

**Project #21-007**  
**8<sup>th</sup> & Main Addition**  
**1224 North Main Street, TIN #05-014-0071**

**REPORT SUMMARY...**

*Project Name:* 8<sup>th</sup> & Main Addition  
*Proponent / Owner:* Tyson Coleman / Todd Yates, Owner  
*Project Address:* 501 North Main  
*Request:* Design Review  
*Current Zoning:* Commercial (COM)  
*Type of Action:* Quasi-Judicial  
*Submitted By:* Tanya Rice, Planner II  
*Hearing Date:* February 25, 2021

**RECOMMENDATION**

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #21-007 8<sup>th</sup> & Main Addition, in the Commercial (COM) zone located at 1224 North Main, TIN #05-014-0071.



Figure 1 shows project location

Current Land use adjoining the subject property

<i>North:</i>	COM: Commercial Uses	<i>East:</i>	COM: Commercial Uses
<i>South:</i>	COM: Commercial Uses	<i>West:</i>	COM: Commercial Uses

**PROJECT**

The 1.97-acre project site contains one (1) existing building on the property with fenced outdoor storage area on the east and west sides of the building. The proposal includes a 7,800 SF building addition to the west side of the existing building and 14 new parking stalls on the east side of the existing building, both replacing the outdoor storage areas. The proposed one-story building addition has one (1) roll-up garage door and two (2) employee access doors. The addition is planned to warehouse furniture for the existing furniture store.

## **DESIGN REVIEW PERMIT**

The LDC requires Design Review Permit approval for commercial developments to ensure high-quality design, layout and neighborhood compatibility. The Planning Commission may approve or conditionally approve a Design Review Permit upon substantiating findings in conformance with Title 17 of the LDC.

## **SITE DESIGN**

### ***Lot Coverage***

The 8<sup>th</sup> & Main property is 1.97 acres in size. The LDC §17.10.080 establishes a maximum lot coverage of 60% (building(s) footprint) in the COM zone. The total footprint of the proposed addition and existing building is about 43,800 SF on an approximately 85,813 SF (1.9 AC) site for a lot coverage of 51%. As submitted, the proposed lot coverage of 51% complies with the 60% maximum allowance in the LDC.

### ***Setbacks***

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

Front:	10'
Side:	8'
Rear:	10'

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

Front (West):	70'
Side (North):	25'
Side (South):	30'
Rear (East):	10'

As proposed, the project meets the minimum setbacks.

### ***Pedestrian Circulation***

The LDC 17.30.160 requires commercial sites to include safe and convenient pedestrian circulation from the adjacent streets to buildings, parking areas and other outdoor gathering areas. As proposed, with sidewalks connecting Main Street to the building entrance and around the north and east side of the building to access parking, the project complies with the LDC.

### ***Parking Requirements***

The LDC requires one (1) parking stall per 2,000 SF of warehouse space. The building addition of 7,880 SF requires four (4) additional parking stall. New proposed parking on the east side of the existing building will accommodate the additional stalls needed. As proposed, the project meets the minimum requirements in the LDC.

### ***Open Space***

The LDC §17.10.130 requires 10% open space and an additional 10% useable outdoor space in the COM zone. The LDC 17.32 generally describes open space as vegetation or landscaped areas while useable outdoor space could consist of additional landscaping, decks, patios and other similar outdoor amenities. The 1.97-acre project site is required 8,581 SF of open space and 8,581 SF of outdoor usable space for a total of 17,162 SF. The proposal shows conceptual landscaping and outdoor spaces meeting the 20% requirement. As proposed with minimum open space requirements, the project complies with the LDC.

### ***Landscaping***

The LDC 17.32 requires minimum landscaping for overall visual aesthetics, ecological reasons, visual screening, shading purposes and enhancement of the outdoor experience. LDC §17.32.040 states that building additions with more than a 10% increase in gross square

footage, staff has the discretion to review the landscaping installed on the entire property. With the proposed addition being a 21% increase in square footage and because 8<sup>th</sup> & Main store is on a predominant intersection of Main Street, staff recommends compliance with minimum landscaping requirements of §17.32.050. For this 1.97-acre property, a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses are required per acre in the COM zone. The proposed project shows conceptual landscaping areas. As conditioned with a detailed landscaping plan meeting minimum plant numbers the project complies with the LDC.

### **Lighting**

The LDC §17.30.090 requires adequate lighting that adds aesthetic quality and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits freestanding pole height to 32 feet and luminaire fixtures on buildings and canopies 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. As submitted, no exterior lighting has been shown. As conditioned, the project meets the requirements of the LDC.

## **BUILDING DESIGN**

### **Elevations**

The LDC §17.12. promotes high quality and aesthetically designed commercial development. The building addition faces Main Street and is clearly visible from both Main and 1250 North. The entrance to the addition is from inside the existing building. It has one roll up service door and one employee access door on the north side and one employee access door on the south side. The proposed building provides variety by changes in metal panel material color; recessed openings; breaks for windows and doors; contrasting compatible building material; and changes in roof height. As proposed, all elevations comply with the requirements of the LDC.

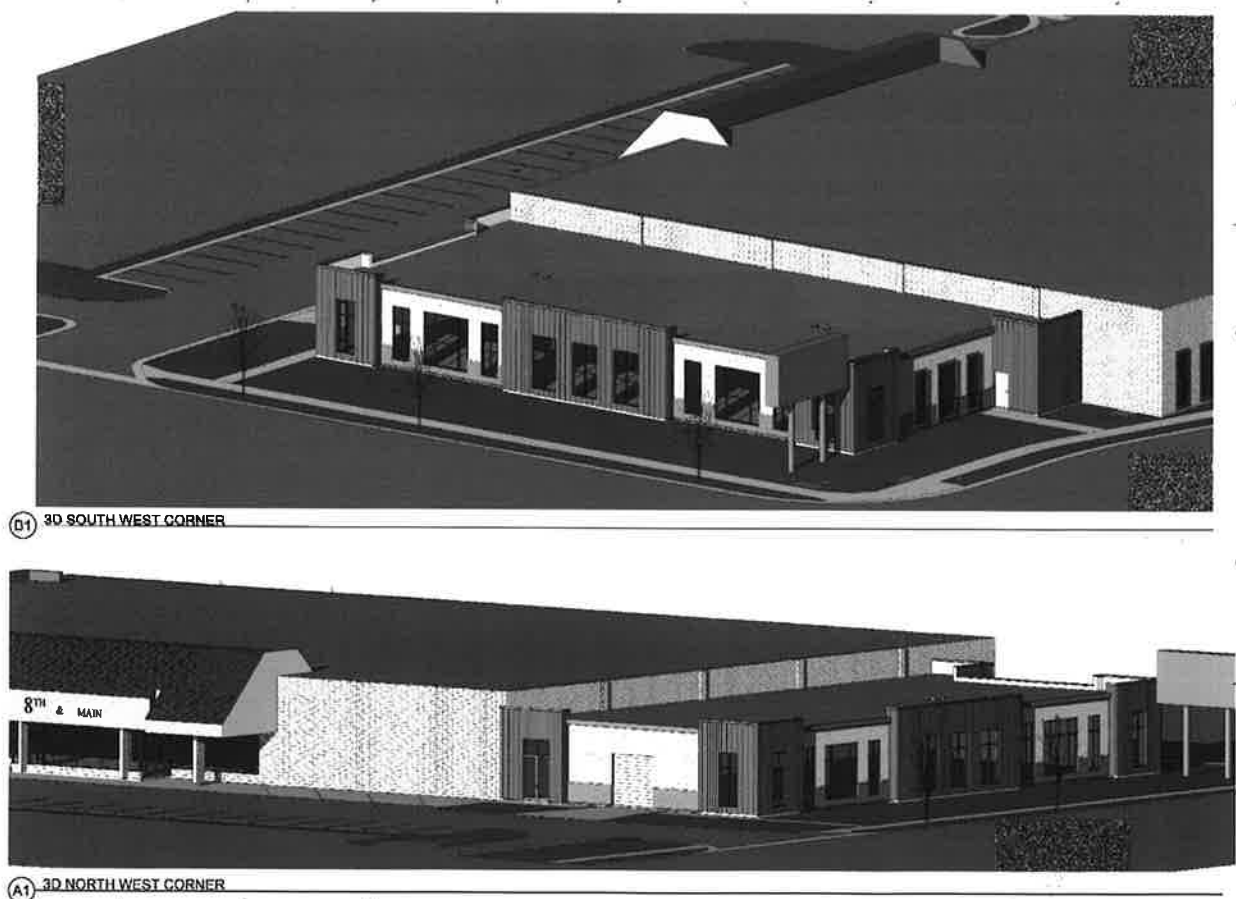


Figure 2 shows the proposed facades of the addition.

### **Transparency**

The LDC defines fenestration as the arrangement of windows and other openings. The west façade facing Main Street shows windows to meet the 30% transparency requirement.

On the south facing façade along 1250 North, the proposal includes a window, door and a non-transparent fenestration alternative of three (3) trellises to meet the minimum transparency requirement. In addition, the trellising is replicated on the existing building to provide architectural continuity and improve the overall street appeal along 1250 North (see Figure 3).

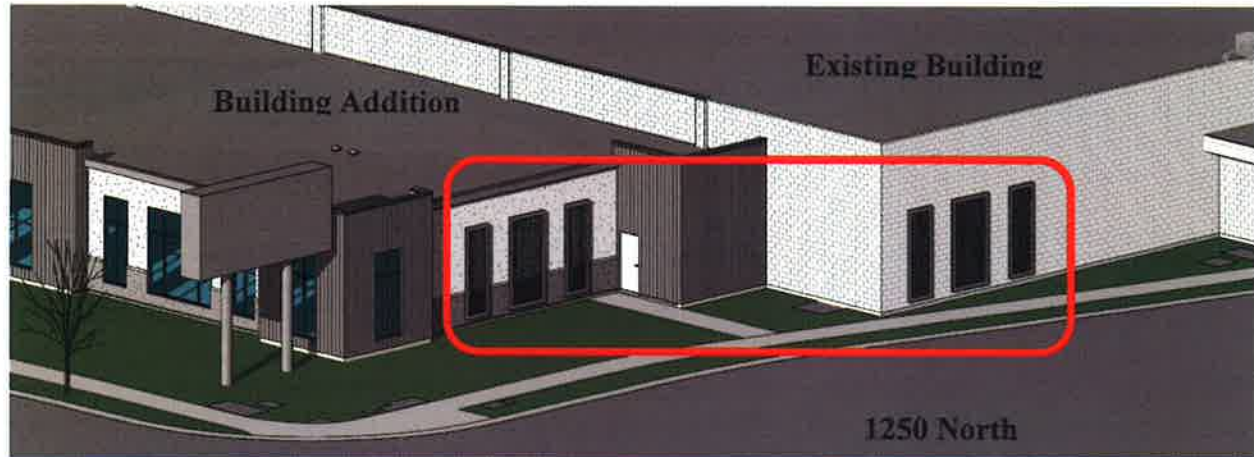


Figure 3 shows the trellising on south facing facades of the new and existing buildings.

Transparency requirements for the COM zone are as follows:

Ground Floor (Frontage):	30%
Ground Floor (Exposed sides):	30%

Proposed transparency for the addition are:

West Elevation (Mainstreet Frontage):	30%
South Elevation (1250 North)	30%

Since the addition will be used to warehouse furniture for the existing store and transparency is not essential for business, staff recommends approval of the trellising as a fenestration alternative. As proposed, with trellising on the south facade of the addition, the project complies with the requirements in the LDC.

### **Building Height**

Building height in the COM zone is limited to 40'. The highest point of the building addition is 18'. As proposed, the project complies with the requirements in the LDC.

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

Comments were solicited from the following departments or agencies:

• Environmental	• Water
• Engineering	• Fire

### **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 2/13/21, posted on the City's website and the Utah Public Meeting website on 2/18/21, and mailed to property owners within 300 feet on 2/2/21.

## 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 Planning Commission permits the proposed window, door and non-transparent fenestration alternative of three (3) trellises to meet the minimum transparency requirement on the south façade.
3. A minimum of 39 parking stalls shall be provided.
4. A bike rack shall be provided to accommodate a minimum of 4 bikes.
5. 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) Open Space and Useable Outdoor areas shall total a minimum of 20% (17,162 SF).
  - b) Parking lot perimeter landscaping along the north parking stalls.
  - c) A total of 39 trees and 98 shrubs, perennials and ornamental grasses shall be provided.
  - d) Street trees shall be provided every 30 feet along adjacent streets.
6. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
7. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
8. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
9. 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.
10. 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.
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. *Environmental—contact 716-9760*
    - There are front load dumpsters currently on site.
  - b. *Engineering —contact 716-9160*
    - Address how truck access to north warehouse door will not impact the safety of vehicles accessing/leaving the mall site from this primary access point.
    - Address utilities to new addition (including fire sprinklers) as part of the Building Permit review.
  - d. *Water—contact 716-9627*
    - The water main must have a DC (ASSE1015) installed and tested before any branch offs or possible connections
    - If the fire riser is not relocated then no action needed here because it has a passing backflow assembly that is currently tested.
    - 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.
  - e. *Fire—contact 716-9515*
    - Fire Sprinkler and Fire Alarm Plans will be required with building permit application

## 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 proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout,

- materials, landscaping, and setbacks.
2. LDC 17.43.080 authorizes the Planning Commission to make design adjustments not associated with numerical standards and requirements if they are consistent with surrounding areas and do not compromise future approvals.
  3. The proposed project provides required off-street parking.
  4. The proposed project complies with maximum height, density and building design, open space standards and is in conformance with Title 17.
  5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
  6. Main Street and 1250 North provides access and is adequate in size and design to sufficiently handle all traffic modes and infrastructure 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.



# 8TH & MAIN FURNITURE STORE ADDITION

1224 MAIN STREET  
LOGAN, UTAH 84341

02/16/2021  
DESIGN DEVELOPMENT

GENERAL CONTRACTOR:



**LANDMARK COMPANIES**

1670 S HWY 165 #101 / PROVIDENCE, UTAH 84332 /  
435.755.7600 / [www.landmarkcompaniesinc.com](http://www.landmarkcompaniesinc.com)

CIVIL ENGINEER



**ENTELLUS**

1470 SOUTH 600 WEST / WOODS CROSS, UTAH 84087  
801.298.2236 / [www.entellus.com](http://www.entellus.com)

STRUCTURAL ENGINEER



**BHB CONSULTING ENGINEERS**

2766 SOUTH MAIN STREET / SALT LAKE CITY, UTAH  
84115 801.355.5656 / [www.bhbengineers.com](http://www.bhbengineers.com)

MECHANICAL ENGINEER



**WHW ENGINEERING INC**

8619 SOUTH SANDY PARKWAY #101 / SANDY, UTAH 84070  
801466.4021 / [www.whw-engineering.com](http://www.whw-engineering.com)

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84103 801.534.1130 / <http://www.envisioneng.com>

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PROFESSIONAL STAMP:

CODE OFFICIAL STAMP:

PROJECT NAME:

8TH & MAIN  
FURNITURE STORE  
ADDITION

1224 MAIN STREET  
LOGAN, UTAH 84341

REVISIONS

NO. DATE DESCRIPTION

ISSUED:

NO. DATE DESCRIPTION

OWNER PROJECT #:

SPE PROJECT #: 20-10

DRAWN BY: GTE

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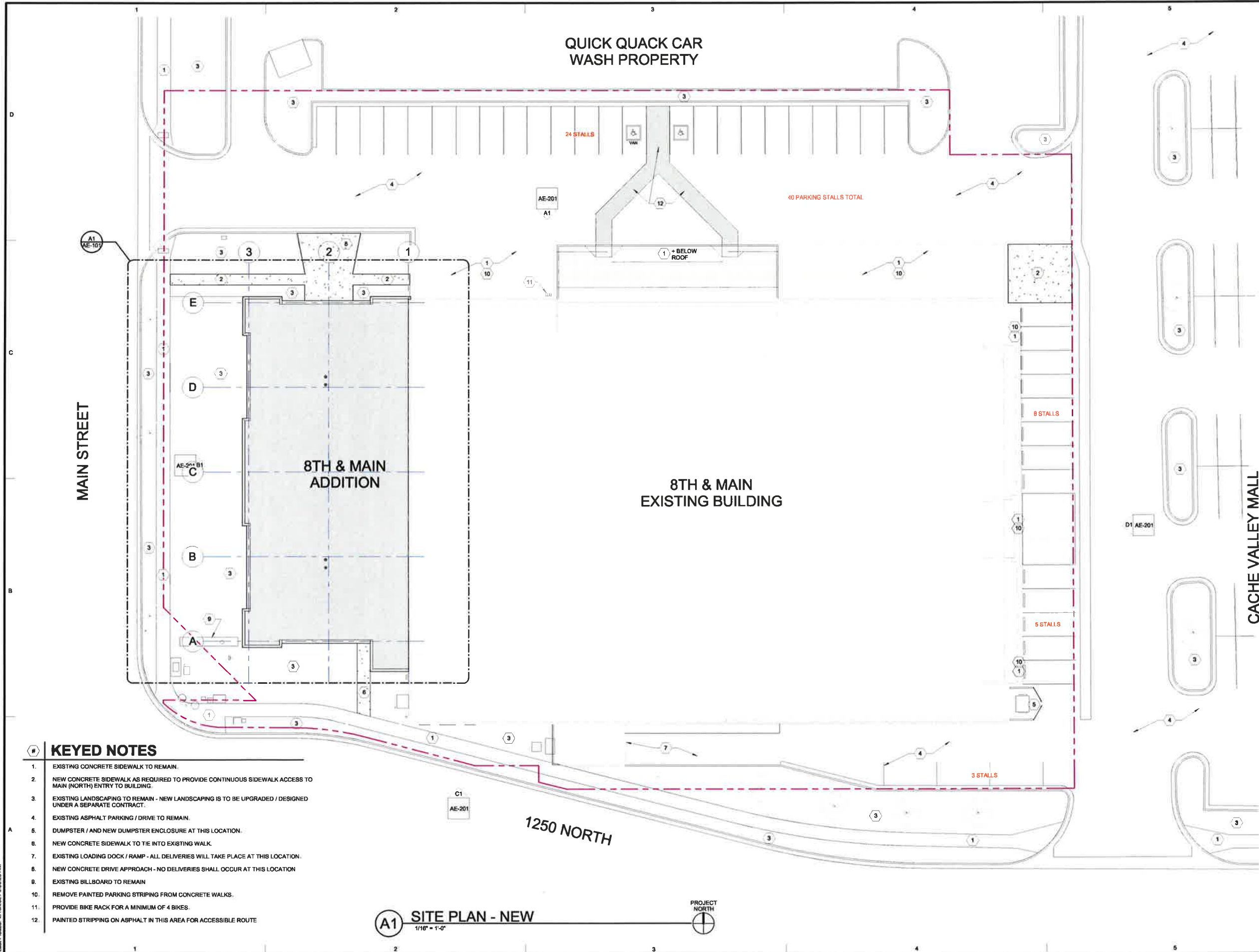
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TITLE SHEET

SHEET NUMBER:

GI-001



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ADDITION**  
1224 MAIN STREET  
LOGAN, UTAH 84341

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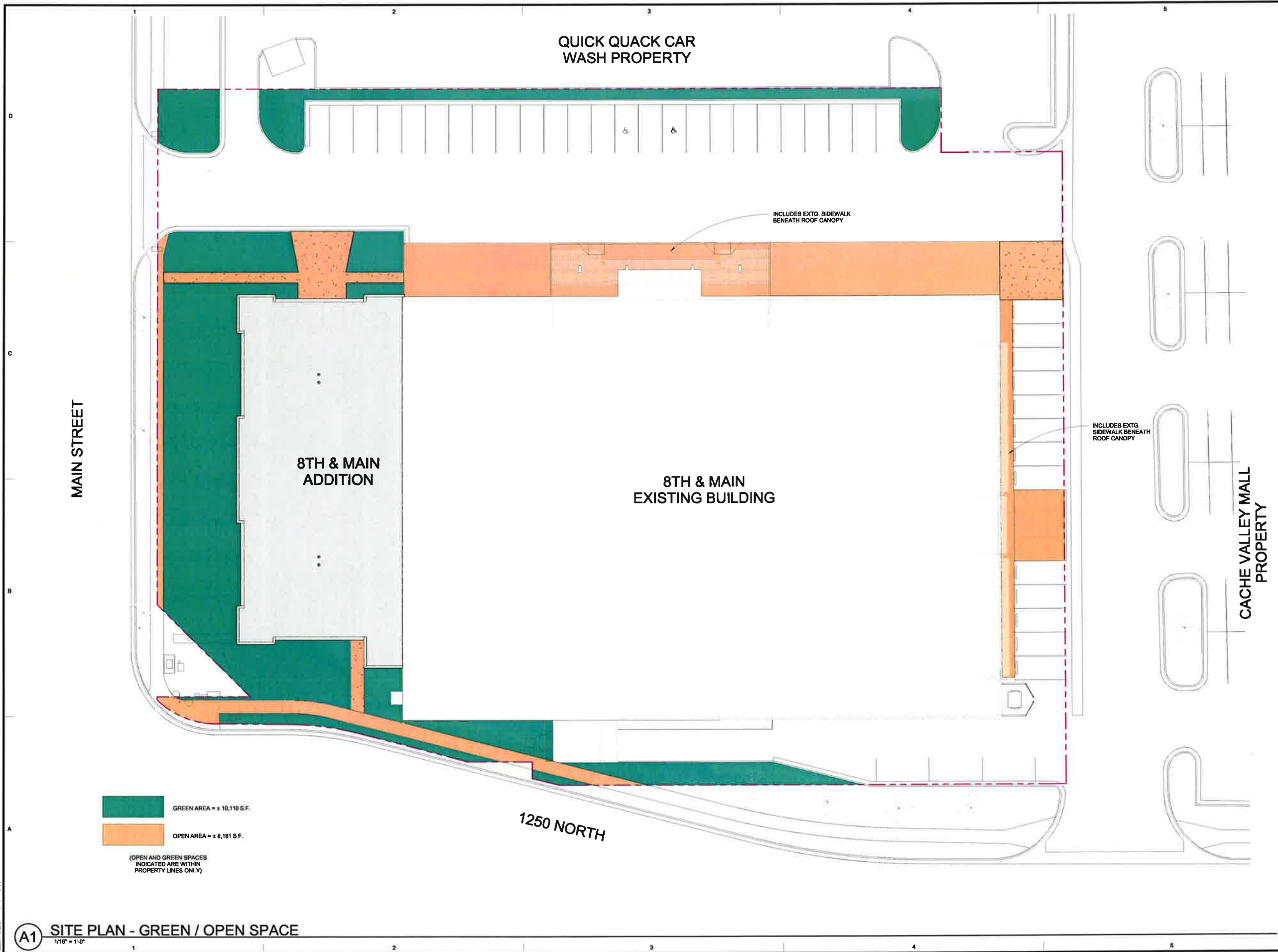
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SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**AS-101**

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ADDITION**

1224 MAIN STREET  
LOGAN, UTAH 84341

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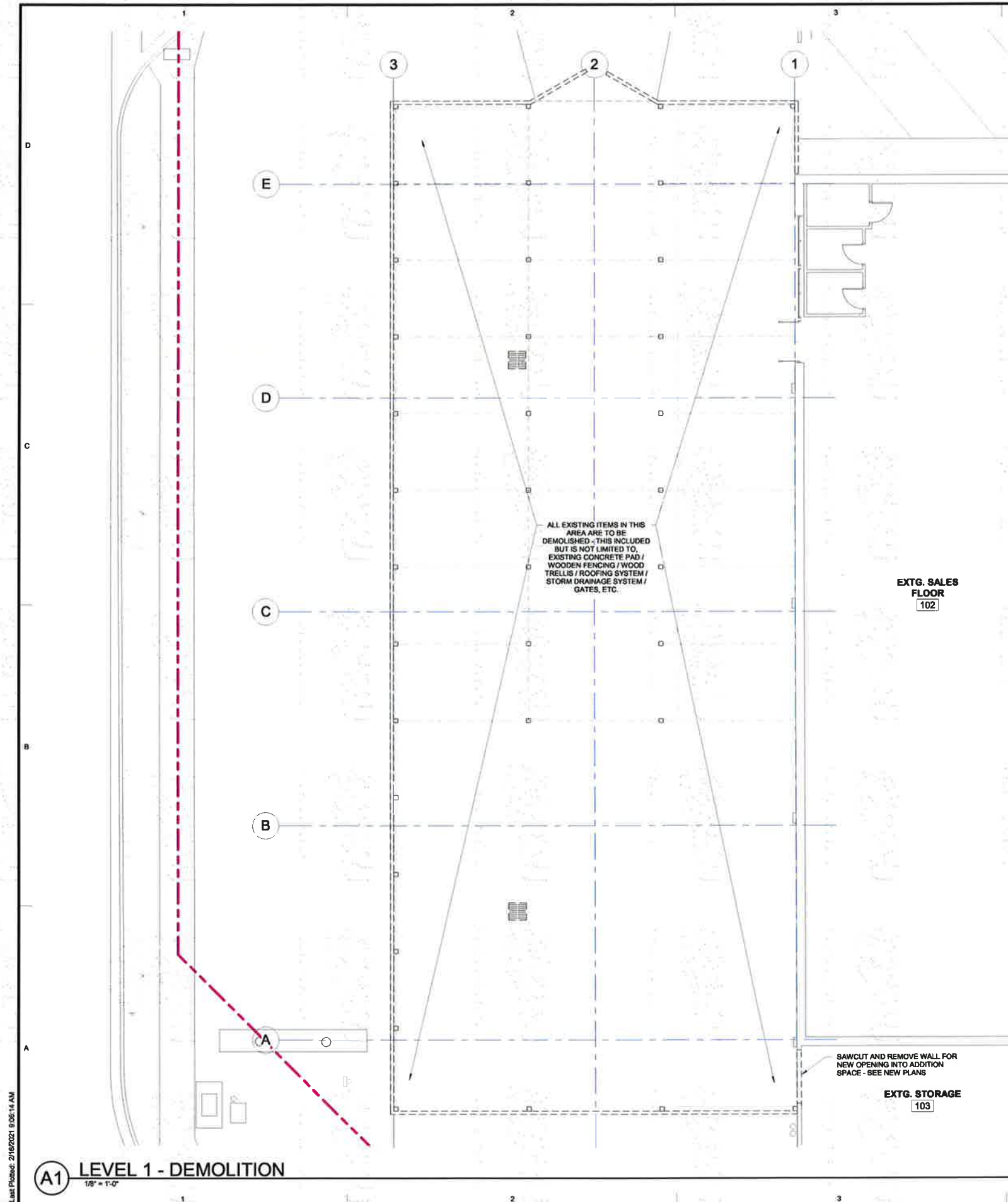
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OPEN SPACE**

SHEET NUMBER:

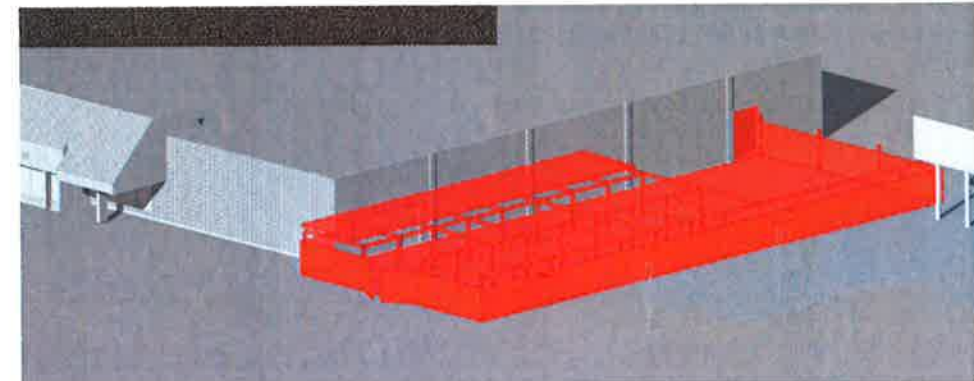
**AS-102**

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**A1 SITE PLAN - GREEN / OPEN SPACE**  
1/16" = 1'-0"



**A1 LEVEL 1 - DEMOLITION**  
1/8" = 1'-0"



**A4 3D DEMOLITION**

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PROJECT NAME:  
**8TH & MAIN  
FURNITURE STORE  
ADDITION**  
1224 MAIN STREET  
LOGAN, UTAH 84341

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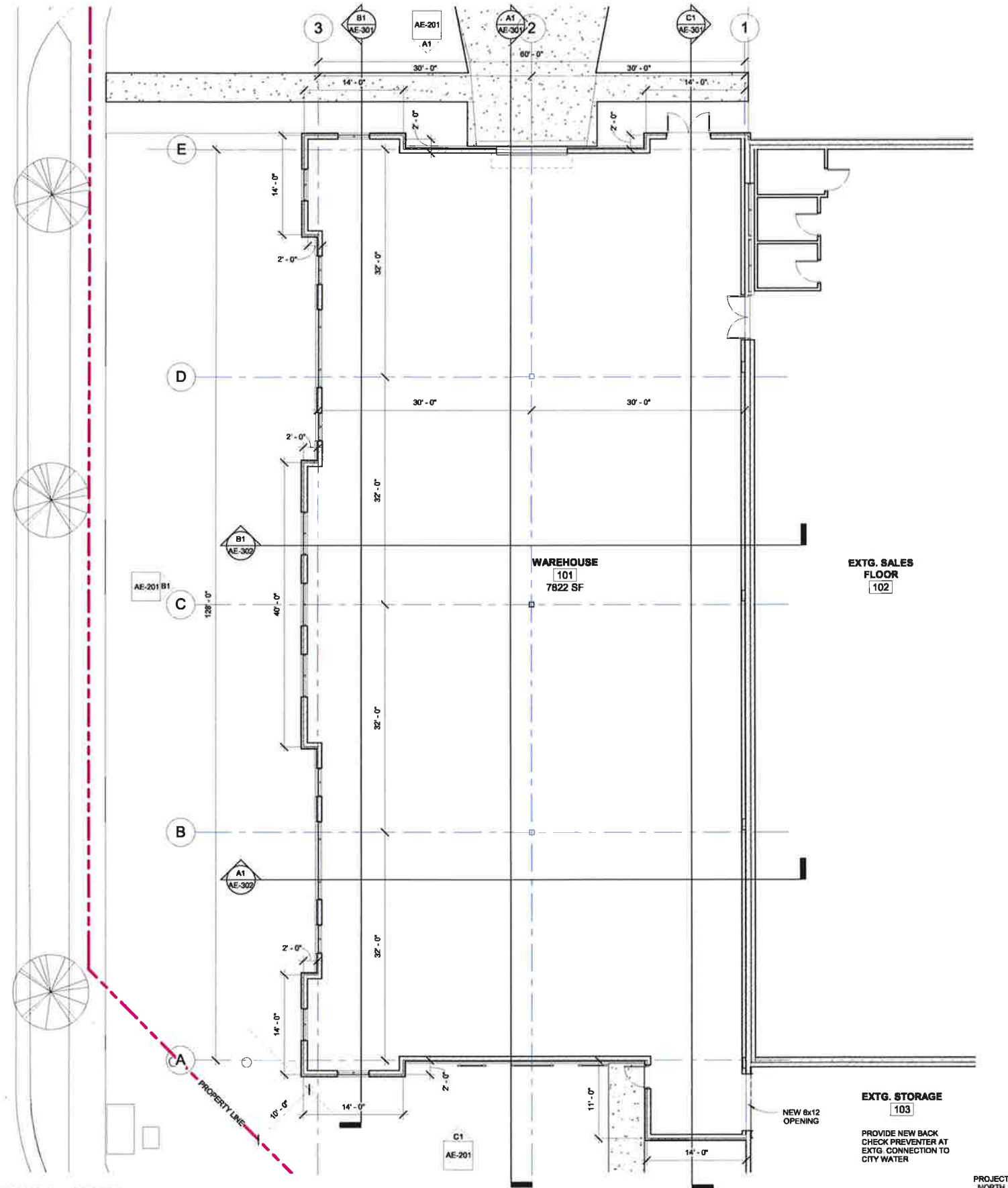
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**DEMOLITION  
PLAN**

SHEET NUMBER:  
**AD-101**

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A1 LEVEL 1 - NEW  
1/8" = 1'-0"



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FURNITURE STORE  
ADDITION

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LOGAN, UTAH 84341

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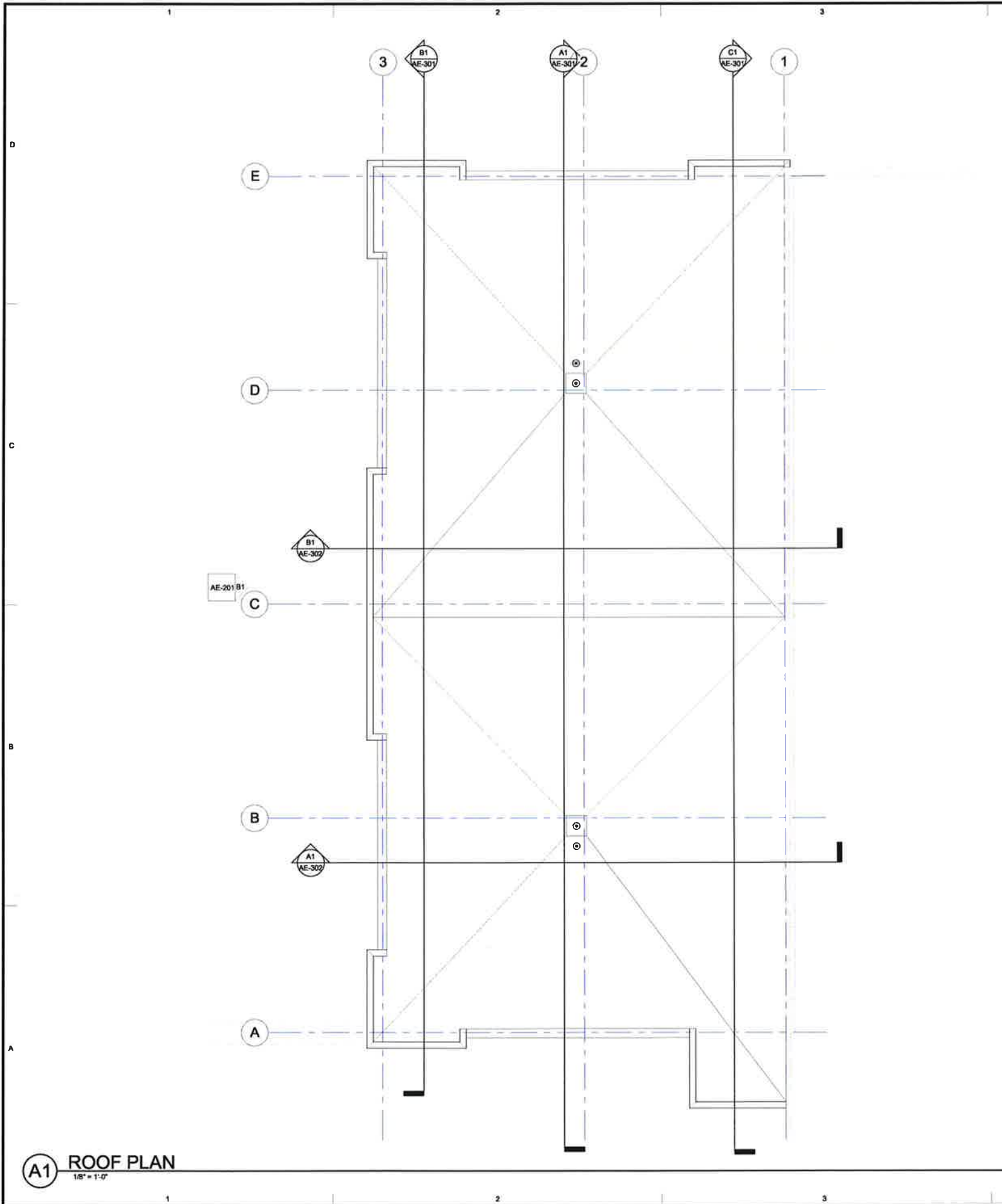
FLOOR PLAN

SHEET NUMBER:

AE-101



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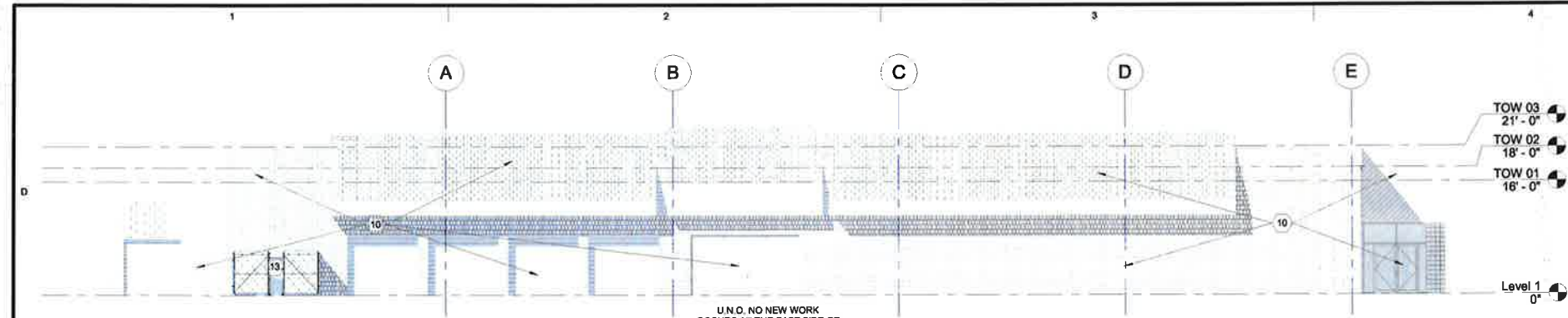
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1224 MAIN STREET  
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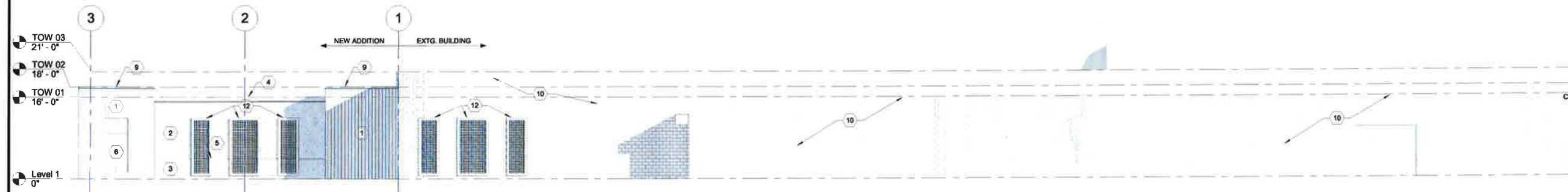
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**ROOF PLAN**

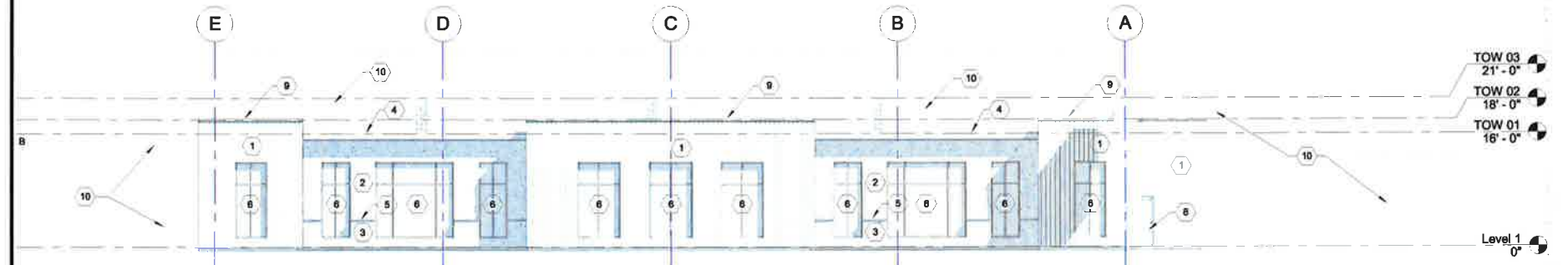
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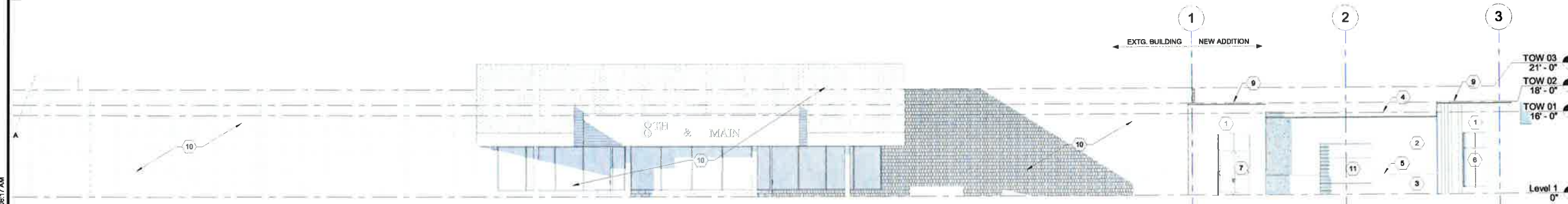
D1 EAST ELEVATION  
1" = 10'-0"



C1 SOUTH ELEVATION  
1" = 10'-0"



B1 WEST ELEVATION  
1" = 10'-0"



A1 NORTH ELEVATION  
1" = 10'-0"

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### KEYED NOTES

1. NEW CORRUGATED METAL WALL PANELS.
2. NEW 2" EIFS.
3. NEW 4" EIFS.
4. NEW EIFS WALL CAP W/ PREFINISHED METAL COPING.
5. NEW EIFS SILL TO SEPARATE THE ADJACENT 2" AND 4" EIFS SURFACES.
6. NEW WINDOW WITH OPAQUE FILM (FILM IS TO NOT ALLOW VISION INTO THE WAREHOUSE SPACE FROM OUTSIDE).
7. NEW STOREFRONT / DOOR.
8. NEW DOOR.
9. NEW PREFINISHED METAL COPING.
10. EXISTING BUILDING - NO NEW WORK TO EXTERIOR UNLESS NOTED OTHERWISE.
11. NEW 10x10 INSULATED COILING DOOR - PAINT.
12. NEW GALVANIZED STEEL TRELLIS MOUNTED TO SIDE OF BUILDING FOR PLANTING OF CLIMBING PLANTS - PLANTS TO BE PROVIDED UNDER A SEPARATE CONTRACT.
13. NEW DUMPSTER ENCLOSURE.

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REVISIONS

NO.	DATE	DESCRIPTION
01	02/16/21	DESIGN DEVELOPMENT

OWNER PROJECT #:

SPE PROJECT #:

20-10

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SHEET TITLE:

**EXTERIOR  
ELEVATIONS**

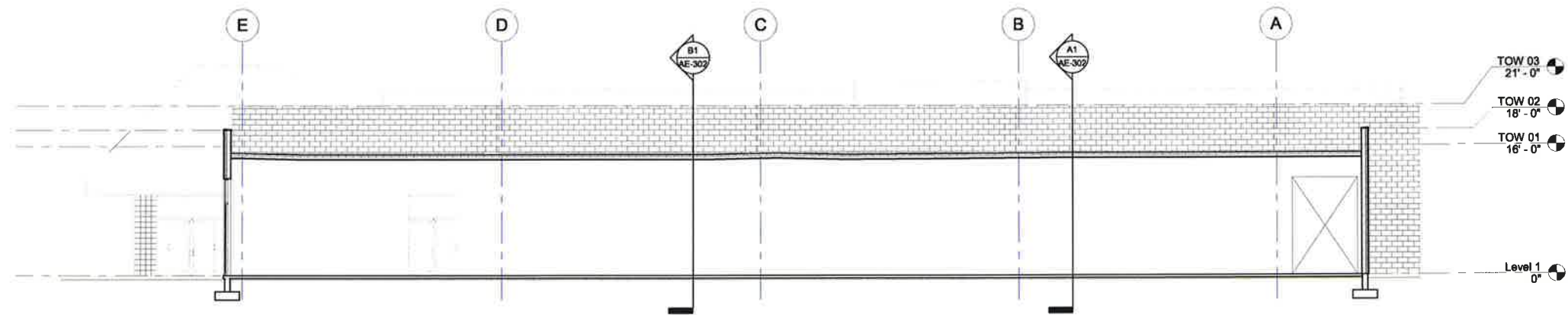
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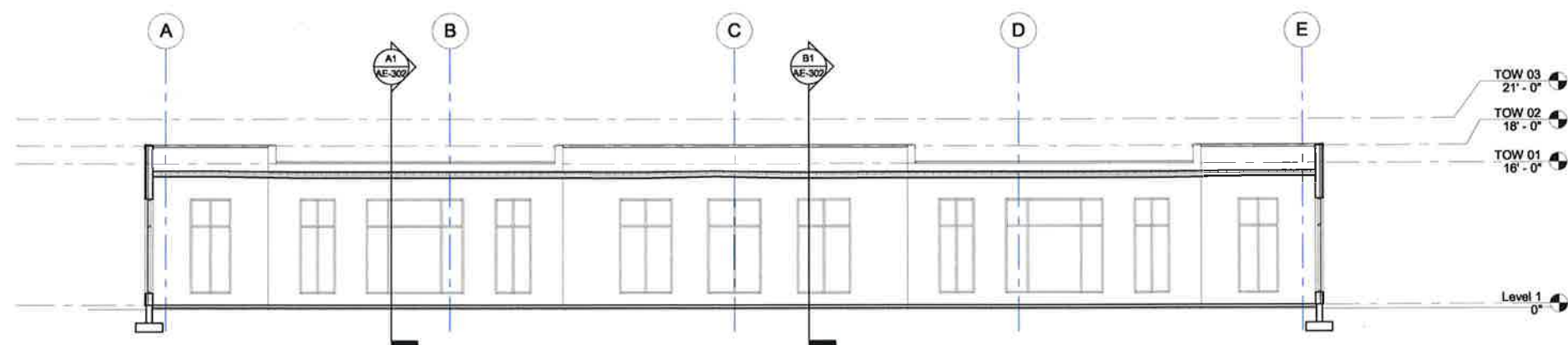


1  
2  
3  
4  
5

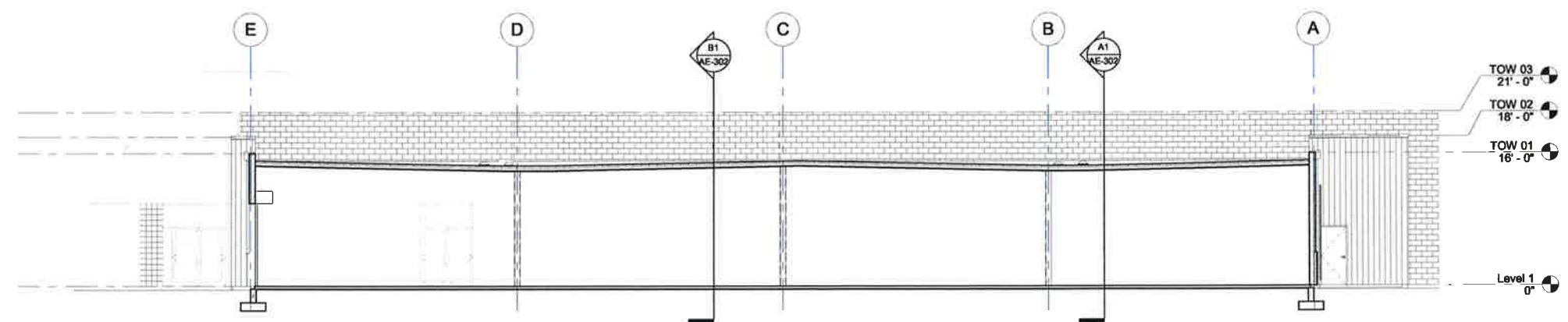
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C1 Section 4  
1/8" = 1'-0"



B1 Section 3  
1/8" = 1'-0"



A1 Section 6  
1/8" = 1'-0"



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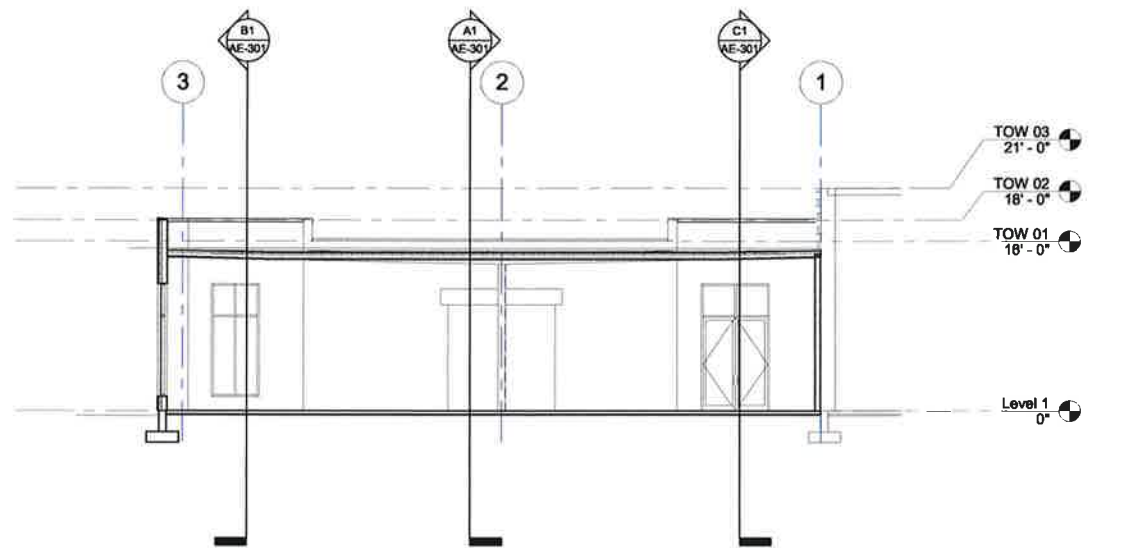
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NO. DATE DESCRIPTION  
B1 02/19/21 DESIGN DEVELOPMENT

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SPE PROJECT #: 20-10  
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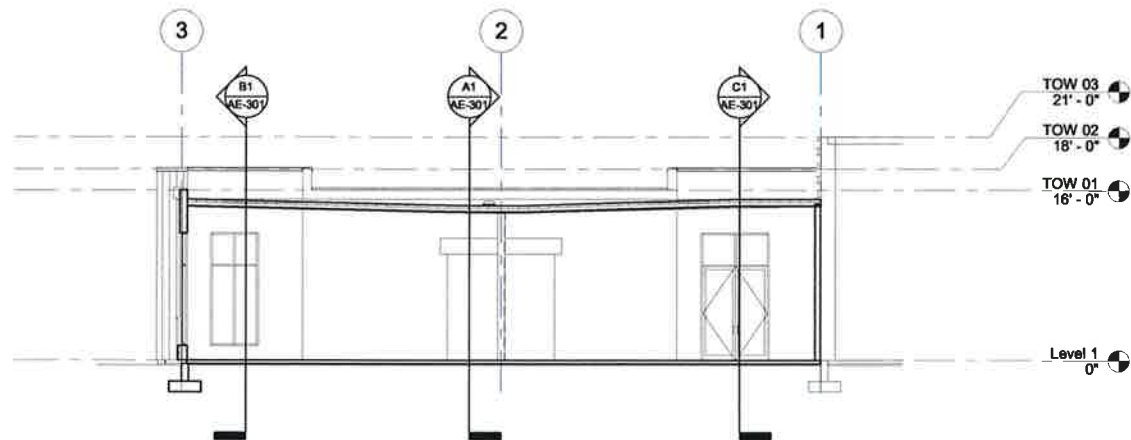
SHEET TITLE:  
**BUILDING  
SECTIONS**

SHEET NUMBER:  
**AE-301**

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**B1 Section 5**  
1/8" = 1'-0"



**A1 Section 1**  
1/8" = 1'-0"

ARCHITECT'S INFORMATION:



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**8TH & MAIN  
FURNITURE STORE  
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1224 MAIN STREET  
LOGAN, UTAH 84341

REVISIONS:

NO.	DATE	DESCRIPTION
01	02/16/21	DESIGN DEVELOPMENT

ISSUED:

NO.	DATE	DESCRIPTION
01	02/16/21	DESIGN DEVELOPMENT

OWNER PROJECT #:

SPE PROJECT #: 20-10

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DESIGNED BY: SPE

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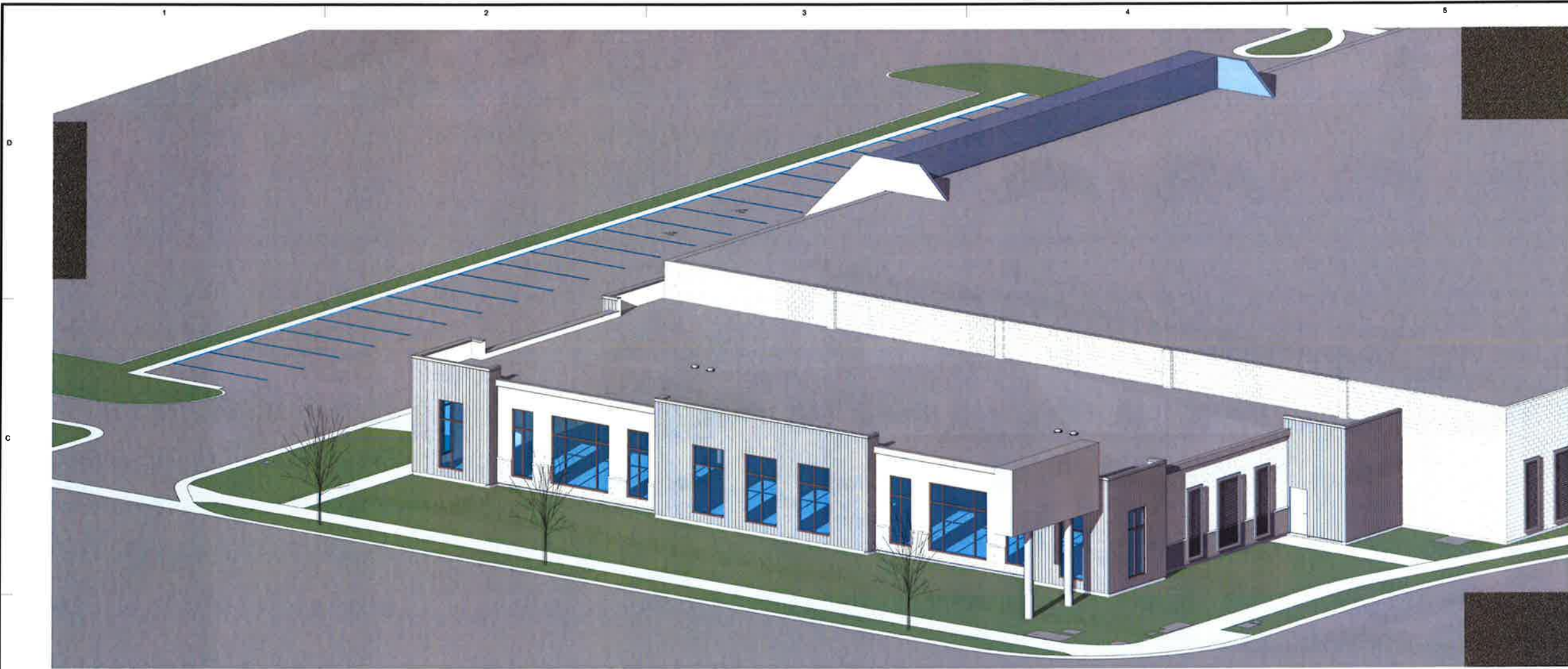
SHEET TITLE:

**BUILDING  
SECTIONS**

SHEET NUMBER:

**AE-302**





B1 3D SOUTH WEST CORNER



A1 3D NORTH WEST CORNER



ARCHITECT  
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PROFESSIONAL STAMP:

CODE OFFICIAL STAMP:

PROJECT NAME:  
**8TH & MAIN  
FURNITURE STORE  
ADDITION**  
1224 MAIN STREET  
LOGAN, UTAH 84341

REVISIONS	
NO.	DESCRIPTION
01	10/18/21 DESIGN DEVELOPMENT

ISSUED:		
NO.	DATE	DESCRIPTION
01	10/18/21	DESIGN DEVELOPMENT

OWNER PROJECT #:	
SPE PROJECT #:	20-10
DRAWN BY:	GTE
CHECKED BY:	SPE
DESIGNED BY:	SPE
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SHEET TITLE:	3D VIEWS

SHEET NUMBER:  
**AE-901**