



**Project #16-038
Joyride Mural
Located at 565 North Main Street
TIN# 05-078-0020**

REPORT SUMMARY...

Project Name: Joyride Bikes Mural
Proponent / Owner: Wayne Wheeler / Dave Newman
Project Address: 565 North Main Street
Request: Design Review Permit
Current Zoning: Commercial (COM)
Type of Action: Quasi-Judicial
Hearing Date: Sept. 22, 2016
Submitted By: Russell Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #16-038, Joyride Bikes Mural, in Commercial (COM) zone located at 565 North Main Street, TIN #05-078-0020.

Current 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>	COM: Commercial Uses

Existing Conditions

The existing single-story masonry commercial building was built in 1954 and placed at the sidewalk's edge with storefront windows. The building was recently converted to a bicycle sales and repair shop for Joyride Bikes. A medium sized parking lot sits directly north of the building that creates a void along Main Street and exposes the north façade of the building. The parking lot is owned by the property owner to the north. The bike shop can be accessed from Main Street or 600 North.

Land Development Code

The Land Development Code (LDC) §17.50.040 requires a Design Review Permit for wall art that covers more than 10% of the first story façade area. Murals should be artistically based and shouldn't contain obvious commercial or advertising content nor should they be offensive in nature. Commercial signage that contains advertising content can cover a maximum of 10% of the first floor facade wall area, but shall have a sign permit approved prior to installation.

General Plan

The Logan City General Plan does not specifically address wall art or murals.

Proposal

This request is to paint a mural approximately 13' by 42' (approx. 60% of the wall) on the north façade adjacent to the parking lot. The mural depicts a mountain biker riding through the mountains in a somewhat abstract manner. There is one doorway on the north facade, a service door, which is proposed to be painted over. The remainder of the masonry façade is blank and currently painted white. The proposed mural does not contradict with the buildings architectural style because the side façades are relatively blank and do not contain the architectural elements on the front façade that define the building.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments were solicited from city departments.

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 9/8/16, and the Utah Public Meeting website on 9/12/16. Public notices were mailed to property owners within 300 feet of the project site on 9/2/16.

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 Permit and are available in the Community Development Department.
2. The mural or wall art size and shape shall be limited to 13' x 42' and positioned in the same location on the north façade as proposed in the submitted drawings.
3. The mural or wall art shall be either painted directly onto the wall or flush mounted onto the wall.
4. The mural or wall art must be neatly maintained. No fading, rips, peeling away or cracks will be permitted.
5. No digital displays or electronic message centers are permitted for this mural or wall art.
6. No commercial messages or advertising content (or intent) shall be included in the mural or wall art design.
7. The mural or wall art shall not be obscene in nature as defined in Utah State law.
8. The mural or wall art shall not be three-dimensional or project out from the façade wall.
9. Commercial signs may be allowed on this façade in addition to the mural if they remain under 10% of the first floor wall area and receive an approved Sign Permit prior to installation.
10. Any future changes to the mural or wall art design must comply with these conditions of approval.
11. Any lighting associated with this project shall be downcast and oriented inward so that only the wall is illuminated and glare is not projected onto neighboring properties.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW PERMIT

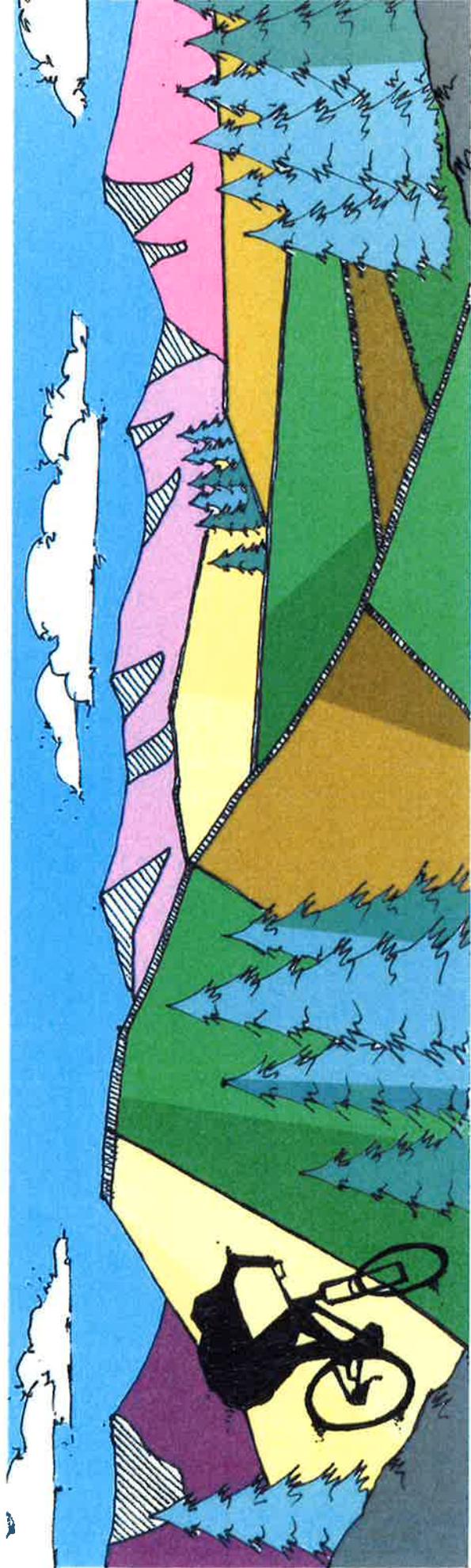
The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

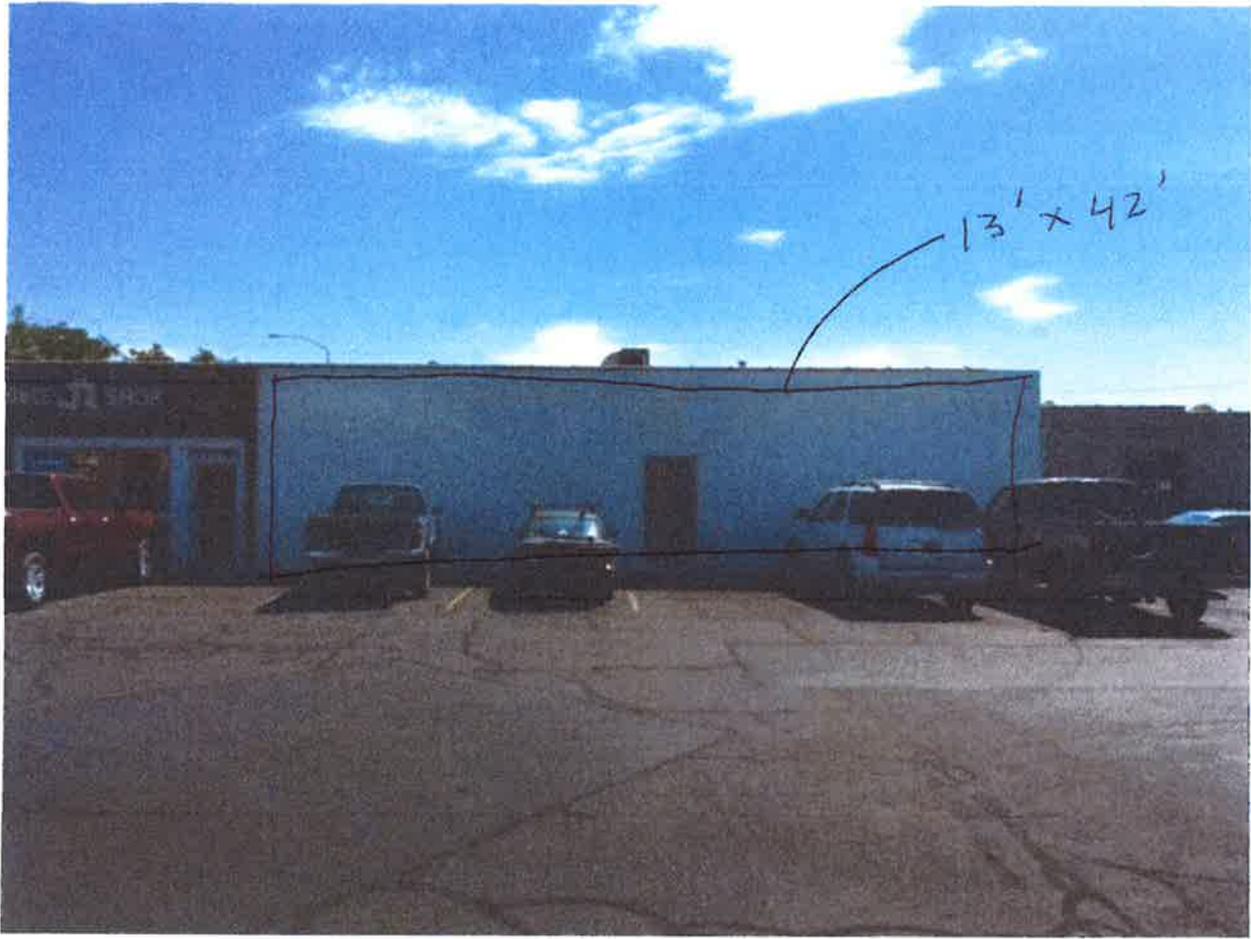
1. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because the mural will not interfere with the architectural design of the building.
2. The Design Review Permit conforms to the requirements of Title 17.47 concerning hearings, procedures, application requirements and plan preparations.
3. The project meets the goals and objectives of the COM zoning designations within the Logan General Plan by providing unique urban spaces.
4. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
5. The wall art is appropriately sized and proportionate to the overall building façade.

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.

Planning Commission **Land Use Appeal Board** **Administrative Review**

Date Received 8/23/16	Received By Russ	Receipt Number	Zone Com	Application Number PC 16-038
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 Joyride Bikes mural				
PROJECT ADDRESS 565 N. Main, Logan Ut, 84321			COUNTY PLAT TAX ID # 05 -- 078 --0020	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Wayne Wheeler			MAIN PHONE # 435-753-7175	
MAILING ADDRESS P.O. box 436	CITY Mendon	STATE Ut	ZIP 84325	
EMAIL ADDRESS WAYE@JOYRIDEBIKES.COM				
PROPERTY OWNER OF RECORD (Must be listed) Dave Newman			MAIN PHONE # 435-799-5283	
MAILING ADDRESS	CITY LOGAN	STATE Ut	ZIP 84321	
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)	
Mural to be painted on the side of the building. This mural is designed to add to the community and encourage health and outdoor recreation.			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 Wayne Wheeler (see signature on other application)	
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 David Newman (See signature on the other application)	





SIGN PERMIT APPLICATION

Planning & Zoning
Building Safety Division



Please print legibly and complete all areas.		Date Received
Permit #	Project Address: <u>565 N. Main Street</u>	Suite #:
	Name of Business at this location: <u>Joyride bikes</u>	
	Applicant's Name: <u>Wayne Wheeler</u>	Phone: <u>(435) 753-7175</u> Email: <u>Wayne@joyridebikes.com</u>
	Applicant's Address:	Cell Phone: () Fax:
	Property Owner: <u>David Newman</u>	Phone: <u>(435) 799-5283</u> Email:
	Owner's Address:	Cell Phone: () Fax:
	Engineer/Architect:	Phone: () Email:
	Sign Installation Ctr:	Phone: () Utah Lic.# -
	Contractor Address:	
	Electrical Ctr, if needed	Phone: () Utah Lic.# -
	Contractor Address:	
<input type="checkbox"/>	Required: 1 copy or proof of: <input checked="" type="checkbox"/> Current Business License or <input type="checkbox"/> Completed Business License application	
<input checked="" type="checkbox"/>	2 Copies of proposed sign(s) in color.	
<input type="checkbox"/>	For a sign reface with the same business owner only, 2 copies of the proposed sign(s) in color. No fee or inspection is required.	
<input type="checkbox"/>	2 Site plans showing property lines & linear footage of the building facing streets.	
<input type="checkbox"/>	2 Sets drawings. Must include <input type="checkbox"/> attachment details, <input type="checkbox"/> electrical details, building elevations showing proposed sign placement, square footage of each existing sign, square footage of each proposed sign, photographs or drawing of actual signs with dimensions. These must be to scale & show accurate colors.	
<input type="checkbox"/>	2 Sets Engineering & Structural Calculations (one set must be wet-stamped) REQUIRED for each pole* or monument* sign.	
<input type="checkbox"/>	2 Sets footing & foundation plans (one set must be wet-stamped) for each pole or monument sign.	
	Brief description: <u>Paint Mural on the North side of the building</u>	
	Existing Signs: # & Type of each	<input type="checkbox"/> Building Sign <input type="checkbox"/> Pole Sign <input type="checkbox"/> Awning <input type="checkbox"/> Directional <input type="checkbox"/> Perpendicular <input type="checkbox"/> Message Center <input type="checkbox"/> Monument <input type="checkbox"/> Other:
	Is sign illuminated? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, are you using existing electrical? Yes <input type="checkbox"/> No**	
	**If you are installing new wiring to illuminate or animate a sign, you must also hold an electrical license OR list an electrical subcontractor below.	
	Proposed Signs: # & Type of each	<input type="checkbox"/> Building Sign <input type="checkbox"/> Pole Sign* <input type="checkbox"/> Directional <input type="checkbox"/> Reface ONLY, current owner (no other work done) <input type="checkbox"/> Message Center <input type="checkbox"/> Monument* <input type="checkbox"/> Reface sign, New business and/or new owner <input type="checkbox"/> Awning <input type="checkbox"/> Perpendicular <input checked="" type="checkbox"/> Other:
	This permit becomes null and void if work or construction is not commenced within 180 days, or if construction is suspended or abandoned for a period of 180 days at anytime after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work shall be complied with, whether specified herein or not, the granting of this permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty or perjury. By signing this agreement I understand that plans must remain on-site and the address must be clearly marked to get an inspection.	
	SIGN INSPECTIONS ARE REQUIRED. 24-hour notice is required in order to schedule an inspection.	
	Applicant's signature: <u>[Signature]</u>	Date: <u>8/8/16</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Other, specify <u>Tenant</u>
	Property owner's signature: <u>[Signature]</u>	Date: <u>8/22/16</u>

SIGN PERMIT APPLICATION