



**Project #19-018  
EKS Storage North  
2349 N 600 W**

**REPORT SUMMARY...**

*Project Name:* EKS Storage North  
*Proponent / Owner:* Craig Kendrick/EKS Properties  
*Project Address:* Approximately 2349 North 600 West  
*Request:* Conditional Use and Design Review  
*Current Zoning:* Industrial Park (IP)  
*Type of Action:* Quasi-Judicial  
*Hearing Date:* May 23, 2019  
*Submitted By:* Aaron Smith, Planner II

**RECOMMENDATION**

Staff recommends that the Planning Commission **conditionally approve** a Conditional Use Permit and Design Review Permit for Project #19-018, EKS Storage North, in the Industrial Park (IP) zone located at approximately 2349 N 600 W, TIN #04-062-0301.

*Current Land use adjoining the subject property*

<i>North:</i>	AP: commercial storage, undeveloped, agricultural uses	<i>East:</i>	AP: commercial storage, undeveloped, agricultural uses
<i>South:</i>	AP: undeveloped, agricultural uses	<i>West:</i>	County: undeveloped, agricultural uses

**Project**

The proposal includes the construction of nine (9) commercial storage buildings containing approximately 600 storage units and totaling 120,000 SF, and 52,000 SF of outdoor storage on an approximately 15-acre site. Site development includes landscaping, vegetative screening, perimeter fencing, drive isles, a lift gate, and street improvements. The project fronts 600 W. The project is proposed to develop in three phases, with the first phase being adjacent to 600 W.

**Design Review & Conditional Use Permit**

The Land Development Code (LDC) Table 17.11.030 requires a Conditional Use Permit for commercial storage units in the Industrial Park zone. Commercial storage units have additional design requirements per LDC 17.37.020 regarding setbacks and landscaping. A Design Review Permit is required for new commercial development.

**Site Plan**

*Lot Coverage*

The LDC 17.10.130 limits lot coverage to a maximum of 50% (building(s) footprint). The project site is approximately 15 acres (653,400 SF) in size. The total proposed building footprint of the project is approximately 120,000 SF, or 18% lot coverage. As proposed, the project complies with the requirements in the LDC.

**Setbacks**

Commercial storage unit setbacks are required to be 100% of the underlying zone. The LDC requirements for setbacks in the industrial zone are as follows (as measured from property lines):

Front: 20' (40' for commercial storage)  
 Side: 20' (40' for commercial storage)

Rear: 10' (20' for commercial storage)

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

Front (West):	55'
Side (North)	40'
Side (South)	325'
Rear	80'

All setback meets the increased commercial storage setback requirement. As proposed the project meets the setback requirements in the LDC.

#### *Access & Circulation*

The site has one access to 600 W. The ingress/egress is controlled by a lift gate. The lift gate is located 60' from the roadway and allows for vehicles to safely get off the road while the gate is opening and closing.

#### *Parking*

The LDC 17.31.040 requires self-service storage to have 1 parking stall per 6 units or 1 stall per 12 units with 20' wide aisles. The proposed has 35' wide aisles with ample space for customers to park adjacent to their storage units and allow for vehicles to pass. With the aisle space proposed, the project meets the requirements of the LDC.

#### *Open Space Area*

The LDC 17.10.080 requires 10% open space and an additional 10% useable outdoor space in the IP zone. The LDC 17.28 generally describes open space as native vegetation or landscaped areas, while useable outdoor space could consist of additional landscaping, decks, patios and walkways. The entire 15-acre site would require 65,340 SF of both open space and usable outdoor space for a total of 130,680 SF. The proposal includes conceptual open space and usable outdoor areas. Considerable amounts of wetlands are preserved on the site and is counted towards meeting the open space requirement. 279,121 SF of total open space and usable outdoor space is proposed. The phasing plan indicates that the open space requirements are met through all phases of development. As conditioned, the project meets the requirements of the LDC.

#### *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 Industrial zone. For 15 acres, 300 trees and 750 shrubs, flowers or ornamental plants would be required. The phasing plan indicates that landscaping requirements will be met through all phases of development.

Additional landscaping and screening is required for commercial storage units. Front yards are required to be landscaped and screened with a combination of deciduous and coniferous trees and shrubs to cause at least a 50% screen within 5 years. Side and rear yards have a similar requirement and must achieve a 25% screen. While no landscaping plan has been proposed, adequate landscaping areas are shown on the plan to achieve the landscaping screen requirement. As conditioned with a landscaping plan, the project meets the requirements of the LDC.

### *Outdoor Storage*

The proposed outdoor storage is required to be located to the rear of the property and completely screened from public view by a solid screen fence. As conditioned the outdoor storage area meets the requirements of the LDC.

### *Lighting*

The LDC 17.30.090 requires adequate and appropriate site lighting that increases nighttime visibility, 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 Design**

The proposed storage buildings are 40' wide and either 250' or 500' long. The proposed material for the storage units is concrete masonry units. As per commercial storage design requirements, the buildings are oriented so that the storage unit bays do not face the street. The elevations are plain, with little variation other than the bay doors. The plain design of storage units is the impetus for having enhanced landscaping, screening, and setback requirements for storage units in the LDC. As the buildings and site are required to be partially screened, architectural development standards for the Industrial zone, such as fenestration, material and façade variation would not apply to the storage unit buildings. As conditioned, with enhanced landscape screening, the project meets the requirements of the LDC.

### **Compatibility of Use**

The use of commercial storage units at this location is compatible with surrounding land uses and will not interfere with use of adjoining properties as the surrounding area is either undeveloped, agriculture, or of a similar use.

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

Comments were solicited from the following departments or agencies:

● Fire	● Environmental
● Engineering	● Water/Cross Connection

### **PUBLIC COMMENTS**

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comment had been received.

### **PUBLIC NOTIFICATION**

Legal notices were published in the Herald Journal on April 24, 2019, and the Utah Public Meeting website on April 24, 2019. Public notices were mailed to all property owners within 300 feet of the project site on April 24, 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 performance landscaping plan, prepared in accordance with §17.32 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 to be provided along 600 West at a minimum of 1 tree per 30' of frontage, species as approved by City Forester.
- b) 10% open space and 10% usable outdoor space.
- c) A total number of 300 trees and 750 shrubs, perennials and grasses shall be provided. 25% of the trees shall be evergreen.
- d) Front yard setback landscaped and screened with a combination of deciduous and coniferous trees and shrubs to cause at least a 50% screen within 5 years. Trees shall be planted at 2 ½" caliper. Shrubs shall be planted with at least 5 gallon nursery stock.
- e) Side and rear yard setback landscaped and screened with a combination of deciduous and coniferous trees and shrubs to cause at least a 25% screen within 5 years. Trees shall be planted at 1 ½" caliper. Shrubs shall be planted with at least 1 gallon nursery stock.
- f) The outdoor storage area shall be completely screened from public view by a solid screen fence
- g) All setbacks are required to be irrigated by an automatic sprinkler irrigation system.
- h) A minimum 3' berm is required in the front yard landscape screening area.
- 3) All fencing along 600 West shall have landscaping between the fence and the road.
- 4) The outdoor storage area shall be a minimum of 300' from a public street.
- 5) 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.
- 6) No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the LDC.
- 7) No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the LDC.
- 8) Surface storm-water retention and detention facilities shall be located in areas away from public streets and buffered from view.
- 9) 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 435-716-9515**
    - i) Provide fire apparatus access to within 150 feet of all portions around the exterior of buildings.
    - ii) Provide fire hydrants within 400 feet of all portions around the exterior of building.
    - iii) A complete fire water supply analysis shall be provided. Required fire water flow will be determined using the type of construction, and square footage of each individual fire area.
  - b) **Environmental- Waste Management - contact 435-716-9760**
    - i) If a residential can is to be used at this location, it will need to be placed on the east side of 600 West for Thursday collection. There is no collection on the west side of 600 West in this area. Commercial dumpsters are also available if needed.
  - c) **Engineering - contact 435-716-9160**
    - i) Construct storm water detention/retention system per Logan City Storm Water Design Standards. The 90% design storm shall be retained on site utilizing Low Impact Design methods.
    - ii) Any storm water discharges to the existing wetlands must be pretreated to remove contaminants per guidelines from US Army Corps of Engineers guidelines.
    - iii) Provide temporary retention/detention basins between each phase of construction or construct site storm water system for all phases with each phase
    - iv) It appears that asphalt pavement and curb and gutter are being constructed but not called out on site plan. If not planned, these shall be included with site development
    - v) Water utilities shall be per City Standards
    - vi) Asphalt and new road section in 600 West shall be a minimum of 5" asphalt, 4" Untreated Base Course, and 12" Granular Borrow. CBR values of UTBC shall be >72 and granular

borrow > 45. If subgrade is less than 5 a pavement section shall be provided by geotech engineer.

vii) Piping in 600 West is also an irrigation ditch, connection of existing ditch to piping shall be maintained both north and south to ensure irrigation flow.

d) **Water/Cross Connection – contact 716-9627**

i) Any landscape irrigation system that is going to be feed from Logan City Water must have a high hazard rated backflow assembly installed and tested.

ii) If Logan City Water is to be used in building (such as an office) it must have a RP (ASSE 1013) installed and tested as it enters the building before any possible connections.

iii) Project shall comply with all Utah Division of Drinking Water Rules and Regulations, including, but not limited to, those pertaining to backflow protection and cross connection prevention.

**RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW PERMIT & CONDITIONAL USE PERMIT**

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

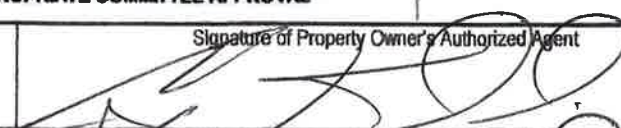

1. The proposed development is compatible with surrounding land uses of the IP zone and will not interfere with the use and enjoyment of adjoining or area properties because of the building design, landscaping, and setbacks are consistent with area properties.
2. The Design Review Permit and Conditional Use Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The proposed use provides adequate off-street parking in conformance with Title 17.
4. The project, as conditioned, conforms to landscaping requirements in Title 17.
5. The project meets the goals and objectives of the Industrial Park Zoning designation within the Logan General Plan by providing for employment and production uses with related offices, services, and storage.
6. The project met the minimum public noticing requirements of the Land Development Code and the 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.



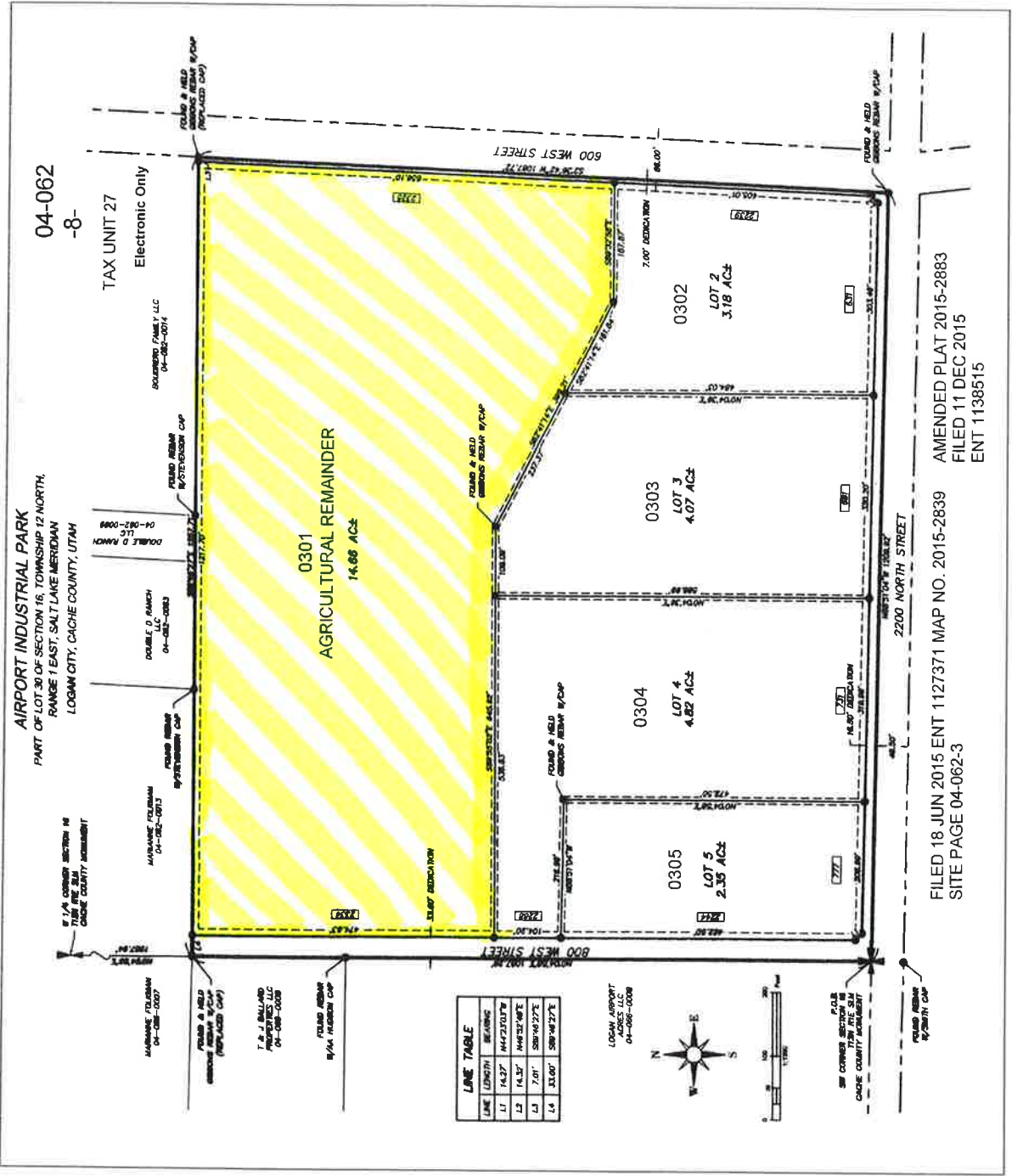
# APPLICATION FOR PROJECT REVIEW

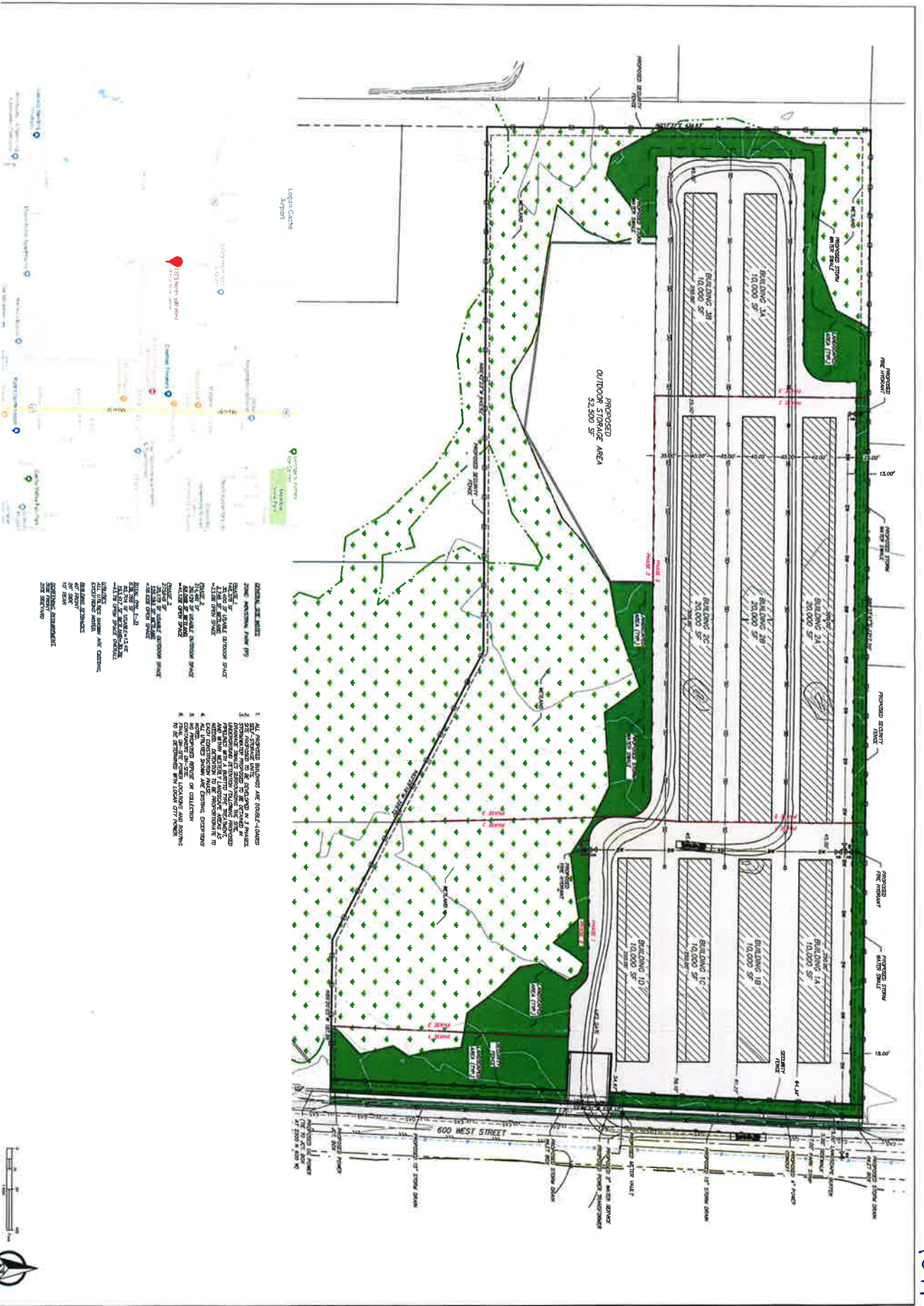
Planning Commission    Land Use Appeal Board    Administrative Review

Date Received <b>4-22-19</b>	Received By <b>AS</b>	Receipt Number	Zone <b>IP</b>	Application Number <b>PC 19-018</b>
<b>Type of Application (Check all that apply):</b> <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 _____				
<b>PROJECT NAME</b> EKS Storage North				
<b>PROJECT ADDRESS</b> <del>4549</del> North 600 West			<b>COUNTY PLAT TAX ID #</b> <b>04-062-0301</b>	
<b>AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete)</b> Craig Kendrick			<b>MAIN PHONE #</b> 435.770.2250	
<b>MAILING ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>	
680 West 600 North	Logan	Utah	84321	
<b>EMAIL ADDRESS</b> info@eksstorage.com				
<b>PROPERTY OWNER OF RECORD (Must be listed)</b> EKS Properties			<b>MAIN PHONE #</b> 435.753.2424 / <b>435.770.2258</b>	
<b>MAILING ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>	
680 West 600 North	Logan	Utah	84321	
<b>EMAIL ADDRESS</b> info@eksstorage.com				
<b>DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED</b> (Include as much detail as possible - attach a separate sheet if needed)  Construct 6 each buildings 20,000 sq ft ea consisting of approximately 600 mini storage units.  <b>- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -</b>			<b>Total Lot Size (acres)</b> 15 Acres	
			<b>Size of Proposed New Building (square feet)</b> 100,000 sq ft of mini storage space	
			<b>Number of Proposed New Units/Lots</b>	
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 	

2349







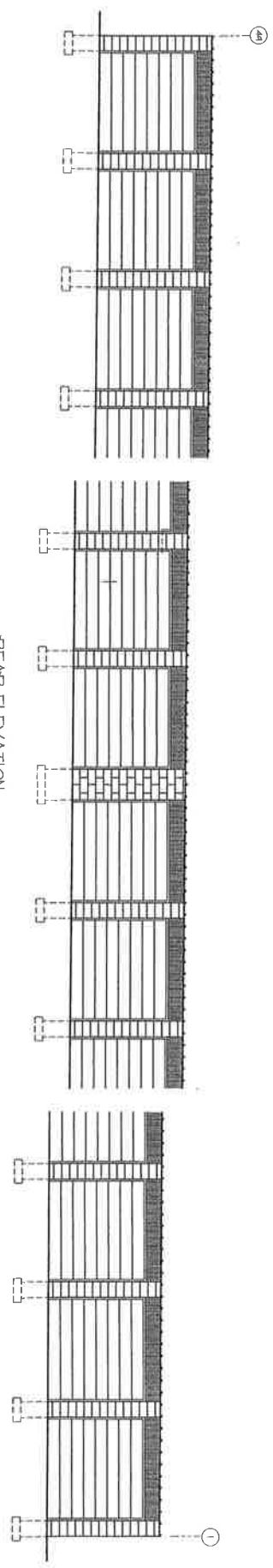
- GENERAL NOTES:**
1. ALL PROPOSED BUILDINGS ARE DOUBLE-ENDED.
  2. SEE PROVISIONS TO BE SUPPLIED IN 2 PHASES.
  3. PROVIDE SLOPE INDICATIONS FOR ALL PROPOSED ROADS AND DRIVEWAYS. THE SLOPE SHALL BE 4% MAXIMUM.
  4. PROVIDE A 10' BUFFER FROM ALL EXISTING AND PROPOSED BUILDINGS TO THE OUTSIDE PERIMETER OF THE LOT. THIS BUFFER SHALL BE PROPORTIONAL TO THE BUILDING SIZE AND EXISTING CONDITIONS.
  5. PROVIDE A 10' BUFFER FROM ALL EXISTING AND PROPOSED BUILDINGS TO THE OUTSIDE PERIMETER OF THE LOT.
  6. PROVIDE A 10' BUFFER FROM ALL EXISTING AND PROPOSED BUILDINGS TO THE OUTSIDE PERIMETER OF THE LOT.
- CONCRETE AND MASONRY:**
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- FOUNDATION:**
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<p><b>EKS STORAGE</b> 2325 N 600 W</p>		<p><b>SITE PLAN</b></p>	
<p>City - Salt Lake EKS Storage 59 South Center Rd. Salt Lake City, UT 84143 801.551.1300</p>		<p>DATE: _____ SCALE: _____ DRAWN BY: _____ CHECKED BY: _____ PROJECT NUMBER: _____ SHEET: _____</p>	

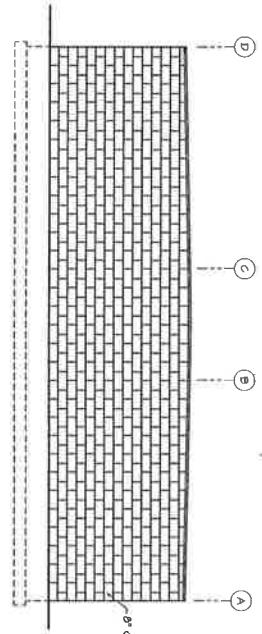
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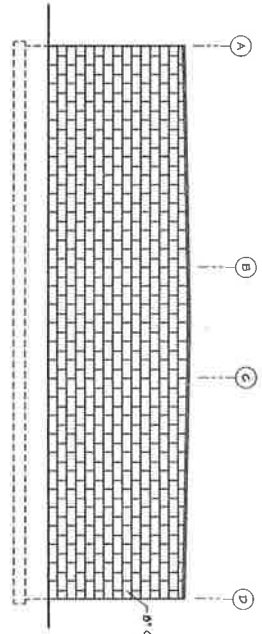




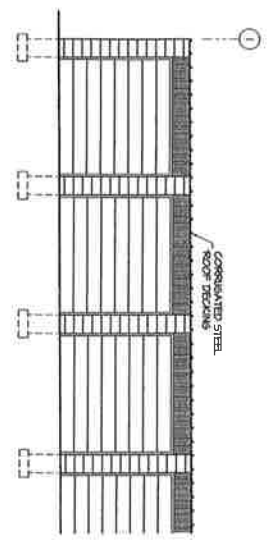
REAR ELEVATION  
FULL SIZE BUILDING SCALE: 1/4"=1'-0"



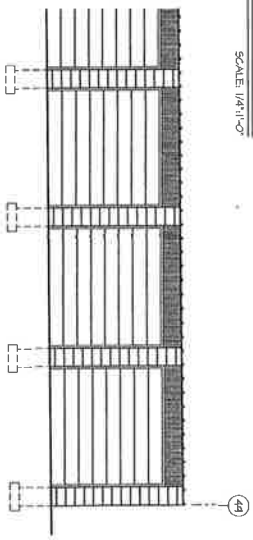
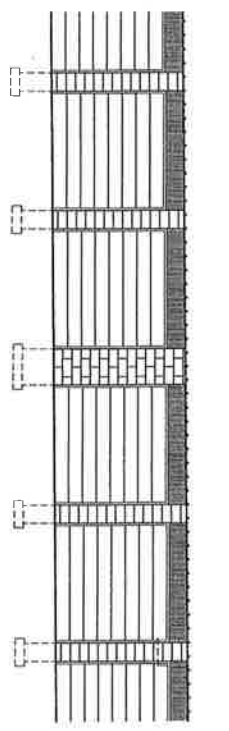
RIGHT ELEVATION  
FULL SIZE BUILDING SCALE: 1/4"=1'-0"



LEFT ELEVATION  
FULL SIZE BUILDING SCALE: 1/4"=1'-0"



FRONT ELEVATION  
FULL SIZE BUILDING SCALE: 1/4"=1'-0"



**R.D. Design, Inc.**  
 Structural & Mechanical Steel Detailing  
 1000 S. WOODLAND AVE.  
 ANN ARBOR, MI 48106-1500  
 (734) 769-8200  
 PROJECT: BEIS STORAGE SHEEDS  
 SHEET TITLE: ELEVATION VIEWS  
 DATE: 11/07 | DRAWN BY: S.J. DESIGN | SHEET NO. A12