



**Project #19-006
Schaefer Bed and Breakfast
Located at 206 N 200 E**

REPORT SUMMARY...

Project Name: Schaefer Bed and Breakfast
Proponent/Owner: Michael Schaefer
Project Address: 206 N 200 E
Request: Conditional Use Permit
Current Zoning: Mixed Residential – 20 (MR-20)
Date of Hearing: March 14, 2019
Type of Action: Quasi-Judicial
Submitted By: Aaron Smith, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **Conditionally Approve** a Conditional Use Permit for Project #19-006 Schaefer Bed and Breakfast, for the property located at 206 N 200 E N; TIN #06-063-0010.

Land use adjoining the subject property

<i>North:</i>	MR-20: Residential Uses	<i>East:</i>	MR-20: Residential Uses
<i>South:</i>	NR-6: Logan Temple	<i>West:</i>	NR-6: Residential Uses

Conditional Use Permit

The proponent is requesting a Conditional Use Permit (CUP) for a Bed and Breakfast in the MR-20 zone. The Bed and Breakfast use is defined in the Land Development Code (LDC) 17.62 as overnight accommodations of ten or fewer rooms that may also serve one or more meals limited to registered guests.

The proposed location is a single-family home built in 1898. The home is adjacent to a series of four (4) townhomes. The single-family home and the adjacent townhomes share the outdoor space and have a common driveway. The home has 4 bedrooms, 2 bathrooms, and is approximately 2,100 SF. The concerns with a bed and breakfast use in a residential area are typically parking and neighborhood compatibility.

Development History

In 2003 the single-family home and adjacent land was subdivided and developed into a five-unit subdivision comprised of the single-family home and 4 townhomes. As part of this subdivision, the open space and drive were shared in common among the 5 units. Each unit also has two dedicated parking stalls. The townhomes have 2-car garages, the single-family home originally had two dedicated surface parking stalls. A single car garage was later added in the area of the surface parking stalls. A Homeowners Association (HOA) was formed and Codes, Covenants, and Restrictions (CCR) were recorded for the development. The HOA and CCRs govern the use of the shared open space and parking.

Open Space

20% open space and 10% usable outdoor space is required in the MR-20 zone. As previously stated, the project location has no private open space, but instead uses shared open space. For calculating compliance with open space requirements, staff considered all area west of the western most townhome. This includes the single-family home, garage, parking area, drive, and yard around the house. The area, as described, is approximately 6,200 SF. The total open space and usable outdoor space is 3,100 SF (50%), and meets minimum space requirements.

Parking & Access

The shared driveway can be accessed from 200 E or Temple Avenue. The closest access to the project is along 200 E and has a 9' wide drive. The 9' drive is adjacent to the northern edge of the home. The Temple Avenue access is 20' wide. The project location has access to a single car garage and a parking space in front of the garage. There are four guest parking stalls along the drive on the eastern edge of the property. The guest parking is shared between the 5 dwellings.

The proposed Bed and Breakfast use requires one (1) parking stall per guest room plus two (2) additional stalls (host parking). With one (1) bedroom used as a host bedroom and three (3) bedrooms as potential guest rooms, at least 5 parking stalls would be required. With only two (2) parking stalls located on-site, an additional three (3) parking stalls would be required.

With no additional off-street parking proposed at the location, an Alternative Parking Plan (APP) is required. The APP is required to include three (3) off-site parking stalls within 600' of 206 N 200 E. Per the LDC 17.31.050, the off-site parking stalls may not be separated from the use served by a right-of-way with a width greater than 80'. The 200 E and 200 N right-of-ways are both over 80'. However, as both streets curb to curb are only 60' wide and there are marked crosswalks as the 200 E 200 N intersection, staff recommends that off-site parking across these corridors be allowed. As conditioned, the project meets minimum parking and access requirements in the LDC.

Neighborhood Compatibility

The area around the proposed use is mixed. Immediately around the site is a mix of housing types including apartments, townhomes, condominiums, and single-family residences, that vary greatly in density. The site is also across the street from the Logan Temple, which draws people to the area and provides the impetus for providing short term accommodations in the area. Noise and nuisance ordinances are enforced on this use the same as any residence in the area. Overall, the use, as conditioned, is compatible with the neighborhood.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Water/Cross Connection	• Environmental (Waste Management)
• Business License	• Fire

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, one (1) comment has been received. The comment was received from representatives of the Temple Avenue Condominiums Home Owners Association, which is located northeast of the project location. The comment expressed concerns regarding limited parking in the area.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 3/2/2019 and the Utah Public Meeting website on 3/5/2019. Public notices were mailed to all property owners within 300 feet of the project site on 2/25/2019.

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. A minimum of five (5) parking stalls shall be provided for the use.

3. An Alternative Parking Plan shall be provided and approved that meets the minimum five (5) parking stall requirement. Off-site parking shall be located within 600' of the use, and requires written agreement. Off-site parking may be located across 200 E and 200 N.
4. No signs are approved with this Conditional Use Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
5. No fences are approved with this Conditional Use Permit. All 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. *Fire - contact 716-9515*
 1. R1 occupancies require a fire sprinkler and fire alarm systems to be installed.
 - b. *Environmental—contact 716-9760*
 1. Use existing residential carts. Additional carts are available as needed
 - c. *Water/Cross Connection - contact 716-9627*
 1. The yard hydrant in front of the house needs to have a cold weather rated hose bib vacuum breaker permanently installed.
 2. The combined landscape irrigation system needs to have a RP (ASSE1013) installed and tested. A passing test report of the assembly must be provided to the city.
 - d. *Business License - contact 716-9230*
 1. Business license required for bed and breakfast use.

RECOMMENDED FINDINGS FOR APPROVAL

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

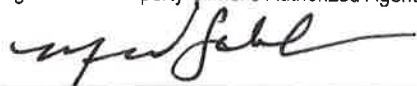
1. The proposed use conforms to the requirements of Title 17 of the Logan Municipal Code and is listed as a conditional use in the Use Table.
2. The use is compatible with the surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.
3. The streets providing access and other infrastructure to the subject property have adequate capacities and level of service for the conditional use.
4. The proposed use is compatible with neighborhood uses and character while preserving and enhancing the character of the neighborhood.
5. As conditioned, the proposed use provides adequate off-street parking in conformance with Title 17 of the Logan 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 2/8/19	Received By DZ	Receipt Number 00	Zone MR-20	Application Number PC 19-006
Type of Application (Check all that apply): ☐ Design Review ☒ Conditional Use ☐ Subdivision ☐ Zone Change ☐ Administrative Design Review ☐ Code Amendment ☐ Appeal ☐ Variance ☐ 4950' Design Review ☐ Other _____				
PROJECT NAME BED + BREAKFAST				
PROJECT ADDRESS 206 N 200 E, LOGAN, UT 84321			COUNTY PLAT TAX ID # 06 063 0010	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) MIKE SCHAEFER			MAIN PHONE # 435 512 7381	
MAILING ADDRESS 4588 N 3200 W		CITY BENSON	STATE UT	ZIP 84335
EMAIL ADDRESS MICHAEL JSCHAEFER @ GMAIL.COM				
PROPERTY OWNER OF RECORD (Must be listed) SAME AS ABOVE			MAIN PHONE #	
MAILING ADDRESS		CITY	STATE	ZIP
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) BED + BREAKFAST CONDITIONAL USE PERMIT			Total Lot Size (acres) N/A	
			Size of Proposed New Building (square feet) N/A	
			Number of Proposed New Units/Lots N/A	
- 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 		

Plat Maps for Parcel 06-063-0010 - Cache County CORE

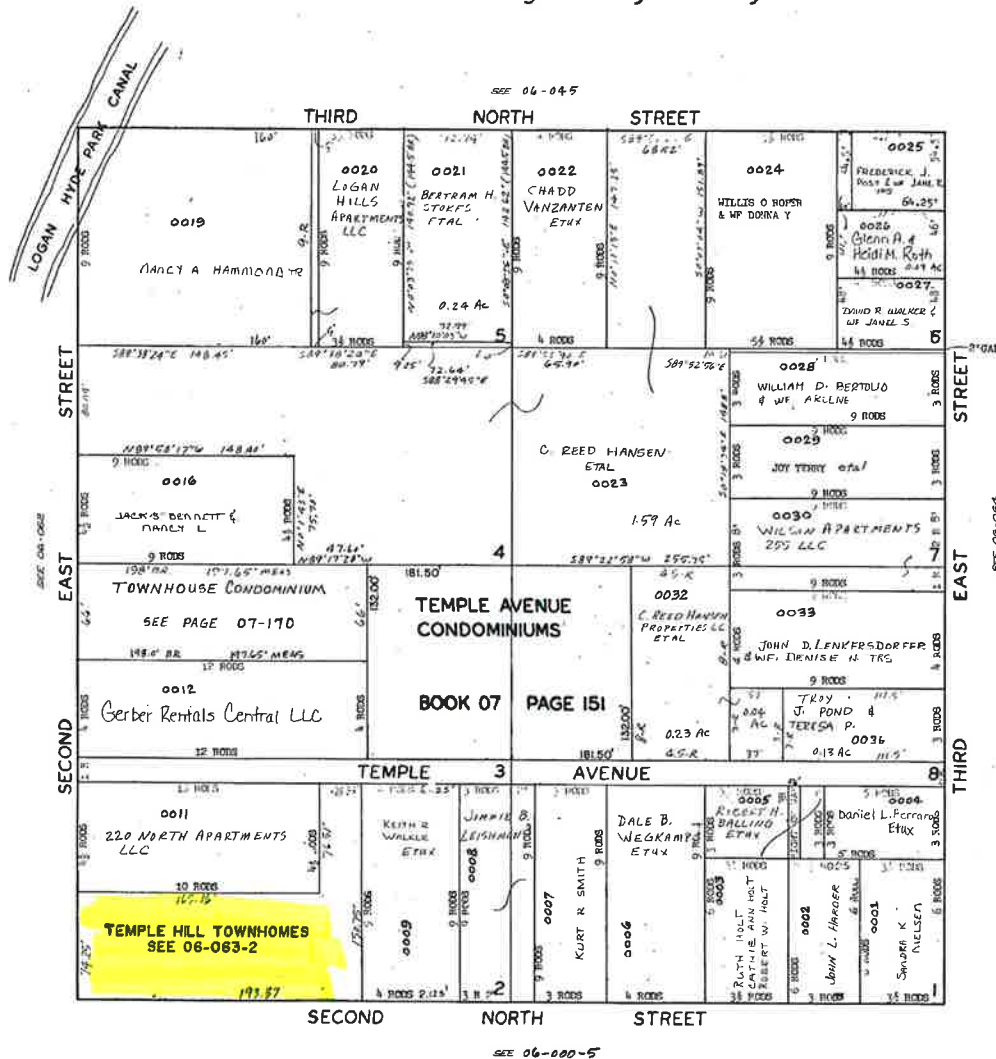
PC 19-006

SW⁴ Section 34 Township 12 North Range 1 East

Scale 1 Inch = 50 Feet

Block 7 Plat "C" Logan City Survey

TAX UNIT 27

06-063-
-1-



ArtGIS World Geocoding Service

Enhanced Search

By Shape By Value By Spatial Results

Features selected: 1

Parcel ID: 06-063-0010
Owner Name: MICHAEL & SUMMER SCHAEFER
Owner Address: 206 N 200 E
Owner City State Zip: LOGAN, UT 84321-4004
Property Address: 206 N 0200 E
Property City: LOGAN
Zone Primary: CITY
Zone Primary Description: CITY - Contact Cities for

Zoning

District Code: 280
District Code Definition: TEMPLE AVE

IMPROVEMENT DISTRICT

Acreage: 0.04
Land Type: LAND RESIDENTIAL
Building Type: BUILDING RESIDENTIAL
Building Specific Type: SPR

Year Built: 1898

Building Star Exempt: 2015

Legal: UNIT 5 TEMPLE HILL TOWNHOMES PUD

Recorder Plat#1

Recorder Plat#2

1970 Recorder Plat

1978 Recorder Plat

COBE (Cache Online Records Express)



