



**Project #20-008
Safeguard Self-Storage
1471 N 600 W**

REPORT SUMMARY...

Project Name: Safeguard Self-Storage
Proponent / Owner: Lance Anderson/Safeguard Self Storage LLC
Project Address: 1471 N 600 W
Request: Conditional Use and Design Review
Current Zoning: Industrial Park (IP)
Type of Action: Quasi-Judicial
Hearing Date: February 27, 2020
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 #20-008, Safeguard Self-Storage, in the Industrial Park (IP) zone located at 1471 N 600 W, TIN #04-081-0029, -0033, -0034.

Current Land use adjoining the subject property

<i>North:</i>	IP: undeveloped, agricultural uses	<i>East:</i>	IP/MR-: commercial uses, residential uses
<i>South:</i>	IP: undeveloped, agricultural uses	<i>West:</i>	IP: undeveloped, agricultural uses, School District Service Center

Project

The proposal includes the construction of twelve (12) commercial storage buildings totaling 101,012 SF, on an approximately 10.12-acre site. The site has six (6) existing storage buildings and one (1) management/residence building. Site development includes new landscaping, vegetative screening, perimeter fencing, drive isles, a second entrance on the north end of the development, and street improvements along 600 W. The project includes three (3) parcels. The intent of the applicant is to consolidate all three parcels into one. A minor subdivision to resolve the southern lot change, and a boundary line adjustment to resolve the north lot change are required to be submitted for approval by Community Development and Engineering prior to any development on the site.

As this proposed site is along an industrial corridor, 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.

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 regarding setbacks and landscaping. A Design Review Permit is required for new commercial development.

Site Plan

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):

Front (East): 104'
Side (North) 44'
Side (South) 32'
Rear (West) 75'

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

Access & Parking

The site has one existing access to 600 W and a proposed second access at the north end of the project. Access is not controlled by a lift gate. Circulation through the site is along drive aisles between the buildings. The proposed aisles width will permit 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 10.12-acre (440,917 SF) site would require 44,092 SF of both open space and usable outdoor space for a total of 88,184 SF. The proposal includes a draft landscaping plan that delineates open space within a vegetative buffer and a gravel area that goes around the perimeter of the entire site. The plan includes approximately 87,730 SF of open space (19.9%). One potential issue with the proposed site plan is if the gravel area becomes an outdoor storage area. No outdoor storage is permitted in areas that contribute to open space totals. A condition is included to clarify this requirement. As conditioned, with a final landscaping plan, 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 10.12 acres, 202 trees and 506 shrubs, flowers or ornamental plants are required. The draft planting plan includes 205 trees and 515 shrubs.

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. Review of the draft landscaping plan shows a proposed perimeter vegetative screening that would meet the screening requirements. As conditioned, with a final landscaping plan, the project 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 vary in width from 30' to 45' wide and are 212' to 235' 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, headers, and a dark grey CMU horizontal band. 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. The site plan includes an area for a building addition along 600 W. This building addition is part of a potential future phase and is not being reviewed at this time. Any building addition or new building would require a Design Review Permit in the future. As conditioned, with enhanced screening, the project meets the requirements of the LDC.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Fire	• Water/Cross Connection
• Engineering	

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 2/15/2020, and the Utah Public Meeting website on 2/20/2020. Public notices were mailed to all property owners within 300 feet of the project site on 2/10/2020.

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) A minimum of 44,092 SF of both open space and usable outdoor space, for a total of 88,184 SF, shall be provided.
 - c) A minimum of 202 trees and 506 shrubs, perennials and grasses shall be provided. 25% of the trees shall be evergreen.
 - d) Minimum of 5 tree species are required.
 - e) 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.
 - f) 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.

- g) All landscaping area 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) No outdoor storage is permitted in areas that contribute to total open space.
- 5) A Minor Subdivision Permit is required prior to any site development to resolve the southern lot line.
- 6) A Boundary Line Adjustment must be approved by the City Engineer to resolve the northern boundary prior to any site development.
- 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 LDC.
- 9) No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the LDC.
- 10) Surface storm-water retention and detention facilities shall be located in areas away from public streets and buffered from view.
- 11) 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 AutoCAD two track drawing indicating the following apparatus specifications on all fire access road and lanes: Inside turn 17 ft., Curb to Curb 32ft., and Wall to wall 36 ft.
 - ii) Suggest an additional hydrant at north entrance due the path of approaching fire apparatus.
 - b) **Engineering - contact 435-716-9160**
 - i) A search of County records indicates that parcels that are proposed for construction are illegally subdivided. Provide City with subdivision plat(s) for both parcels north and south of existing development. Note: a Property Line Adjustment may be allowed for north parcels but a subdivision is required for south parcels.
 - ii) Dedicate right of way along 600 West to transition from 14' right of way on existing right of way to current 7' dedication on proposed development site to north. The dedication shall be a triangular shape with the legs of triangle being 7' and approximately 339'.
 - iii) Provide a 33' public utility easement for a possible future 700 West road and the future sewer line from North Logan. Provide a 10' public utility easement along 700 West. These to match those currently recorded on the Safeguard Storage Subdivision Plat recorded in October 2013.
 - iv) Provide storm water detention/retention per current City standards. This includes the onsite retention of the 90% storm event utilizing Low Impact Design methods.
 - v) Provide water shares for all indoor and outdoor uses per Utah Administrative Code R309-510-9.
 - vi) New water line cannot be routed underneath the new storage unit as shown on site plan.
 - vii) Existing Logan Northwest Field Lateral irrigation ditch downstream flow shall be maintained.
 - c) **Water/Cross Connection – contact 716-9627**
 - i) Landscape irrigation connected to Logan City water must have high hazard assembly installed and tested. If existing assemblies are relocated, they must be retested within 10 days of turning in water to them.
 - ii) All points of use of water must comply with the 2018 IPC and State of Utah Amendments, during and after construction.

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:

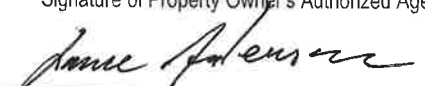

1. The proposed development is compatible with surrounding land uses of the IP zone and will not interfere with the use and enjoyment of adjoining or area properties because of the building design, landscaping, and setbacks are consistent with area properties.
2. The Design Review Permit and Conditional 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 1-15-20	Received By AS	Receipt Number 512484	Zone	Application Number PC 20-008
Type of Application (Check all that apply): <input type="checkbox"/> Design Review <input checked="" 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 _____				
PROJECT NAME SELF SAFEGUARD STORAGE				
PROJECT ADDRESS 1470N 600W			COUNTY PLAT TAX ID # 04-081-0029 04-081-0034 04-081-0033	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) LANCE ANDERSON			MAIN PHONE # 435.713.0099	
MAILING ADDRESS		CITY LOGAN	STATE UT	ZIP 84321
EMAIL ADDRESS lance@cachelandmark.com				
PROPERTY OWNER OF RECORD (Must be listed) SAFEGUARD SELF STORAGE, LLC			MAIN PHONE # 435.764.2265	
MAILING ADDRESS		CITY LOGAN	STATE UT	ZIP 84321
EMAIL ADDRESS albertrestoration@yahoo.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) (See attached Description)			Total Lot Size (acres) 10.12 AC	
			Size of Proposed New Building (square feet) 101,012 SF	
			Number of Proposed New Units/Lots 256	
			- 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 	

Safeguard Self Storage Project Description

This project is a proposed 12 new building, double-loaded, self-storage facility with ten buildings proposed north of the existing Safeguard storage facility and two buildings south. The buildings will consist of a range of unit sizes made from cmu block, typical grey with dark grey split face banding. Doors will be red to match existing. An addition will be added to the existing site manager housing adding 4 bays. All pavement surrounding buildings will be standard asphalt. Storm water proposed to be detained in drainage swales surrounding the site, underground detention within landscape areas as needed. No proposed refuse or collection containers on-site. New curb and gutter, and 5' sidewalk, north of the existing site will be installed per city requirements. All street improvements to the south will be done as a separate city project. Landscape design is intended to enhance storm drainage needs and provide screening requirement as well as enhance the overall appearance from the street. A boundary line adjustment will be submitted after approval of conditional use. The intent is to have one parcel for the project.

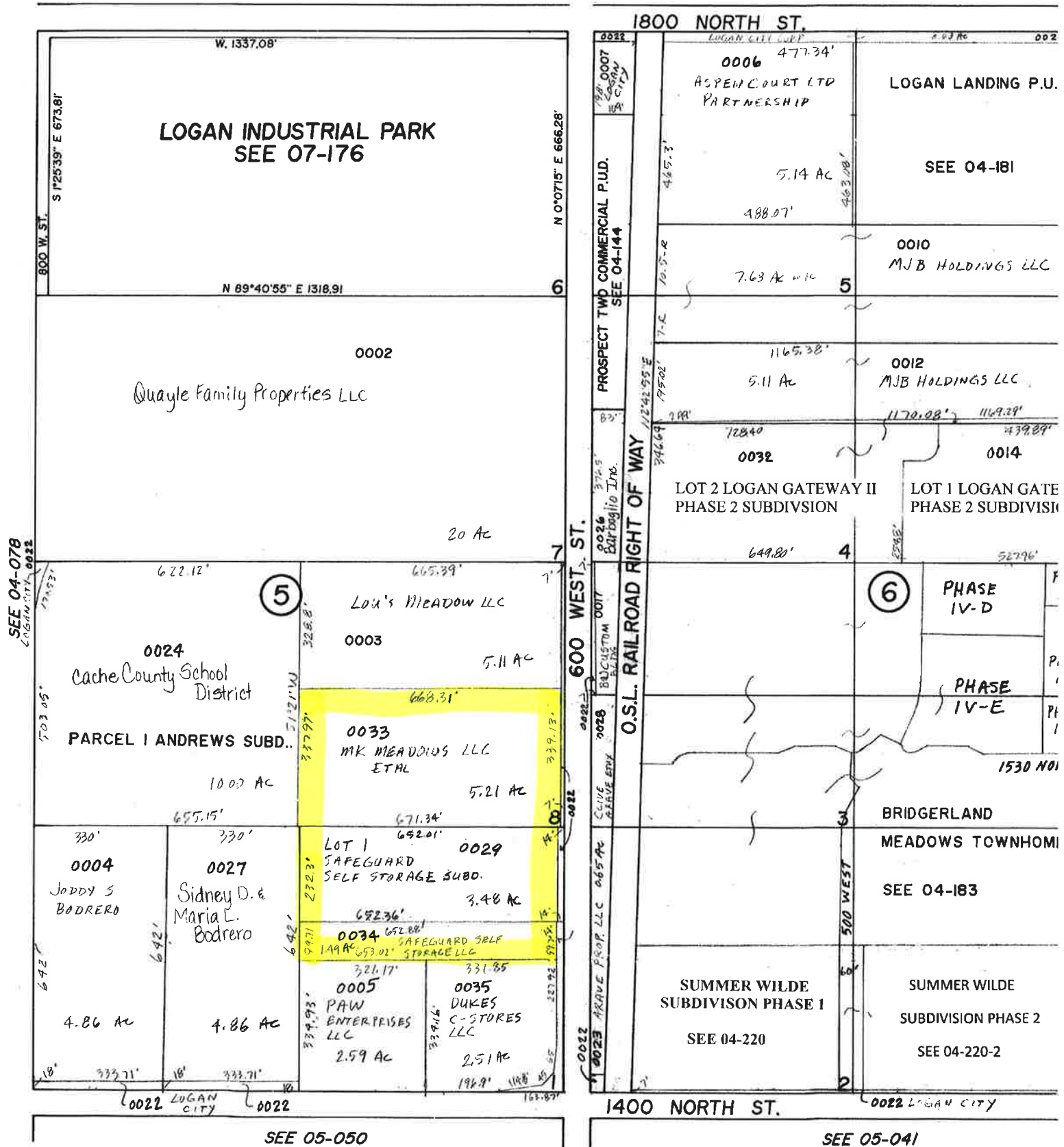
N⁴Section 21 Township 12 North Range 1 East

Scale 1 Inch = 200 Feet

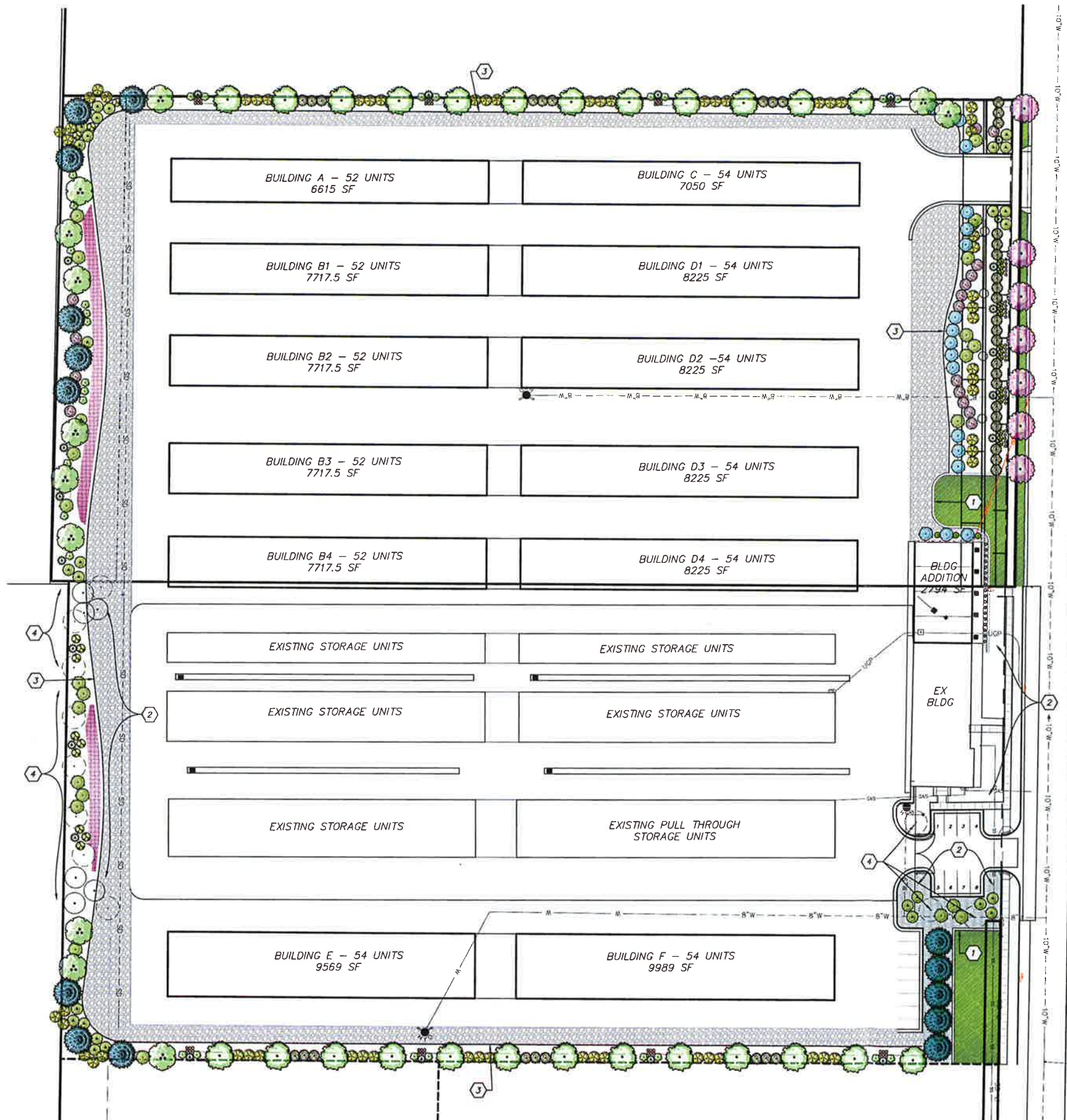
TAX UNIT 27

PLAT "D" LOGAN FARM SURVEY

SEE 04-079



PLANNED JANUARY 15, 2020 BY Jennifer Muehlen, P.E., 243018 PROJECT/VOLUTING WATT THOMPSON - STORAGE UNITS 1525 N 600 W - LOCAL UT/ARCHITECTURE DOCUMENTS/VOLUTING PLANNING PLAN L-100.MXD



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	QTY
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	25
	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	12
	PINUS MUGO 'BIG TUNA'	MOUNTAIN PINE	20
	PINUS NIGRA	AUSTRIAN BLACK PINE	14
	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	21
	POPULUS TREMULA 'ERECTA'	EUROPEAN COLUMNAR ASPEN	63
	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	7
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	QTY
	PINUS SYLVESTRIS 'FASTIGIATA'	ERECT SCOTCH PINE	18
SHRUBS	BOTANICAL NAME	COMMON NAME	QTY
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	81
	CLETHRA ALNIFOLIA 'CALEB'	VANILLA SPICE	28
	CORNUS SERICEA 'ARTIC FIRE'	ARTIC FIRE DOGWOOD	15
	CORNUS SERICEA 'IVORY HALO'	VARIEGATED REDTWIG DOGWOOD	12
	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	14
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	33
	SAMBUCUS NIGRA 'BLACK LACE'	BLACK LACE ELDERBERRY	17
	SYMPHORICARPOS X 'KOLCHARM'	CHARMING FANTASY SNOWBERRY	3
EVERGREEN	BOTANICAL NAME	COMMON NAME	QTY
	JUNIPERUS SABINA 'CALGARY CARPET' TM	CALGARY CARPET JUNIPER	22
GROUND COVERS	BOTANICAL NAME	COMMON NAME	QTY
	MULCH COBBLE 2" GRAY	COBBLE MULCH	4,039 SF
	PEROVSKIA ATRIPLICIFOLIA 'DENIM AND LACE'	DENIM AND LACE RUSSIAN SAGE	164
	TURF SOD LOCAL DROUGHT TOLERANT	SOD	7,157 SF

PLANTING KEYED NOTES

- 1 PROVIDE 18" MOWCURB
- 2 EXISTING PLANTS THAT REMAIN TO BE INCLUDED IN REQUIRED PLANT COUNT:
TREES: 25 EXISTING TREES
SHRUBS: 126 EXISTING SHRUBS
- 3 METAL EDGING - SEE SITE PLAN
- 4 EXISTING TREES SHOWN ON PLAN TO REMAIN

PLANTING GENERAL NOTES

1. PLANTING PLAN IS DIAGRAMMATIC. CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN PLANT SYMBOLS AND QUANTITIES PRIOR TO PURCHASE ORDER.
2. ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE IN SCHEDULES. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY AS DEFINED IN ANSI Z.60 AMERICAN STANDARDS FOR NURSERY STOCK.
3. AMENDED PLANT BACKFILL MATERIAL SHALL BE A MIXTURE OF THREE (3) PARTS TOPSOIL TO ONE (1) PART PEAT MOSS AND SHALL BE MIXED ON SITE.
4. ALL PLANTINGS SHALL RECEIVE TWENTY-ONE (21) GRAM TABLETS OF 'AGRIFORM' PLANT FERTILIZER (OR APPROVED EQUAL) TO BE PLACED IN PLANTING PIT AND PER MANUFACTURERS RECOMMENDATIONS.
5. TREES PLANTED ADJACENT TO PUBLIC ROADS AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED TO EVEN (7) FEET HEIGHT CLEARANCE ABOVE PAVEMENT.
6. ALL PLANTING BEDS TO RECEIVE 4" MINIMUM CEDAR BARK MULCH MATERIAL OVER DOWITT WOVEN WEED BARRIER FABRIC OR APPROVED EQUAL SUBMITTAL REQUIRED ON MULCH MATERIAL UNLESS OTHERWISE SHOWN IN PLAN.
7. ALL TURF AREAS TO RECEIVE MINIMUM 8" LOOSE FRIABLE TOPSOIL PRIOR TO SOD INSTALLATION.
8. ALL SHRUB BEDS TO RECEIVE 18" LOOSE FRIABLE TOPSOIL OVER ENTIRE AREA PRIOR TO WEED BARRIER FABRIC AND MULCH-USE AMENDED PLANT BACKFILL AS IDENTIFIED FOR ALL PLANTING PITS.
9. SITE SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED BY CONTRACTOR. CONTRACTOR TO COORDINATE ALL NECESSARY SLEEVING FOR AUTOMATIC IRRIGATION SYSTEM.

DESCRIPTION

DATE

NO.

PLANTING PLAN
PRELIMINARY

THOMPSON
1525 NORTH 600 WEST
LOGAN, UTAH, 84321

Cache • Landmark
Engineers
Surveyors
Planners
95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE
14 MAY 2019

SCALE
1" = 40'

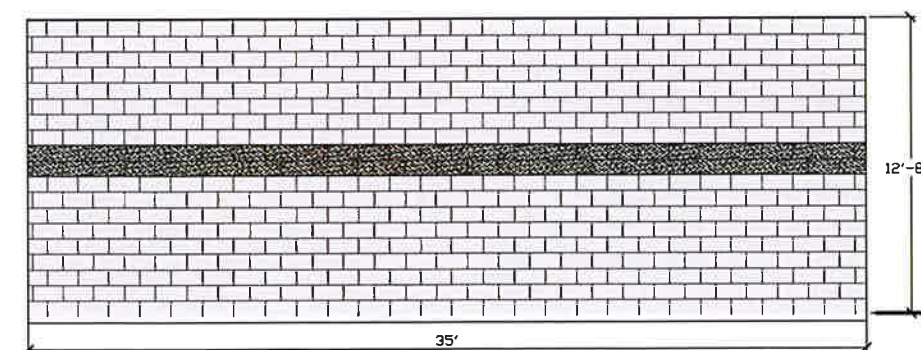
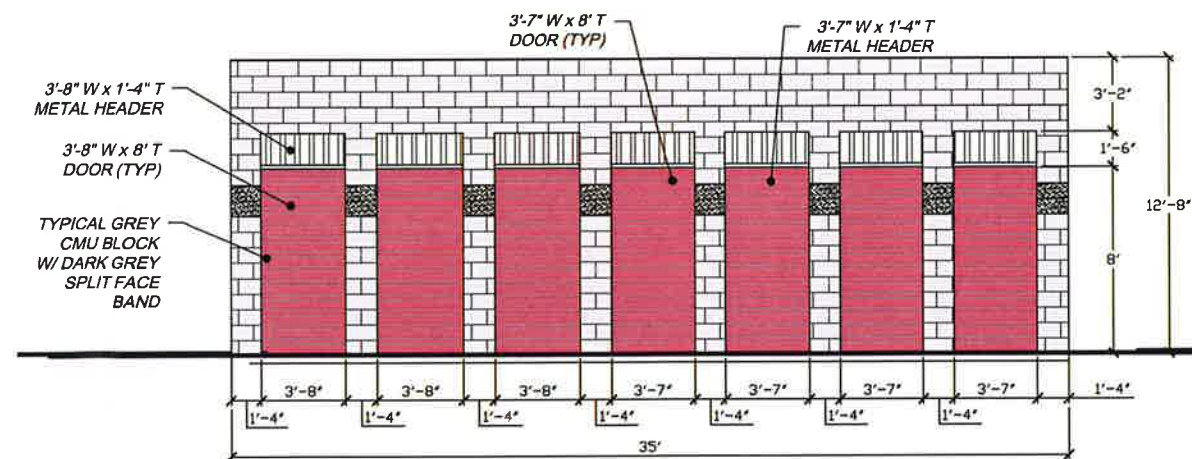
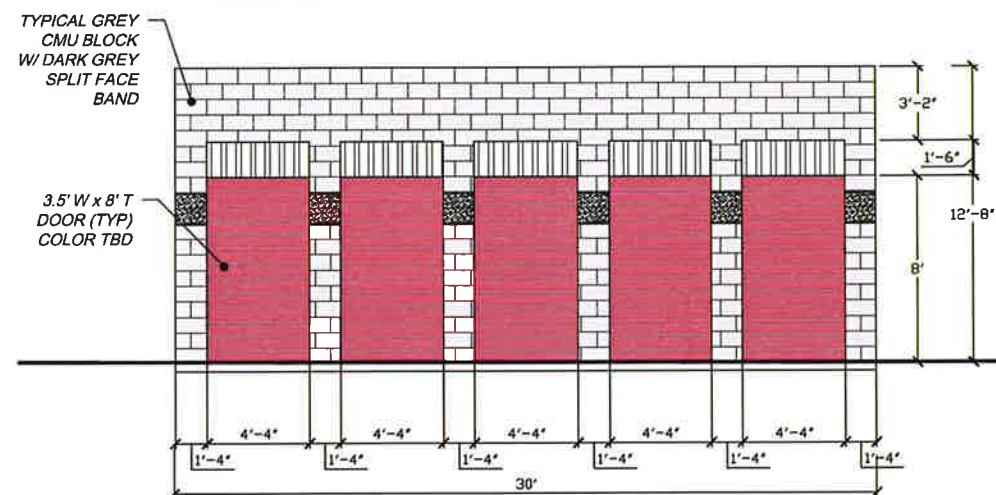
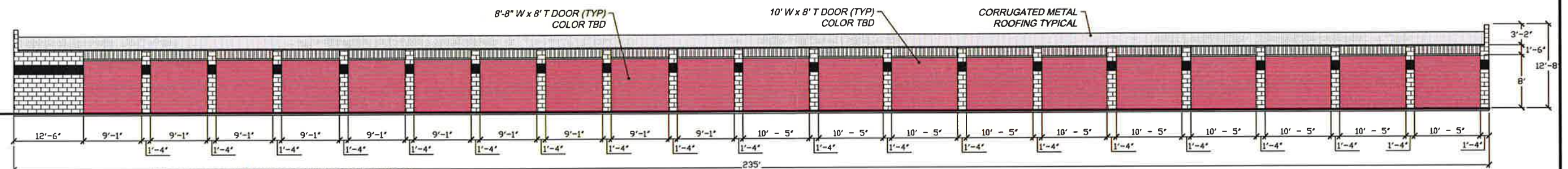
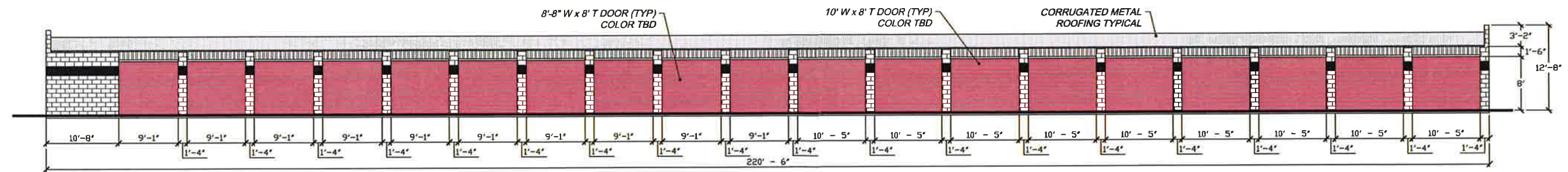
DESIGN BY
J. MAUGHAN

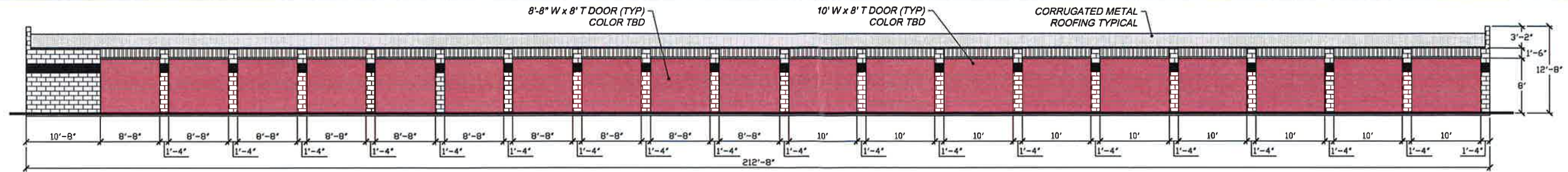
CHECKED BY
K. KVARFORDT

APPROVED BY
L. ANDERSON

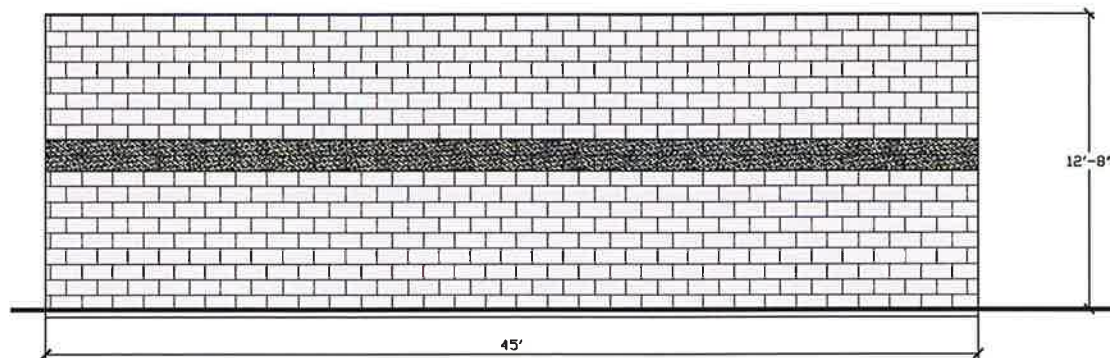
PROJECT NUMBER
19033TMP

SHEET
L100





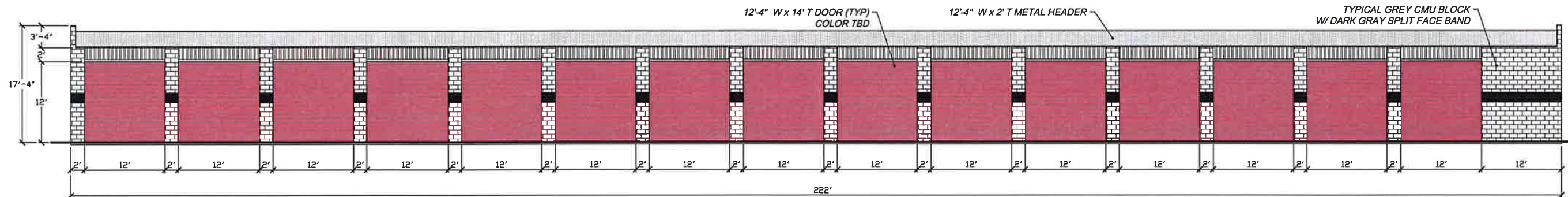
A STORAGE BUILDING E - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



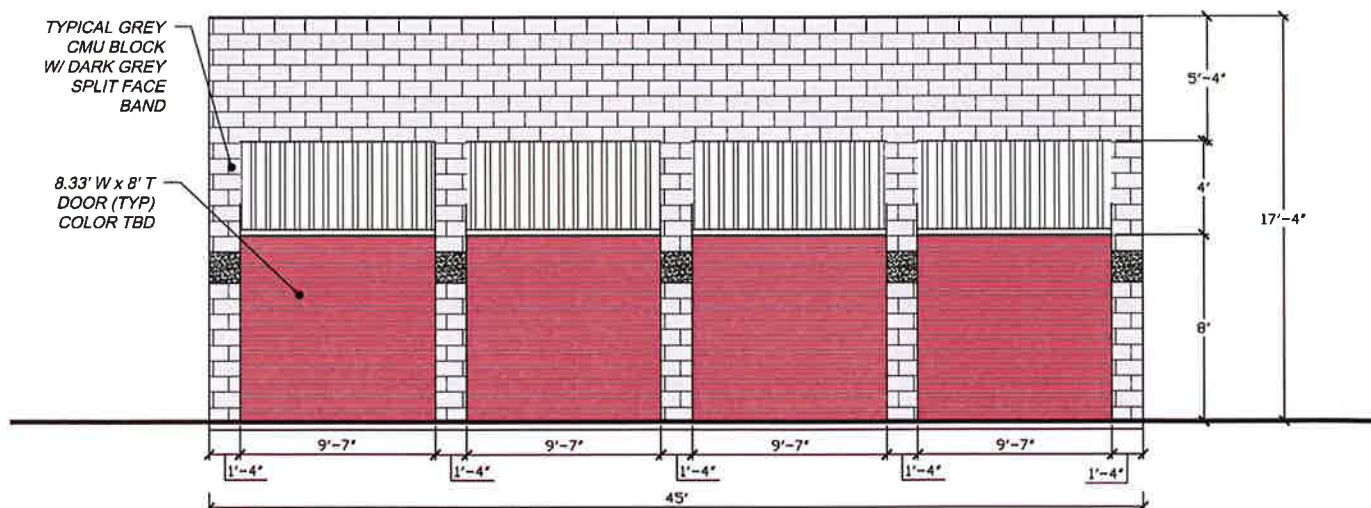
B STORAGE BUILDING E - EAST ELEVATION
SCALE: 1/4" = 1'-0"



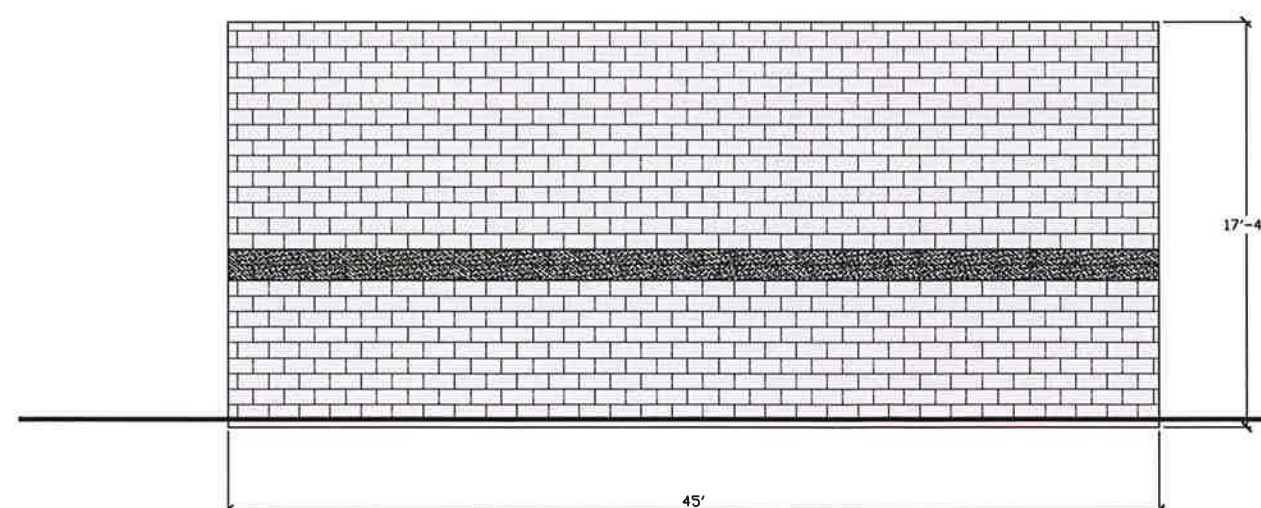
C STORAGE BUILDING E - WEST ELEVATION
SCALE: 1/4" = 1'-0"



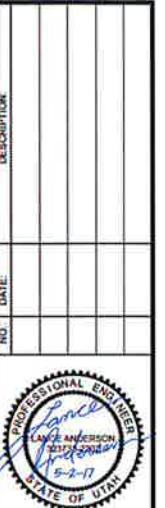
A STORAGE BUILDING F - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



D STORAGE BUILDING F - EAST ELEVATION
SCALE: 1/4" = 1'-0"



E STORAGE BUILDING F - WEST ELEVATION
SCALE: 1/4" = 1'-0"



ELEVATIONS
STORAGE BUILDING F

THOMPSON
1525 NORTH 600 WEST
LOGAN, UTAH, 84321



Caehe & Landmark
Engineers
Surveyors
Planners
95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 14 MAY 2019
SCALE: NA
DESIGN BY: J. MAUGHAN
CHECKED BY: L. ANDERSON
APPROVED BY: L. ANDERSON
PROJECT NUMBER: 19033TMP
SHEET: