

**Project #22-016  
BSR Roofing Warehouse  
Located at 1097 West 200 South**

**REPORT SUMMARY...**

*Project Name:* BSR Roofing Warehouse  
*Proponent / Owner:* Jace Skabelund / B. Jace Skabelund  
*Project Address:* 1097 West 200 South  
*Request:* Design Review Permit  
*Current Zoning:* Commercial Services (CS)  
*Type of Action:* Quasi-Judicial  
*Hearing Date:* March 24, 2022  
*Submitted By:* Russ Holley, Senior Planner

**RECOMMENDATION**

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #22-016, BSR Roofing, in the Commercial Services (CS) zone located at 1097 West 200 South, TIN #05-107-0012.

*Current Land use adjoining the subject property*

<i>North:</i>	CS: Commercial Uses	<i>East:</i>	CS: Commercial Uses
<i>South:</i>	NR6: Residential Uses	<i>West:</i>	CS: Commercial Uses

**DESIGN REVIEW PERMIT**

***Project Proposal***

This is a proposal for a new 6,204 SF steel building on a 0.48-acre property to be used as a roofing office and warehouse for the Skabelund Roofing Company. The submittal also includes a parking area, landscaping, storm water retention pond. The proposed project will create a mirror image of the existing building and development to the west (same property owner).

***Land Use***

The Land Development Code (LDC) Table 17.11.030 permits contractor supply and office uses in the CS zoning district. The CS zoning designation fills a need between commercial and industrial use and generally supports light manufacturing, warehousing, and construction services.



*Figure 1 shows the front south façade*

### Setbacks

The LDC 17.10.120 requirements for setbacks in the CS zone are as follows (as measured from property lines):

Front:	10'
Corner:	10'
Side:	5'
Rear:	10'
Opposite NR zoning (front)	25'
Parking (front):	15'

The following setbacks are proposed (as measured from the exterior property lines of the project site, at closest points):

Front (South):	25' (NR-6 zoning across the street)
Corner (East):	10'
Side (West):	47'
Rear (North):	44'
Parking (Front):	15'

As proposed, the project meets minimum setback requirements of the LDC.

### Access & Circulation

Vehicular driveway access is proposed from 1080 South near the north property corner with a secondary cross-easement access onto 200 South. The parking area runs north-south along the west side of the property. Roll up garage style doors are accessed via the parking area to the west. Pedestrian access to the building from the street is from 200 South along the south façade. As conditioned with a cross-access easement recorded on both properties, the project meets the requirements of the LDC.

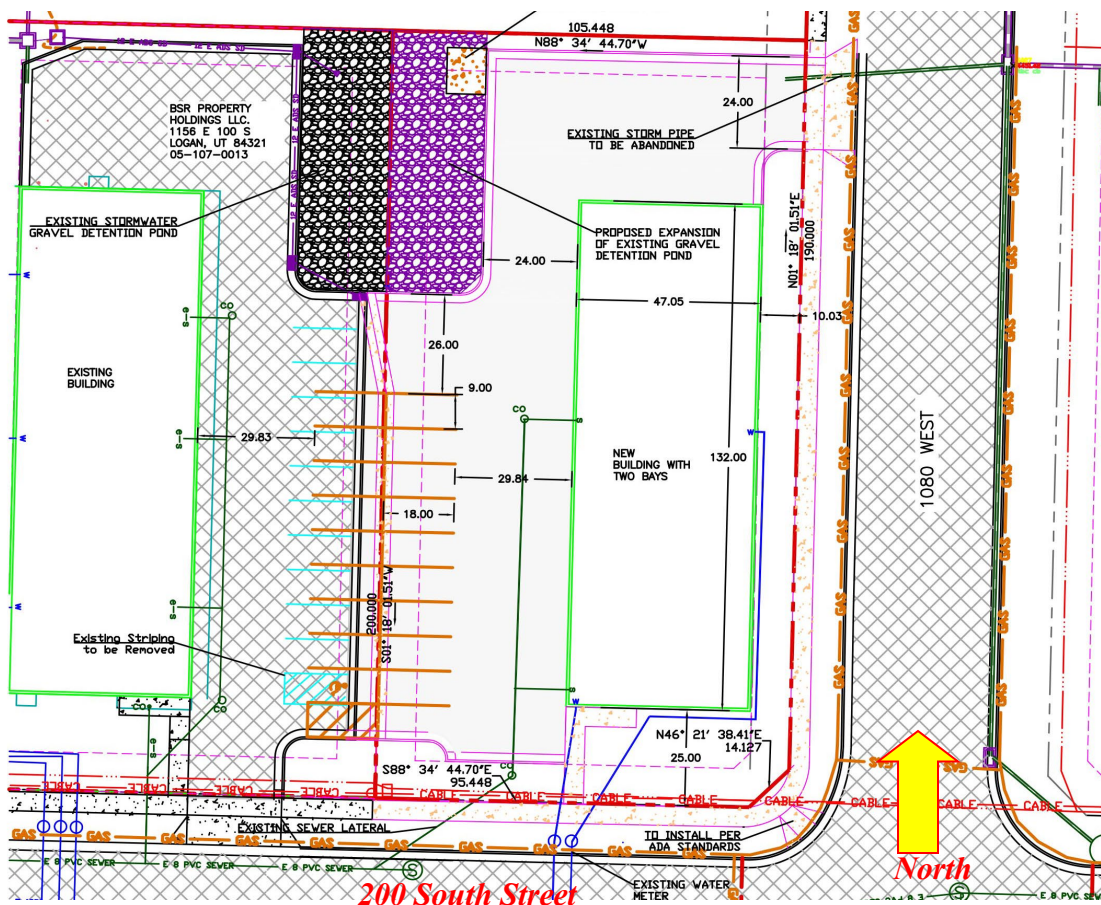


Figure 2 shows the site plan

**Lot Coverage**

The LDC 17.10.120 establishes a maximum lot coverage of 60% (building(s) footprint) in the CS zone. The total project site is 0.48 acres (20,908 SF) in size. As proposed at 6,204 SF, the building covers approximately 30% of the lot, complying with maximum lot coverage allowances in the LDC.

**Parking**

The LDC 17.31 requires vehicular parking at one (1) parking stall per every 300 SF of office and one (1) stall per every 2,000 SF of warehousing. The LDC also requires bike racks in commercial areas. With a total of 6,204 SF and a typical breakdown of 30% office and 70% warehousing/storage areas, this would require a total of nine (9) parking stalls. The project is proposed with ten (10) parking stalls. Roll up garage style doors provide possible additional indoor parking inside the warehouse. As conditioned with the minimum parking stalls required and a bike rack, the project complies with the LDC requirements.

**Open Space**

The LDC 17.10.030 requires 10% open space and an additional 10% useable outdoor space of the project site. The LDC 17.28 generally describes open space as landscaped areas, decks, patios and other similar outdoor amenities. Conceptual site planning is only shown at this point. The proposed storm water pond, as designed on the adjacent property, will not count towards open space calculations as it is not considered "usable". As conditioned with minimum open space percentages, the project complies with the LDC requirements.

**Landscaping**

The LDC 17.32 requires minimum plant material for overall visual aesthetics, ecological reasons, screening, and shading purposes. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per acre of land in the CS zone. For 0.48 acres, 9 trees and 24 shrubs, flowers and ornamental plants would be required as per the LDC. As conditioned with a compliant landscaping plan, the project meets the requirements of the LDC.

**Lighting**

The LDC 17.37.090 requires adequate lighting that adds aesthetic quality and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits pole height to 32 feet and luminaire fixtures to be concealed source, down-cast and shielded from neighboring properties. Light measurements are required to range between 0.5 – 4.0-foot candles, so areas are sufficiently safe, but not excessively bright. Exterior lighting has not yet been submitted. As conditioned, the project meets the requirements of the LDC.

**Building Elevations**

The LDC 17.10.120 & 17.12.060 states that buildings should be designed with interesting forms, colors and materials for visual and architectural character. Blank walls exceeding 40 linear feet is prohibited. Metal building materials should have color coatings that cover the raw material exteriors. The LDC also requires ground floor street-facing facades to have 30% transparency (fenestration). The two-tone metal building shows features at intervals less than 40 linear feet and transparency at 30% on the front façade. The east façade (corner) faces 1080 West Street and is shown with approximately 5% transparency. LDC 17.43.080 allows the Planning Commission to make design related adjustments to approvals if site specific constraints hinder compliance. Design alternatives, like spandrel glass, landscaping, and/or trellis structures may be appropriate to help offset transparency requirements. Design adjustments and alternatives are typically given by the Planning Commission when the proposal is close to meeting code requirements. This proposal is not close. As conditioned with additional transparency on the east facade, the project meets the LDC requirements.

### **Building Height**

The LDC 17.10.120 limits building height in the CS zone to 38 feet. The proposed building is shown at approximately 23'. As submitted, the project complies with the building height requirements in the LDC.

### **AGENCY AND CITY DEPARTMENT COMMENTS**

Comments were solicited from the following departments or agencies:

• Environmental	• Water
• Light and Power	• Engineering

### **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 3/12/22, posted on the City's website and the Utah Public Meeting website on 3/14/22 and mailed out to adjacent property owners within 300' on 3/07/22.

### **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. The east façade shall have 30% transparency unless the Planning Commission approves an alternative as per LDC 17.43.
3. A cross easement shall be recorded on this property and the property to the west that accommodates this design layout and cross-vehicular circulation.
4. A minimum of 9 parking stalls and a bike rack shall be installed on-site.
5. A performance landscaping plan, prepared in accordance with §17.39 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
  - a) Street trees required along adjacent streets every 30'.
  - b) Open Space and Useable Outdoor areas shall total a min. of 20% (4,181 SF). Storm Water ponds without any landscaping do not count as open space.
  - c) A total number 9 trees and 24 shrubs, perennials and grasses shall be provided.
  - d) The landscaping areas between the parking lot and 200 South shall comply with type "B" standards (LDC 17.39.070).
6. Any dumpsters near the street shall be visually screened or buffered with landscaping and/or fencing.
7. 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.
8. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
9. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
10. 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 716-9622**
    - The buildings water main needs to have a RP (ASSE1013) installed and tested on the water main after the water meter, as it enters the building before any branch offs or possible connections inside or outside of building. Properly sized drain required to

serve the backflow assemblies dump port.

- All landscape irrigation system's fed from Logan City water must have a high hazard rated backflow assembly installed and tested. All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.
- Fire suppression systems that are connected to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards.
- All points of use of water must comply with the 2018 IPC and State of Utah Amendments and the Utah Admin Code 309-305 during and after construction. (Cooling, heating, processing, treating, chemicals and irrigating etc.) Project shall comply with all current plumbing codes, Utah State Amendments, Utah Division of Drinking Water rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention

**b. Engineering—contact 716-9153**

- Provide water shares or in-lieu fee for all increased demand to City system in accordance with City Code and Utah Administrative Rule R309-510-7.
- Westfield Subdivision was designed as a commercial site with a private Lift Station that originally included Amber Fields Subdivision, since then the owners of the lift station have allowed the Mohr Commercial Service Park Subdivision to connect to this system. This lift station is at capacity and is undersized for this rezone and development density. Provide City with sewer flows and lift station upgrades to meet all existing and planned flows as part of permit design review. No occupancies will be granted until these upgrades have been constructed.
- The original subdivision was design for storm water detention as required when approved. Since then the City storm water standards have changed, development shall provide storm water detention/retention for any addition requirements for storm water storage to meet new standards. This shall also include the onsite retention of the 90% storm through the use of Low Impact Design methods.
- The stormwater pond is proposed as being shared with the property to the West. Provide a written agreement that will be recorded on both properties. This shall be signed by both parties and describe the maintenance responsibility of each property owner.

**c. Fire —contact 716-9515**

- If the Warehouse is not provided with fire sprinklers; storage is not allow higher than 12 feet for common commodities and 6 feet for high hazards such as plastics, tires.

**d. Environmental —contact 716-9761**

- Garbage and recycling containers must meet size and placement requirements.

**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 conditioned project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, materials, landscaping, and setbacks.
2. The Design Review Permit conforms to the requirements of the CS zone and Title 17 of the Logan Municipal Code.
3. The conditioned project provides adequate open space and useable outdoor space in conformance with Title 17.
4. The conditioned project provides adequate off-street parking.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
6. 200 South street provides access and are adequate in size and design to sufficiently handle automobile traffic related to the land 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 meeting.





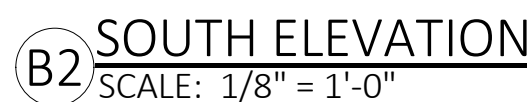
# APPLICATION FOR PROJECT REVIEW

For Staff Only <input checked="" type="checkbox"/> Planning Commission		<input type="checkbox"/> Land Use Appeal Board		<input type="checkbox"/> Administrative Review	
Date Received 2/8/22	Received By	Scheduled Meeting Date MAR 24	Zone CS/EUIS	Application Number PC 22-016	
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"/> Code Amendment		<input type="checkbox"/> Appeal		<input type="checkbox"/> Administrative Design Review	
		<input type="checkbox"/> Zone Change		<input type="checkbox"/> Other	
PROJECT NAME BSR Roofing Warehouse					
PROJECT ADDRESS 1097 W 200 S				COUNTY PLAT TAX ID # 05-107-0012	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Jace Skabelund				PHONE # 435 770-1753	
MAILING ADDRESS 1156 E 100 S		CITY Logan	STATE UT	ZIP 84321	
EMAIL ADDRESS Skabelundroofing@gmail.com					
PROPERTY OWNER OF RECORD B. Jace Skabelund				PHONE # 435-770-1753	
MAILING ADDRESS 1156 E 100 S		CITY Logan	STATE UT	ZIP 84321	
EMAIL ADDRESS Skabelundroofing@gmail.com					
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed) WARE House Space				Total Lot Size (acres) 0.5	
				Size of Proposed New Building (square feet) 6,000.00	
				Number of Proposed New Units/Lots 2	
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 permit on behalf of the property owner.				Signature of Property Owner's Authorized Project Representative BJS	
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 BJS	

THIS FORM MUST BE ACCURATE AND COMPLETE



D1 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



**B2** SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

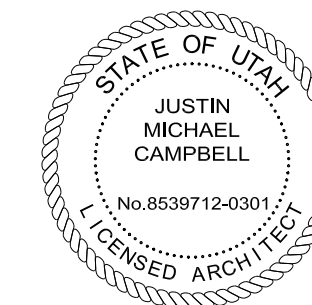


**A1 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**CARTWRIGHT**  
ARCHITECTS & ENGINEERS

595 S RIVERWOODS PARKWAY  
SUITE 270  
LOGAN UTAH 84321  
T435 753.285  
F435 753.285  
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<http://www.cartwright-aec.com>



BSR ROOFING WAREHOUSE

1117 WEST 200 SOUTH  
LOGAN, UTAH 84321

CARTWRIGHT PROJECT #	117041
DATE:	05/31/2017
DRAWN BY:	CW
CHECKED BY:	JC
APPROVED BY:	JC

REVISIONS	
#	DATE DESCRIPTION

## EXTERIOR ELEVATIONS

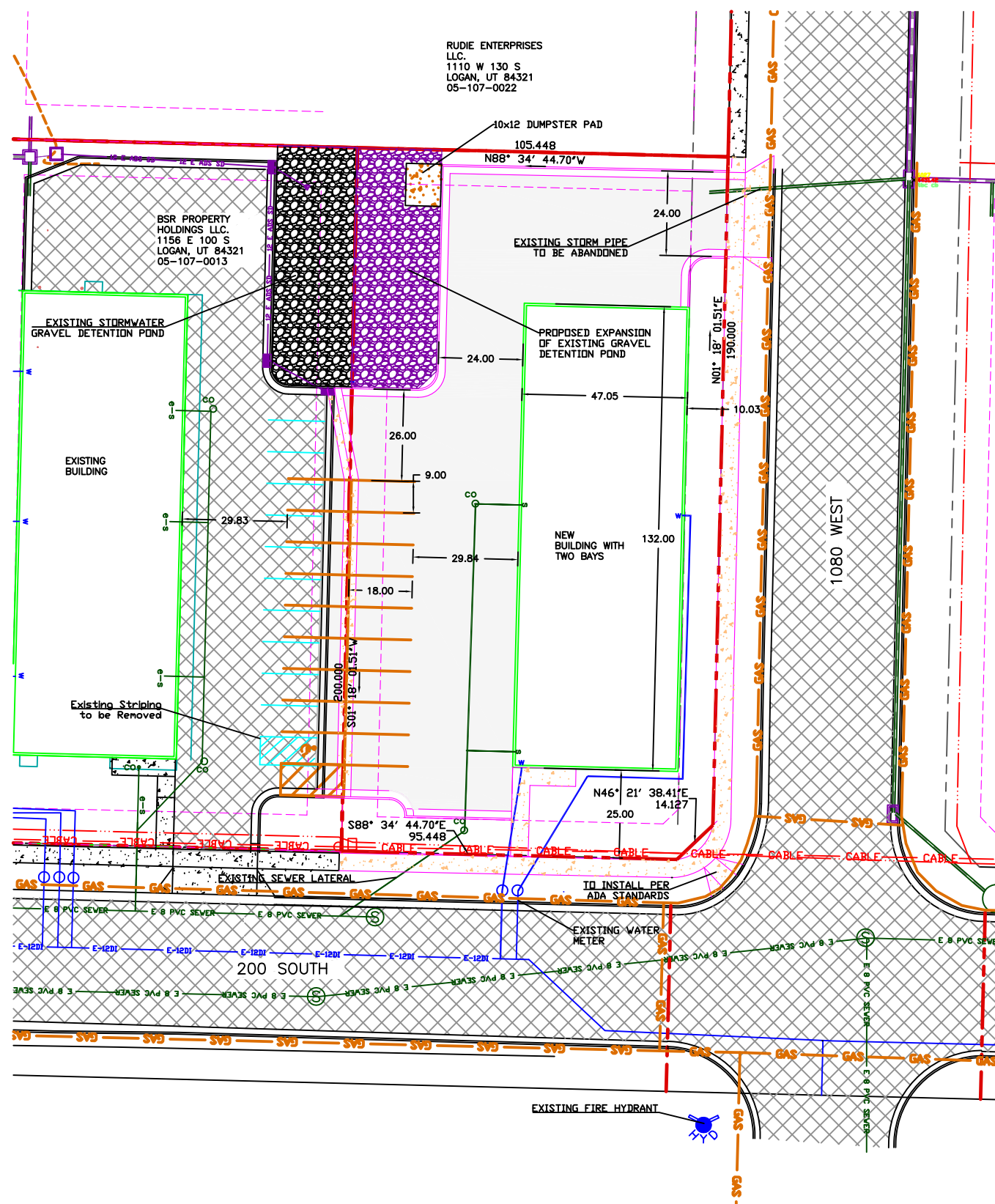
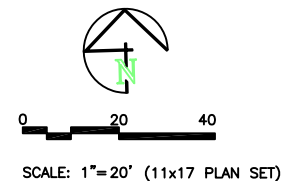
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PERMIT SET

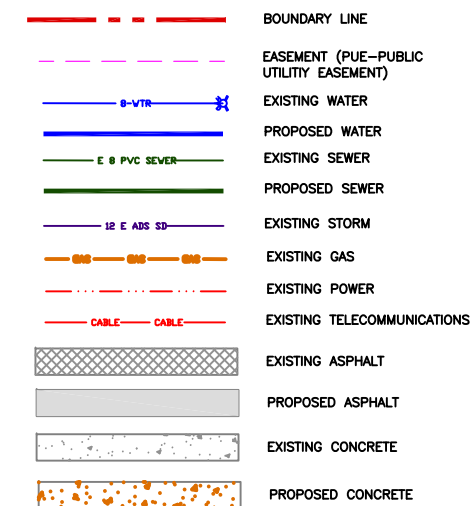
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LOCATED IN PART OF THE SOUTHEAST QUARTER OF  
SECTIONS 32, TOWNSHIP 12 NORTH, RANGE 1 EAST  
SALT LAKE BASELINE AND MERIDIAN

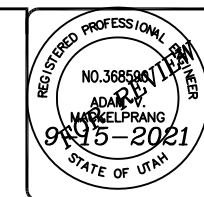


LEGEND



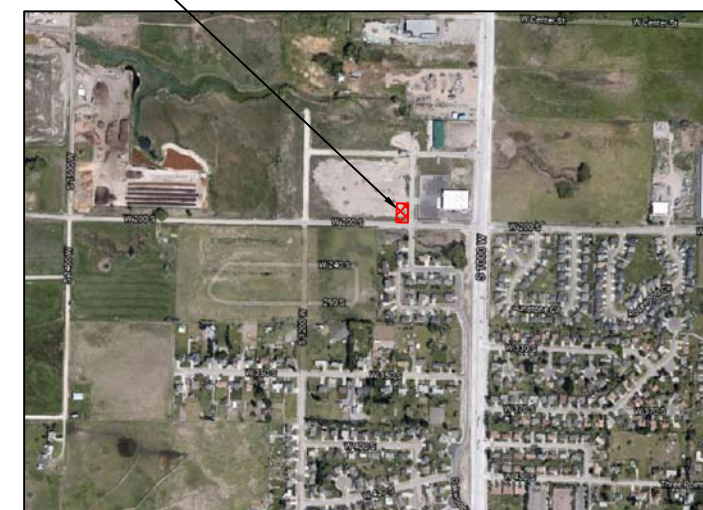
## NOTES

1. PUE of 10' located around entirety of property
2. The Property is not located within an area of known wetlands
3. The Property is not located within 100' of a river nor canal
4. Total Area: 0.48 acres  
Total Open Space: 0.12 acres or 25% of the property
5. Total parking stalls required (For both buildings): 10 stalls  
Total parking stalls provided (For both buildings): 19 stalls
6. setbacks:  
Front: 10 feet  
Side: 5 feet  
Rear: 10 feet



**ALLIANCE CONSULTING  
ENGINEERS**  
150 EAST 200 NORTH SUITE P  
LOGAN, UTAH 84321  
(435)755-5121  
[allianceengr@questoffice.net](mailto:allianceengr@questoffice.net)

## PROJECT LOCATION

VICINITY MAP[illegible]

WESTFIELD  
LOT 12  
LOGAN CITY,  
CACHE COUNTY, UTAH

DESIGN REVIEW

PROJECT TITLE

DRAWING TITLE

DATE : SEPT,2021  
DRAWING No.