



**Project #16-016
Mountain Lion Motors
Located at 58 West 200 South**

REPORT SUMMARY...

Project Name: Mountain Lion Motors
Proponent/Owner: Scott Bird / Wendy Ashcroft Buhr
Project Address: 58 West 200 South
Request: Conditional Use Permit
Current Zoning: Commercial (COM)
Date of Hearing: April 14, 2016
Type of Action: Quasi-Judicial
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **Conditionally Approve** a Conditional Use Permit for Project #16-016 Mountain Lion Motors, for the property located at 58 West 200 South; TIN #02-048-0022; -0032.

Land use adjoining the subject property

<i>North:</i>	COM: Commercial Uses	<i>East:</i>	COM: Commercial Uses
<i>South:</i>	COM: Commercial Uses	<i>West:</i>	MR-12: Residential Uses

Conditional Use Permit

The proponent is requesting a Conditional Use Permit (CUP) for vehicle sales in the COM zone. Vehicle sales are allowed only within the COM and Commercial Service (CS) zoning districts, with the majority of existing dealers being located along Main Street.

The applicant has indicated that this will be a part-time business operation and meant to be a very limited operation. He has indicated that no more than three (3) vehicles will be located on the property for sale at any given time. The number of employees will be limited to the applicant and one (1) business partner. The property is currently developed, with a converted home into a commercial office and a four-plex apartment behind. A detached garage sits between the two buildings and a 13 stall parking lots is positioned along the west boundary. This proposal does not change any site layout or building configurations.

Parking & Vehicle Display

The approximate 0.37 property consists of two buildings and one detached garage. The parking area is along the west side of the property and is proposed to contain both for-sale vehicle display and residential and commercial parking stalls. The proposal is for three (3) for-sale vehicles positioned near 200 South.

The existing business in the front building is approximately 1,500 SF of office and would require five (5) customer parking stalls as per Land Development Code (LDC) 17.38.040. The back residential four-plex would require eight (8) parking stalls as per the LDC. The property has one existing parking stall directly adjacent to 200 South and does not meet the minimum parking setback in the COM zone of 15'. As conditioned with a total of 13 parking stalls for the residential and commercial uses and 3 for-sale display stalls all meeting the LDC setback requirements, the project meets minimum parking and access requirements in the LDC.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Environmental

• Water

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 3/31/16 and the Utah Public Meeting website on 4/1/16. Public notices were mailed to all property owners within 300 feet of the project site on 3/28/16.

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. This Conditional Use Permit authorizes vehicle sales at this property for no more than three (3) vehicles placed on the paved area along the west property line and outside of the 15' front parking setback.
3. A minimum of 13 parking stalls shall be provided on-site for commercial and residential uses.
4. Any new exterior lighting shall be concealed source, down-cast and reviewed and approved prior to the issuance of a building permit and shall comply with current LDC regulations.
5. No signs or fences are approved with this Conditional Use Permit. All signs and fences shall be approved and permitted by staff in accordance with the Land Development Code.
6. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. *Water - contact 716-9627*
 - If using water here such as to wash cars all back flow rules must be met. Hose bib vacuum breakers for hoses. High hazard back flow assembly RP (ASSE1013) must be installed and tested annually on water main if using equipment such as power washer and or chemicals.
 - b. *Environmental—contact 716-9760*
 - Will continue to use residential cans.

RECOMMENDED FINDINGS FOR APPROVAL

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

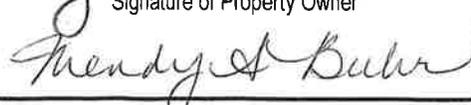
1. As conditioned with designated display locations, Mountain Lion Motors is compatible with surrounding land uses and zoning designations and will not interfere with the use and enjoyment of adjoining properties.
2. As conditioned, the street providing to the subject property has adequate capacity for the proposed use and parking/drop-off/pick-up management will be provided and regulated.
3. Other infrastructure to the subject property has adequate capacity, or suitable levels of service, for the proposed 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



APPLICATION FOR PROJECT REVIEW

Planning Commission Land Use Appeal Board Administrative Review

Date Received 03/11/2016	Received By Reeder	Receipt Number	Zone COM	Application Number PC 16-016
Type of Application (Check all that apply): <input type="checkbox"/> Design Review <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> 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 Mountain Lion Motors LLC				
PROJECT ADDRESS 58 West 200 South			COUNTY PLAT TAX ID # 02 -- 048 -- 0022 02 - 048 - 0032	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Wendy Ashcroft Buhr				MAIN PHONE #
MAILING ADDRESS 1558 E. 1820 N.	CITY North Logan	STATE Ut	ZIP 84341	
EMAIL ADDRESS				
PROPERTY OWNER OF RECORD (Must be listed) Wendy Ashcroft Buhr				MAIN PHONE #
MAILING ADDRESS 1558 E. 1820 N.	CITY North Logan	STATE Ut	ZIP 84341	
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) This location will serve as the base of operations for Mountain Lion Motors LLC. We have 3 designated parking spaces. We will have an inventory of 1-3 vehicles. we will only sale cars by appointment only.				Total Lot Size (acres)
				Size of Proposed New Building (square feet)
				Number of Proposed New Units/Lots
- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -				
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 		

NE⁴Section 4 Township 11 North Range 1 East

Scale 1 Inch = 50 Feet

TAX UNIT 27

06
048

Block 6, Plat "D" Logan City Survey

PC 16-016

