

**Project #22-015  
Roofer Supply  
Located at 765 West 200 North**

**REPORT SUMMARY...**

*Project Name:* Roofer Supply  
*Proponent / Owner:* Michael McHugh / Pappas Limited  
*Project Address:* 765 West 200 North  
*Request:* Design Review & Conditional Use Permit  
*Current Zoning:* Commercial (COM)  
*Type of Action:* Quasi-Judicial  
*Hearing Date:* March 10, 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 #22-015, Roofer Supply, in the Commercial (COM) zone located at 765 West 200 North, TIN #05-062-0038.

*Current Land use adjoining the subject property*

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

**Project Proposal**

The existing 2.97-acre site has four smaller structures and yard areas associated with the Steve Reagan Company (farm supply business) that are planned for demolition and redevelopment. This proposal is for a new 26,700 SF Roofer Supply office and warehouse building with outdoor merchandise storage, parking areas and landscaping. The proposed “L” shaped building sits near the west side of the property with a parking lot near the southside and the 200 North driveway access.



Figure 1 shows the proposed site plan superimposed over the existing site

### **Land Use**

The Land Development Code (LDC) Table 17.11.030 permits a range of commercial uses in the Commercial (COM) zoning district. Office, retail and wholesale sales and service are permitted and conditionally permitted in the COM zone. This business will provide consulting, materials and supplies for both retail and wholesale roofing customers.

### **Conditional Use Permit**

The COM zone conditionally permits wholesale sales and services and parking lots to be located in front yards. 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.

The biggest issue associated with this business will be the visual impacts of outdoor product movement, stacking and storage. Considering the context of the site and the surrounding similar businesses, the outdoor storage if limited in height and bulk, could be considered compatible. Staff finds that by limiting the product staking to less than six feet in height, which is the same height as the fencing, visual impacts can be mitigated. The front yard parking lot location also requires a Conditional Use Permit. For review and approval of this, the surrounding neighborhood character and similar adjacent parking layout should be considered. Both properties to the east and west have some parking stalls located in the front yard. A parking lot in the front yard for this property will not significantly alter the existing character of the area. By limiting the parking lot in the front to no more than 50% of the required stalls, as the LDC states, the inconspicuous size and visual impact will remain minimal.

### **Setbacks**

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

Front:	10'
Side:	8'
Rear:	10'
Parking (Front):	10'
Parking (Side):	5'

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

Front (south):	65'
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Side (west):	10'
Rear (north):	10'
Parking (front):	10'
Parking (side):	20'

Setbacks comply with the LDC requirements as proposed.

### **Lot Coverage**

The LDC 17.10.080 establishes a maximum lot coverage of 60% (building(s) footprint) in the COM zone. The proposed 26,700 SF building on the 2.97-acre site would equal a lot coverage of approximately 22%. As submitted, the proposed lot coverage complies with the maximum allowance in the LDC.



*Figure 2 shows their existing building on 1000 West with similar colors and materials*

### **Building Design**

The LDC 17.12.030 states that buildings should be oriented toward the adjacent street. The LDC 17.10.030 requires street-facing facades in the COM zone to have 30% transparency (fenestration). The LDC limits blank or featureless walls in the COM zone to no more than 40 linear feet. The proposed building shows the south façade (office portion) with windows and doors covering 30% of the façade area. The warehouse portion of the “L” shaped building located approximately 230 feet away (north side) from the street does not contain 30% fenestration. The warehouse portion of the building shows upper windows every 20 feet along the side and rear facades meeting the minimum blank wall requirements. As conditioned with the Planning Commission determining the amount of fenestration on the street-facing rear warehouse portion, the building design meets LDC standards.

### **Parking Requirements**

The LDC requires one (1) parking stall per every 300 SF of office space and one (1) stall per every 2,000 SF of warehouse space. The proposed building would require 12 parking stalls for the office portion and 12 parking stalls for the warehouse portion for a total of 24 parking stalls. The proposal shows 19 parking stalls with 13 stalls located in the front yard. As conditioned with no more than 12 parking stalls located in the front yard as per the Conditional Use parameters, and a total of 24 stalls provided, the project meets the parking requirements of the LDC.

### **Open Space and Landscaping**

The LDC 17.10.030 requires 10% open space and an additional 10% useable outdoor space in the COM 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 2.97-acre site requires 25,874 SF of

open space and outdoor space. As conditioned with minimum open space, the project complies with the requirements in the LDC.

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 commercial projects. For 2.97-acres, 59 trees and 148 shrubs, flowers and ornamental grasses are required. As conditioned with minimum plant quantities, 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.

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

Comments were solicited from the following departments or agencies:

• Environmental	• Water
• Engineering	• Fire
• Light and Power	

### **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 2/26/22, posted on the City's website and the Utah Public Meeting website on 2/28/22, and mailed to property owners within 300 feet on 2/21/22.

### **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 Conditional Use Permit authorizes storage of product inside the fenced area and at heights no taller than six feet.
3. The Conditional Use Permit authorizes up to 12 parking stalls located in the front yard of the building.
4. The Planning Commission will determine the amount of transparency on the south facing warehouse façade located 230 feet from the street.
5. The project shall provide at least 24 parking stalls total.
6. 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% (25,874 SF).
  - b) A total of 20 trees and 50 shrubs per acre of project area (59 trees & 148 shrubs, perennials, and ornamental grasses).
7. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.

8. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
9. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
10. 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.
11. 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.
12. 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.
13. 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*
    - Customer will need to work with the Environmental Department on dumpster locations
  - b. *Engineering —contact 716-9160*
    - Provide water shares/rights or an In-Lieu fee for increased demand to City water system. These requirements shall include both indoor and outdoor increases as determined by City code and State Administrative Rule R309-510-7.
    - UDOT will need to approve any changes to current driveway and vehicular access from 200 North (HWY 30).
    - Ensure that all SWPPP, Storm Water Maintenance Agreement, and Private Utility Agreements are current and reflect all changes implemented with this addition and site improvement
  - c. *Fire —contact 716-9515*
    - Fire Code Compliance will be handled during plan submittals. No other comments at this time.
  - 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. 200 North provide 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 type="checkbox"/> Planning Commission		<input type="checkbox"/> Land Use Appeal Board		<input checked="" type="checkbox"/> Administrative Review
Date Received 1/21/22	Received By	Scheduled Meeting Date 2/10/22	Zone Com/Ellis	Application Number PC 22-015
Type of Application (Check all that apply):				
<input type="checkbox"/> Design Review <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input checked="" 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 ROOFERS SUPPLY				
PROJECT ADDRESS 765 WEST 200 NORTH			COUNTY PLAT TAX ID # 05-062-0038	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER MICHAEL McHUGH			PHONE # 801-694-1730	
MAILING ADDRESS 748 So. 5300 W. #A		CITY SLC	STATE UT	ZIP 84104
EMAIL ADDRESS MIKE@UTAHCOMMERCIALCONTRACTORS.COM				
PROPERTY OWNER OF RECORD PAPPAS LIMITED / JOHN PAPPAS			PHONE # 801-450-7500	
MAILING ADDRESS 3359 So 500 W.		CITY SLC	STATE UT	ZIP 84115
EMAIL ADDRESS JPAPPAS@ROOFERS.CO				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed)			Total Lot Size (acres) 2.977 AC	
1) DEMOLITION EXISTING 3 STRUCTURES AND HOUSE			Size of Proposed New Building (square feet)	
2) BUILD NEW 60X60 OFFICE AND 23,160 SF. WAREHOUSE			Number of Proposed New Units/Lots 1	
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>Michael McHugh</i>		
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 <i>J Pappas</i>		

APPLICATION MUST BE ACCURATE AND COMPLETE  
NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -

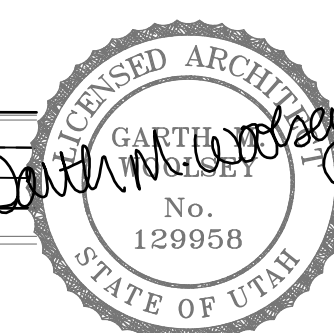




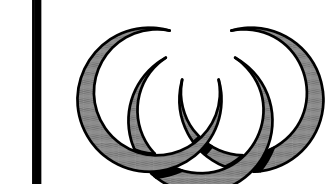
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200 N





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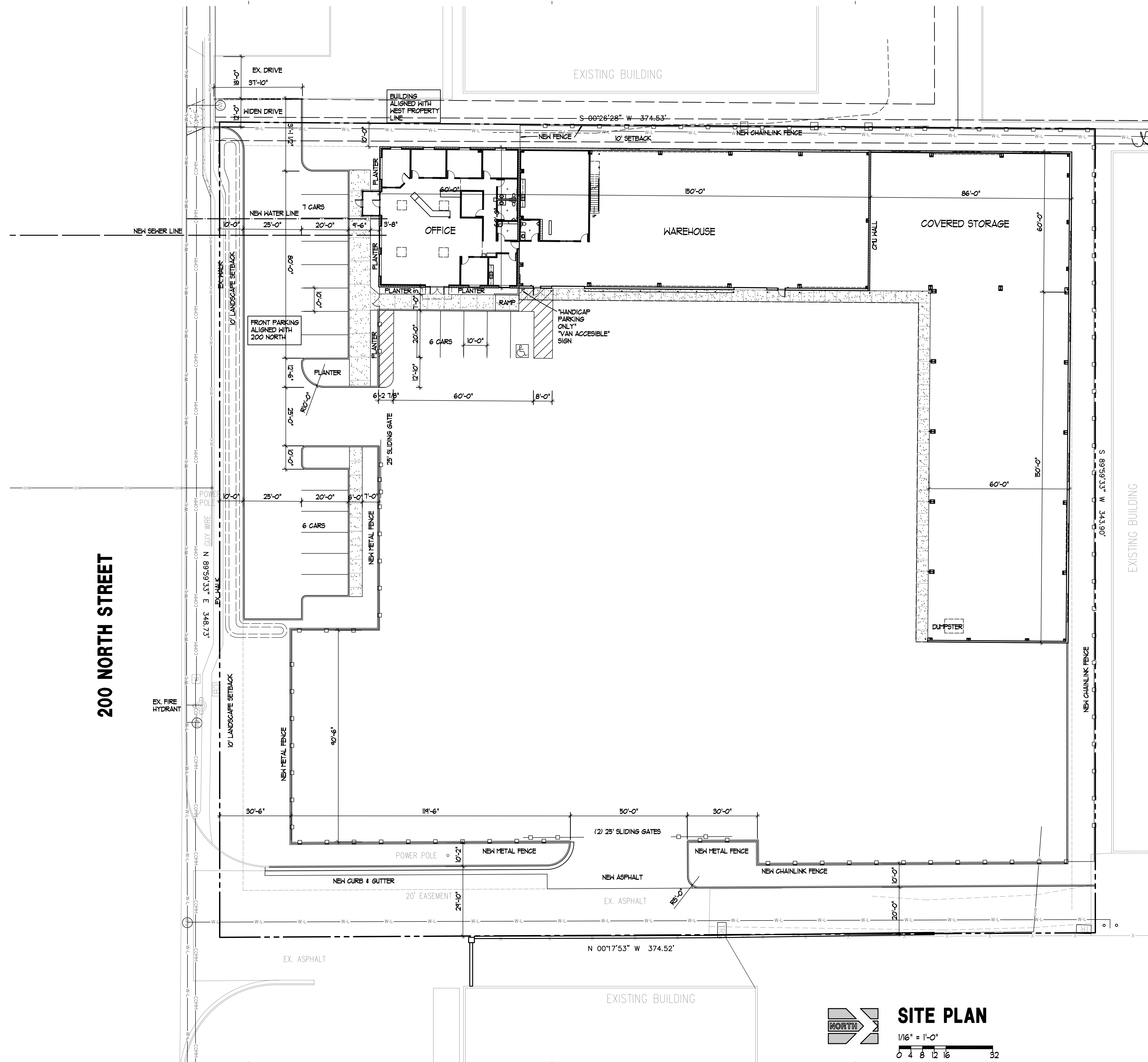


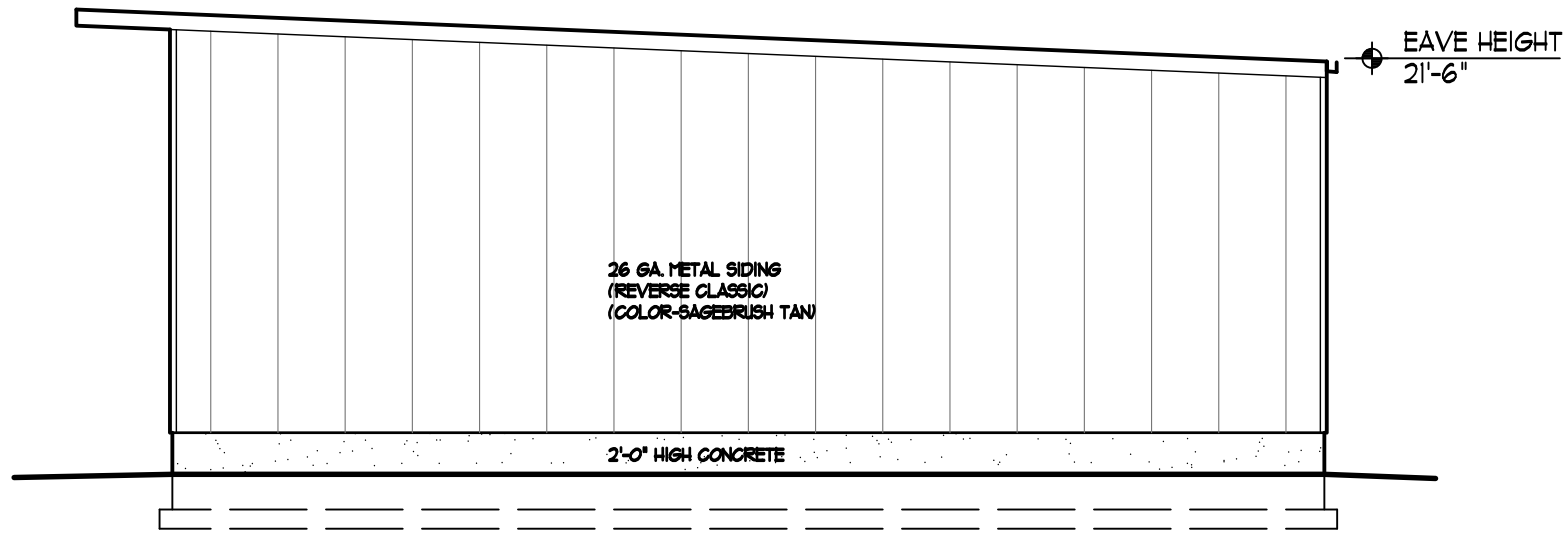
woolseydesign@q.com

**ROOFERS SUPPLY**  
765 WEST 200 NORTH  
LOGAN, UTAH

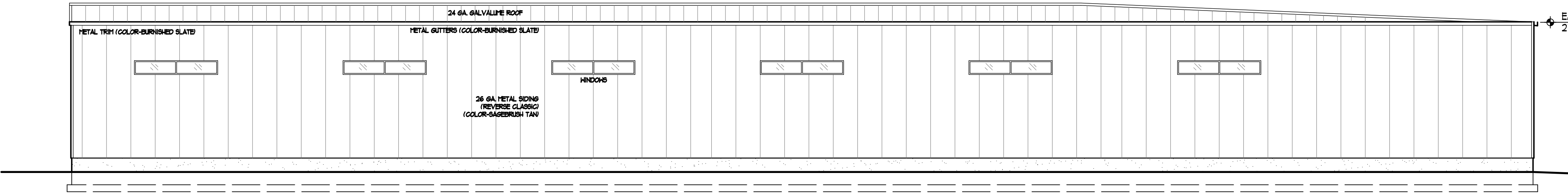
Sheet

SD1

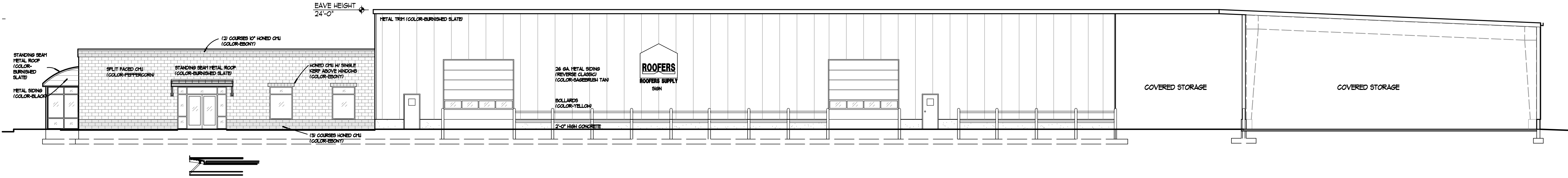




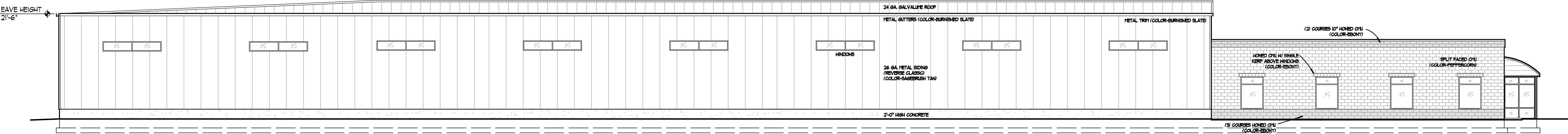
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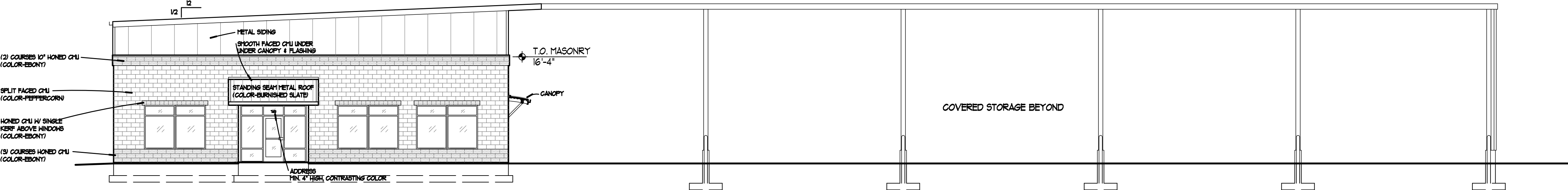
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

EXTERIOR ELEVATIONS

1"= 10'

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Garth Woolsey  
No. 129958  
STATE OF UTAH  
DEC. 30, 2021

File Number  
L-ROOFERS 21  
Date  
-  
Drawn By  
-  
Revisions

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**ROOFERS SUPPLY**  
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