

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: November 23, 2022

Request: Applicant is requesting approval of a commercial site plan for Discount Tire Bldg. #2

Item Type: Commercial Site Plan	Applicant: Discount Tire and Automotive	Address: 580 W 100 S
Parcel ID #: 02-096-0084	General Plan: CGD	Zone: CGD

Background Information:

A complete Commercial Site Plan application was received Aug. 18, 2022.
A pre-application meeting was held on Aug. 23, 2022.
Rob Stapley, Public Works director, inspected the current infrastructure on Nov. 16, 2022.
Aaron Walker, Fire Inspector, reviewed site; see letter dated Aug. 24, 2022.

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 March 2021.

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.
3. Aaron Walker, Deputy Fire Marshall/Fire Inspector – Logan City Fire Department, reviewed the parcel 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.

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, ordinances.
2. Approval by the City of any application or paperwork submitted 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.



PROVIDENCE CITY Commercial Site Information Form

FOR OFFICE USE ONLY

Date _____
Payment Form _____
Amount _____
Receipt # _____
Clerk _____

Date: AUGUST 17, 2022

Please Note: City Staff will NOT accept the application and fee payment if they are incomplete. Incomplete applications will NOT be processed or scheduled for review by the City.

- Application fees do not include professional firm fees, which will be billed separately.
- Engineered site plans may, at the City's discretion, be required. The City will contact the applicant if an engineered site plan is deemed necessary.
- Accessory buildings include sheds (over 200 sq ft) and all detached buildings (shop, garage, etc.)

Initial 

A COMPLETE APPLICATION INCLUDES THE FOLLOWING:

Submittal Requirements	Staff Check
\$100 application fee	
Completed, signed, and initialed Commercial Information Form	
Cache County Recorder's parcel map(s) of areas on the site plan	
Copy of Cache County GIS Parcel Summary http://66.232.67.238/Websites/Parcel%20and%20Zoning%20Viewer/	
A written/signed statement from the Owner of Record, stating that the Applicant may pursue approval of the concept plan and the property may be considered for development	
Storm Water Pollution Prevention Plan and Notice of Intent if applicable (see #10 below)	
Site Plan. The site plan must meet all the requirements for Commercial Zoned Districts in Providence City Code 10-8-5. The site plan must include: 1. Show north arrow, scale, building location, property lines, setbacks, abutting rights-of-way, parking layout, ADA parking and ramps, entrances to site, curbs, water and sewer lines, fire hydrants, fire lanes, storm drain lines and appurtenances. 2. Show all existing fire hydrants within 300 feet. 3. Show parking/loading computations for proposed use. 4. Show connectivity with adjacent parking lots and interior private roadways. 5. Show landscaping computations for proposed use. 6. Provide rendered elevations for all exteriors. Include color renderings of design concept or intent, site elements, and building facades. 7. Provide floor plans; include the proposed low floor elevation. 8. Provide cross-sections of the site showing spatial relationships between all vertical elements (building, trees, berms, Light standards, etc.) as they relate to activities and use of streetscape, pedestrian, and parking areas. 9. Provide lighting and signage plan for the entire site. Indicate how signs will be illuminated, their design and spatial relationship to other site amenities including buildings, and a graphic example of each type of sign. This does not take the place of a sign permit application. 10. Provide storm water pollution prevention plan if you are disturbing one or more acres of land or if your lot is part of a "common plan of development or sale" you will need to file a NOI and a SWPPP. A "common plan of development or sale" is a plan to subdivide a parcel of land into separate parts for separate sale. All unfinished lots remain part of the same common plan of development or sale until they are completed, stabilized, and fulfilled according to the purposes of the plan.	

To obtain your NOI permit please visit: cdx.epa.gov. You will create a log in and then access the Storm Water Permit Issuance System. There is a \$150 NOI fee, paid directly to the state when you file your permit. For SWPPP templates, visit construction.stormwater.utah.gov.

11. Provide cost estimates for site development, including but not limited to: landscaping, parking/loading areas, pedestrian areas.
12. Summary data indicating the area of the site in the following classification: total area of the lot, total area and percentage of the site utilized by buildings, total area and percentage of the site in landscape area, total area and percentage of the site for parking areas (including the number of parking spaces).

If filing in person, provided an electronic copy of **ALL** submittals (flash drive or emailed is acceptable)

If filing online, please submit physical copies of the complete application to the city office, 164 N Gateway Dr. Contact the Community Development staff for number and size of plan copies.

Applicant Information

Name: Discount Tire and Automotive

Mailing address: 895 North Main Street, Logan, Utah 84321

Telephone: 435.753.2412

Email: christian@centerstreetarch.com

Property Owner Information (If applicant is not the property owner, the application **must** include the property owner's information and written consent for the applicant to pursue the permit)

Name: L & V Nicholls LLC

Mailing address: 895 North Main Street, Logan, Utah 84321

Telephone: 435.753.2412

Email: lcn@atstires.com

Parcel Tax ID: 02-096-0084

Project Information

Address: 580 West 100 South, Providence, Utah 84321

Subdivision: Mount Logan Commerce Park

Discount Tire and Automotive Type of commercial use (restaurant, office, etc): _____

Zone Comm. Highway Actual structure height 26 Feet

Initial JD

Actual structure setbacks (front yard) 66' (side yard) 10' (side yard) 10' (rear yard) 20' Initial JD

Contractor Information

Name: Landmark Companies LLC

Mailing address: 1670 UT-165 #101, Providence, Utah, 84332

Telephone: 435.755.7600

Email: tyson@lmcutah.com

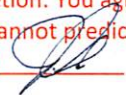
Stormwater Notice of Intent (NOI) Information

NOI No. UTR TBD Permit issued to: Landmark Companies

Property owner and contractor shall have responsibility to determine grades, and final placement and elevations of footings/foundations. Property owner and contractor shall be responsible for compliance with all state, national and local building codes and ordinances. Initial JD

Approval by the city of any application submittal or paperwork does not alleviate the owners 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. Initial JD

By signing this document, you agree that Providence City will bill you for any and all professional firm fees as they arise throughout the approval process. This is in addition to application fees. All subdivisions require engineering review throughout the approval process, such as but not limited to reviews of development agreements, construction drawings, preliminary and final plats, and inspections. These services are billed by our city engineer at an hourly rate. Some subdivision applications may also require legal review. Other applications, such as but not limited to conditional uses, may also require engineering and/or legal review at the City's discretion. You agree to reimburse the City for all such costs, whether or not you were forewarned about such costs, and that the City cannot predict all situations in which professional services may be required in order to process your application.

Initial 

All Applicants Must Read the Following Before Signing This Application

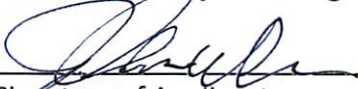
The granting of a zoning permit does not override any federal, state, or local building code or authorize any individual to violate any local law or ordinance. Approval of this permit does not constitute a representation by the City that it will be liable for any issues arising from the construction of homes and other structures in a Sensitive or Hazard Area. It is the responsibility of the property owner to comply with all relevant local, state, and federal laws and regulations, including but not limited to Providence City Code 10-5 outlined below:

Sensitive and Hazard Areas:

1. JURISDICTIONAL WETLANDS: As Defined by the US Army Corps of Engineers
2. STEEP SLOPES: Where the rise or fall of the land is equal to or exceeds 30% over a horizontal distance of 50 feet or greater measured perpendicular to the contour lines.
3. NATURAL WATERWAYS OR OPEN WATER: Including but not limited to: rivers, creeks, or streams. Identified as those areas where surface waters flow sufficiently to produce a defined channel or bed.
4. FLOODPLAINS: See definitions in Chapter 16 Section 3 of this Title.
5. CRUCIAL WILDLIFE HABITAT AREAS: As identified by the State Division of Wildlife Resources (DWR)
6. GEOLOGICAL HAZARD AREAS: Earthquake fault lines or areas prone to debris flows, landslides, high or extreme liquefaction potential, and rock falls as identified by the US Geological Survey (USGS)
7. WILDFIRE HAZARD AREAS: Areas of the City designated as having moderate to extreme potential for wildfire hazards as identified by the City.
8. HAZARD WATER TABLE AREA: An area where potential ground water levels may occur within 12 feet of the natural grade.

By submitting this application, I affirm that I have read and understand the Title 10 Chapter 5 requirements for construction on property in the Sensitive or Hazard Area. I understand that the City is not liable for any issues which may arise because of the construction of structures in the Sensitive or Hazard Areas of the City. The property owner and their agents assume all liability for placing structures in this area of the City. I hereby certify that I am the property owner or authorized agent and I have read and examined this application and understand that the City has no liability. I accept responsibility for all soils and hazardous conditions on the site.

I declare under penalty of perjury that I am making this application of my own free will and choice and that the statements, answers, and documents submitted in connection with this application are true and correct to the best of my knowledge.


Signature of Applicant

Christian Wilson

Printed Name

August 17, 2022

Date



PLANNING & ZONING
REVIEW

DISCOUNT FIRE EAST BUILDING
116 SOUTH 640 WEST
PROVIDENCE, UT 84332



Cache & Landmark
Engineering, Inc.
Surveyors
Planners
95 Gold Center Rd.
Ste 100, P.O. Box 301
Logan, UT 84321
(435) 733-0097

DATE: 16 AUGUST 2022
SCALE: 1" = 15'
DESIGN BY: J. JENSEN
CHECKED BY: S. EARL
APPROVED BY: S. EARL
PROJECT NUMBER: 220410CT
SHEET: 1/1

LEGEND

- PROPERTY LINE
- LOT LINE
- ROW LINE
- PUE LINE
- BUILDING SETBACK LINE
- EXISTING EDGE OF ASPHALT
- EDGE OF CONCRETE
- EXISTING CURB AND GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED PAINT STRIPE
- EXISTING OVERHEAD POWER LINE
- EXISTING UNDERGROUND POWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SEWER MANHOLE
- STORM DRAIN MANHOLE

HATCH LEGEND:

- ASPHALT
- HEAVY-DUTY CONCRETE
- STANDARD CONCRETE
- PROPOSED BUILDING
- GREENSCAPE AREA

GENERAL SITE NOTES:

PARKING:

USE	QUANTITY	STALLS
OFFICE	2 EMPLOYEES	4
COMMERCIAL	1000 SF	4
REPAIR SERVICE	10 EMPLOYEES	5
WAREHOUSE	9000 SF	9
TOTAL STALLS REQUIRED		12
TOTAL STALLS PROVIDED		15

LANDSCAPE:
25,655 SF TOTAL
7,486 SF GREENSCAPE
183 SF HARDSCAPE
=30.7% OPEN SPACE

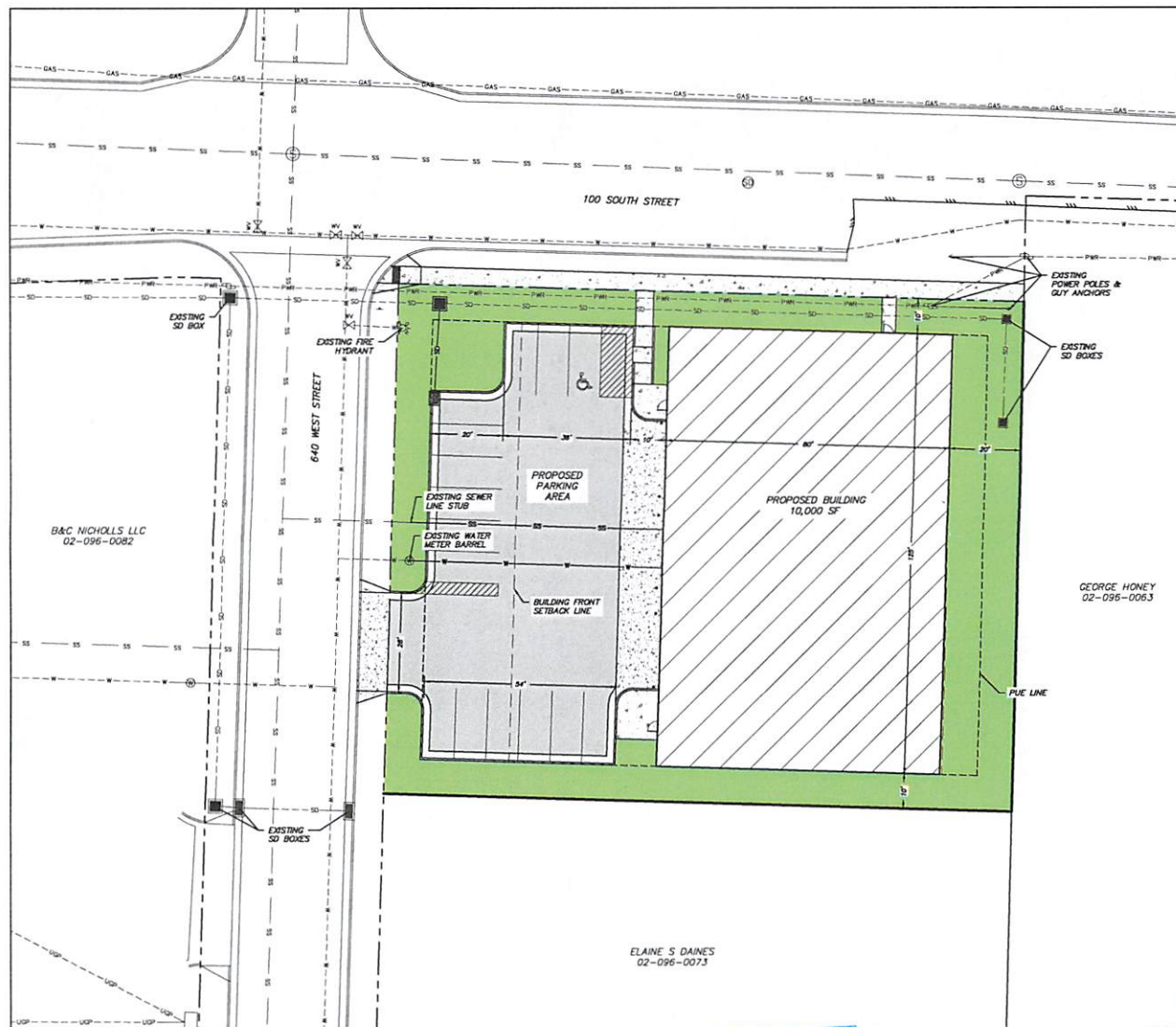
BUILDING SETBACKS:

35' MINIMUM FRONT
20' MINIMUM REAR
10' SIDE

STORMWATER TO BE ROUTED TO EXISTING DETENTION POND(S) LOCATED ON THE WEST SIDE OF THE MOUNT LOGAN COMMERCIAL PARK SUBDIVISION



VICINITY MAP



Discount Tire[®]

& Automotive inc.

36X24



GENERAL	
A-001	COVER SHEET (CLIENT, TITLE & DESIGN TEAM)
A-002	AS-BUILT COMPLIANCE
A-003	AS-BUILT
ARCHITECTURAL	
A-004	FIRST FLOOR PLAN
A-005	ROOF PLAN
A-006	2D & 3D
A-007	SECTIONAL ELEVATION PLAN
A-008	SECTIONAL ELEVATION NORTH AND WEST ELEVATIONS
A-009	EAST AND WEST ELEVATIONS
A-010	ROOF SECTION
A-011	WALL SECTION
A-012	DOOR AND WINDOW SCHEDULE
A-013	INTERIOR FINISHES
A-014	FINISH SCHEDULE
A-015	TRIMMED DETAILS
MECHANICAL	
M-001	MECHANICAL OVERVIEW
M-002	FIRST FLOOR MECHANICAL
M-003	MECHANICAL SCHEDULES
PLUMBING	
P-001	PLUMBING OVERVIEW
P-002	FIRST FLOOR PLUMBING
P-003	PLUMBING SCHEDULES
ELECTRICAL	
E-001	FIRST FLOOR ELECTRICAL PLAN
E-002	FIRST FLOOR POWER PLAN
E-003	ELECTRICAL SPECIFICATIONS
E-004	ELECTRICAL SPECIFICATIONS

TITLE	COVER SHEET
PROJECT	DISCOUNT TIRE AND AUTOMOTIVE, PROVIDENCE
CLIENT	DISCOUNT TIRE AND AUTOMOTIVE
ADDRESS	110 SOUTH HIGHWAY 165, PROVIDENCE, UTAH 84332

A001



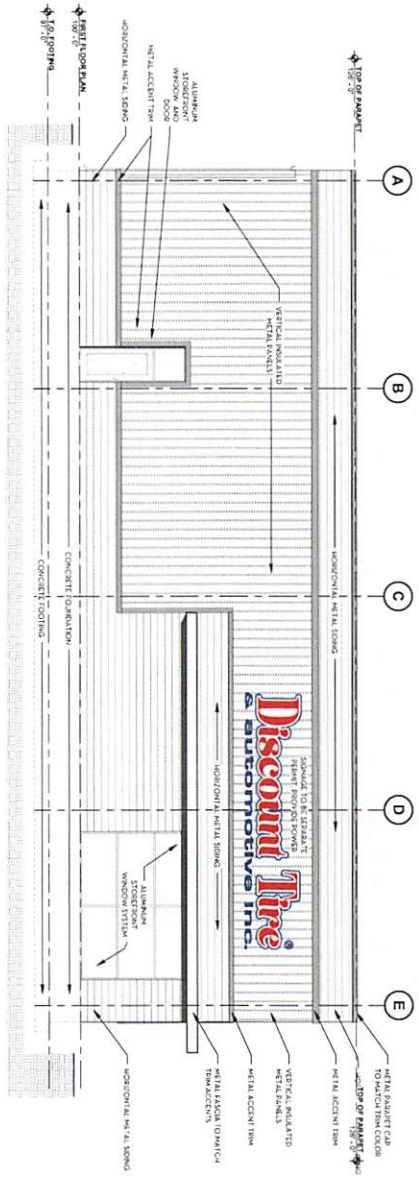
CENTER STREET
ARCHITECTS
100 E. CENTER STREET
PROVIDENCE, UTAH 84302
CENTERSTREETARCH.COM

SCALE: 1/8" = 1'-0"
DATE: 04-03-2018
JOB NO: 2018-03

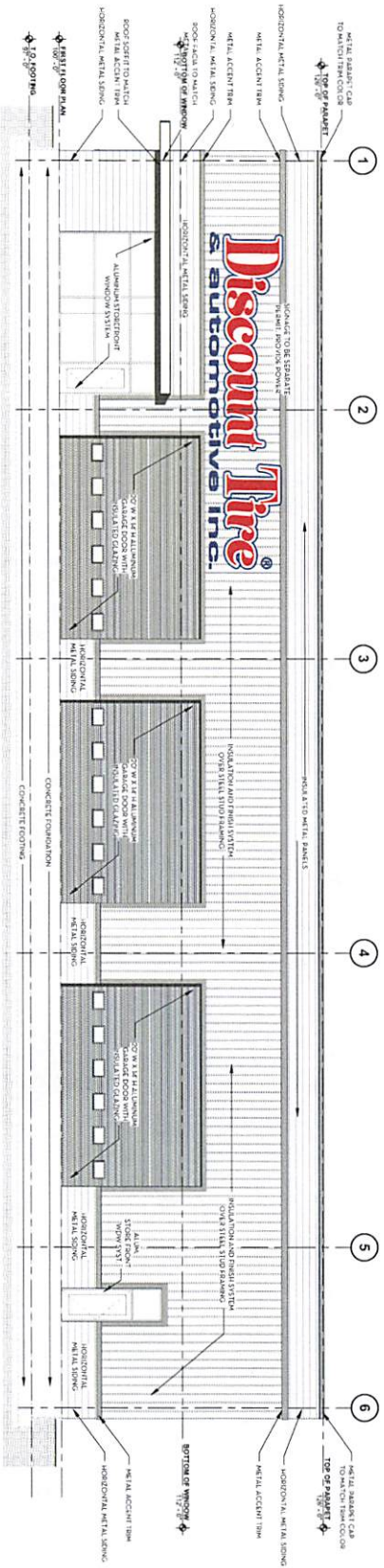
TITLE	NORTH AND WEST ELEVATIONS
PROJECT	DISCOUNT TIRE AND AUTOMOTIVE, PROVIDENCE
CLIENT	DISCOUNT TIRE AND AUTOMOTIVE
ADDRESS	110 SOUTH HIGHWAY 165, PROVIDENCE, UTAH 84332

REVISIONS	NO. DATE DESCRIPTION
1	04-03-2018

SHEET
A200



C2 NORTH ELEVATION
2000 3/16" = 1'-0"

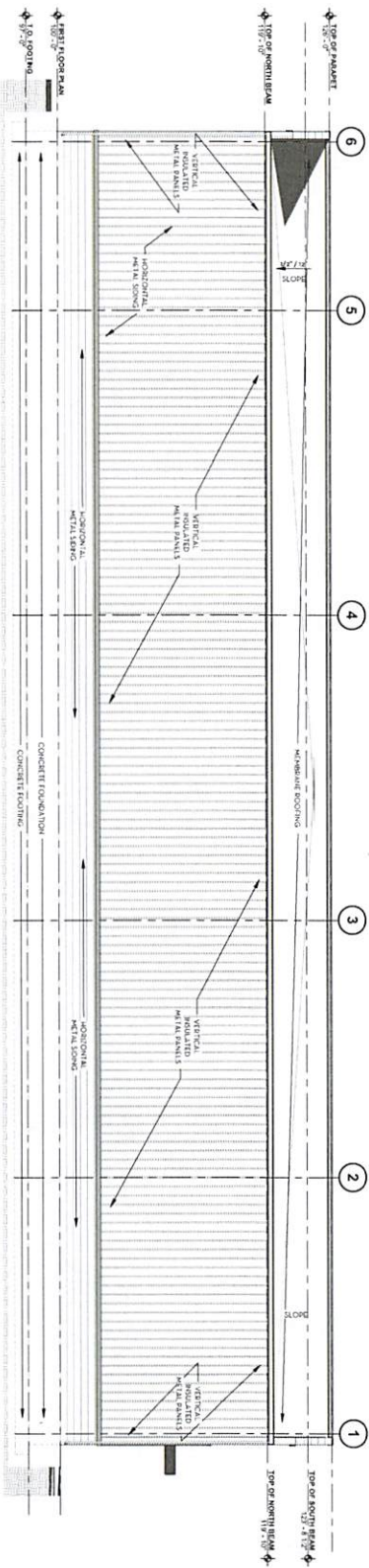
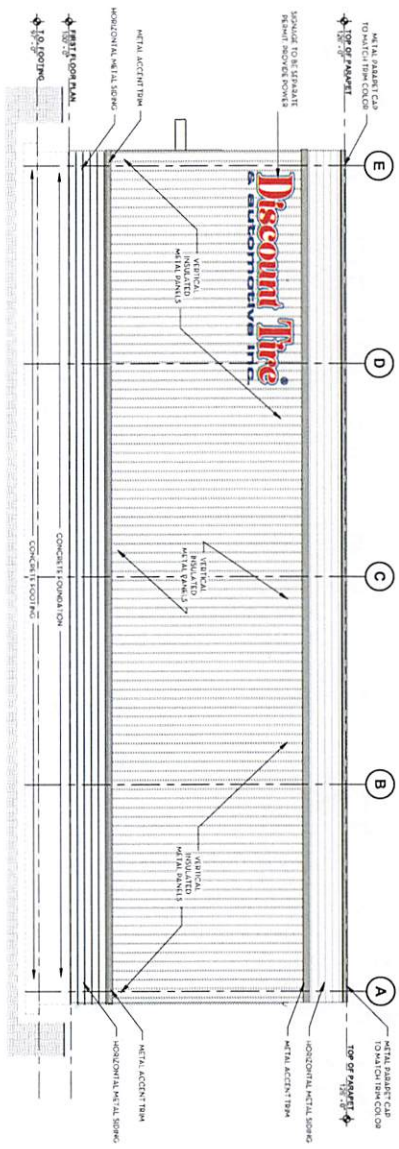


A1 WEST ELEVATION
2000 3/16" = 1'-0"



CENTER STREET
ARCHITECTS
100 S. CENTER STREET
PROVIDENCE, UTAH 84332
CENTERSTARCH.COM

SCALE: ELEVATIONS: 1/8" = 1'-0"

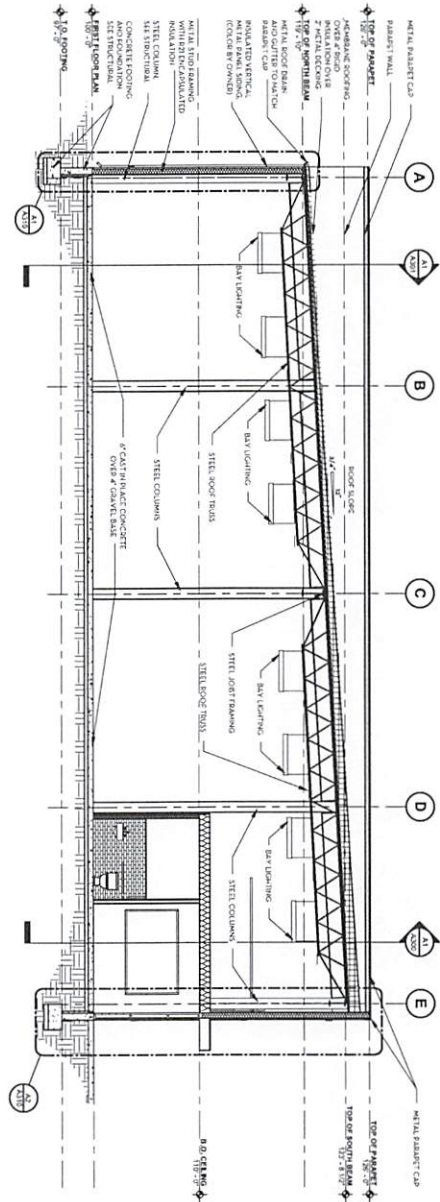


TITLE	EAST AND SOUTH ELEVATIONS
PROJECT	DISCOUNT TIRE AND AUTOMOTIVE, PROVIDENCE
CLIENT	DISCOUNT TIRE AND AUTOMOTIVE
ADDRESS	110 SOUTH HIGHWAY 165, PROVIDENCE, UTAH 84332

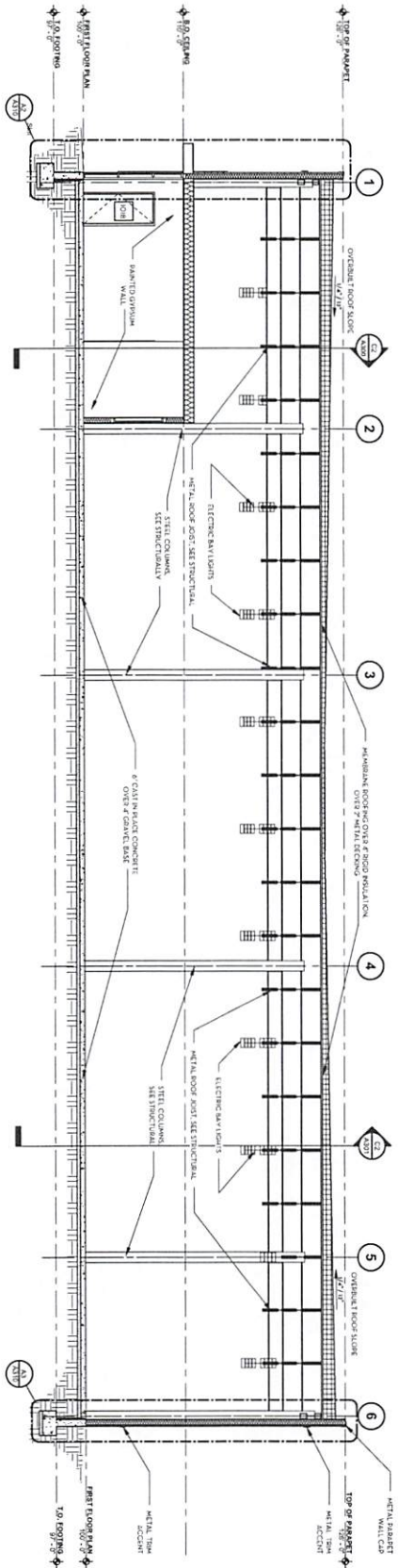
REVISIONS		
NO.	DATE	DESCRIPTION

DATE: 04/03/2018
DESIGNED BY: [Name]
CHECKED BY: [Name]
DATE: 04/03/2018
DESIGNED BY: [Name]
CHECKED BY: [Name]

SHEET
A201



C2 BUILDING CROSS SECTION 1
3/16\"/>



A1 BUILDING CONDITIONAL SECTION 2
3/16\"/>



CENTER STREET
ARCHITECTS
110 SOUTH HIGHWAY 165, SUITE 200
PROVIDENCE, UTAH 84332
WWW.CSARCHITECTS.COM

SCALE: 3/16\"/>

TITLE	BUILDING SECTIONS
PROJECT	DISCOUNT TIRE AND AUTOMOTIVE, PROVIDENCE
CLIENT	DISCOUNT TIRE AND AUTOMOTIVE
ADDRESS	110 SOUTH HIGHWAY 165, PROVIDENCE, UTAH 84332

REVISIONS	NO.	DATE	DESCRIPTION
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A300
SHEET
DATE: 04/01/2018
SCALE: 3/16\"/>

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ARCHITECTS
110 SOUTH HIGHWAY 165
PROVIDENCE, UTAH 84332
CENTERSTREETARCH.COM

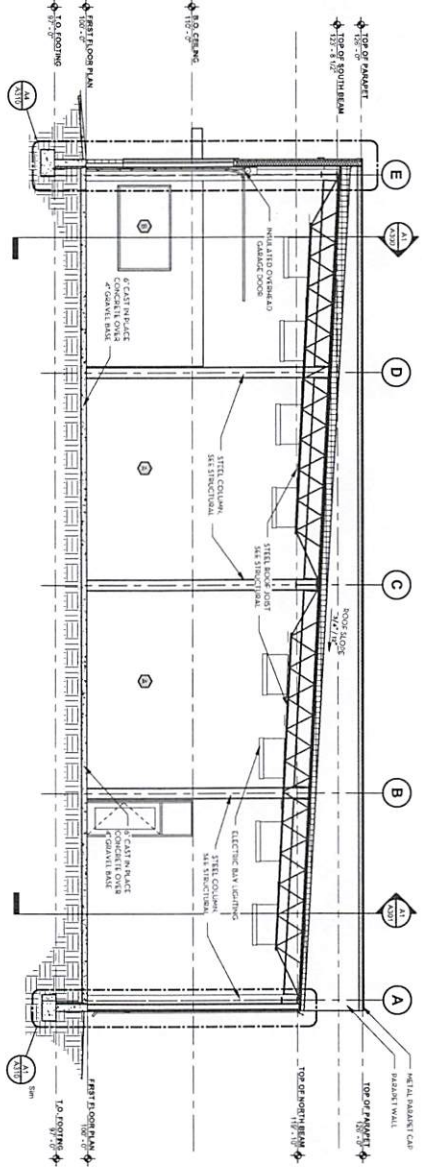
DATE: 02/01/2019
DRAWN BY: JLM
CHECKED BY: JLM
SCALE: AS SHOWN

TITLE	BUILDING SECTIONS
PROJECT	DISCOUNT TIRE AND AUTOMOTIVE, PROVIDENCE
CLIENT	DISCOUNT TIRE AND AUTOMOTIVE
ADDRESS	110 SOUTH HIGHWAY 165, PROVIDENCE, UTAH 84332

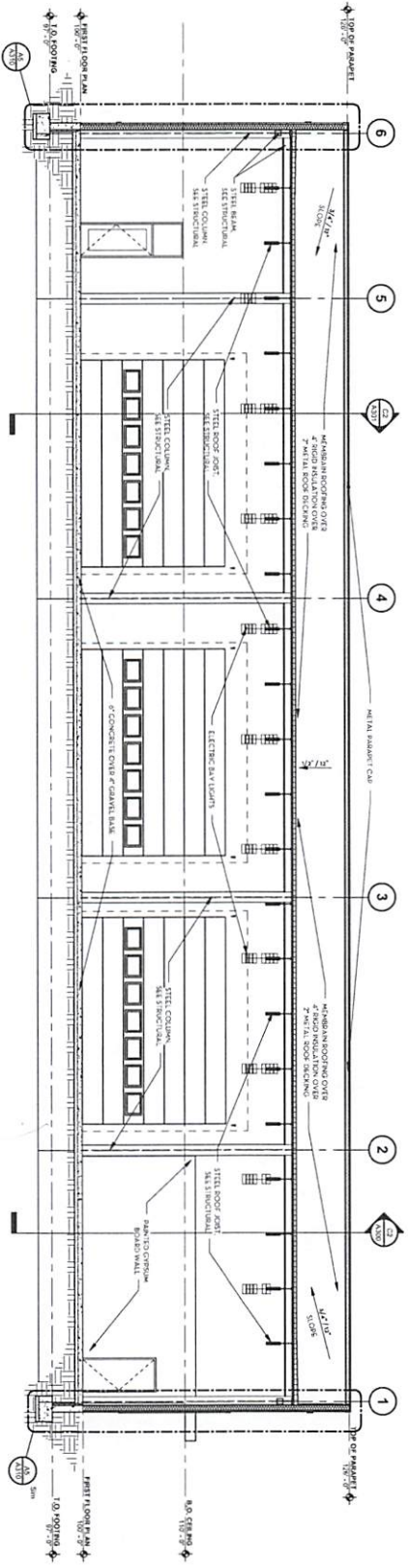
REVISIONS	
NO.	DATE
DESCRIPTION	

DATE: 02/01/2019
DESIGNED BY: JLM
CHECKED BY: JLM

SHEET
A301



C3 BUILDING CROSS SECTION 3
NOT 3/16\"/>



A1 BUILDING LONGITUDINAL SECTION 4
NOT 3/16\"/>

Section 9, 10 Township 11 North Range 1 East

02-096

Scale 1 Inch = 200 Feet

T.U. 09

BLK. 27 PLAT "A" PROVIDENCE FARM SVY.

SEE 02-088

SEE 02-091

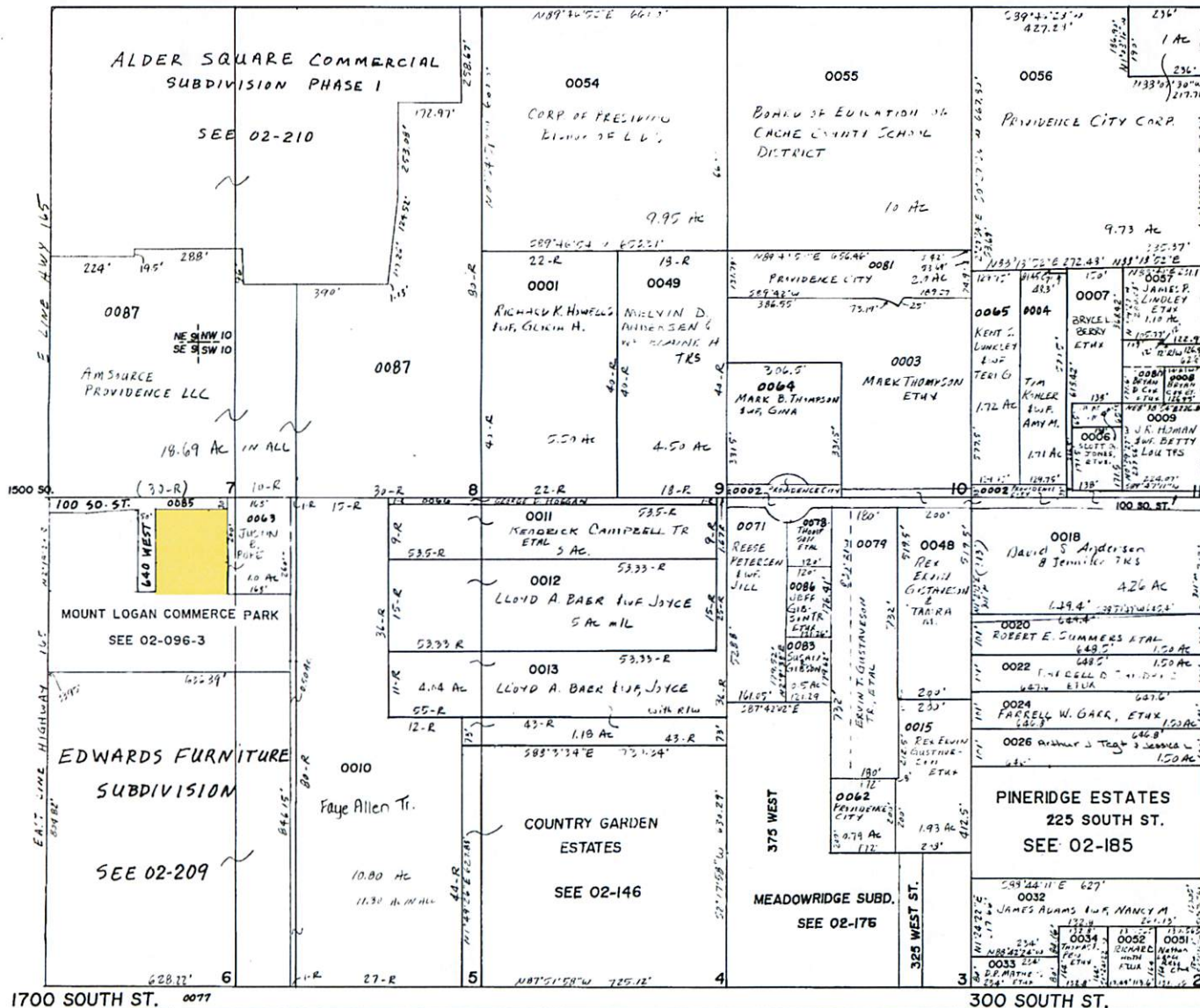
1200 SOUTH ST.

100 NORTH ST. (PROV.)

SEE 02-086

HIGHWAY 165

SEE 02-090



SEE 02-093

SEE 02-097

200 WEST ST.

SEE 02-089

August 24, 2022



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

RE: Site plan review – Discount Tire #2, 580 West 100 South, Providence, Ut 84332 (02-096-0084).

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.

This project is being recommended to Providence city for approval with the following comments and conditions;

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.

- Fire department access from 100 South and 580 West appears to be adequate as submitted. Approved.

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. Exception allows for the distance to be increased to 600 feet for R-3 occupancies.

- Depending on the type of construction, a building approximately 10,000 square feet in size may call for up to 3 accessible fire hydrants. Additional fire hydrant(s) will likely be required. Approved with conditions.
- The building may require a building fire sprinkler system, and as such a hydrant is required within 100 feet of the FDC (fire department sprinkler connection).

Fire protection water supplies

(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.

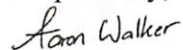
- The building appears to be approx. 10,000 sq. ft. in size. According to Table B105.1 the fire flow for a combined fire area 10,000 sq. ft. of type V-B is 2,750 GPM at 20 PSI. Fire Flow requirements are subject to change due to separation of fire areas, type of construction, and the installation of fire suppression system.
- Fire hydrants in the area contain approximately 4,500 GPM at 20 PSI and are likely adequate for this size and type of construction. Fire flows will be confirmed on construction plans review. Again, an additional hydrant will likely be required due to required fire flows per 2018 IFC Tables B105.1(2) and C102.1. Approved with conditions.

Other project comments

- This review is a **site review only** and does not include building construction plans review. Submitted plans did not contain a code analysis and lacked other information needed in order to complete a construction plans review, and as such a building plans review is still needed prior to beginning project construction.
- As a point of future reference; Depending on storage arrangement of tires, building sprinklers, and/or fire alarms, and Smoke and heat removal may be required per 2018 IFC table 3206.2.

If you have any questions, please call.

Respectfully,



Aaron Walker

Deputy Fire Marshal

Logan Fire Department

435-716-9516 (Aaron.walker@loganutah.org)