a number of contractor supply operations some with and some without outdoor storage. The Commercial Service zone specifically indicates that it is to support construction trade operations. The fencing, screening, and layout of the site will make it compatible with the area and not pose any negative impacts on adjacent properties.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

● Engineering	● GIS
● Light and Power	● Fire
● Environmental	● Water/Cross Connection
● Building Safety	● City Forester
● Business License	

PUBLIC COMMENTS

As of the time the staff report, no public comment was received.

PUBLIC NOTIFICATIONS

Legal notice was published in the Herald Journal on February 11, 2016, and the Utah Public Meeting website on February 18, 2016. Public notices were mailed to all property owners within 300 feet of the project site on February 8, 2016. A Quarter Page Ad was published in The Herald Journal regarding the rezone on February 7, 2016.

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

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.

- 1) The issuance of this Design Review and Conditional Use Permit is based on the approval of a rezone of the property from the Commercial (COM) to Commercial Services (CS) zoning district.
- 2) All standard conditions of approval will be recorded with the Permit and are available in the Community Development Department.
- 3) Parking to be located to the side or rear of the building. Parking stalls shall not extend between the front plane of the building and the street.
- 4) A pedestrian walkway will be provided connecting the public sidewalk on 1000 West with the walkway on the site to the building.
- 5) 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) Street trees to be provided along both frontages at a minimum of 1 tree per 30' of frontage, species as approved by City Forester.
 - b) 27 trees and 67 shrubs/perennials/ornamental plantings shall be planted throughout the property (25 % shall be evergreen) as per LDC §17.39.050, based on 1.33 gross acres of land. A minimum of 3 species of trees are required.
 - c) Landscaping to provide screening in planter area between 1000 West and the fence.
 - d) Vertical landscape shall be provided in a bermed area to visually screen storage area from 950 West. Plant species should vary and provide visual interest year round.
 - e) Dumpster location to provide screening with an enclosure or solid landscaping screen.

- 6) Provide ground floor transparency at 30% of the 1000 West frontage or provide additional vertical landscaping enhancements along the façade.
- 7) An elevation break such as a window, building modulation, or change in color or material be provided on the east building elevation.
- 8) Sidewalk and parkstrip development with street trees to be completed along entire property frontage on 950 West.
- 9) 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) *Fire – contact 435-716-9515*
 - i) Access, fire hydrant locations, and fire water flow appear compliant based on review of plans as proposed. Complete review will be part of the building permit process.
 - ii) Storage height in warehouses without sprinklers limited to 12 feet common materials, and 6 feet of some plastics and/or hazardous materials.
 - b) *Environmental (Waste Management) – contact 716-9760*
 - i) Trash enclosure not required. Dumpster size and placement is flexible for business needs. Screening may be required by the Planning and Zoning requirements.
 - c) *Engineering—contact 435-716-9160*
 - i) A Boundary Line Adjustment must be completed to combine the 2 lots into 1 parcel. Any easements for utilities can be recorded as part of this process.
 - ii) Storm water design shall be in accordance with current City standards, in addition to these standards, site shall retain all storm water on site for all storms up to and including the 90th percentile storm event. This storm water shall be discharged through means of soil infiltration, evapo-transpiration, and/or storm water harvesting and reuse. This is in accordance with the Small Municipal Separate Storm Sewer System draft permit # UTR090000 dated 12/16/15 Section 4.2.5.3.4. City encourages the use of Low Impact Development concepts to aid in this requirement. Have site designer work with Logan City Engineering.
 - iii) Provide water shares or in-lieu-of fee for increased water usage of new development.
 - iv) Provide Storm Water Agreement. This includes monitoring, inspections, and reporting process per the EPA requirements.
 - v) City GIS shows 1-18" and 2-24" pipes crossing 950 W. UDOT construction drawings show a 36" pipe from property crossing 1000 W. Development must ensure the flow between 950 West and 1000 West. This can be with open ditch or by piping with adequate size and slope to meet existing maximum pipe capacities.
 - vi) Site plan did not show how buildings were to be served for water and sewer connections. Need to resolve during design. Any existing water or sewer services currently stubbed into property from 1000 West or 950 West not used by new development shall be capped at respective utility main lines.
 - vii) If building is to be sprinkled, fire line shall be considered a private line and developer shall sign and submit a Private Water Utility Agreement to the City.
 - viii) UDOT will have to review access to 1000 West.
 - d) *Water/Cross Connection – contact 435-716-9627*
 - i) Landscape irrigation must have a high hazard rated back flow assembly, such as a RP (ASSE1013) or PVB (ASSE1020), installed and tested.
 - ii) If a fire suppression system is installed, it must have a DC (ASSE1015) on the fire riser and be tested.

- iii) The building water main must have a RP (ASSE1013) installed on it as it enters the building before any branch offs or connections and be tested.
- e) *Business License – contact 435-716-9230*
 - i) A business license will be required prior to operation of business on site.

RECOMMENDED FINDINGS FOR APPROVAL FOR DESIGN REVIEW & 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 meets the findings as required in LDC§17.49 and §17.50.
2. The Design Review and Conditional Use Permit conform to the requirements of Title 17 of the Logan Municipal Code.
3. The use of the property as a contractor supply store with outdoor storage conforms to the requirements of Title 17 of the Logan Municipal Code and is listed as a conditional use in the Use Table.
4. The proposed building is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.
5. The streets providing access and other infrastructure to the subject property have adequate capacities or a suitable level of service for the use.
6. The proposed use provides adequate off-street parking in conformance with Title 17.
7. The project, as conditioned, conforms to landscaping requirements in Title 17.
8. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE ZONING DESIGNATION AMENDMENT

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. The location of the subject property is compatible with the purpose of the Commercial Services zoning district.
2. The subject property is suitable for all development within the Commercial Services zone without increasing the need for variances or special exceptions.
3. The infrastructure providing access and utility services to the subject property have adequate capacities or a suitable level of service for the permitted uses with the Commercial Services zone.
4. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

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 01/25/2016	Received By	Receipt Number	Zone COM	Application Number PC16-009
Type of Application (Check all that apply): <input checked="" type="checkbox"/> Design Review <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input checked="" 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 ROOFERS SUPPLY				
PROJECT ADDRESS 270 NORTH 1000 WEST		LOT #9	COUNTY PLAT TAX ID # 05-094-0009 05-062-0019	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) MICHAEL J. McHUGH			MAIN PHONE # 801-359-0077	
MAILING ADDRESS UTAH COMMERCIAL CONTRACTORS		CITY 748 So. 5300 W.	STATE SKC	ZIP UT 84104
EMAIL ADDRESS MIKE@UTAHCOMMERCIALCONTRACTORS.COM				
PROPERTY OWNER OF RECORD (Must be listed) FORGOTTEN TRAILS LAND & LIVESTOCK		CITY SMITHFIELD		STATE UT
RAYMOND & SHELLEY OLSEN TRS		ZIP 84335		MAIN PHONE # *05-094-0009
MAILING ADDRESS 791 E. CANYON TERRACE		CITY SMITHFIELD		STATE UT
791 E. CANYON TERRACE		ZIP 84335		MAIN PHONE # *05-094-0009
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (include as much detail as possible - attach a separate sheet if needed)			Total Lot Size (acres) 7.00 LOTS	
<ol style="list-style-type: none"> REMOVE EXISTING STRUCTURE BUILD NEW 10,000 SF OFFICE/WAREHOUSE FOR ROOFING SUPPLY PRODUCTS. PIPE EXISTING IRRIGATION WITH 			1.33 TOTAL A.	
			Size of Proposed New Building (square feet) 10,000 SF	
- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -			Number of Proposed New Units/Lots ONE	
I certify that the information contained in this application and all supporting items 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>Michael J. McHugh</i>		
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 <i>Raymond & Shelley Olsen</i> for Forgotten Trails Land & Livestock		

Two owners

Rezone properties from COM to CS MC W: Mar. 15
 Design Review & Conditional Use for a new 10,000 SF MC H: Apr. 5
 contractor supply store with outdoor storage



700 South
 1000 West
 Salt Lake City, UT 84119
 Phone: 313-222-1111
 Fax: 313-222-1112

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 ARCHITECTURE
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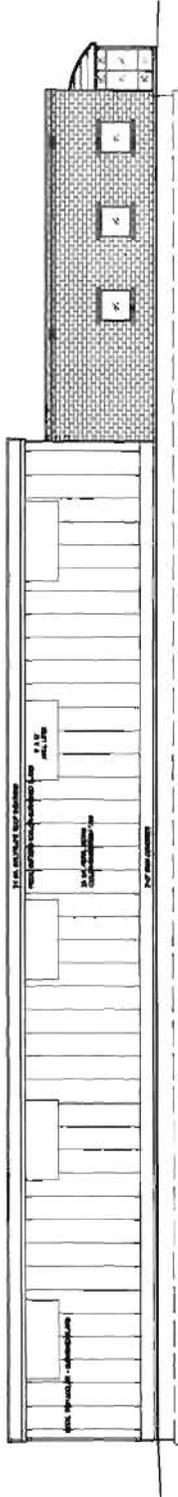
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ROOFERS SUPPLY
 1000 WEST
 LOGAN, UTAH

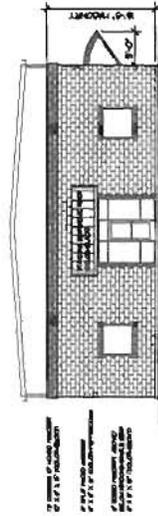
A2



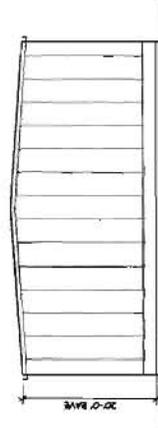
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

EXTERIOR ELEVATIONS
 10-1-12

