



Project #22-004
Costco Wholesale Warehouse
Located at approximately 1160 North 1000 West

REPORT SUMMARY...

Project Name: Costco Wholesale Warehouse
Proponent / Owner: Sean Anderson / Blue Springs Business Park
Project Address: Approx. 1160 North 1000 West
Request: Design Review & Conditional Use Permit
Current Zoning: Industrial Park (IP)
Type of Action: Quasi-Judicial
Hearing Date: Jan. 13, 2022
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review and Conditional Use Permit for project #22-004, Costco Wholesale Warehouse, in the Industrial (IP) zone located at approximately 1160 North 1000 West, TIN #05-050-0006.

Current Land use adjoining the subject property

<i>North:</i>	IP: Vacant	<i>East:</i>	IP: Industrial Uses
<i>South:</i>	IP: Industrial Uses	<i>West:</i>	IP: Industrial Uses

Project Proposal

This proposal is for a new 160,500 SF Costco Wholesale building, fuel station, surface parking lots, stormwater retention and landscaping. The big-box building is positioned on the east side of the 17.65-acre property with the parking areas and the fueling station adjacent to 1000 West. The parcel was recently approved by the Planning Commission with the PC# 21-047 Subdivision Permit but is still awaiting final plat approvals and recordation. The site is currently vacant and relatively flat.



Figure 1 shows the proposed site plan along 1000 West.

Land Use

The Land Development Code (LDC) Table 17.11.030 permits a range of commercial and industrial uses in the Industrial Park (IP) zoning district. Big Box Sales and Services (100,000 SF or greater) is conditionally permitted in the IP zone. Gas stations are a permitted use in the IP zone. All other improvements associated with this project are considered accessory uses.

Conditional Use Permit

Conditional Use Permits are reviewed and approved by the Logan City Planning Commission in accordance with the LDC section 17.42. Conditional Use Permits give the land use authority and opportunity to appropriately mitigate any unique adverse impacts created by the land use and specific proposal. Section 17.42.05 states:

The Commission may approve or conditionally approve a conditional use permit that is based on an objective standard in compliance with Utah Code (10-9a-507) and only upon substantiating the following findings:

- A. The proposed use is consistent with the allowable maximum densities of the underlying zone.
- B. The proposed use is consistent with the requirements of the Land Development Code.
- C. The use is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining properties.
- D. The site will be served by infrastructure having sufficient capacities to meet the service demands of the proposed use.
- E. The proposed use is compatible with the surrounding neighborhood character as defined in Section 17.62.
- F. The proposed access is consistent with Logan City access and roadway standards and Utah Department of Transportation requirements where applicable.
- G. The conditional use is aimed at mitigating the possible negative impacts of excessive light, noise, and traffic.

As reviewed elsewhere in this report, and as conditioned, the proposed project meets the Conditional Use Permit approval criteria.

Setbacks

The Land Development Code (LDC) requirements for setbacks in the **IP** zone are as follows (as measured from property lines):

Front:	20'
Side:	20'
Rear:	10'
Parking (Front):	20'
Parking (Side):	15'

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

Front (west):	360'
Corner (north):	120'
Side (south):	410'
Rear (east):	60'
Parking (front):	25'
Parking (side):	25'

As proposed, the project meets the setback requirements for the zone.



Figure 2 shows the proposed Costco building's main entrance (west facade).

Lot Coverage

The LDC 17.10.130 establishes a maximum lot coverage of 50% (building(s) footprint) in the IP zone. The proposed building is 160,500 SF on a 17.65-acre (768,834 SF) site for a lot coverage of approximately 21%. As submitted, the proposed lot coverage complies with the maximum allowance in the LDC.

Building Design

The LDC 17.12.060 requires new industrial buildings to be designed with high-quality materials and have varied and interesting facades as seen from adjacent public streets. Blank walls exceeding 40 linear feet are prohibited. Acceptable wall-breaks include windows, balconies, wall articulation or changes in color or materials. The proposed building design shows a variety in roof form, wall articulation, color and fenestration, and with these variations, the proposal meets this standard.

LDC 17.10.130 states that 30% transparency (windows, fenestration) is required on street facing front facades. LDC 17.43.080.C.5. allows decision makers to approve adjustments to aesthetic elements, such as fenestration, if the adjustments are consistent with the surrounding neighborhood character and won't compromise future similar approvals. With the IP zone allowing a wide range of uses such as offices, restaurants, hotels, etc., the 30% transparency is appropriate in those situations. However, the IP zone also allows uses such as warehousing, manufacturing and freight movement, etc., where 30% transparency is impractical and unrealistic. It is for this reason, the LDC gives flexibility to decision makers on aesthetics issues like transparency. In this case, being a wholesale warehouse, the applicant is requesting a deviation from the 30% transparency. The building is proposed with approximately 10% fenestration around the entryway and a mixture of landscaping elements that are strategically placed along the west side as an alternative aesthetic measure. The existing character of the surrounding neighborhood is comprised of manufacturing (Gossner Foods) and warehousing with buildings significantly below the 30% transparency level. As conditioned, the building design meets the requirements in the LDC.

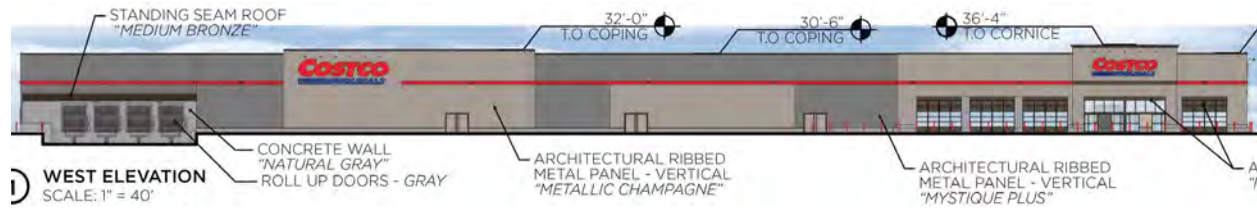


Figure 3 shows the front (West) elevation.

Building Heights

The IP zone allows building heights up to 48'. With a Conditional Use Permit, building's in the IP zone may go up to 80 feet in height. The building is proposed at 36 feet tall at its highest point. As proposed, the project meets the building height requirements in the LDC.

Parking Requirements

The LDC requires one (1) parking stall per every 500 SF of big box sales and service. The proposed 160,500 SF building requires 321 parking stalls. The fuel center has no occupiable building square footage and would not require additional parking stalls. The proposed parking lots show a total of 775 parking stalls (241%). When base parking requirements are exceeded by more than 125%, additional parking lot landscaping is required to help mitigate the impacts of the excessive asphalt paving. Bike racks are required for big box developments. As conditioned, the project meets the parking requirements in the LDC.

Site Layout & Circulation

Vehicular access to the site is shown via two shared driveways from the south connecting to 1000 North, two direct driveways to the north connecting to 1200 North and one right-in, right-out driveway to the west onto 1000 West. Considering the size of the project and volumes of automobiles, the five access locations will effectively disperse traffic. The LDC 17.30.160 requires commercial and industrial sites to include safe and convenient pedestrian circulation from the adjacent streets to buildings, through parking areas and other outdoor gathering spaces. The proposed project provides multiple sidewalks and pedestrian circulation from the west (1000 West) and south (1000 North). To the north the proposed sidewalk dead-ends near the 1200 North street. One connection could be made from 1200 North to the building that would provide pedestrian circulation on the north side of the project. As conditioned, the project complies with the LDC.

Open Space and Landscaping

The LDC 17.10.030 requires 10% open space and an additional 10% useable outdoor space in the IP zone. The LDC 17.35 generally describes open space as vegetation or landscaped areas. While useable outdoor space could be additional green space, these areas are typically decks, patios and other similar outdoor amenities. The 17.65-acre (768,834 SF) site requires 76,883 SF of open space and 76,883 SF of outdoor space for a total of 153,766 SF. The proposed conceptual landscaping plan shows preliminary open spaces totaling 154,906 SF meeting the minimum requirements.

The LDC 17.32 requires minimum landscaping for overall visual aesthetics, ecological reasons, visual screening, shading purposes and enhancement of the outdoor experience. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per acre of land for industrial projects. At 17.65-acres, 353 trees and 882 shrubs, perennials and ornamental grasses are required as per the LDC. As conditioned with minimum open space and landscaping numbers, the project complies with the LDC.

Lighting

The LDC 17.37.090 requires adequate lighting that adds aesthetic quality and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits 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.

Summary

Generally, the proposed project complies with the LDC and meets the Conditional Use Permit requirements. The only design issue is that the proposed building does not meet the 30% transparency requirement on the front façade. The applicant has proposed an enhanced landscaping screen along the front façade to help provide additional visual interest and soften the building's exterior. The building is also located far enough back from the public roadway, that the fenestration loses its importance. Given the fact that this zone allows such a wide range of uses and the LDC specifically allows deviation from the aesthetically based standards in certain situations, staff is comfortable with this deviation and would recommend that the Planning Commission exercise its discretion on this specific issue and permit the reduction in the transparency. The deviation on this design issue for this specific project in this specific context does not create a precedence for future project reviews, nor does it constrain the Planning Commission in future actions, as any new project will need to be reviewed for code compliance based on the merits and conditions of that specific project.

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 1/2/22, posted on the City's website and the Utah Public Meeting website on 1/3/22, and mailed to property owners within 300 feet on 12/27/21.

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. Transparency on the west façade shall be 30% unless the Planning Commission utilizes the authority given in LDC 17.43.080 to adjust this percentage.
3. One pedestrian connection shall be made between 1200 North and building.
4. The project shall provide at least 321 parking stalls and a bike rack.
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 153,766 SF (20% of final plat acreage).
 - b) If parking stalls counts exceed 125%, 36 SF of interior parking lot landscaping shall be provided per parking stall.
 - c) A total of 353 trees and 882 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. Surface storm-water retention and detention facilities shall not be located in front yard areas unless landscaped in a manner that entirely screens and buffers the pond areas. If located in rear-yard or areas out of view from the public, landscaping and buffering is not necessary.
12. 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*
 - Business will need to work with Environmental Department to coordinate on compactor requirements.
 - b. *Engineering —contact 716-9160*
 - Provide water shares or an in-lieu fee for both indoor and outdoor usage per Utah Administrative Rule R309-510-7 for this development.
 - Provide storm water detention and/or retention per the Logan City Design Standards. This shall include the onsite retention of the 90% storm event utilizing Low Impact Design methods
 - Accesses to the development from SR-252 shall comply with all UDOT requirements as specified in recent CAMP and Pre-development meetings with UDOT for this project
 - Dedicate additional right of way along SR-252 frontage between 1000 N and 1200 N needed for acceleration and deceleration lane widths as required by UDOT
 - Reconstruct the road pavement section, curb and gutter, and sidewalk as required to UDOT standards along the SR-252 frontage. This shall also include a bike crossing through the 1100 N right turn only curbing.
 - Maintain all drainage for storm water/irrigation tail water in all existing ditches/piping through the development and discharge at historical pipe crossings on 1000 W (SR-252).
 - Provide private water utility agreement for all fire/sprinkler lines constructed on the developed property
 - Provide Storm Water Maintenance Agreement for Long Term Storm Water infrastructure and operations
 - Blue Springs Developer/COSTCO shall work with City and UDOT to construct all proposed modifications to intersections, roads and striping associated with this development.
 - Provide Geotech report for site that includes but not limited to the California Bearing Ratio, soil percolation rate(s) and historical high-water table.
 - Road improvements on 1200 North (utilities, pavement structure, curb and gutter, sidewalk, park strip, etc.) including road striping
 - c. *Fire —contact 716-9515*
 - Fire apparatus access adequate. Fire hydrant locations adequate. Water supply for fire protection adequate.
 - d. *Light and Power —contact 716-9722*
 - Logan City Light and Power; Requires 1-Line Diagram, A Logan City Load Data Sheet, A Digital Site Plan In Auto CAD (DWG) Format and PUE's Public Utility Easement 10' Easement On All Property Lines That Face A Road Way, And A 5' Easement On All Other Property Lines.

- Contact Matt with Logan Light and Power for Power Location and a meet on site.
- e. **Water**—contact 716-9627
- The buildings water main needs to have a RP (ASSE1013) installed and tested on the water main as it enters the building before any branch offs or possible connections. Properly sized drain required to serve the backflow assemblies dump port.
 - All landscape irrigation system's fed from Logan City water must have a high hazard rated backflow assembly installed and tested. All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.
 - Fire suppression systems that are connected to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards.
 - All points of use of water must comply with the 2018 IPC and State of Utah Amendments and the Utah Admin Code 309-305 during and after construction. (cooling, heating, processing, treating etc.). Project shall comply with all current plumbing codes, Utah State Amendments, Utah Division of Drinking Water rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW AND CONDITIONAL USE PERMIT

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

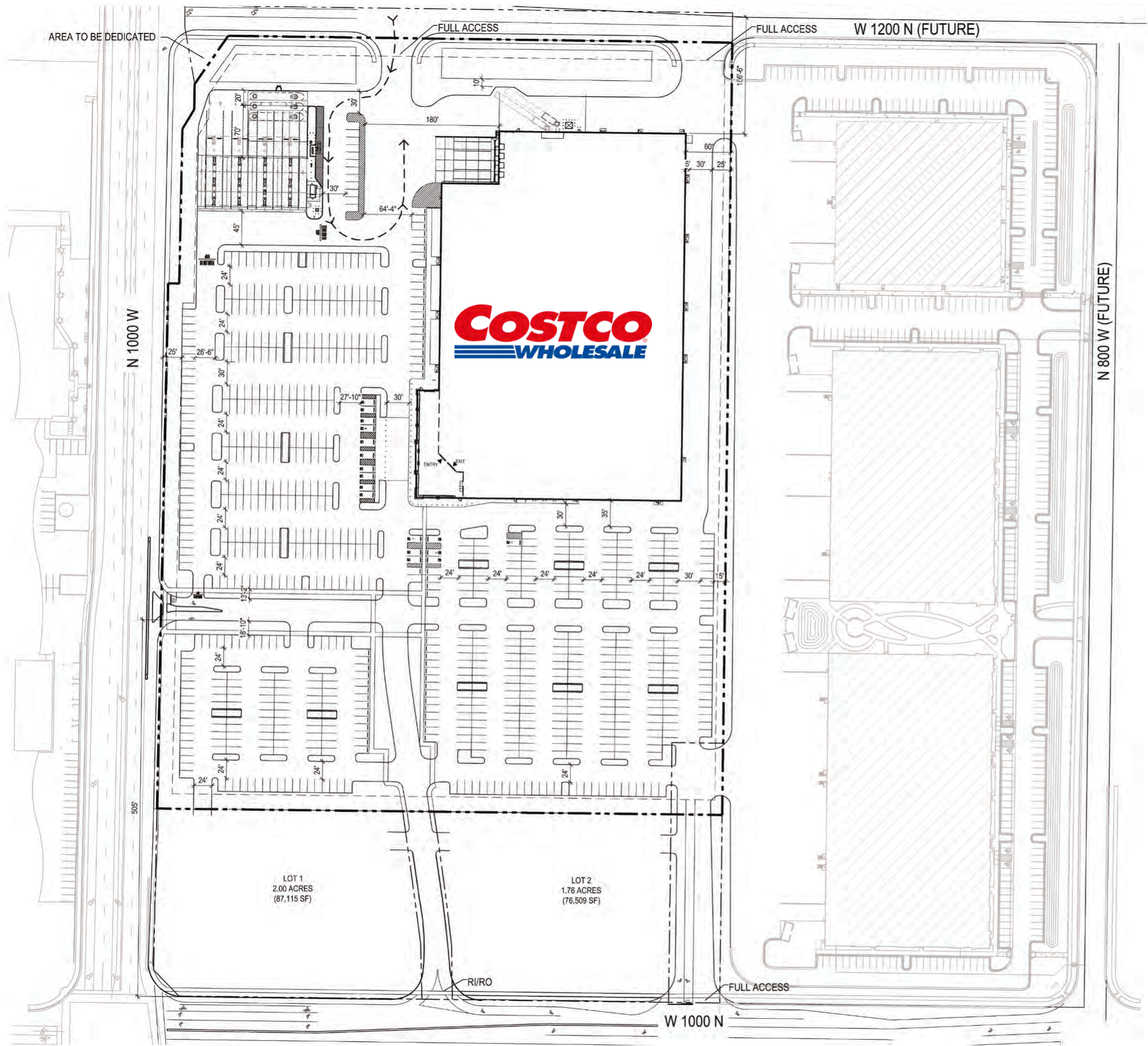
1. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, materials, landscaping, and setbacks.
2. LDC 17.43.080 authorizes the Planning Commission to make design adjustments on aesthetical issues 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. 1000 North and 1000 West 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.



APPLICATION FOR PROJECT REVIEW

For Staff Only <input checked="" type="checkbox"/> Planning Commission		<input type="checkbox"/> Land Use Appeal Board		<input type="checkbox"/> Administrative Review
Date Received 12/11/21	Received By	Scheduled Meeting Date Jan. 13	Zone JP	Application Number PC 22-004
Type of Application (Check all that apply): <u>BRIDGE</u> <input checked="" type="checkbox"/> Design Review <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Zone Change <input type="checkbox"/> Other				
PROJECT NAME Costco Wholesale Warehouse and Fuel Facility				
PROJECT ADDRESS NEC – North 1000 West and West 1000 North, Logan, Utah 84321			COUNTY PLAT TAX ID # 05-050-0006	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Barghausen Consulting Engineers, Inc C/O Sean Anderson			PHONE # (425) 251-6222	
MAILING ADDRESS 18215 72 nd Avenue South		CITY Kent	STATE WA	ZIP 98032
EMAIL ADDRESS sanderson@barghausen.com				
PROPERTY OWNER OF RECORD Blue Spring Business Park, LLC C/O Jason Larsen			PHONE # (435) 760-7446	
MAILING ADDRESS 1075 N Main		CITY Logan	STATE UT	ZIP 84341
EMAIL ADDRESS jason@als.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed) A new Costco Wholesale Development. See attached narrative for more detail.			Total Lot Size (acres) 17.65	
			Size of Proposed New Building (square feet) 160,526 square feet	
			Number of Proposed New Units/Lots -	
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permit on behalf of the property owner.		Signature of Property Owner's Authorized Project Representative 		
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 		



PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: NEC OF N 1000 W & W 1000 N
LOGAN, UT

SITE DATA:

TOTAL SITE AREA: 18.36 ACRES (799,550 SF)

INCLUDES:

COSTCO SITE AREA:	17.65 ACRES (768,785 SF)
ROW DEDICATION:	0.71 ACRES (30,765 SF)

JURISDICTION: CITY OF LOGAN

ZONING: INDUSTRIAL (I)

SETBACKS:	REQUIRED	ACTUAL
FRONT:	20'	20'+
SIDE:	20'	20'+
REAR:	10'	60'

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA: 160,526 SF

INCLUDES:

NET SALES FLOOR	150,774 SF
NET MECHANICAL / FIRE	2,459 SF
NET VESIBULE	5,102 SF
BUILDING ENVELOPE	2,191 SF

PARKING DATA:

TOTAL PARKING: 775 STALLS

INCLUDES:

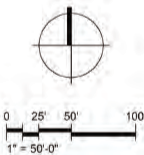
MAIN LEVEL PARKING PROVIDED:

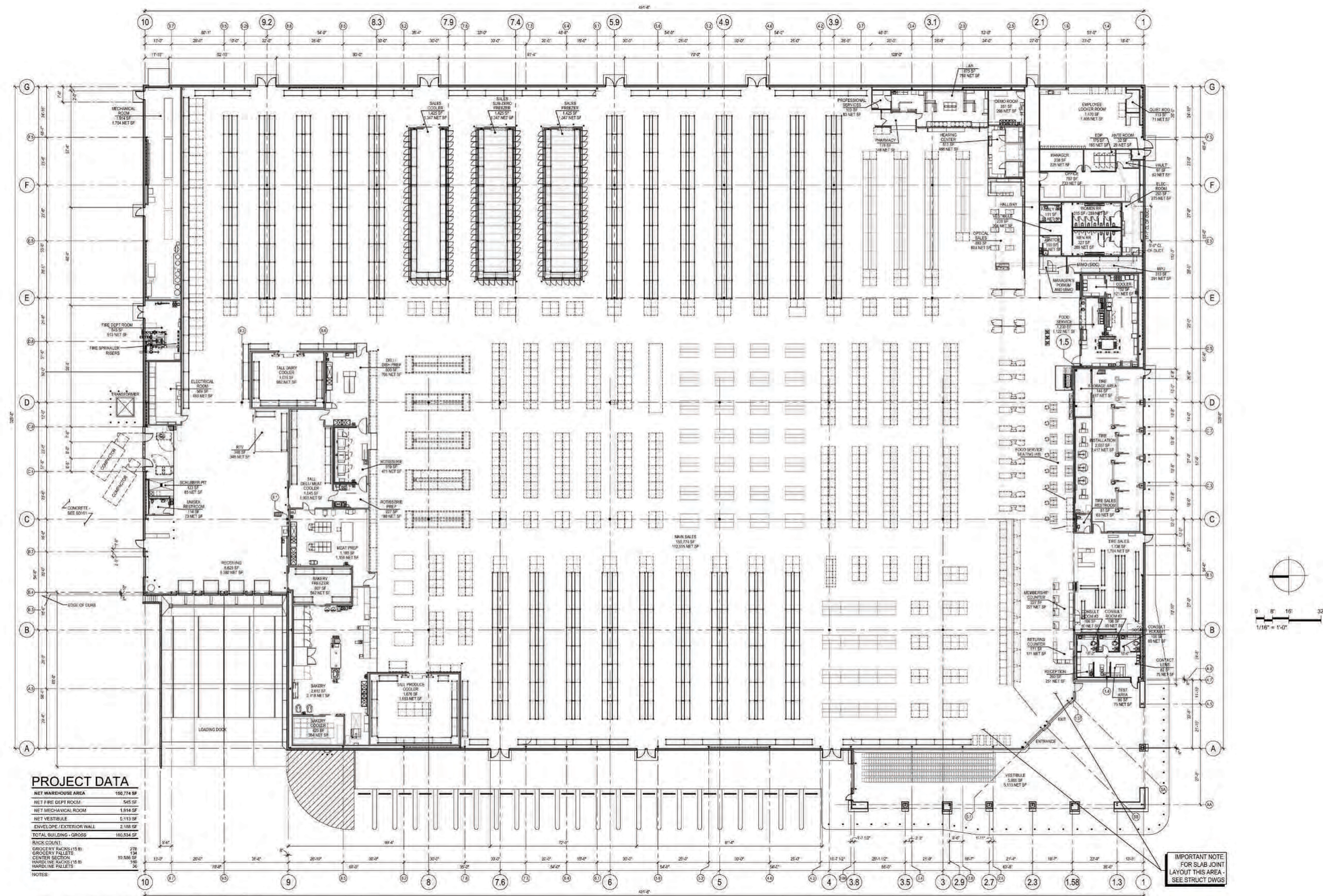
10' WIDE STALLS	758 STALLS
ACCESSIBLE STALLS	17 STALLS

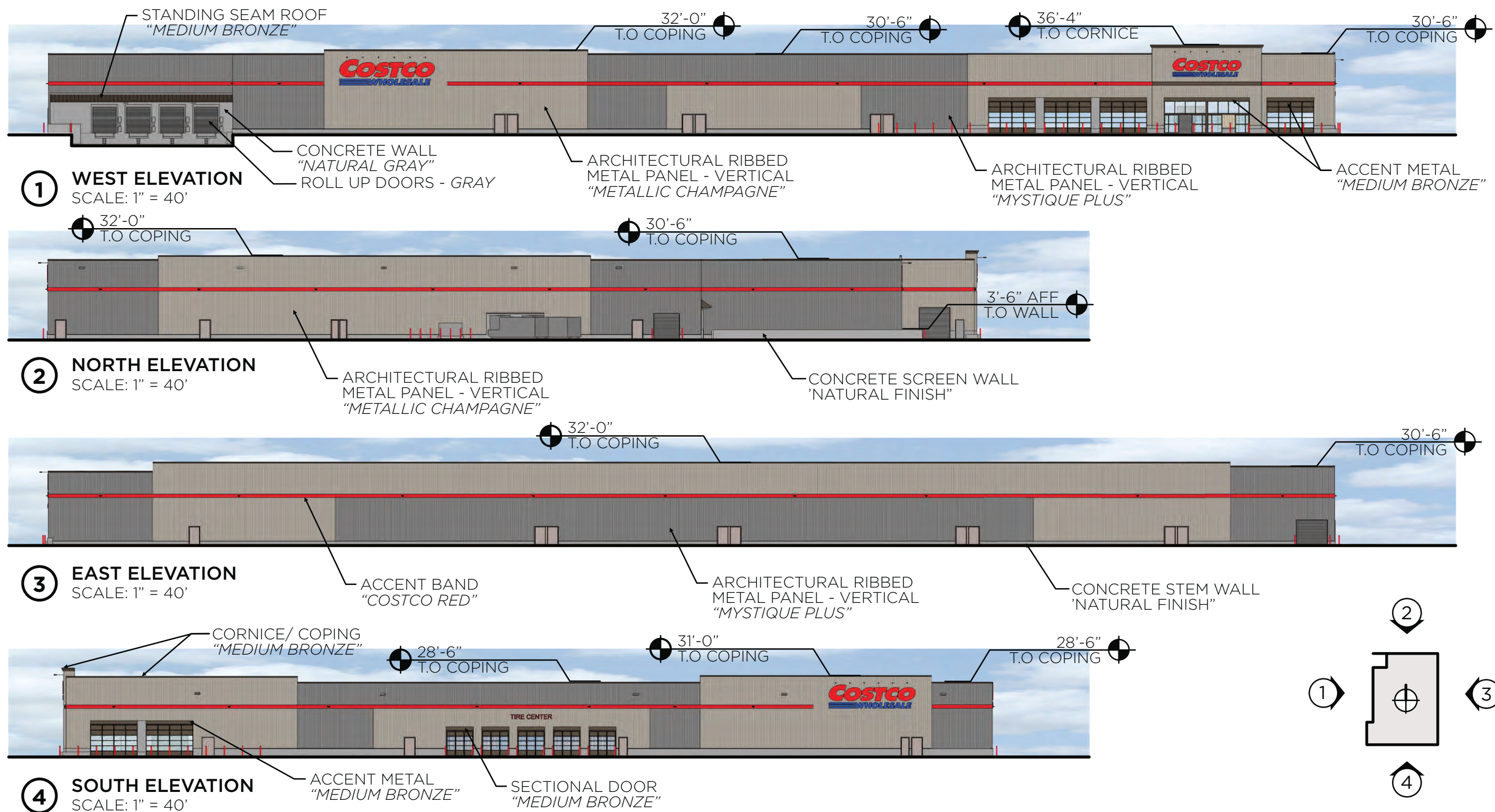
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA: 5.14 STALLS

NOTES:

EXISTING CONDITIONS TO BE FIELD VERIFIED.



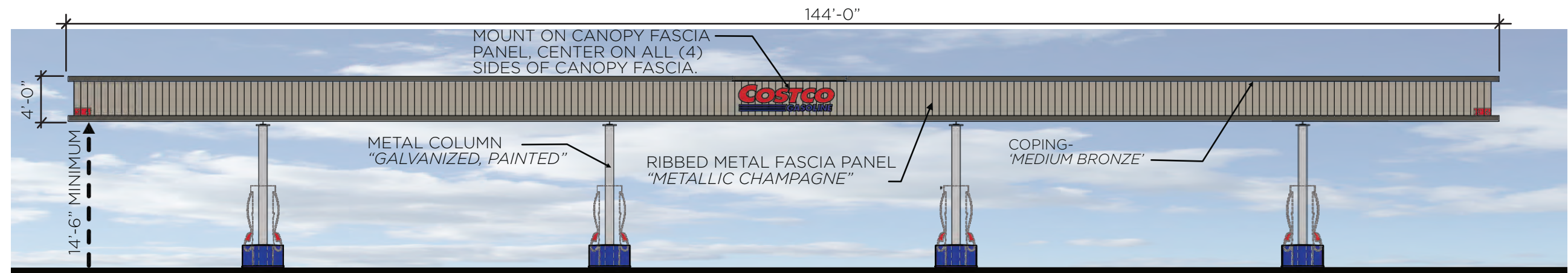












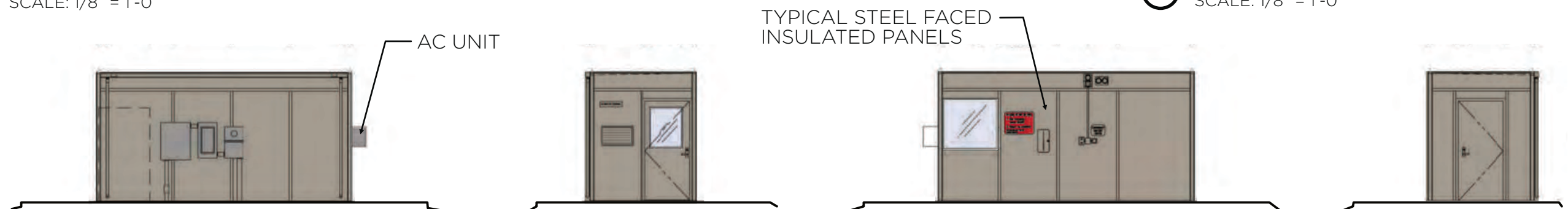
① EAST/ WEST ELEVATION
SCALE: 1/8" = 1'-0"



② NORTH/ SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



③ WARMING HUT
SCALE: 1/8" = 1'-0"



④ DATA HUT
SCALE: 1/8" = 1'-0"

1/8" = 1'-0" 4' 8' 12' 16' 20'



LANDSCAPE CALCULATIONS

PROPOSED PARKING STALLS: 775 TOTAL SITE AREA: 17.74 ACRES (772,664 S.F.)
MINIMUM USABLE/OPEN SPACE (LDC 17.28.020):
REQUIRED OPEN SPACE FOR INDUSTRIAL DEVELOPMENT: 10% (772,664x10%) 77,266 S.F.
REQUIRED USABLE OUTDOOR SPACE FOR IND. DEV.: 10% (772,664x10%) 77,266 S.F.
PROVIDED LANDSCAPE AREA/OPEN SPACE : 77,378 S.F.
PROVIDED USABLE OUTDOOR SPACE: 77,528 S.F.

MINIMUM LANDSCAPE REQUIREMENTS (LDC 17.32.050, A.):
REQUIRED MIN. PLANTED LANDSCAPE AREA: 50% OF OPEN SPACE (77,378x0.5) 38,689 S.F.
PROVIDED PLANTED LANDSCAPE AREA: 56,300 SF
REQUIRED TREES: 20 TREES/ACRE = 20x17.74=355 (MIN. 5 SPECIES)
PROVIDED TREES: 363
REQUIRED SHRUBS: 50 SHRUBS/ACRE = 50x17.74=887
PROVIDED SHRUBS: 4,100

STREET TREES - 30' O.C.

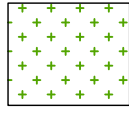
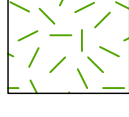


PARKING LOT LANDSCAPING (LDC 17.32.070):

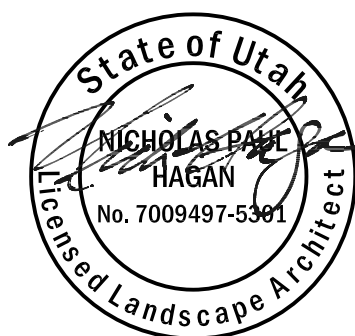
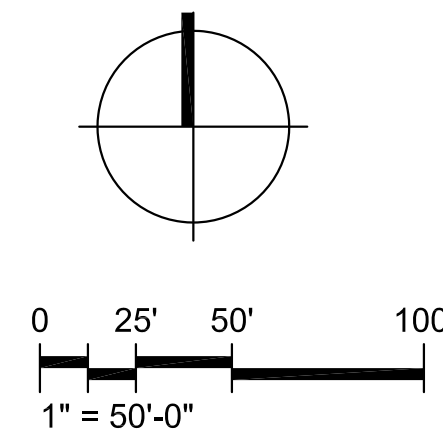
REQUIRED INTERIOR LSC AREA (>125% OF REQUIRED PARKING STALLS): 36 S.F./STALLx775 = 27,900 S.F.
PROPOSED INTERIOR LANDSCAPE: 31,115 S.F.

REQUIRED FRONT PARKING SETBACK (LDC 17.10.130): 20'.
FRONT SETBACK >25' - TYPE 'A' LANDSCAPE - TREES 30' O.C.
FRONT SETBACK 12'-25' - TYPE 'B' LANDSCAPE - TREES 15' O.C., SHRUBS 3' O.C.
REQUIRED SIDE/REAR PARKING SETBACK (LDC 17.10.130): 15'.
REQUIRED MINIMUM 8' LANDSCAPE BUFFER BETWEEN PARKING LOT AND SIDE OR REAR PROPERTY LINE.
REQUIRED ONE LANDSCAPE AREA CONTAINING ONE TREE EVERY 20 STALLS.

COMMERCIAL AND INDUSTRIAL PARKING (LDC 17.31.090):
LARGE PARKING AREAS SHALL BE BROKEN UP NOT TO EXCEED 3 ACRES/130,680 SF BY LANDSCAPE AREAS, PEDESTRIAN ACCESS WAYS, ETC.

OPEN_SPACE_CALCULATIONS

OPEN SPACE	AREA
	PERIMETER LANDSCAPE AREA 46,263 SF
	INTERIOR LANDSCAPE AREA 31,115 SF
USABLE OUTDOOR SPACE	
	STORM POND/PERIMETER AREA 51,690 SF
	PEDESTRIAN CONNECTIONS 25,838 SF



WEISMANDESIGNGROUP

LANDSCAPE ARCHITECTURE 2329 E MADISON ST SEATTLE WA 98112 206-922-1732 WWW.WDGINC.COM

COSTCO WHOLESAL

LOGAN, UTAH

CONCEPT LANDSCAPE PLAN

JANUARY 4, 2022

JANUARY 4, 2022

LANDSCAPE CALCULATION PLAN

L0.0

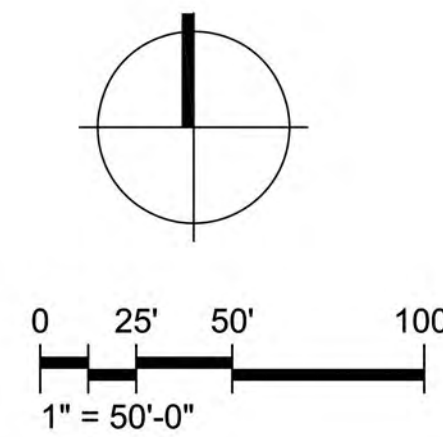


PLANTING NOTES:

- MULCH ALL SHRUB AND GROUND COVER AREAS WITH A MINIMUM 3" DEPTH OF LANDSCAPE ROCK WHERE INDICATED ON PLAN. ROCK AREAS TO BE INSTALLED WITH WEED BARRIER FABRIC.
- WHERE GROUND COVER IS SHOWN, IT SHALL BE PLANTED AT THE SPECIFIED SPACING THROUGHOUT THE BED, INCLUDING AREAS UNDERNEATH TREES AND SHRUBS, START FIRST ROW 12" FROM EDGE OF BED.
- SEE CIVIL DRAWINGS FOR GRADING, UTILITIES AND EROSION CONTROL.
- QUANTITIES SHALL BE VERIFIED BY CONTRACTOR. IF THERE IS A DISCREPANCY BETWEEN THE PLAN AND QUANTITY LISTED IN LEGEND, THE PLAN SHALL TAKE PRECEDENT.
- CLEAR SIGHT TRIANGLES ARE SHOWN ON PLAN PER CODE SECTION 19.06.11. NO OBSTRUCTIONS BETWEEN 3'-8'.
- ALL LANDSCAPING WITHIN ADJACENT R.O.W. OF THE COSTCO PARCEL SHALL BE MAINTAINED BY COSTCO.
- ALL ABOVE-GRADE UTILITY BOXES AND PEDESTALS SHALL BE SCREENED WITH A DENSE VEGETATIVE BUFFER OF EVERGREEN PLANT MATERIAL. ADJUST PLANT MATERIAL AS NECESSARY IN THE FIELD PER DIRECTION OF LANDSCAPE ARCHITECT.
- REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

NOTES REGARDING PRELIMINARY PRICING OF LANDSCAPE PLAN:

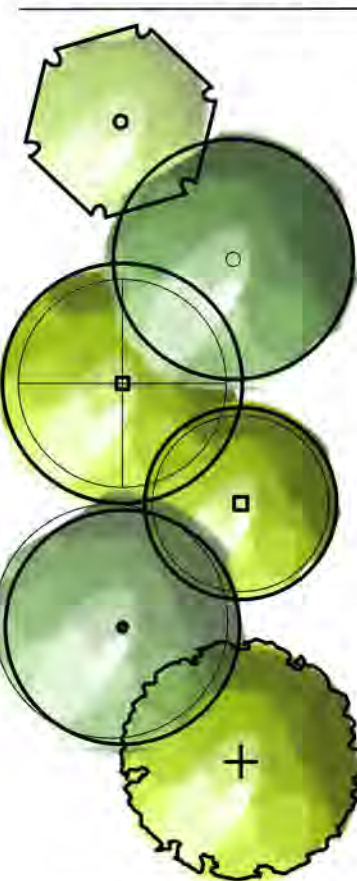
- ALL PLANT MATERIALS TO BE OF THE HIGHEST QUALITY, PROVIDING DIGITAL PHOTOS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PROCUREMENT.
- INSTALL HIGH QUALITY IMPORT TOPSOIL (8" MINIMUM DEPTH IN INTERIOR ISLANDS, 4" MINIMUM DEPTH IN PERIMETERS). INSTALL 2" DEPTH EXISTING TOPSOIL AT POND AREAS FOR LAWN ESTABLISHMENT. THOROUGHLY INCORPORATE FIRST HALF OF REQUIRED DEPTH INTO SUBGRADE BY TILLING OR OTHER MECHANICAL MEANS. INSTALL SECOND HALF OF REQUIRED DEPTH AFTER INCORPORATION OF FIRST LIFT. USE ADDITIONAL TOPSOIL AS NEEDED TO CROWN BEDS MINIMUM 6" ABOVE ADJACENT CURBS.
- IMPORT TOPSOIL SHALL BE SELECT, FERTILE, SCREENED (1/2"), WELL-DRAINED, WEED-FREE, BALANCED MATERIAL COMPOSED OF SAND, COMPOST AND A SMALL AMOUNT OF CLAY/SILT TO BE CLASSIFIED AS SANDY LOAM UNDER USDA CLASSIFICATION. TOPSOIL SHALL BE TESTED AT APPROVED TESTING LAB FOR CONFIRMATION OF SOIL TEXTURE AND CLASSIFICATION. IF CLASSIFIED AS SANDY LOAM, THEN TEST FOR PH, TRACE MINERALS, SALINITY, N, P, K AND AMENDMENT RECOMMENDATIONS TO ACHIEVE A PH BALANCED FERTILE TOPSOIL WITH MINIMUM 6% ORGANIC MATERIALS DERIVED FROM VEGETATIVE COMPOST. INCORPORATE STARTER FERTILIZER AND PLANT TABS PLUS FERTILIZER AND SOIL AMENDMENTS AS RECOMMENDED IN REPORT AT NO ADDITIONAL COST.
- ALL LANDSCAPE AREAS TO BE PROVIDED WITH A IRRIGATION SYSTEM INCLUDING THE FOLLOWING ITEMS:
 - NETAFIM TECHLINE CV DRIPPER TUBING AT 18" O.C. SPACING
 - SCHEDULE 40 PVC SUPPLY AND EXHAUST HEADERS
 - HUNTER MP ROTATORS AT SOD LAWN AREAS
 - SCHEDULE 40 PVC MAINLINE
 - (40) RAINBIRD PEB-PRS-D CONTROL VALVES
 - RAINBIRD ESP-LXIVM TWO-WIRE CONTROLLER WITH IQ
 - RAINBIRD RAIN/FREEZE SENSOR
 - SEPARATE IRRIGATION METER AND BACKFLOW DEVICE
- REFER TO COSTCO STANDARD PLANTING AND IRRIGATION SPECIFICATIONS AND DETAILS FOR INSTALLATION AND REVIEW REQUIREMENTS.



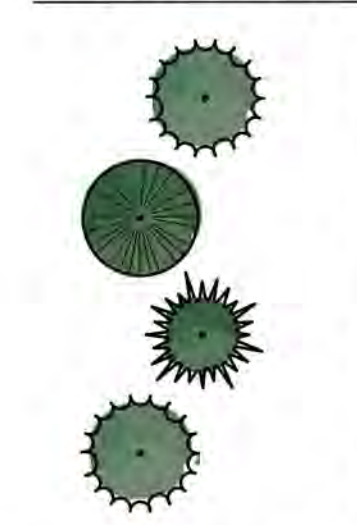
LANDSCAPE LEGEND (SYMBOLS SHOWN AT 1"=20')

SYMBOL	COMMON/BOTANICAL NAME	SIZE AND CONDITIONS	QUANTITY
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LARGE SHADE TREES

	ACER GRANDIDENTATUM BIGTOOTH MAPLE	MIN. 3" CAL., 12'-14' HT., WELL BRANCHED ABOVE 6' HT., SPACING AS SHOWN ON PLAN	232
	CELTIS OCCIDENTALIS COMMON HACKBERRY		
	GYMNOCLADUS DIOICA 'ESPRESSO' KENTUCKY COFFEE TREE		
	QUERCUS MACROCARPA BURR OAK		
	TILIA TOMENTOSA SILVERLEAF LINDEN		
	ULMUS X 'MORTON' ACCOLADE ELM		

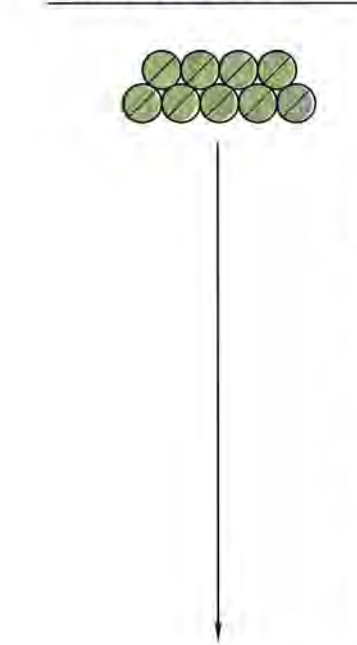
EVERGREEN TREES

	PICEA PUNGENS COLORADO SPRUCE	MIN. 30 GAL. CONTAINER, MIN. 8' HT. AND MIN. 4' SPREAD, FULL AND BUSHY TO BASE, SPACING AS SHOWN ON PLAN	82
	PINUS EDULIS PINYON PINE		
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID LIMBER PINE		
	PINUS NIGRA AUSTRIAN PINE		

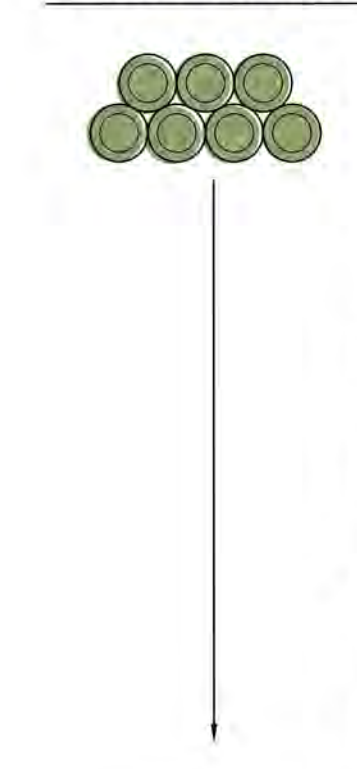
SMALL ORNAMENTAL TREES

	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE' SERVICEBERRY	MULTI STEM EQUIVALENT TO (3) 1.5" CAL., MIN. 8' HT., FULL AND BUSHY, SPACING AS SHOWN ON PLAN	77
	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE		
	SYRINGA RETICULATA JAPANESE TREE LILAC		
		TOTAL TREES: 391 (INCLUDING 28 TREES IN R.O.W.)	

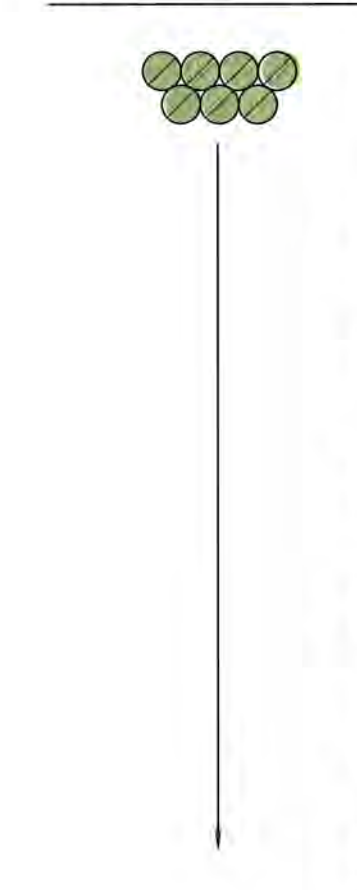
GRASSES

	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	Min. 5 gal. container, min. 15" ht. and spread, full and bushy, spacing as shown on plan	
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS		
	JUNIPERUS SABINA 'BUFFALO' BUFFALO JUNIPER		
	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS		
	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' THE BLUES LITTLE BLUESTEM GRASS		

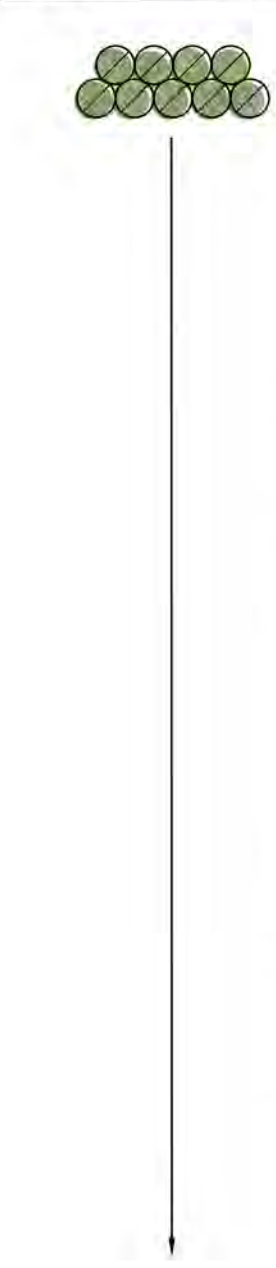
LARGE SHRUBS

	FORESTERIA NEOMEXICANA NEW MEXICO PRIVET	MIN. 7 GAL. CONTAINER, MIN. 36" HT. AND SPREAD, FULL AND BUSHY, SPACING AS SHOWN ON PLAN	
	SAMBUCUS RACEMOSA RED ELDERBERRY		
	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER		
	PRUNUS X CISTENA PURPLE LEAF SAND CHERRY		
	RHUS GLABRA 'CISMONTANA' WESTERN SMOOTH SUMAC		
	RIBES AUREUM GOLDEN CURRANT		

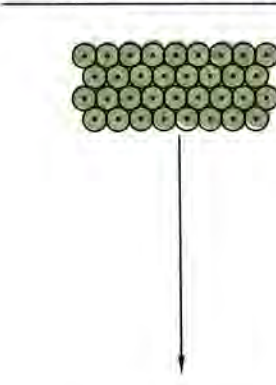
MEDIUM SHRUBS

	BERBERIS THUNBERGII 'ROSE GLOW' ROSY GLOW BARBERRY	Min. 5 gal. container, min. 15" ht. and spread, full and bushy, spacing as shown on plan	
	JUNIPERUS CHINENSIS 'MINT JULEP' MINT JULEP JUNIPER		
	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE' SUMMER WINE NINEBARK		
	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE		
	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE		
	PINUS MUGO 'PUMILIO' MUGO PINE		
	RIBES ALPINUS 'GREEN MOUND' GREEN MOUND ALPINE CURRANT		

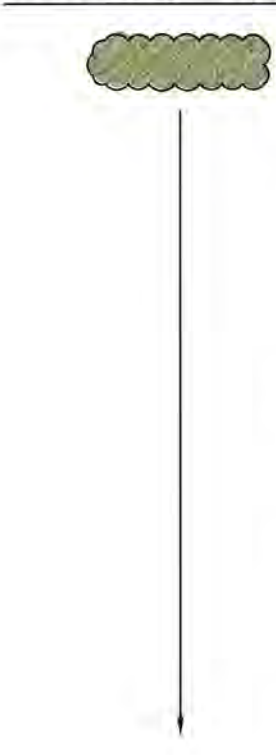
NATIVE SHRUB AREAS

	ACHILLEA MILLEFOLIUM 'DESERT EVE TERRACOTTA' TM DESERT EVE TERRACOTTA YARROW	Min. 5 gal. container, min. 15" ht. and spread, full and bushy, spacing as shown on plan
	ACHILLEA X 'MOONSHINE' MOONSHINE YARROW	
	CHAMAEBATIARIA MILLEFOLIUM DESERT SWEET	
	CHRYSOETHAMNUS NAUSEOSUS RUBBER RABBITBRUSH	
	EPHEDRA VIRIDIS MORMON TEA	
	FALLUGIA PARADOXA APACHE PLUME	
	PENSTEMON EATONII FIRECRACKER PENSTEMON	
	ROSA WOODSII MOUNTAIN ROSE	
	SPHAERALCEA AMBIGUA DESERT GLOBEMALLOW	
	YUCCA BACCATA BANANA YUCCA	

SMALL SHRUBS

	ARONIA MELANOCARPA 'LOW SCAPE MOUND' LOW SCAPE MOUND BLACK CHOKECHERRY	MIN. 5 GAL. CONTAINER, MIN. 15" HT. AND SPREAD, FULL AND BUSHY, SPACING AS SHOWN ON PLAN
	POTENTILLA FRUTICOSA 'GOLDFINGER' GOLDFINGER BUSH CINQUEFOIL	
	PRUNUS BESSEYI 'PAWNEE BUTTES' WESTERN SAND CHERRY	

GROUNDCOVERS / ACCENTS






	GAILLARDIA ARISTATA 'MESA YELLOW' BLANKET FLOWER	MIN. 1 GAL. CONTAINER, TRIANGULAR SPACING AT 18" O.C., START FIRST ROW 12" FROM EDGE.
	NEPETA X 'WALKER'S LOW' WALKER'S LOW CATMINT	
	PENSTEMON STRICTUS ROCKY MOUNTAIN PENSTEMON	
	RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC	
	RUDBECKIA HIRTA 'GOLDLOCKS' GOLDLOCKS BLACK-EYED SUSAN	

LAWN

BOTANICAL / COMMON NAME

LAWN — ECO TURF MEADOW SEED MIX

DECORATIVE ROCK & EDGING

	DECORATIVE ROCK COBBLES	LOCALLY SOURCED ROUND RIVER ROCK, COLOR WARM TAN AND GRAYS. 50% 2"-4" SIZE AND 50% 4"-8" SIZE. 7" DEPTH WITH SPECIFIED WEED BARRIER. SECURE FABRIC WITH SOIL STAPLES AT 6' O.C., AND OVERLAP SEAMS BY MINIMUM 6".
	ROCK MULCH TYPE 'A'	1"-2" SIZE LANDSCAPE ROCK, COLOR TAN. 3" DEPTH WITH SPECIFIED WEED BARRIER. SECURE FABRIC WITH SOIL STAPLES AT 6' O.C., AND OVERLAP SEAMS BY MINIMUM 6".
	ROCK MULCH TYPE 'B'	1"-2" SIZE LANDSCAPE ROCK, COLOR GRAY. 3" DEPTH WITH SPECIFIED WEED BARRIER. SECURE FABRIC WITH SOIL STAPLES AT 6' O.C., AND OVERLAP SEAMS BY MINIMUM 6".
	METAL EDGING	4" ALUMINUM EDGING AT ALL EDGES BETWEEN ROCK AND MULCH. SEE SPECIFICATIONS.
	BOULDERS — 4'X4'X3' AVERAGE SIZE	LOCALLY SOURCED, ROUNDED EDGES, NO FLAKING OR SHARP EDGES. COLOR WARM BROWNS AND GRAYS. PROVIDE SUBMITTAL INDICATING SOURCE AND REPRESENTATIVE COLOR PHOTOS FOR REVIEW AND APPROVAL. STAKE IN FIELD FOR LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL.

0 25' 50' 100'
1" = 50'-0"

COSTCO
WHOLESALE
LOGAN, UT



WEISMANDESIGNGROUP

LANDSCAPE ARCHITECTURE 7329 E MADISON ST SEATTLE WA 98112 206-323-1732 WWW.WDGN.CM

COSTCO WHOLESALE

LOGAN, UTAH

CONCEPT LANDSCAPE PLAN

JANUARY 4, 2022

JANUARY 4, 2022

CONCEPT
LANDSCAPE PLAN

L1.1



BARGHAUSEN

January 4, 2022

Russ Holley, Senior Planner
City of Logan
Community Development
290 N 100 W
Logan, UT 84321

RE: Costco Wholesale Warehouse and Fuel Facility
NEC - North 1000 West and West 1000 North, Logan, Utah 84321
Project No. PC 22-004
Our Job No. 21873

Dear Russ:

We have revised the plans for the above-referenced project to include a revision to the driveway off North 1000 W and to provide responses to your Pre-Development Meeting comment letter issued on December 23, 2021. Enclosed are the following documents for your review and approval:

1. Project Narrative
2. Site Plan Package, including:
 - a. Concept Site Plan, dated December 22, 2021, prepared by MG2
 - b. Concept Floor Plan, dated December 22, 2021, prepared by MG2
 - c. Concept Warehouse Elevations, dated December 22, 2021, prepared by MG2
 - d. Entry Canopy Perspective, dated December 22, 2021, prepared by MG2
 - e. Receiving Perspective, dated December 22, 2021, prepared by MG2
 - f. Tire Perspective, dated December 22, 2021, prepared by MG2
 - g. Conceptual Fuel Elevations, dated December 22, 2021, prepared by MG2
 - h. Concept Landscape Plan (L0.0), dated January 4, 2022, prepared by Weisman Design Group
 - i. Concept Landscape Plan (L1.0), dated January 4, 2022, prepared by Weisman Design Group
 - j. Concept Landscape Plan (L1.1), dated January 4, 2022, prepared by Weisman Design Group
 - k. Preliminary Utility Layout (Sheet 1 of 1), dated January 4, 2022, prepared by KM Engineering
3. Geotechnical Engineering Report, Proposed Logan Costco Wholesale Warehouse, dated December 2, 2021, prepared by Kleinfelder

BARGHAUSEN CONSULTING ENGINEERS, INC.

18215 72ND AVENUE SOUTH KENT, WA 98032 P) 425.251.6222 F) 425.251.8782
BRANCH OFFICES: CHEHALIS, WA KLAMATH FALLS, OR LONG BEACH, CA RICHLAND, WA ROSEVILLE, CA
barghausen.com

The following outline provides each of your comments in italics exactly as written, along with a narrative response describing how each comment was addressed:

Light and Power Department

Phone #: 716-9722

Date: 12/13/2021

*Logan City Light and Power; Requires 1-Line Diagram, A Logan City Load Data Sheet, A Digital Site Plan In Auto CAD (DWG) Format and PUE's Public Utility Easement 10' Easement On All Property Lines That Face A Road Way, And A 5' Easement On All Other Property Lines.
Contact Matt with Logan Light and Power for Power Location and a meet on site. (435-716-9722)*

Response: The required design diagrams, load information, and easement documentation will be included in the construction permit submittal. The project team will coordinate an on-site meeting to locate existing utilities as part of the design process.

Customer will be responsible for all cost of relocation of Logan City Power if Power is disturbed.

Response: Noted.

Environmental

Phone #: 716-9761

Date: 12/17/21

Business will need to work with Environmental Department to coordinate on compactor requirements.

Response: The compactor area will be reviewed with the Environmental Department prior to building permit submittal to ensure it is designed in accordance with the City Development Code requirements.

Engineering

Phone #: 716-9153

Date: 12/21/21

- 1. Provide water shares or an in-lieu fee for both indoor and outdoor usage per Utah Administrative Rule R309-510-7 for this development.*

Response: In accordance with a separate agreement, the City will waive, or the redevelopment agency will pay, all project impact fees.

- 2. Provide storm water detention and/or retention per the Logan City Design Standards. This shall include the onsite retention of the 90% storm event utilizing Low Impact Design methods*

Response: As described in the enclosed project narrative, the stormwater system is designed to include drainage swales and underground infiltration systems designed to infiltrate runoff from a 90-percentile storm.

- 3. Accesses to the development from SR-252 shall comply with all UDOT requirements as specified in recent CAMP and Pre-development meetings with UDOT for this project*

Response: The project includes a right-in/right-out driveway installed approximately 505 feet north of the 10th West/10th North intersection. Access restriction for the driveway will include a "pork chop" island to provide channelization for right-turning vehicles into/out of the Costco site and is designed in accordance with feedback provided from UDOT and City of Logan staff.

In addition to the "pork chop," 50 feet of M2 curbing with plowable end sections shall be installed upstream and downstream of the access along 10th West. Cut throughs in the "pork chop" median will be provided for cyclists along 10th West (east of the M2 curbing) and at the crosswalk location for pedestrians utilizing the sidewalk along 10th West and crossing the Costco access.

4. *Dedicate additional right of way along SR-252 frontage between 1000 N and 1200 N needed for acceleration and deceleration lane widths as required by UDOT*

Response: The area required for the deceleration and acceleration lane along the N 1000 W frontage up to the W 1200 N intersection, along with the pedestrian footpath, are accounted for in the final plat currently being reviewed by the City. No additional dedication is required.

5. *Reconstruct the road pavement section, curb and gutter, and sidewalk as required to UDOT standards along the SR-252 frontage. This shall also include a bike crossing through the 1100 N right turn only curbing.*

Response: As described in the response to Comment 3, the road pavement section, curb, and sidewalk are designed in accordance with UDOT standards, and includes a bike crossing through the "pork chop" median located at the right-in/right-out driveway.

6. *Maintain all drainage for storm water/irrigation tail water in all existing ditches/piping through the development and discharge at historical pipe crossings on 1000 W (SR-252).*

Response: The existing ditch along N 1000 W is not required for the project and will be included as part of the right-of-way. The existing gravity irrigation canal east of the Costco property will be piped and rerouted along the north side of W 1000 N as part of the Blue Springs Business Park Building 4 and 5 construction.

7. *Provide private water utility agreement for all fire/sprinkler lines constructed on the developed property*

Response: A private water utility agreement will be complete with the City of Logan prior to construction.

8. *Provide Storm Water Maintenance Agreement for Long Term Storm Water infrastructure and operations*

Response: A stormwater maintenance agreement will be completed with the City of Logan prior to construction.

9. *Blue Springs Developer/COSTCO shall work with City and UDOT to construct all proposed modifications to intersections, roads and striping associated with this development.*

Response: Costco and Blue Springs Development will coordinate with the City of Logan and UDOT to construct all proposed modifications intersections, roads, and striping associated with this development.

10. *Provide Geotech report for site that includes but not limited to the California Bearing Ratio, soil percolation rate(s) and historical high-water table.*

Response: A Geotechnical Report for the project is enclosed in this resubmittal package.

11. *Road improvements on 1200 North (utilities, pavement structure, curb and gutter, sidewalk, park strip, etc.) including road stripping*

Response: W 1200 N is generally designed to provide three lanes, one eastbound receiving lane, one westbound left-turn lane, and one westbound right-turn lane at the intersection with N 1000 W.

Water/Cross Connection

Phone #: 716-9627

Date: JSS 12-9-2021

- 1-) The buildings water main needs to have a RP (ASSE1013) installed and tested on the water main as it enters the building before any branch offs or possible connections. Properly sized drain required to serve the backflow assemblies dump port.**

Response: The water and sewer connections will be installed and inspected in accordance with the City Building Code and plumbing standards.

- 2-) 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.**

Response: The landscape irrigation will be designed in accordance with all City Code requirements and include a high hazard rated backflow assembly (RPZ), which will be tested within 10 days of turning on water.

- 3-) Fire suppression systems that are connected to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards.**

Response: The fire suppression system will be design in accordance with all City Code requirements for connecting to the City water system and adopted Fire Code.

- 4-) All points of use of water must comply with the 2018 IPC and State of Utah Amendments and the Utah Admin Code 309-305 during and after construction. (cooling, heating, processing, treating ect). 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.**

Response: The plumbing system will be designed in accordance with the 2018 IPC, as well as all state and local amendments.

P & Z

Phone #: 716-9023

Date:

Prelim comments....

Industrial zone setback compliance (bldg. and parking)

Response: The project is consistent with all minimum setback requirements for the Industrial Zone, as described in the enclosed narrative.

Parking stalls = 1 stall per 500 SF (big box)

Response: As discussed in the project narrative, the project includes 775 parking stalls and based on the warehouse square footage, a minimum of 321 parking stalls are required for the Costco development. The project meets the minimum parking requirements.

125% over parking req = double landscaping on interior of parking lot (can count islands as well as all perimeter areas, see LDC 17.32.070.C graphic.

Response: As discussed in the project narrative, the project exceeds the maximum parking threshold of 401 parking stalls and as a result, the interior parking lot landscape will be provided at a rate of 36 square feet per parking stall. The project meets the minimum landscape requirements for a use that exceeds the maximum parking limit.

Finish up UDOT driveway location on 1000 West

Response: As described in response to Engineering Comment 3, access restriction for the driveway will include a "pork chop" island to provide channelization for right-turning vehicles into/out of the Costco site and is designed in accordance with feedback provided from UDOT and City of Logan staff.

20% open space and landscaping for entire site (outdoor space can count – patios, plazas, etc...)

Response: As discussed in the project narrative, the project landscaping, open space, and usable outdoor space is consistent with the minimum Code requirements.

Bldg design = 30% ground floor transparency (will need to come up with alternatives like vertical landscaping etc...) – Bldg materials.

Response: Costco's model as a warehouse retailer does not lend itself to fenestration and transparency like an office building does. In fact, one of the reasons Costco pursues sites in industrial zones is for the flexibility those zones often have for developments like theirs. For Logan, we have incorporated glass rollup and sliding doors at the main entry canopy and the tire center to provide as much transparency and fenestration as possible along both our west and south elevations. Unfortunately, that still only provides roughly 10 percent. However, Costco's development team (architects and landscape architects) have strategically placed trees and landscaping to mitigate for this lack of transparency. We have also selected high-quality architectural siding panels with rich colors and textures to break down the building into smaller components. Our site plan incorporates additional trees throughout the parking lot to enhance the landscape and provide an attractive, natural screen from the adjacent right-of-way frontage. This combination of landscape and architectural features is consistent with the style and materials used on adjacent large format developments, such as the Gossner Foods and future FedEx buildings located in the area.

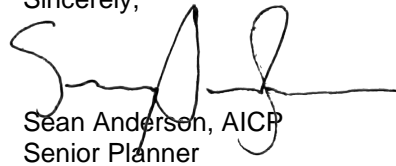
Russ Holley, Senior Planner
City of Logan
Community Development

-6-

January 4, 2022

We believe that the above responses, together with the enclosed revised plans and technical documents, address all of the Pre-Development Meeting Comments, and demonstrate that this project meets the decision criteria to allow the Planning Commission to approve the Conditional Use Permit and Design Review for this project. If you have questions or need additional information, please do not hesitate to contact me at (425) 251-6222. Thank you.

Sincerely,



Sean Anderson, AICP
Senior Planner

SA/ps

21873c.002.docx

enc: As Noted

cc: John Ellingsen, Costco Wholesale
Jackie Frank, Costco Wholesale
Peter Kahn, Costco Wholesale
Brian Whelan, Costco Wholesale
Steve Bullock, MG2
Jay S. Grubb, Barghausen Consulting Engineers, Inc.
Chris S. Ferko, Barghausen Consulting Engineers, Inc.