

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: February 12, 2020

Request: Applicant is requesting approval of a commercial site plan for JB Accounting Office Bldg.

Item Type: Commercial Site Plan

Applicant: Justin Campbell

Address: 200 N Gateway Dr.

Parcel ID #: 02-153-0024

General Plan: CGD

Zone: CGD

Background Information:

A complete application was received January 15, 2020; application contained:

1. Commercial Site Plan Application.
2. Payment of \$100 fee.
3. Rob Stapley, Public Works director, inspected the current infrastructure on January 23, 2020.
4. Diane Campbell, Office Specialist, reviewed and signed the Zoning Permit.

FINDINGS OF FACT:

The following Providence City Code (PCC) list regulations and requirements to be considered.

1. 10-8-5 Commercial Zoned Districts; Site Development
2. Official Zoning Map Revised Jan. 2019

CONCLUSIONS OF LAW:

1. The property is located in a CGD zone.
2. The applicant meets the requirements of 10-8-5 with the following conditions.

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, ordinances.
2. The applicant has met the parking requirements. Once the construction drawings are reviewed and approved, if any changes to the construction drawings are made, the parking will need to be reviewed to make sure it still meets Providence City standards.
3. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

DECISION:

The Providence Administrative Land Use Authority met on February 12, 2020.

Members present: Skarlet Bankhead, Max Pierce, Rob Stapley

The above Findings of Facts, Conclusions of Law, and Conditions were presented during the meeting.

Motion to approve the conditional use on the findings of facts, conclusions of law, and conditions – , second -
Vote:

Vote: Yea: S. Bankhead, M. Pierce, R. Stapley

Nay: None

Abstained: None

Excused: None

Skarlet Bankhead, Chair



Public Works Infrastructure Inspection

Permit #: 2020-0007

Contact Name: Justin Campbell

Project Address: 200 N Gateway Dr.

Phone Number: 435-753-2850

Inspection	Pass/Fail	Notes
Concrete	Pass	
Curb/Gutter	Pass	
Utilities	Pass	
☐ Conditional Use Fire Hydrants: Location Flow		
SWPPP Needed: Yes No		SWPPP Completed: Yes No N/A
NOI Needed: Yes No		NOI UTR: _____ NOI Issued To: _____
Inspection Completed by <u>R.K.B.</u> Date <u>1.23.20</u>		
Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		
Inspection Completed by _____ Date _____		



January 28, 2020

Providence City
164 North, Gateway Dr.
Providence, Ut 84332

RE: Site plan review – JB Accounting Building, 200 N. Gateway Drive (02-153-0024)

The above-named site plans have been submitted to the Logan Fire Department for a fire and life safety review. This review was made in the interest of the fire safety provisions and regulations as adopted by the State of Utah and in accordance with the International Fire Code. This review is not considered comprehensive nor regarded as sanctioning any code deficiencies not identified. The ultimate responsibility for compliance with the applicable codes, standards and ordinances rests with the owner.

The following comments document the review process:

Access

(IFC 503.1.1) Fire Apparatus Access shall extend to within 150 feet of all portions of the facility as measured by an approved route around the exterior of the building.

- **Access from Gateway Drive, and through the common parking lot is adequate.**

Fire Hydrant Locations and number of Hydrants

(IFC 507.5.1) Fire Hydrants shall be located within 400 feet of the building as measured by an approved route around the exterior of the building.

- **Fire hydrants are not Identified on submitted site plans, however, there is at least one fire hydrant within 400 feet of the farthest point of the proposed structure.**
- **If the building contains a fire sprinkler system, a fire hydrant needs to be within 100 feet of the FDC (fire department connection). The hydrant located in the parking lot could suffice if it is chosen to sprinkle the building.**

Fire Water Flow

(IFC 507.1) An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, building or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.3) Fire flow requirements for buildings or portions of building and facilities shall be determine by an approved method.

- The building appears to be approx. 8,900 sq. ft. in size. According to Table B105.1 the fire flow for a combined fire area 8,900 sq. ft. of type V-B is 2,500 GPM at 20 PSI from 3 fire hydrants. Fire Flow requirements are subject to change due to separation of fire areas, type of construction, and the installation of fire suppression system.
- **There are three Hydrants in the area of the proposed building.**
- **Fire Hydrant #342 flows 3,981 Gallons per minute at 20 PSI.**

Other project comments

- This is a site plan review only, Building and Fire Departments will need to complete a building plan review prior to construction of the building.
- It appears that the submitted site plans indicate the building use to be an accounting office (business occupancy per 2018 IFC) on one half of the building. It is unclear what the use will be for the rest of the building.
- Fire sprinklers and/or fire alarms may be required depending on building use, Type of construction, overall square footage and number of stories.
- Fire sprinklers and fire alarms if installed may be a delayed submittal and are subject to any applicable inspections and acceptance testing.

FIRE DEPARTMENT

If you have any questions, please call me.

Respectfully,

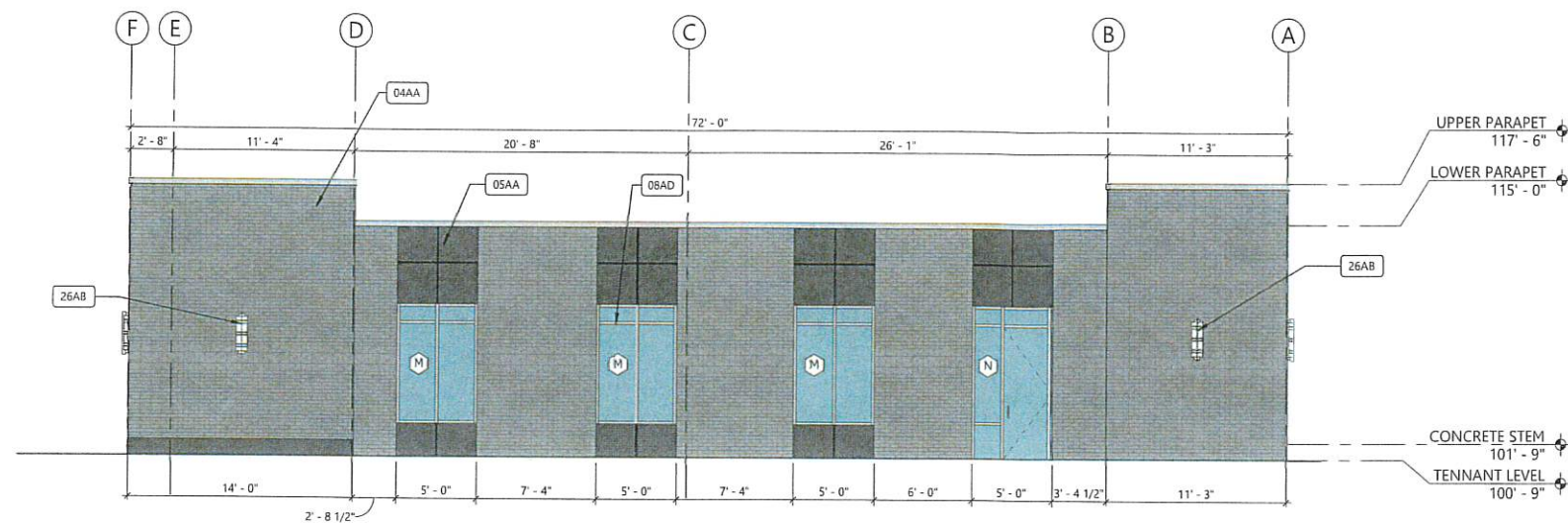
Aaron Walker
Deputy Fire Marshal / Inspector
Logan Fire Department
435-716-9516

1 2 3 4 5

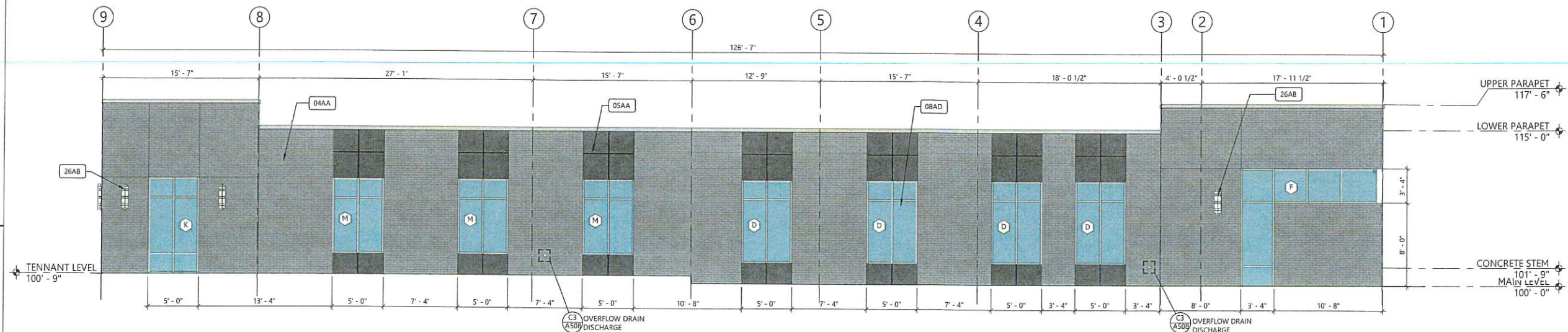
KEYNOTES	
#	DESCRIPTION
04AA	LIGHT GRAY BRICK
05AA	GRAY ARCHITECTURAL METAL PANEL
08AD	LIGHT BLUE TINTED GLASS SYSTEM
26AB	EXTERIOR BUILDING LIGHTING

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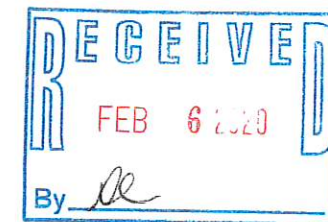
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C3 EAST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



A3 NORTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



JB ACCOUNTING
200 NORTH GATEWAY
PROVIDENCE, UT 84332

CARTWRIGHT PROJECT # 119024	
DATE:	12/20/19
DRAWN BY:	BFL
CHECKED BY:	JC
APPROVED BY:	JC

REVISIONS	
DATE	DESCRIPTION

ARCHITECTURAL
ELEVATIONS

A201

PERMIT SET

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1 2 3 4 5

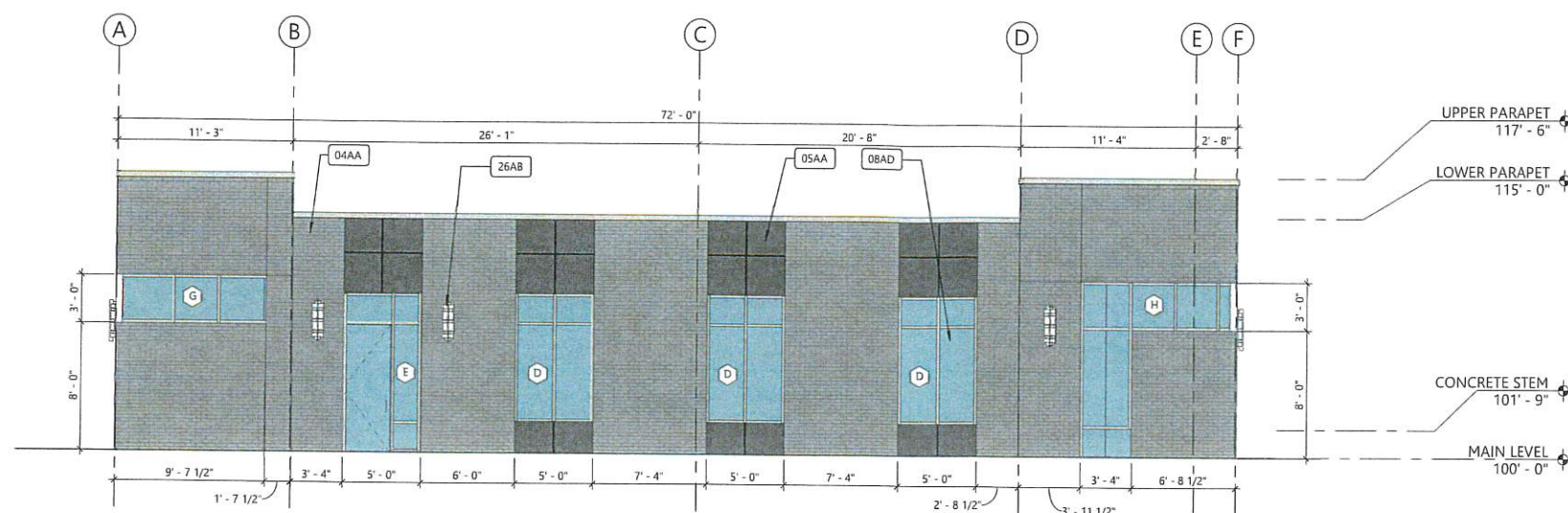
KEYNOTES

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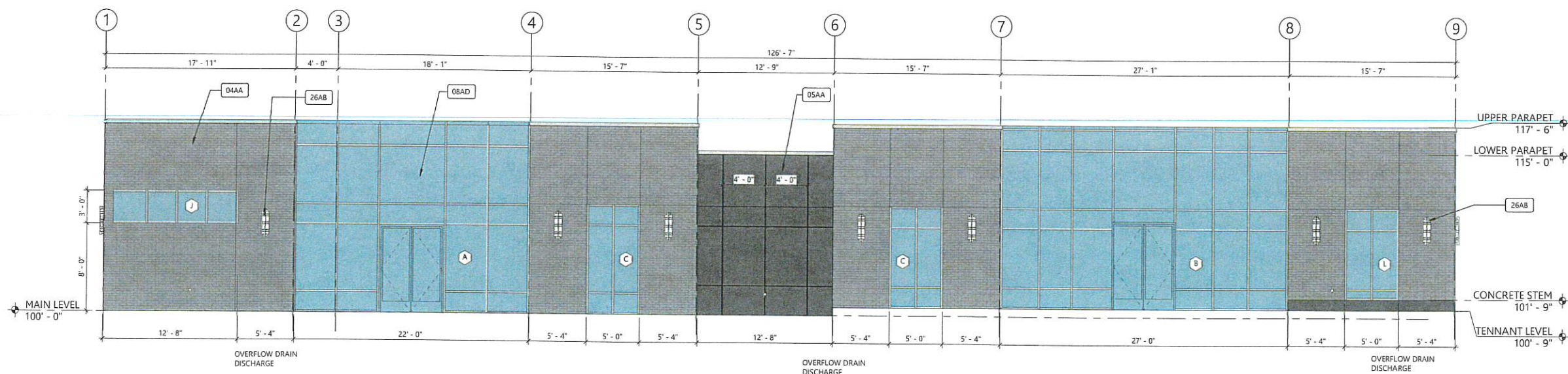
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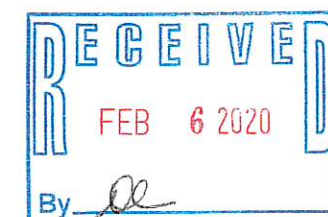
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C3 WEST FACING EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



A3 SOUTH FACING EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



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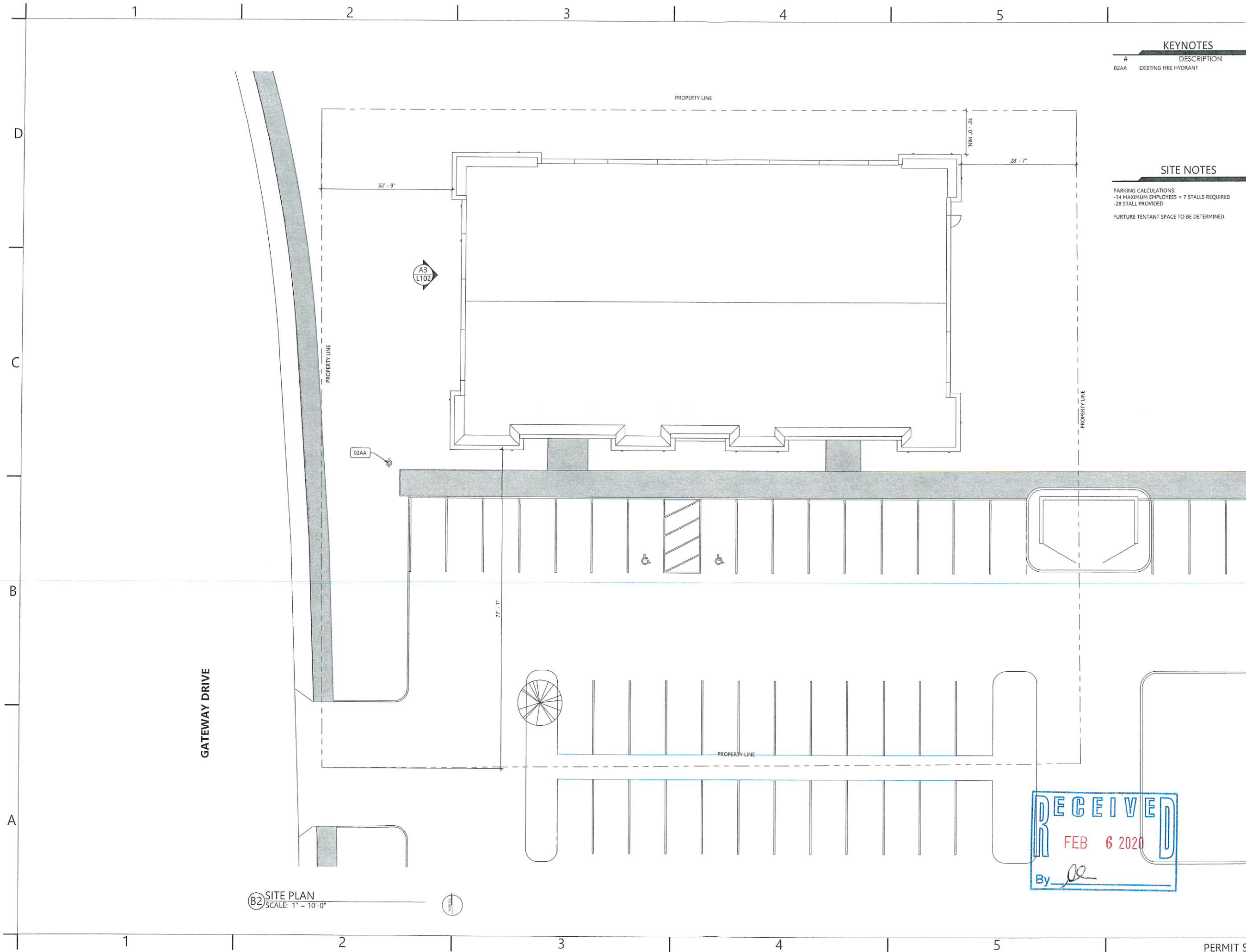
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ARCHITECTURAL
ELEVATIONS

A202

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KEYNOTES	
#	DESCRIPTION
02AA	EXISTING FIRE HYDRANT

SITE NOTES

PARKING CALCULATIONS:
-14 MAXIMUM EMPLOYEES = 7 STALLS REQUIRED
-28 STALL PROVIDED

FUTURE TENTANT SPACE TO BE DETERMINED.

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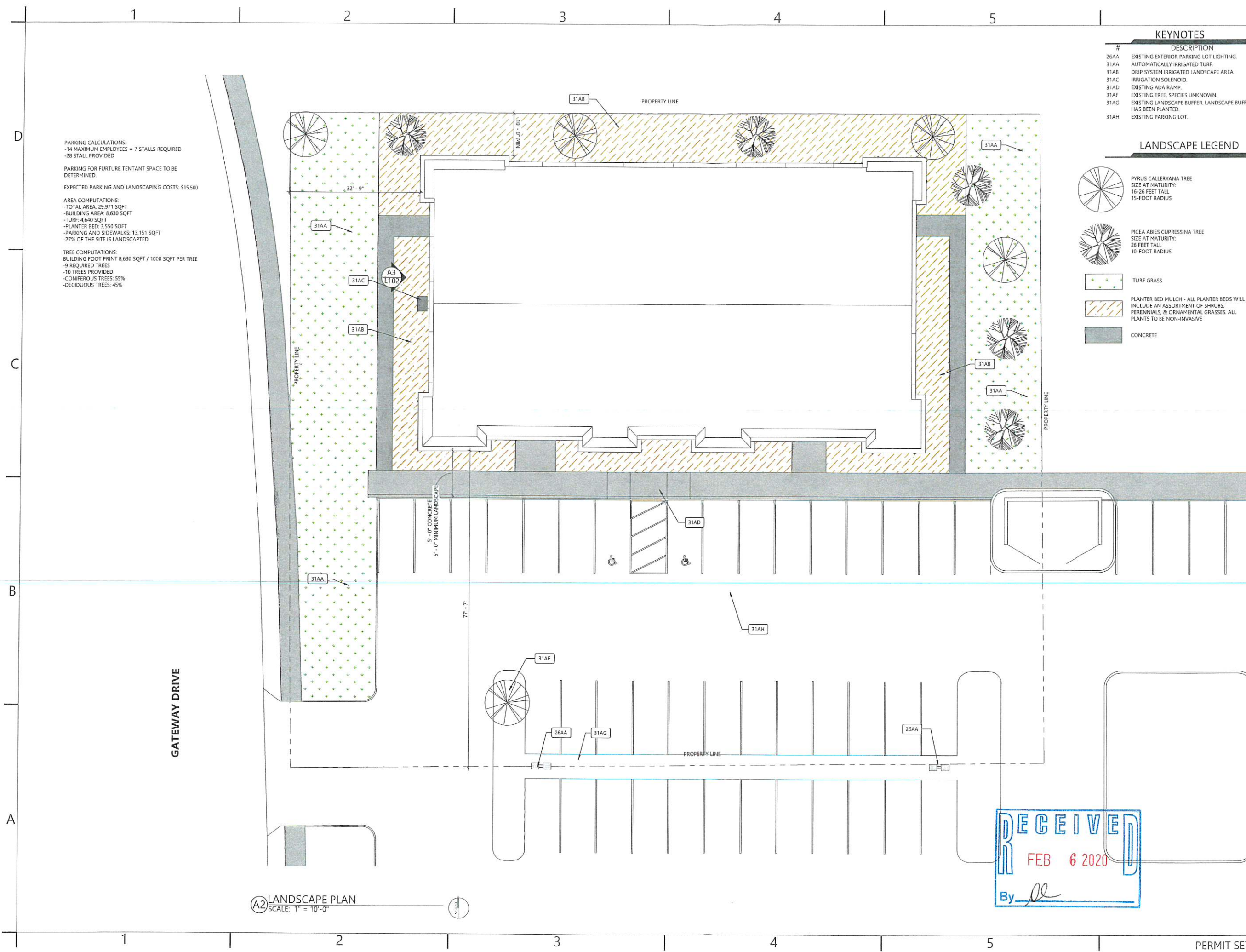
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B2 SITE PLAN
SCALE: 1" = 10'-0"

SITE PLAN
AS101



PARKING CALCULATIONS:
-14 MAXIMUM EMPLOYEES = 7 STALLS REQUIRED
-28 STALL PROVIDED

PARKING FOR FUTURE TENANT SPACE TO BE DETERMINED.

EXPECTED PARKING AND LANDSCAPING COSTS: \$15,500

AREA COMPUTATIONS:
-TOTAL AREA: 29,971 SQFT
-BUILDING AREA: 8,630 SQFT
-TURF: 4,640 SQFT
-PLANTER BED: 3,550 SQFT
-PARKING AND SIDEWALKS: 13,151 SQFT
-27% OF THE SITE IS LANDSCAPED

TREE COMPUTATIONS:
BUILDING FOOT PRINT 8,630 SQFT / 1000 SQFT PER TREE
-9 REQUIRED TREES
-10 TREES PROVIDED
-CONIFEROUS TREES: 55%
-DECIDUOUS TREES: 45%

KEYNOTES	
#	DESCRIPTION
26AA	EXISTING EXTERIOR PARKING LOT LIGHTING.
31AA	AUTOMATICALLY IRRIGATED TURF.
31AB	DRIP SYSTEM IRRIGATED LANDSCAPE AREA.
31AC	IRRIGATION SOLENOID.
31AD	EXISTING ADA RAMP.
31AF	EXISTING TREE, SPECIES UNKNOWN.
31AG	EXISTING LANDSCAPE BUFFER. LANDSCAPE BUFFER HAS BEEN PLANTED.
31AH	EXISTING PARKING LOT.

LANDSCAPE LEGEND	
	PYRUS CALLERYANA TREE SIZE AT MATURITY: 16-26 FEET TALL 15-FOOT RADIUS
	PICEA ABIES CUPRESSINA TREE SIZE AT MATURITY: 26 FEET TALL 10-FOOT RADIUS
	TURF GRASS
	PLANTER BED MULCH - ALL PLANTER BEDS WILL INCLUDE AN ASSORTMENT OF SHRUBS, PERENNIALS, & ORNAMENTAL GRASSES. ALL PLANTS TO BE NON-INVASIVE
	CONCRETE

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LANDSCAPE PLAN

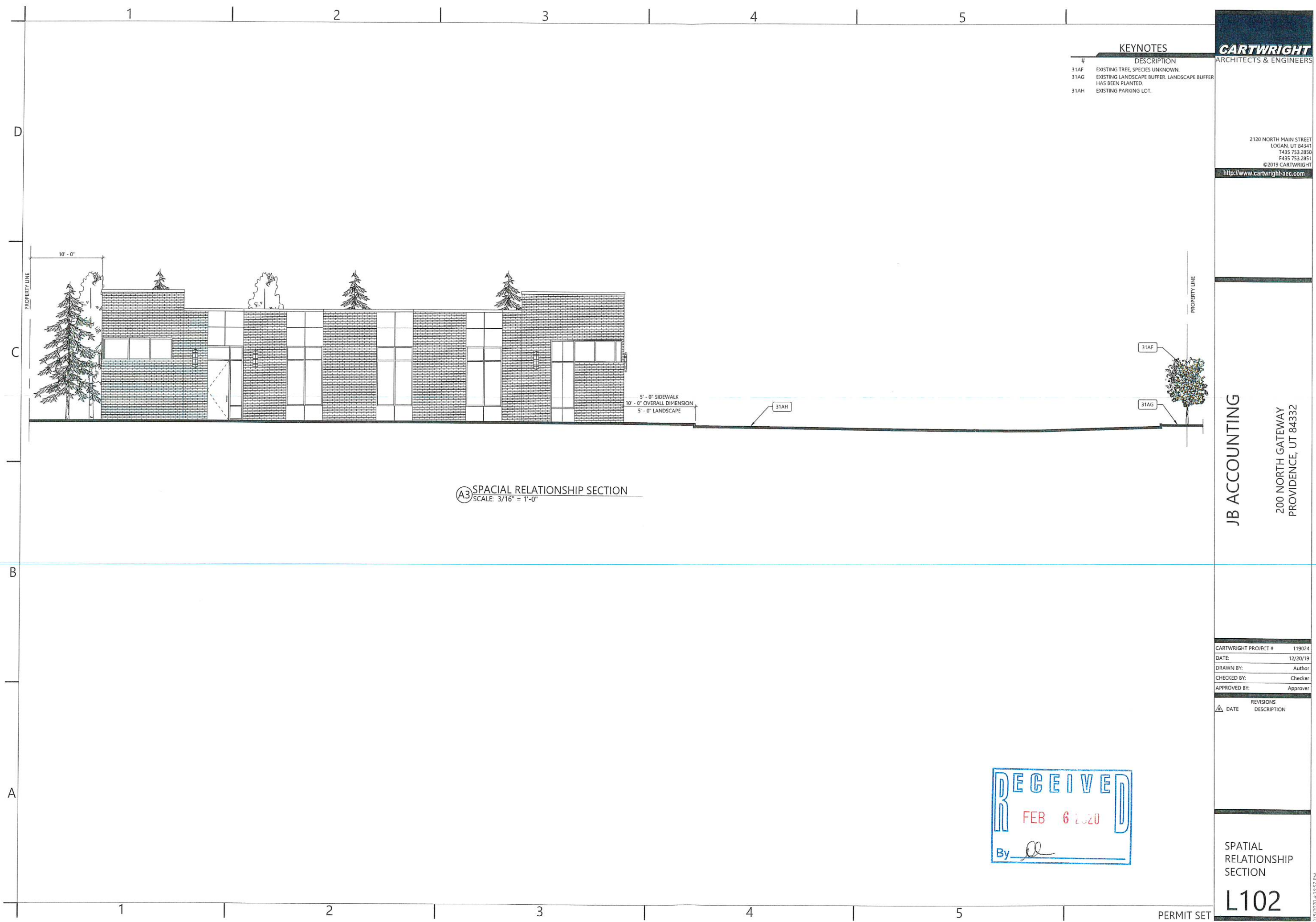
L101

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By

A2 LANDSCAPE PLAN
SCALE: 1" = 10'-0"

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KEYNOTES	
#	DESCRIPTION
31AF	EXISTING TREE, SPECIES UNKNOWN.
31AG	EXISTING LANDSCAPE BUFFER, LANDSCAPE BUFFER HAS BEEN PLANTED.
31AH	EXISTING PARKING LOT.

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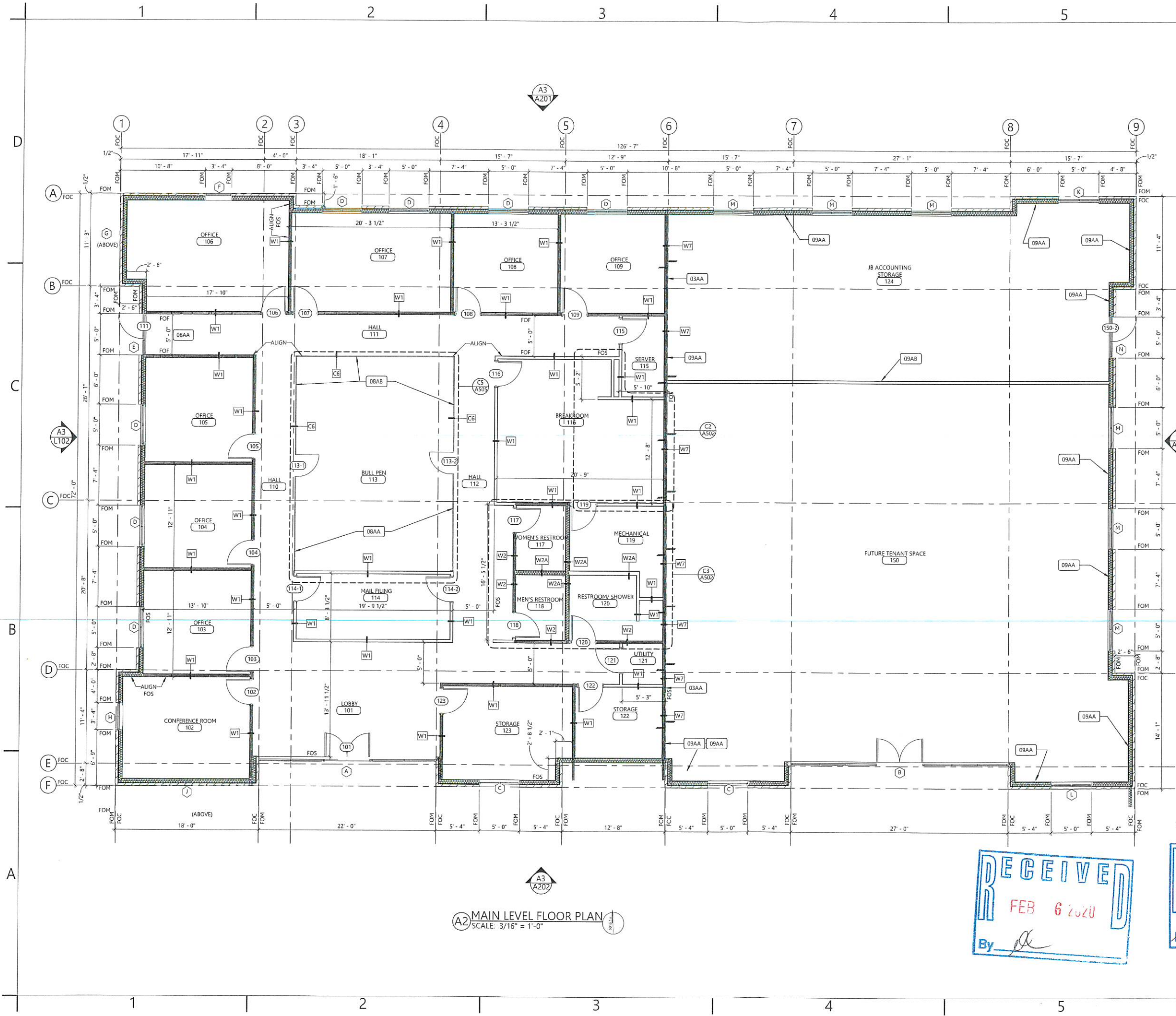
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SPATIAL RELATIONSHIP SECTION

L102

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SHEET NOTES

A DIMENSIONS OF INTERIOR WALLS ARE TO THE FACE OF STUD UNLESS NOTED OTHERWISE

FOC FACE OF CONCRETE (EXTERIOR FACE OF FOUNDATION WALL) (IN GENERAL, THE GRID LINES ARE ON THE FACE OF CONCRETE)

FOF FACE OF FINISH

FOM FACE OF MASONRY (EXTERIOR FACE OF BRICK VENEER)

FOS FACE OF STUDS

KEYNOTES

#	DESCRIPTION
03AA	FLOOR STEPS UP ON GRID LINE 6. FOS IS 1/2" WEST OF GRID LINE 6.
06AA	ALIGN FOF WITH EXTERIOR FOM EACH SIDE
08AA	ALL-GLASS ENTRANCE SYSTEM
08AB	LINE OF WALL ABOVE ALL-GLASS ENTRANCE SYSTEM
09AA	NO WALL FINISH. EXPOSED STUD AND INSULATION.
09AB	GYPSUM WALL BOARD FINISH ON STORAGE SIDE OF WALL. FUTURE TENANT SPACE NO GYPSUM BOARD.

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A2 MAIN LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

MAIN LEVEL
A101