

**Project #21-021  
CBM Development  
Located at 2180 North 600 W**

**REPORT SUMMARY...**

<i>Project Name:</i>	CBM Development
<i>Proponent / Owner:</i>	Michael Funk / Blake Nielsen, Brookside Development
<i>Project Address:</i>	2180 N 600 W
<i>Request:</i>	Design Review Permit
<i>Current Zoning:</i>	Industrial Park (IP)
<i>Type of Action:</i>	Quasi-Judicial
<i>Hearing Date</i>	May 13, 2021
<i>Submitted By:</i>	Tanya Rice, Planner II

**RECOMMENDATION**

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #21-021, DBM Development, for one industrial building located at 2180 N 600 W, TIN #04-079-0041.

*Current Land use adjoining the subject property*

<i>North:</i>	AP: Airport Uses	<i>East:</i>	Outside Logan City Limits
<i>South:</i>	IP: Industrial Uses	<i>West:</i>	IP: Industrial Uses

**DESIGN REVIEW PERMIT**

The LDC 17.43 requires a Design Review Permit approval for new 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.

***Project Proposal***

This is a proposal for one new 15,386 SF industrial building divided into seven (7) bays to be used as a variety of office and storage warehouse spaces on a 1.77-acre site.



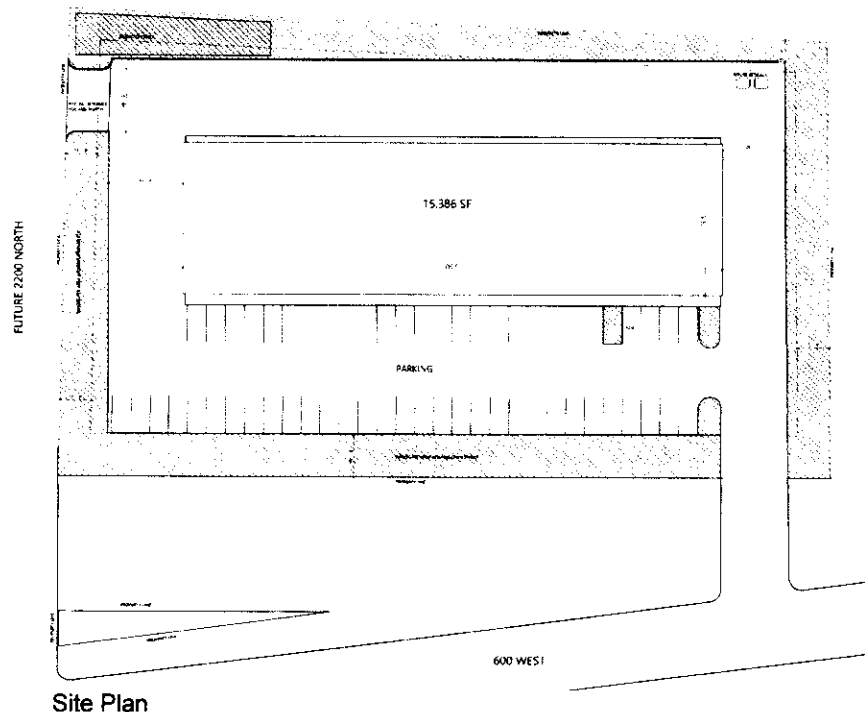
Site Location – 2180 N 600 W

### **Land Use**

The Land Development Code (LDC) Table 17.11.030 supports offices, services and storage with large well-designed buildings in the IP zoning district.

### **Lot Coverage**

The LDC 17.10.130 limits lot coverage to a maximum of 50% (building footprint). The project site is approximately 1.77 acres in size and with an 15,386 SF industrial building has a lot coverage of 20%. As shown, the lot coverage complies with maximum allowances in the LDC.



### **Setbacks**

The LDC requirements for setbacks in the IP zone are as follows:

Front (Bld. Height 0'-40'):	20'
Sides:	20'
Rear:	10'
Parking Front	20'
Parking Side/Rear	15'

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

Front (West):	20'
Side (North)	35'
Side (South)	29'
Rear (North):	about 60'
Parking Front (West):	about 80'

As proposed, the project setbacks comply with the requirements in the LDC.

### **Access & Circulation**

One vehicular driveway access will be constructed along the northwest stretch of 600 West. Although access to 600 W is restricted per the LDC, this access can be used until 2200 North is constructed in the future and then be moved to the currently proposed access location.

The LDC 17.31.090 requires industrial sites to include safe and convenient pedestrian circulation from the adjacent streets to buildings, parking areas and other outdoor gathering areas. The proposal does not include sidewalk connections from the building to street sidewalks. Once the 600 W driveway location and right of way issues are resolved by public works, sidewalks shall connect the building to 600 W streetscape and usable open space.

The LDC 17.30 requires walkway connections of all building entrances to one another and to adjacent streets where practicable. The proposed site plan does not include a walkway connection from the side entrances to the other building entrances. A walkway shall be constructed to connect all building entrances.

With the addition of concrete pedestrian crossings from the building entrances to the street sidewalks along 600 West, and pedestrian walkways around the building connecting entrances, the project complies with the requirements in the LDC.

### **Parking**

The LDC 17.31.040 requires one parking stall per every 300 SF of office space and one parking stall for every 2,000 SF of warehouse/storage space. The proponent claims 4 of the 7 bays will be office space (8,792 SF), leaving three (3) bays for warehouse use (6,594 SF). With these figures considered, 33 parking stalls are required for this project. In addition, one (1) bike stall per ten (10) office parking stalls needs to be available.

The project is proposing 47 parking stalls but has not identified a bike parking location. With the addition of bike parking, the proposal meets the minimum parking requirements.

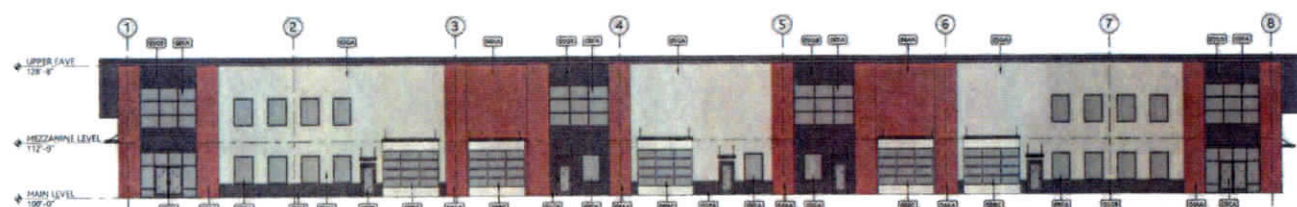
### **Building Orientation & Design**

The LDC 17.12.060 promotes high-quality and aesthetically pleasing design and developments within the IP zone.

The proposed building is one large structure with a slated roof. The proposed primary building materials are brick and two tones of grey metal siding. The variety incorporates compatible finishes and colors. The 30% fenestration requirement along the front façade meets LDC requirements.

The LDC requires ground-floor entrances on the facades visible from the public streets to be easily discernable and utility doors, fire doors, and loading docks designed to blend with the building's architecture. The proposed front and side entrances are covered with a canopy and delineated from the structure by the same material only used for entrances. This provides variation in architecture and easily discernable entrances. All proposed utility doors and service features are designed to blend with the subtle colors of the building.

The LDC 17.10.030 limits base building height to 48' in the IP zone. The highest point of both the store and the canopy is 28'. As proposed, the project complies with the requirements in the LDC.



Front Façade



### ***Open Space Area***

The LDC requires 10% open space and an additional 10% useable outdoor space in the IP zone. The LDC generally describes open space as native vegetation or landscaped areas, while useable outdoor space could consist of additional landscaping, decks, patios and walkways, but shall not include parking, driveways and most storm-water facilities. Storm-water facilities may qualify as outdoor and open space if they are designed in a way that is incorporated into the landscape. The 1.77-acre project site would require 7,710 SF of both open space and usable outdoor space for a total of 15,420 SF. The project proposal includes conceptual open space and usable outdoor areas totaling approximately 17,000 SF (22%). As proposed, the project complies with the open space requirements of the LDC.

### ***Landscaping***

The LDC 17.32 requires minimum plant material for overall visual aesthetics, ecology, screening, and shading purposes. Park strip improvements and interior parking lot planting requirements apply.

The LDC requires a minimum of eighteen (18) SF of interior landscape planting area for each stall contained in the parking area. For this project, with forty-seven (47) parking stalls, a minimum of 846 SF of landscaping is required. As shown on the site plan, more than 846 SF of planting area is designated for this purpose.

The LDC 17.31.140 requires parking areas shall include landscape islands every 20 parking stalls. The proposed parking lot shall incorporate the required breaks to comply with the LDC.

The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per acre of land in the IP zone. For the 1.77-acre parcel, 36 trees and 89 shrubs, flowers and ornamental plants would be required as per the LDC.

Plant material is also required to be planted around the perimeter of the building where feasible. A variety of plants species are required, and 25% of the plant material is required to be evergreen species. As conditioned, with a landscaping plan, the project complies with the requirements of the LDC.

### ***Trash Enclosures***

LDC 17.30.080 requires solid waste receptacles, recycling bins, refuse storage and similar uses be enclosed and screened from view. A closure needs to be constructed proposed dumpster location. As conditioned, the onsite waste location 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.

### ***Staff Summary***

The proposed project is compatible with the surrounding land use and architecture, and, as conditioned, meet the requirements for development in the IP zone.

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

Comments were solicited from the following departments or agencies:

• Water	• Fire
• Environmental	

## **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 5/1/21 and the Utah Public Meeting website on 5/3/21. Public notices were mailed to all property owners within 300 feet of the project site on 4/26/21.

## **RECOMMENDED CONDITIONS OF APPROVAL – DESIGN REVIEW**

*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. Pedestrian walkways shall be constructed to connect all building entrances.
3. Parking area shall include a landscape break every 20 stalls.
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:
  - 17,000 SF of both open space and usable outdoor space shall be provided.
  - A total number 36 trees and 89 shrubs, perennials and grasses shall be provided.
  - Minimum of 3 tree species are required.
  - A minimum of 25% of plant material shall be evergreen trees and shrubs.
  - Street trees shall be provided every thirty (30) feet on center and outside of site-distance triangles near intersections or driveway access points or otherwise determined by the City Forrester.
  - Plant materials shall be placed around the perimeter of the buildings where feasible in a 3' minimum planting strip.
  - Storm water detention area(s) shall be incorporated into the landscape.
6. 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.
7. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the LDC.
8. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the LDC.
9. Surface storm-water retention and detention facilities shall be located in areas away from public streets and buffered from view or incorporated into the landscape.
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 716-9627*
    - Each unit's water main's needs to have their own RP (ASSE1013) installed and tested on the water main as it enters each unit before any branch offs or possible connections. So, each unit is independently controlled and protected. Properly sized drain required to serve dump port of B/F.
    - 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 connect 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.
- Project shall comply with all current plumbing codes, Utah State Amendments and the Utah Division of Drinking Water rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention.

*b. Environmental — contact 716-9760*

- Minimum 60 ft. straight on access required. Approach must be level, no down or uphill slopes.
- Minimum inside measurement for a double enclosure is 24 ft. wide by 10 ft. deep. Minimum inside measurement for a single enclosure is 12 ft. wide by 10 ft. deep.
- Place bollards in the back of enclosure to protect walls.
- Gates are not required, however if desired, they must be designed to stay open during the collection process.
- Barrel hinges are suggested for the gates. We need the full 12 ft. clearance so gates must be designed to open completely.

*c. Engineering— contact 716-9153*

- Provide water shares or in-lieu fee for increased water demand for development on lot 2.
- Redesign existing storm water pond for development onto subdivision property. Verify storm water calculations from lot 2 to determine if current pond was sized for lot 1 also. Provide onsite retention of the 90% storm event for lot 2. If needed provide storm water detention/retention per City standards on lot 1.
- Access to 600 West is restricted per Land Development Code. A 24' right of way is recorded on Lot 2 for access to Lot 1. Move proposed access for Lot 1 on 600 W to northwest corner of development. This access can be used until 2200 N is constructed in the future and then moved to current proposed access location.
- City would like to resolve current right of way issues along the 600 W frontage. This would include the development deeding the triangular portion of Lot 1 to the City, the City establishing a new right of way line for future widening of 600 W and intersection improvements and then vacating the remainder right of way to Lot 1
- Based on the establishment of the proposed establishment of the right of way along 600 W, developer shall construct curb and gutter, sidewalk, park strip, and pavement widening to along this frontage.
- No improvements to 2200 N frontage is required at this time.

**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 Title 17 of the Logan Municipal Code.
3. The conditioned project provides adequate landscaping and screening in conformance with Title 17.
4. The conditioned project provides adequate off-street parking.
5. 1400 N and 600 W provides access and are adequate in size and design to sufficiently handle automobile traffic related to the land use.
6. The project meets the goals and objectives of the IP designation within the Logan

General Plan by providing services near high capacity roadways and is designed in way for easy circulation of both pedestrian and vehicles.

7. The project met the minimum public noticing requirements of the LDC 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>4/8/21</b>	Received By <b>TKR</b>	Scheduled Meeting Date <b>MAY 13</b>	Zone <b>1P</b>	Application Number <b>PC 21-021</b>
<p style="text-align: center;"><b>Type of Application (Check all that apply):</b></p> <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input checked="" type="checkbox"/> Design Review</div> <div style="width: 50%;"><input type="checkbox"/> Conditional Use</div> <div style="width: 50%;"><input type="checkbox"/> Subdivision</div> <div style="width: 50%;"><input type="checkbox"/> Zone Change</div> <div style="width: 50%;"><input type="checkbox"/> Code Amendment</div> <div style="width: 50%;"><input type="checkbox"/> Appeal</div> <div style="width: 50%;"><input type="checkbox"/> Other</div> <div style="width: 50%;"><input type="checkbox"/> Administrative Design Review</div> </div>				
PROJECT NAME <b>CBM Development</b>				
PROJECT ADDRESS <b>2180 North 600 West Logan</b>			COUNTY PLAT TAX ID # <b>04-079-0041</b>	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) <b>Michael S. Funk</b>			MAIN PHONE # <b>435-512-3468</b>	
MAILING ADDRESS <b>Box 385</b>		CITY <b>Paradise</b>	STATE <b>Utah</b>	ZIP <b>84328</b>
EMAIL ADDRESS <b>michaelfunk@comcast.net</b>				
PROPERTY OWNER OF RECORD (Must be listed) <b>Blayne K Nielsen Cherry Nielsen</b>			MAIN PHONE # <b>Brookside development</b>	
MAILING ADDRESS <b>552 North 200 East Smithfield</b>		CITY <b>UTah</b>	STATE <b>UTah</b>	ZIP <b>84335-1552</b>
EMAIL ADDRESS <b>millcreekconstruction@gmail.com</b>				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) <b>The bays can be divided into 7 - 2100 sq ft bays. The owner will occupy 2 bays from the start of the project with an office and a storage facility. The remaining 5 bays will be determined at a later date with tenant improvement projects. The future use of the spaces is intended to be office and storage warehouse space.</b>			Total Lot Size (acres) <b>1.77 acres</b>	
<b>- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -</b>			Size of Proposed New Building (square feet) <b>15,386</b>	
			Number of Proposed New Units/Lots <b>7 units - 156</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 permit 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 	



March 14, 2021

To whom it may concern,

I would like Mike Funk / Most Wanted Builders LLC to be my representative for the design review process and any development/construction work associated with my property located at 2180 North 600 West in Logan Utah.

Parcel # 04-079-0041 1.77 acres

Signed  3-14-21

Blaine Nielson / Brookside Development LLC / Property Owner

# MEMORANDUM



To: Bill Young, City Engineer  
Craig Humphries, Fire Marshall  
File

From: Joe Hawkes, P.E.  
450 N 1000 W  
Logan, UT 84321

Date: April 7, 2021

RE: 2180 N 600 W – Fire Flow Analysis

Logan City has developed a calibrated water model that is used to evaluate the ability to deliver water in accordance to Utah State Code (R309-105-9. Minimum Water Pressure). In accordance with these rules, we are required to meet the following requirements for new development:

1. Pressures not less than 20 psi during conditions of fire flow and fire demand experienced during peak day demand.
2. Pressures not less than 30 psi during peak instantaneous demand (without fire flows).
3. Pressures not less than 40 psi during peak day demand (without fire flows).
4. The addition of new development cannot reduce the residual pressure at any service connection in the system to below 20 psi under any conditions.

Table 1 summarizes our peaking factors and demands for the referenced project used in the impact evaluation.

**Table 1 - Summary of Model Parameters**

Description	Value	Source
Peak Day Factor	1.8	Culinary Water System Master Plan (CWSMP), April 2007, pg 2-9.
Peak Hour	2.4	CWSMP, April 2007, pg 2-9.
Instantaneous Peak Factor	3.5	Review of system wide SCADA.
Lowest Water Demand Factor	0.5	Review of system wide SCADA
Fire Flow Required	2,000 gpm	Estimated (Actual per IFC Table B105.1)
Water Demand of Project	(not provided)	Estimated Average Day

The evaluation assumes that all of the flows come directly off of the existing City water system at the given locations. This evaluation does not include any losses in hydrant lines, service lines, fire lines, private lines, or any piping other than the City's distribution system.

## Results

Tables 2 through 3 summarize the modeled results at the identified fire hydrants.

**Table 2 - Results at Existing Hydrant FH01067 at 2200 N 600 W**

Condition (@ J2648)	Flow (gpm)	Pressure (psi)
Peak Day	NA	111 (static)
Fire Flows*	2,000	82
Maximum Available Flows	3,720	20

\* Fire flows are additive with Peak Day flows for total flow at the farthest point affecting the proposed development. Negative pressures represent a flow that is not possible under the analyzed conditions.

**Table 3 - Results at Existing Hydrant FH00363 at 2108 N 600 W**

Condition (@ J2644)	Flow (gpm)	Pressure (psi)
Peak Day	NA	110 (static)
Fire Flows*	2,000	82
Maximum Available Flows	3,701	20

\* Fire flows are additive with Peak Day flows for total flow at the farthest point affecting the proposed development. Negative pressures represent a flow that is not possible under the analyzed conditions.

Tables 4 through 5 summarize the modeled results available at the waterlines.

**Table 4 - Results at Existing 8" Waterline at 2200 N 600 W**

Condition (@ J3358)	Flow (gpm)	Pressure (psi)
Peak Day	NA	111 (static)
Fire Flows*	2,000	83
Maximum Available Flows	3,816	20

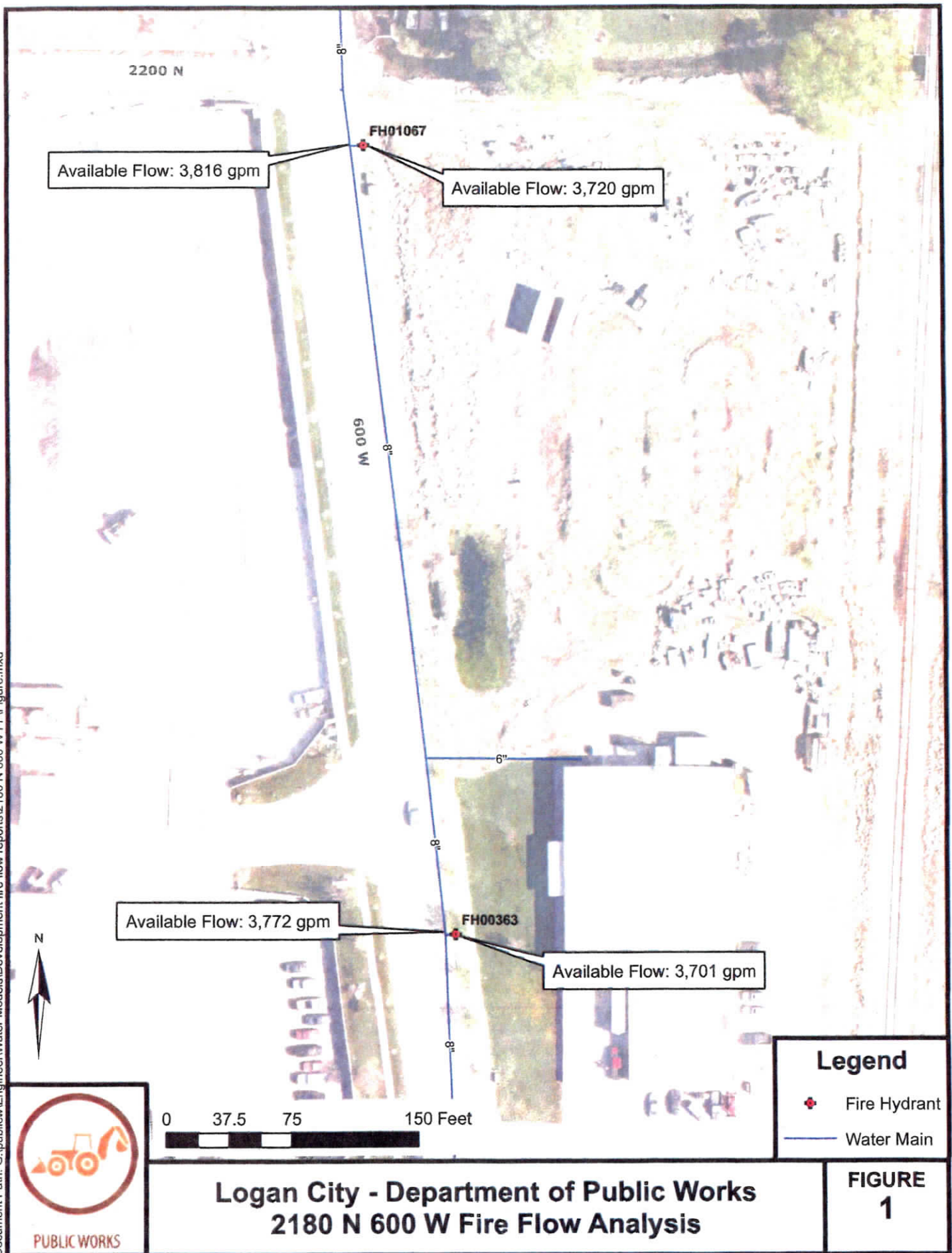
\* Fire flows are additive with Peak Day flows for total flow at the farthest point affecting the proposed development. Negative pressures represent a flow that is not possible under the analyzed conditions.

**Table 5 - Results at Existing 8" Waterline at 2108 N 600 W**

Condition (@ J15986)	Flow (gpm)	Pressure (psi)
Peak Day	NA	110 (static)
Fire Flows*	2,000	82
Maximum Available Flows	3,772	20

\* Fire flows are additive with Peak Day flows for total flow at the farthest point affecting the proposed development. Negative pressures represent a flow that is not possible under the analyzed conditions.

This information provides three points from which the developer's consultant can create a pressure versus flow curve to match the actual values. The actual design fire flow must be obtained from the Fire Marshall prior to completing the hydraulic analysis. Figure 1 shows the locations of this fire flow analysis.





QUITCLAIM DEED

Summit Field Investments, LLC, Grantor, of St. George City, County of Washington, State of Utah, hereby quit claims, conveys, delivers, and transfers to Brookside Development LLC, Grantee, of 552 N 200 E city of Smithfield, County of Cache, State of Utah, for good and valuable consideration, all of Grantors right, title, and interest in and to the following described tract of land in County of Cache, State of Utah:

An undivided 1/3 interest in the following:

Parcel 1: All that part of Lot 5, Block 13, Plat "D" of LOGAN FARM SURVEY that is situated and lying West of the right of way of Oregon Short Line Railroad, containing 3 acres, more or less, and further described as being situate in the Northwest Quarter of Section 21 in Township 12 North Range 1 East of the Salt Lake Meridian, United States Surveys for Utah.

Parcel 2: Part of the Northwest Quarter of Section 21, Township 12 North, Range 1 East, Salt Lake Base and Meridian and part of Lot 6, Block 14 of Plat "D", LOGAN FARM SURVEY described as follows: Commencing at the point of beginning which point lies in the East line of 600 West and East, 1284.73 feet and South, 62.51 feet of the Northwest corner of Section 21, Township 12 North, Range 1 East, Salt Lake Base and Meridian; and thence South 08°05'50" East along said East line of 600 West Street, 90.87 feet; thence North 00°49'02" West, 127.84 feet; thence South 89°45'36" West, 16.58 feet to the point of beginning.

Subject to a 7 foot right-of-way easement for future road expansion described as follows: Commencing at the said point of beginning of Parcel 2 and running thence North 89°45'36" East 6.58 feet; thence South 08°25'50" East 75.78 feet to the East line of Parcel A.

Tax Roll No. 04-079-0010

Witness the hand of said grantor, this 28 day of OCTOBER 2015

Signed in presence of

Susan K. Nielsen  
Grantor, Susan Nielsen, President, Summit Field Investments, LLC

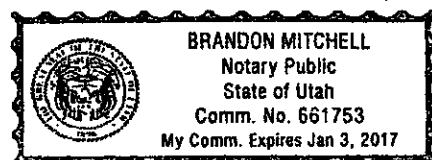
[Signature] Thomas [Signature] [Signature]  
Signature of Witness Print Name of Witness Witness Print Name of Witness

STATE OF UTAH )  
COUNTY OF WASHINGTON ) ss.

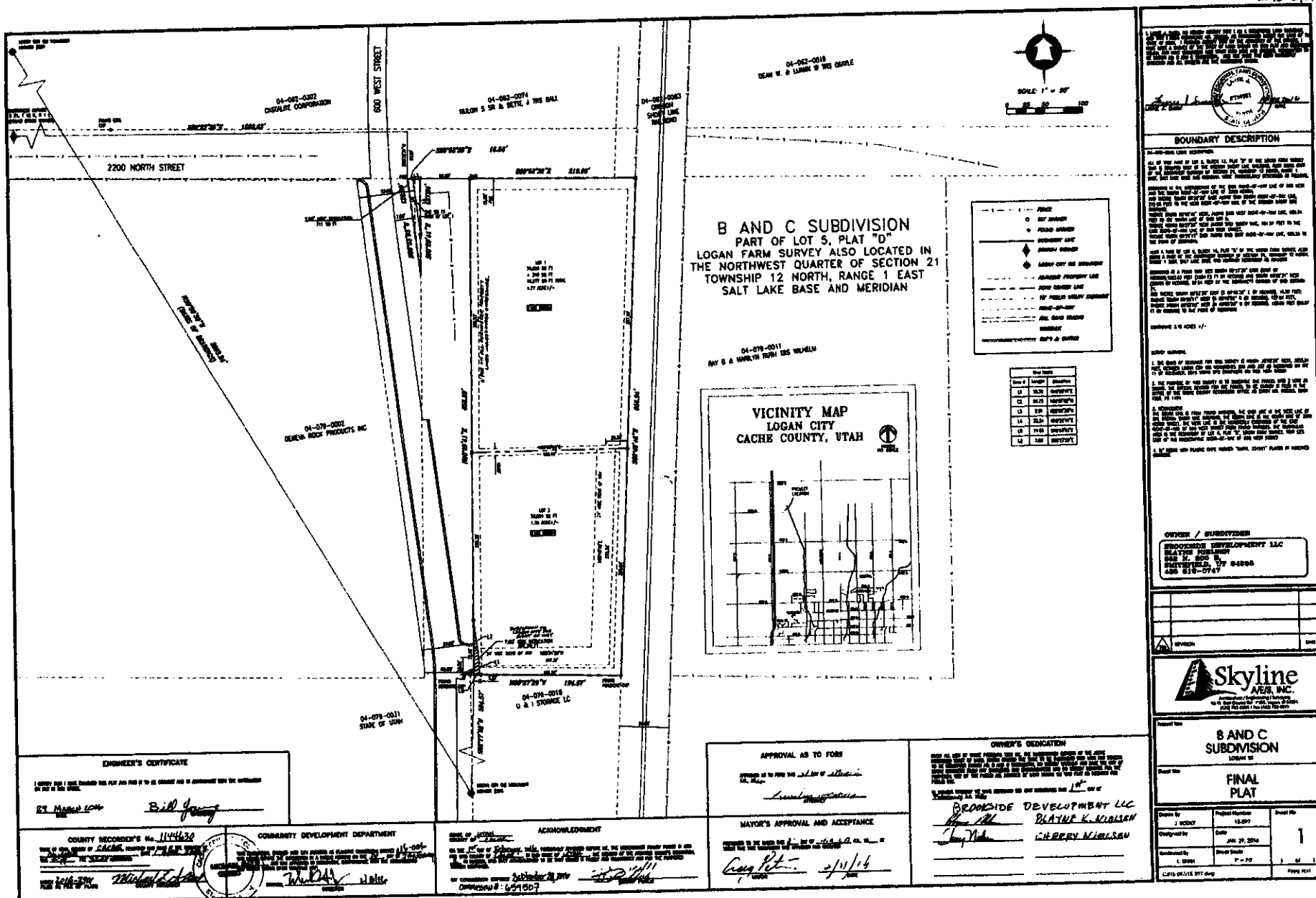
On the 28 day of OCTOBER, 2015, personally appeared before me Susan K. Nielsen, the signer of the within instrument, who dully acknowledged to me that she executed the same. Witness my hand and official seal

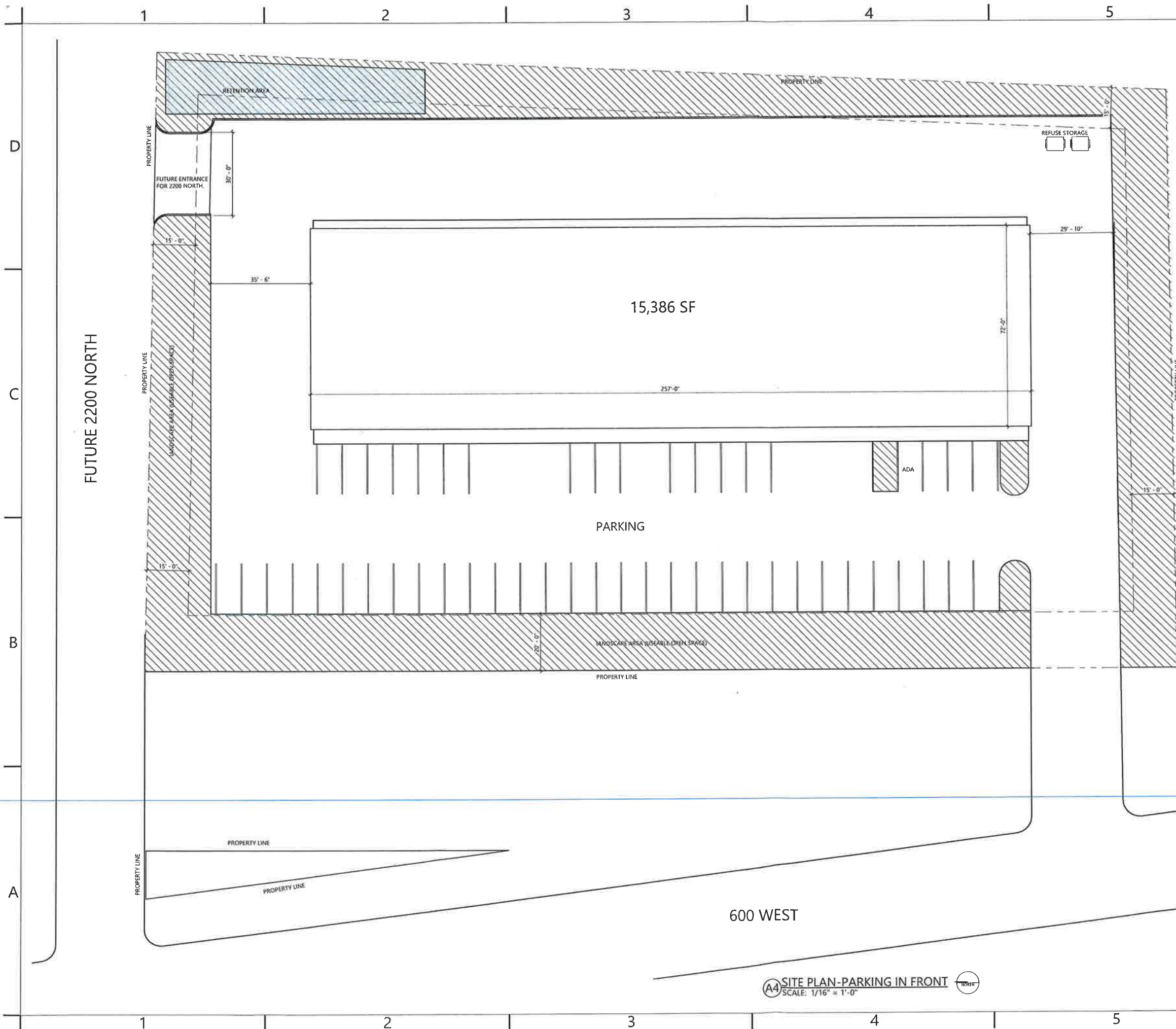
[Signature]  
Notary Public

Affiant Known X Produce ID  
Type of ID UTOL



2416-2401





ZONING INFORMATION

LAND SET ASIDES:  
PROPERTY AREA: 77,101 SQ FT  
OPEN SPACE: 10,599 SQ FT  
USEABLE OPEN SPACE: 9530 SQ FT  
  
BUILDING SIZE: 15,386 SQ FT  
  
PARKING:  
1 ADA PARKING STALL  
47 PARKING STALLS

CARTWRIGHT

ARCHITECTS & ENGINEERS

2120 NORTH MAIN STREET  
LOGAN, UT 84341  
T435 753.2850  
F435 753.2851  
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<http://www.cartwright-aec.com>



CBM DEVELOPMENT

2180 NORTH 600 WEST  
LOGAN, UT 84335

CARTWRIGHT PROJECT #	
DATE:	3/18/2021
DRAWN BY:	BFL
CHECKED BY:	JMC
APPROVED BY:	JMC

REVISIONS	
DATE	DESCRIPTION

ARCHITECTURAL  
SITE PLAN

AS101

A4 SITE PLAN-PARKING IN FRONT  
SCALE: 1/16" = 1'-0"



1

2

3

4

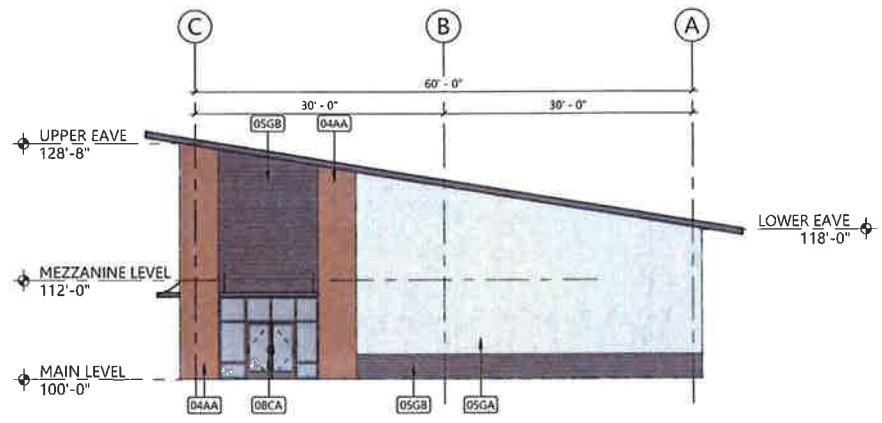
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D

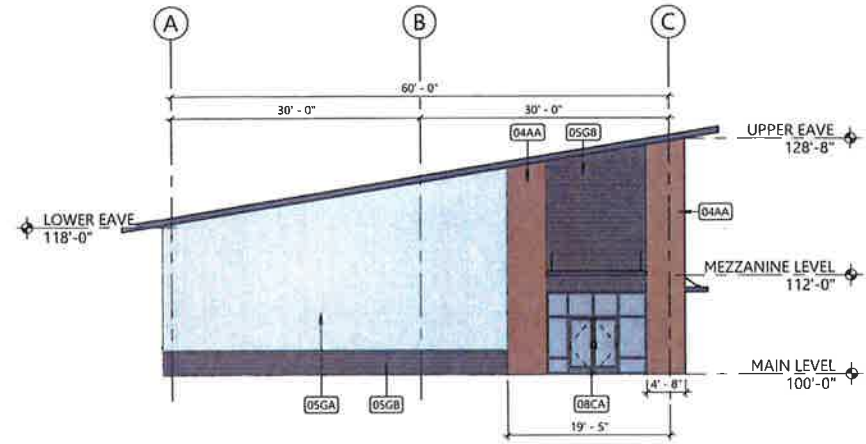
C

B

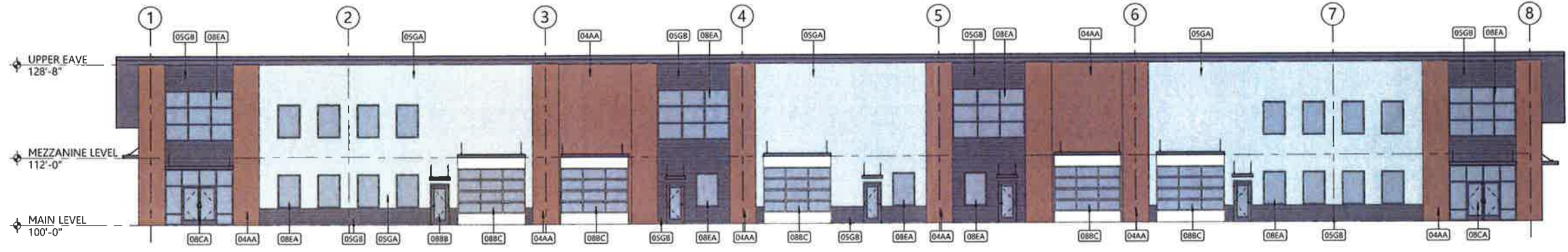
A



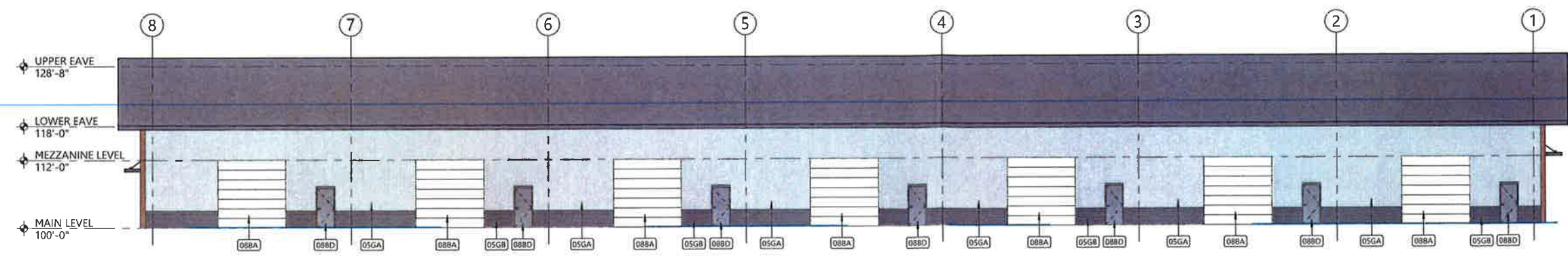
C2 SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"



C4 NORTH ELEVATION  
SCALE: 3/32" = 1'-0"



B3 WEST ELEVATION  
SCALE: 3/32" = 1'-0"



A3 EAST ELEVATION  
SCALE: 3/32" = 1'-0"

KEYNOTES

#	DESCRIPTION
04AA	BRICK
05GA	STANDING SEAM METAL SIDING: LIGHT GRAY
05GB	STANDING SEAM METAL SIDING: DARK GRAY
08BA	METAL PANEL OVERHEAD DOOR
08BB	GLASS DOOR
08BC	GLASS PANEL OVERHEAD DOOR
08BD	HOLLOW METAL DOOR
08CA	GLASS STOREFRONT
08EA	WINDOW: DARK GRAY

CARTWRIGHT  
ARCHITECTS & ENGINEERS

2120 NORTH MAIN STREET  
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F435 753 2851  
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CBM DEVELOPMENT

2180 NORTH 600 WEST  
LOGAN, UT 84335

CARTWRIGHT PROJECT #	
DATE:	3/18/2021
DRAWN BY:	BFL
CHECKED BY:	JMC
APPROVED BY:	JMC

DATE	REVISIONS	DESCRIPTION
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ARCHITECTURAL  
ELEVATIONS

A201

DESIGN REVIEW PERMIT



1 2 3 4 5

D

C

B

A



**CARTWRIGHT**  
ARCHITECTS & ENGINEERS

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CBM DEVELOPMENT

2180 NORTH 600 WEST  
LOGAN, UT 84335

CARTWRIGHT PROJECT #	
DATE:	3/18/2021
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CHECKED BY:	JMC
APPROVED BY:	JMC

REVISIONS	
DATE	DESCRIPTION

3D PERSPECTIVE

**A901**

1 2 3 4 5

DESIGN REVIEW PERMIT

Scale 1 Inch = 200 Feet

TAX UNIT 27

PLAT "D" LOGAN FARM SURVEY

