



**Project #22-039**  
**Northwest Fields Business Park**  
**Located at approximately 1000 West 1800 North**

**REPORT SUMMARY...**

*Project Name:* Northwest Fields Business Park  
*Proponent / Owner:* Jason Larsen / Quayle Family Properties  
*Project Address:* Approx. 1000 West 1800 North  
*Request:* Design Review Permit  
*Current Zoning:* Industrial Park (IP)  
*Type of Action:* Quasi-Judicial  
*Hearing Date* August 25, 2022  
*Submitted By:* Russ Holley, Senior Planner

**RECOMMENDATION**

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #22-039, Northwest Fields Business Park, in the Industrial Park (IP) zone located at approximately 1000 West 1800 North, TIN #04-081-0002, 04-078-0012.

*Current Land use adjoining the subject property*

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

***Project Proposal***

This proposal is for five (5) new industrial buildings totaling approximately 751,000 SF, surface parking lots, loading docks, open space and landscaping on a nearly 50 acre project site. The concrete tilt-up style buildings orient along 1000 West, a future 800 West and 600 West. The flex-style buildings can accommodate warehousing, manufacturing, administration offices and similar types of uses. The buildings range in size from 141,000 to 162,000 SF. The project involves the dedication and creation of portions of 800 West and 1600 North streets.



Figure 1 shows the proposed building 1 at the corner of 1000 West & 1800 North.

***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. Uses are centered around manufacturing, warehousing and contractor supply services and include commercial uses such as office space, restaurant and hotel. The applicant is proposing office, online sales, warehousing, manufacturing, and shipping and receiving land uses for this project.



## 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:	150' (minimum for all buildings)
Corner:	75' (minimum for all buildings)
Side:	75' (minimum for applicable buildings)
Rear:	230' (minimum for applicable buildings)
Parking(front/corner):	20'
Parking (side)	20'

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



Figure 2 shows the proposed site plan

## Lot Coverage

The LDC 17.10.130 establishes a maximum lot coverage of 50% (building(s) footprint) in the IP zone. The proposed 751,000 SF buildings on the 50.69 ac (2,208,056 SF) site for a lot coverage of 34%. As submitted, the project meets the lot coverage requirements on the LDC.

## Building Design

The LDC 17.12.060 requires new industrial buildings to be well-designed with high-quality materials. Blank walls exceeding 40 linear feet are prohibited and ground floor street-facing facades shall have a minimum of 30% transparency. Acceptable wall-breaks include windows, balconies, wall articulation or changes in color and materials. All the buildings in the proposed project meet building design and fenestration requirements as submitted. The corner buildings show designs meeting fenestration requirements for both front and corner street-facing facades. As submitted, the building design meets the requirements in the LDC.

### ***Building Heights***

The IP zone allows building heights up to 48'. With a Conditional Use Permit, a building's height may go up to 80 feet in the IP zone. All buildings are proposed at 39-42 feet (including corner parapets) tall. As proposed, the project meets the building height requirements in the LDC.

### ***Subdivision***

The project site is currently comprised of two parcels. The creation of 800 West will require the project site to remain at least two parcels. Although the submitted site plat refers to 5 parcels, this is **not** a subdivision application and will remain as two parcels. If, in the future the applicant decides to subdivide further, as the IP zone allows for possible future subdivision, an application and preliminary plat will need to be submitted and reviewed for code compliance and approval.

### ***Parking Requirements***

The LDC requires one (1) parking stall per every 300 SF of office space and one (1) parking stall per every 2000 SF for warehousing and freight movement. Manufacturing parking requirements are one (1) stall per every employee at the largest shift. The LDC requires bike parking for commercial uses. The applicant has indicated that the approximate building space breakdown will be approximately 75% warehousing and 25% office/administration. Based on these ratios, this project would require a total of 906 parking stalls. The proposal provides 922 stalls, meeting the minimum requirement in the LDC.

The parking location in the IP zone, and many other zones in the city, indicates placement at the side or rear. In cases where functionality and primary building use present conflicts, the Planning Commission may make exceptions to design issues as per LDC 17.43.080. The Planning Commission needs to make findings that don't compromise neighborhood character and future approvals. The neighborhood character in this part of town shows numerous parking lots positioned between the street and the building, and this proposal includes semi-truck loading docks and large truck circulation in the rear areas of the buildings, creating conflicts between automobile parking and semi-truck loading/unloading movements. Given the layout of the building's floorplans and context of the surrounding large-scale industrial businesses, separating the parking lot and semi-truck loading dock should be a consideration in this situation. Future projects with similar scales and configurations would be treated with the same continuity. As conditioned with the Planning Commission determining the location of parking lots, the project meets the standards in the LDC.

### ***Site Layout & Pedestrian Circulation***

The LDC 17.31.090 requires commercial and industrial sites to include safe and convenient pedestrian circulation from the adjacent streets to buildings, parking areas and other outdoor gathering areas. The submitted "conceptual" site plan does not show sidewalk circulation. There are spaces adjacent to every building and through parking areas to create sidewalk corridors to every adjacent street for sidewalk connectivity. As conditioned with full pedestrian circulation to adjacent street sidewalks, 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 50.69-acre site requires 220,805 SF of open space and 220,080 SF of outdoor space for a total of 441,611 SF. This proposal includes the dedication of 800 West and 1600 North streets. This dedication will result in a project site smaller than shown at this time. The proposed conceptual landscape plan shows preliminary landscaping and green space areas totaling a minimum of 20% based on the net property size after street dedication.

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.

When parking areas are proposed in areas adjacent to streets, LDC 17.32.070 requires additional landscaping/buffering to help screen asphalt parking areas. Type “B” screening, additional shrubbery, and trees, is required when a parking lot is within 12’-25’ of the street. This proposed shows parking area adjacent to both 800 West, 1000 North and 600 West. As conditioned with minimum open space (based on net acreage after street dedication) and landscaping numbers and parking lot Type “B” screening, 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

### **PUBLIC COMMENTS**

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, one comment has been received expressing concerns with possible disruptive construction activities and sensitive laser instruments in use. The comment is attached for review.

### **PUBLIC NOTIFICATION**

Legal notices were published in the Herald Journal on 7/30/22, posted on the City’s website and the Utah Public Meeting website on 08/01/22, and mailed to property owners within 300 feet on 07/26/22.

### **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 project shall provide 906 parking stalls and a bike rack near each building.
3. The Planning Commission utilizes their LDC 17.43.080 approval criteria to approve parking locations as shown.
4. Sidewalk connections shall be made between each building and at least one adjacent street in a direct manner.
5. The Design Review Permit does not authorize a subdivision of the existing parcels. The street dedication plat can be done without further subdividing the project site.
6. All final open space and landscaping calculation shall be based on net acreage after street dedications are completed.
7. 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% of project area after street dedication.



- d) A total of 20 trees and 50 shrubs, perennials and ornamental grasses shall be provided per acre of the net project site.
  - e) Street trees shall be provided every 30 feet along adjacent streets (provide 30' of clear space at street intersections for visibility).
8. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
  9. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
  10. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
  11. 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.
  12. 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.
  13. Surface storm-water retention and detention facilities shall not be located in front yard areas if designed at-grade or "open pit" style. If designed below grade or with landscaping that includes grass (entire surface), thick shrubbery and trees with gentle (4 to 1) undulating side slopes, they may be located near street frontages.
  14. 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*
      - Dumpster enclosures need to be angled so the trucks have 60' straight on approach.
      - 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 the 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.
    - b. *Engineering —contact 716-9160*
      - Provide water shares or In-Lieu fee for increased demand to City water system to comply with State sourcing requirements per State Administrative Code R 309-510-7.
      - Provide storm water detention or retention ponds per Logan City Storm Water Design Standards. This includes the onsite retention of the 90% storm event utilizing Low Impact Design Methods. Provide a Storm Water Pollution Prevention Plan and NOI per Utah State requirements for City review and approval. Also, provide a Storm Water Maintenance Agreement for the development.
      - There were not any Civil drawings to review with the application, therefore, all review comments will be done during the Building Permit Design review process. Some basic utility comments that shall be required are:
      - Any water lines installed in a City right of way shall be a minimum of 12" diameter (could be larger if model indicates that a larger line size is required). All interior water lines shall be a minimum of 8" unless modeling can show a small line size is justified.
      - All sewer lines in public right of way shall be a minimum of 8" or as required by the Logan City Sewer Master Plan.
      - The minimum storm drain piping in a City right of way shall be a minimum of 15" but sized to handle all required flows (irrigation and storm water).
      - Provide a Private Water Utility Agreement for all private water lines.
      - All sewer lines not in a public right of way shall be considered private sewer mains.
      - The City has only required a 66' right of way on all other sections o 800 West. The 80' shown is not required to be greater than 66'. Dedicate 33' of right of way for the

future 1600 North street along the southern border of the project site. Dedicate 33 feet along 600 West (from existing centerline) if 33' feet from centerline does not already exist.

- Provide a geotechnical report that addresses at a minimum the following for road and storm water design: 1) California Bearing Ratio at the proposed pavement section subgrade location, 2) the percolation rate per City Storm Water Design Standards, 3) the elevation of the historical high ground water.
- The minimum pavement section required for all City right of way through the development shall be that for a Collector Road as shown in the Logan City Design Standards.
- Any existing irrigation/stormwater ditches or piping shall be maintained with the design of this development. These can be rerouted through the project but maintain existing connections at 600 West and 1000 West.

*c. Fire—contact 716-9515*

- Access, water supply, and hydrants to be given final approval based on building permit documents.

*d. 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 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, during and after construction.

## **RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW PERMIT**

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

1. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, materials, landscaping, and setbacks.
2. LDC 17.43.080 authorizes the Planning Commission to make design adjustments not associated with numerical standards and requirements if they are consistent with surrounding areas and do not compromise future approvals.
3. The large-scale semi-truck loading docks and circulation conflict with automobile parking and warrant a design adjustment.
4. The allowance of the parking lot locations will not compromise the neighborhood character in this area for large-scale shipping and warehousing projects as similarly sized projects in the area have similar parking lot locations.
5. The proposed project provides required off-street parking.
6. The proposed project complies with maximum height, density and building design, open space standards and is in conformance with Title 17.
7. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
8. 1800 North, 800 West, 1000 West and 600 West provide access and are 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.



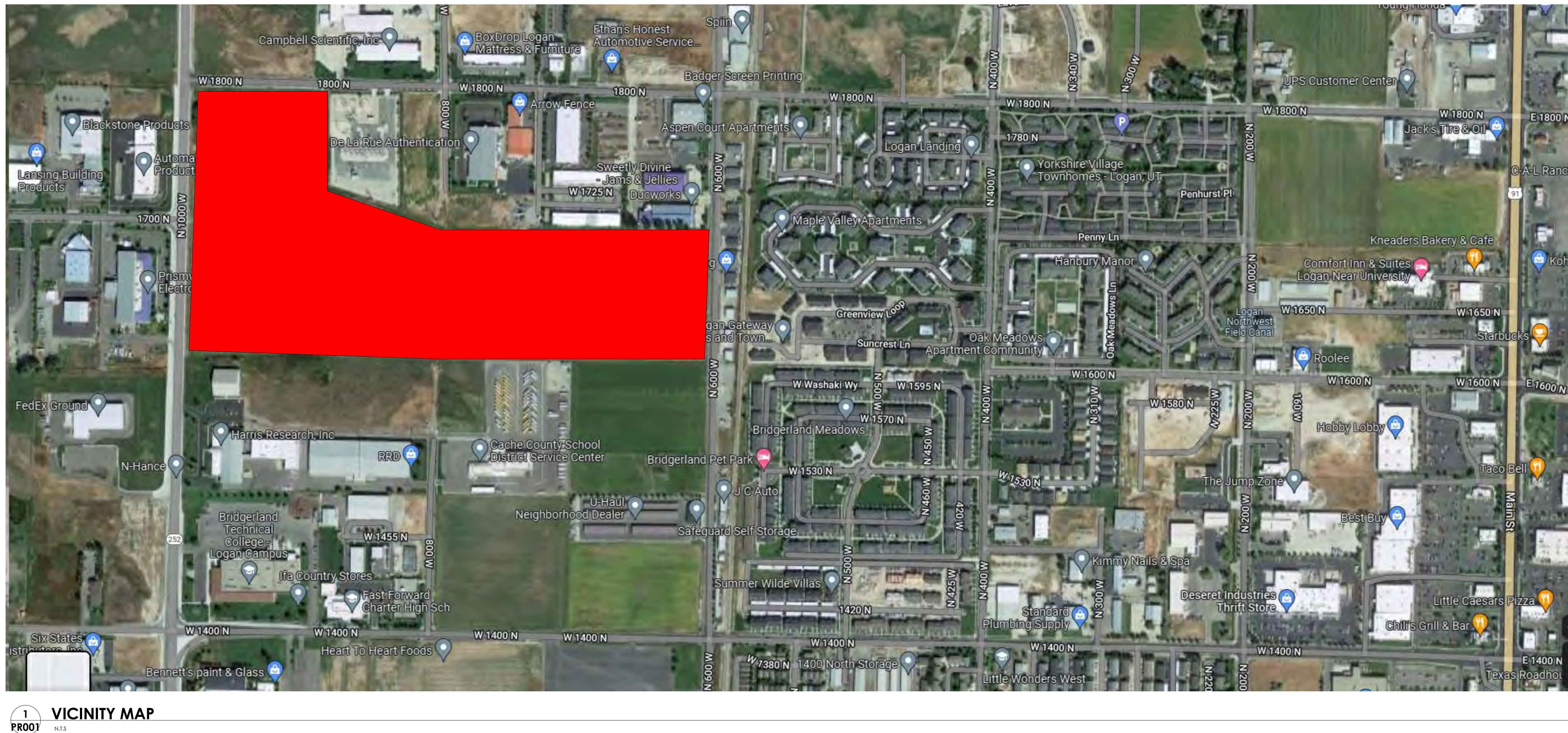
# APPLICATION FOR PROJECT REVIEW

<b>For Staff Only</b> <input checked="" type="checkbox"/> <b>Planning Commission</b>		<input type="checkbox"/> <b>Land Use Appeal Board</b>		<input type="checkbox"/> <b>Administrative Review</b>	
<b>Date Received</b> 6/14/22	<b>Planner</b>	<b>Zone/Neighborhood</b> IP / BRIDGER	<b>Scheduled Meeting Date</b> JULY 28	<b>Application Number</b> PC 22-039	
<b>Type of Application (Check all that apply):</b> <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"/> Administrative Design Review</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"/> Zone Change</div> <div style="width: 50%;"><input type="checkbox"/> Other</div> </div>					
<b>PROJECT NAME</b> Northwest Fields Business Park					
<b>PROJECT ADDRESS</b> 10 TH 1800 NORTH, LOGAN UT 84341				<b>COUNTY PLAT TAX ID #</b> 04-081-0002 and 04-078-0012	
<b>AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER</b> Jason Larsen				<b>PHONE #</b> 435.760.7446	
<b>MAILING ADDRESS</b> 1075 North Main Street, Logan UT 84341		<b>CITY</b>		<b>STATE</b>	
<b>EMAIL ADDRESS</b> jason@als.com					
<b>PROPERTY OWNER OF RECORD</b> Quayle Family Properties				<b>PHONE #</b>	
<b>MAILING ADDRESS</b> 1812 North 340 West, Logan UT 84341		<b>CITY</b>		<b>STATE</b>	
<b>EMAIL ADDRESS</b>					
<b>DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED</b> (Include as much detail as possible - attach a separate sheet if needed) New Master Plan for 5 subdivided lots, with the right of way dedications for roads as proposed and the construction of 5 buildings for a total of 761,828.00 square feet.				<b>Total Lot Size (acres)</b> 50.69 Acres	
				<b>Size of Proposed New Building (square feet)</b> 761,828.00 SF	
				<b>Number of Proposed New Units/Lots</b> 5	
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.				<b>Signature of Property Owner's Authorized Project Representative</b> 	
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.				<b>Signature of Property Owner</b> 	

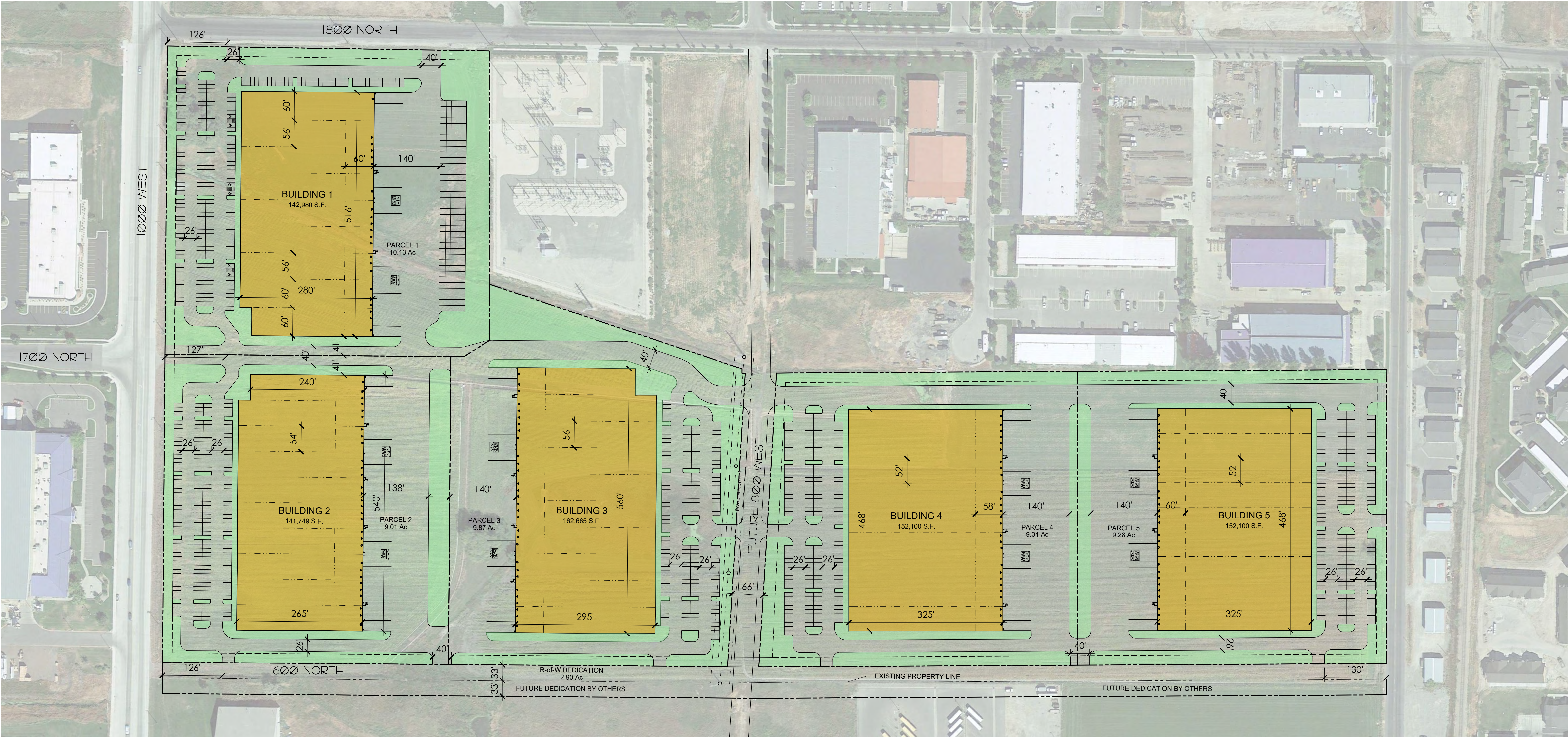
**APPLICATION MUST BE ACCURATE AND COMPLETE**  
**NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -**



NORTHWEST FIELDS BUSINESS PARK  
10TH 1800 NORTH,  
LOGAN UT 84321





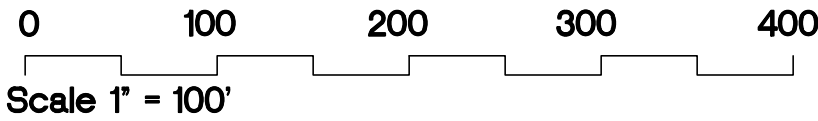


PARKING/BUILDING DATA

BUILDING 1	142,980 SF	BUILDING 2	141,749 SF	BUILDING 3	162,665 SF	BUILDING 4	152,100 SF	BUILDING 5	152,100 SF
TOTAL PARKING	233 SPACES	TOTAL PARKING	188 SPACES	TOTAL PARKING	169 SPACES	TOTAL PARKING	167 SPACES	TOTAL PARKING	165 SPACES
RATIO	1.63/1,000 S.F.	RATIO	1.33/1,000 S.F.	RATIO	1.04/1,000 S.F.	RATIO	1.10/1,000 S.F.	RATIO	1.08/1,000 S.F.
24 - DOCK DOORS		28 - DOCK DOORS		28 - DOCK DOORS		25 - DOCK DOORS		25 - DOCK DOORS	
8 - OVERHEAD DOORS		6 - OVERHEAD DOORS		6 - OVERHEAD DOORS		6 - OVERHEAD DOORS		6 - OVERHEAD DOORS	
PARCEL 1		PARCEL 2		PARCEL 3		PARCEL 4		PARCEL 5	
BUILDING COVERAGE	32.40%	BUILDING COVERAGE	36.14%	BUILDING COVERAGE	37.84%	BUILDING COVERAGE	37.50%	BUILDING COVERAGE	37.62%
LANDSCAPING	21.15%	LANDSCAPING	20.60%	LANDSCAPING	20.55%	LANDSCAPING	21.37%	LANDSCAPING	20.98%

BUILDING TOTAL 751,586 SF  
REQUIRED LANDSCAPING 20%

CONCEPTUAL SITE PLAN  
THIS SITE PLAN IS FOR CONCEPTUAL PLANNING.  
THE SITE WILL NEED TO BE SURVEYED TO  
ACCURATELY DEFINE ALL BOUNDARIES,  
EASEMENTS, UTILITY EASEMENTS, RIGHT-OF-WAYS,  
CONFIRM ACCESS LOCATIONS, AND WETLANDS.





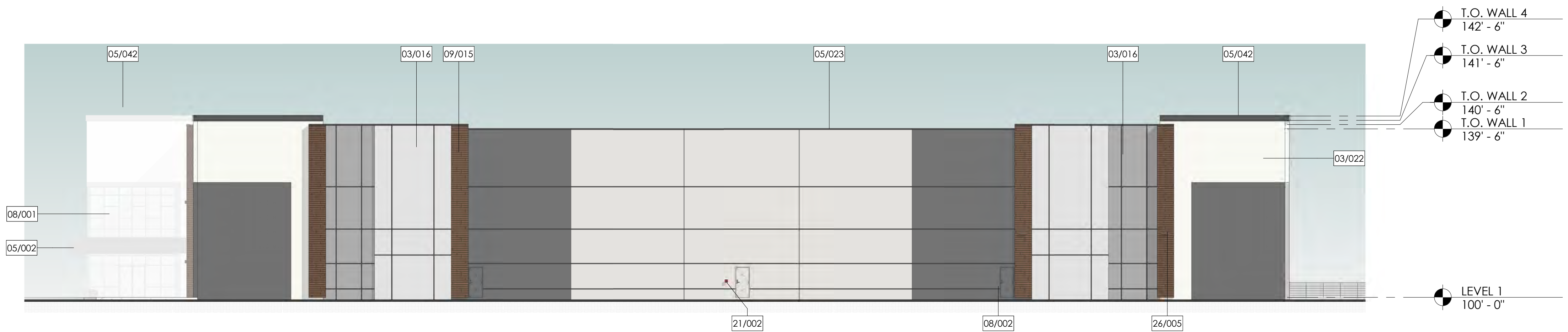


1  
PR210  
BUILDING 1 NORTH ELEVATION  
1/16" = 1'-0"

KEYNOTE LEGEND	
03/016	CONCRETE WALL REVEAL TYP.
03/022	PAINTED CONCRETE TILT UP PANEL. SEE FINISHED SCHEDULE FOR COLOR
05/002	DARK BRONZE VERTICAL SEAM METAL PANEL W/ METAL FRAMING - PROVIDE SUBMITTAL FOR APPROVAL
05/004	42" GUARD RAILING GALVANIZED - PROVIDE SUBMITTAL FOR APPROVAL PRIOR TO FABRICATION
05/011	METAL PAN STAIR PAINTED SAME AS HANDRAIL - PROVIDE SUBMITTAL FOR APPROVAL PRIOR TO FABRICATION
05/023	METAL PARAPET WALL CAP- SEE DETAIL 4/A541
05/042	METAL CAP FACIA. SEE DETAIL 1/A541
08/001	STOREFRONT WINDOW/DOOR SYSTEM - PROVIDE SUBMITTAL FOR APPROVAL
08/002	HOLLOW METAL FRAME AND DOOR, SEE SCHEDULES
09/015	ALUMINIUM CLADDING SYSTEM OVER 5/8" PLYWOOD SHEATHING OVER 6" METAL FRAMING, PROVIDE SUBMITTAL FOR APPROVAL
10/001	FUTURE SIGNAGE PROVIDED BY TENANT. SIGNAGE PERMIT TO BE SEPARATE FROM BUILDING PERMIT.
21/002	FIRE DEPARMENT KNOX KEY BOX
26/003	EXTERIOR WALL LIGHT FIXTURE, SEE ELECTRICAL
26/005	LIGHT FIXTURE, SEE ELECTRICAL



2  
PR210  
BUILDING 1 EAST ELEVATION  
1/16" = 1'-0"



3  
PR210  
BUILDING 1 SOUTH ELEVATION  
1/16" = 1'-0"

#### EXTERIOR ELEVATIONS LEGEND

	CONCRETE TILT-UP PANEL PAINTED SW 7757 HIGH REFLECTIVE WHITE - 1.16 % TOTAL AREA
	CONCRETE TILT-UP PANEL PAINTED SW 6259 SPATIAL WHITE - 18.5 % TOTAL AREA
	CONCRETE TILT-UP PANEL PAINTED SW 7670 GRAY SHINGLE - 3.69 % TOTAL AREA
	CONCRETE TILT-UP PANEL PAINTED SW 7069 IRON ORE - 28.5 % TOTAL AREA
	ACM PANEL - ALPOLIC MATERIALS CNC CHARCOAL - 1.72 % TOTAL AREA
	ACM PANEL - ALPOLIC MATERIALS KNOTWOOD CHESTNUT- 5.39 % TOTAL AREA
	GLAZING / FENESTRATION - 40.9 % TOTAL AREA

NOTES:  
1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.  
2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY  
3. SEE DETAILS ON A506 FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.  
4. CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT.  
5. REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.  
6. SPANDREL GLAZING TO MATCH EXTERIOR FINISH OF REGULAR GLAZING.



4  
PR210  
BUILDING 1 WEST ELEVATION  
1/16" = 1'-0"





KEYNOTE LEGEND	
08/001	STOREFRONT WINDOW/DOOR SYSTEM - PROVIDE SUBMITTAL FOR APPROVAL
26/005	LIGHT FIXTURE, SEE ELECTRICAL

1  
PR220  
BUILDING 2 NORTH ELEVATION  
1/16" = 1'-0"



2  
PR220  
BUILDING 2 EAST ELEVATION  
1/16" = 1'-0"



#### EXTERIOR ELEVATIONS LEGEND

	CONCRETE TILT-UP PANEL PAINTED SW 7757 HIGH REFLECTIVE WHITE - 1.16 % TOTAL AREA
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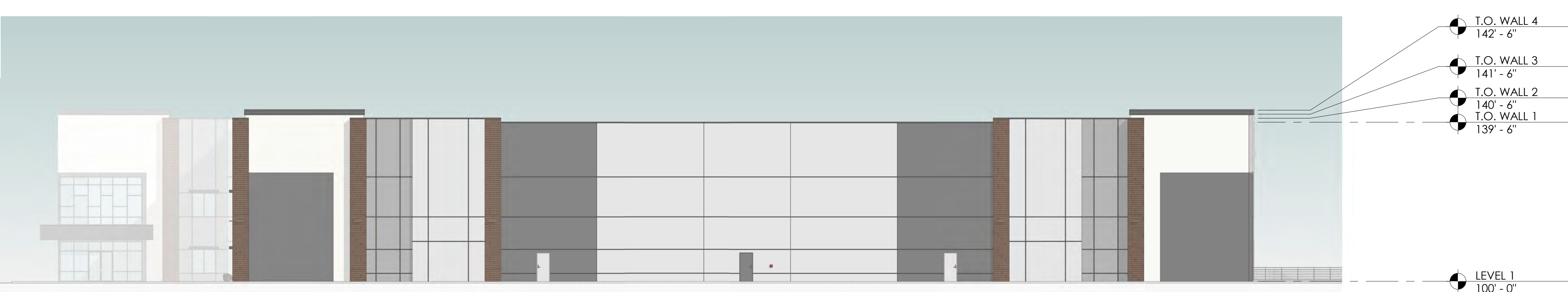
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2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY  
3. SEE DETAILS ON A506 FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.  
4. CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT.  
5. REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.  
6. SPANDREL GLAZING TO MATCH EXTERIOR FINISH OF REGULAR GLAZING.

3  
PR220  
BUILDING 2 SOUTH ELEVATION  
1/16" = 1'-0"



4  
PR220  
BUILDING 2 WEST ELEVATION  
1/16" = 1'-0"





KEYNOTE LEGEND	
03/016	CONCRETE WALL REVEAL, TYP.
03/017	PRECAST CONCRETE BOLLARD, SEE DETAIL 8/A001
03/022	PAINTED CONCRETE TILT UP PANEL, SEE FINISHED SCHEDULE FOR COLOR
05/004	42" GUARD RAILING GALVANIZED - PROVIDE SUBMITTAL FOR APPROVAL PRIOR TO FABRICATION
05/011	METAL PAN STAIR PAINTED SAME AS HANDRAIL - PROVIDE SUBMITTAL FOR APPROVAL PRIOR TO FABRICATION
05/023	METAL PARAPET WALL CAP- SEE DETAIL 4/A541
05/024	PRE-FABRICATED METAL CANOPY, SEE OWNER FOR APPROVAL
05/042	METAL CAP FACIA, SEE DETAIL 1/A541
08/001	STOREFRONT WINDOW/DOOR SYSTEM - PROVIDE SUBMITTAL FOR APPROVAL
08/002	HOLLOW METAL FRAME AND DOOR, SEE SCHEDULES
09/015	ALUMINUM CLADDING SYSTEM \COVER 5/8" PLYWOOD SHEATHING OVER 6" METAL FRAMING, PROVIDE SUBMITTAL FOR APPROVAL
10/001	FUTURE SIGNAGE PROVIDED BY TENANT, SIGNAGE PERMIT TO BE SEPARATE FROM BUILDING PERMIT.
26/003	EXTERIOR WALL LIGHT FIXTURE, SEE ELECTRICAL
26/005	LIGHT FIXTURE, SEE ELECTRICAL

**BUILDING 3 NORTH ELEVATION**

1/16" = 1'-0"



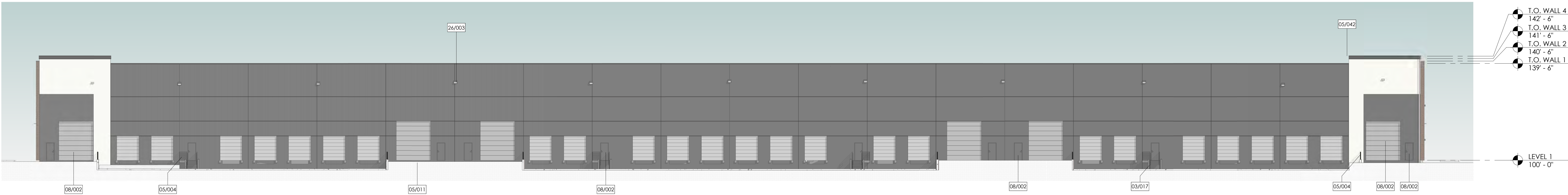
**BUILDING 3 EAST ELEVATION**

1/16" = 1'-0"



**BUILDING 3 SOUTH ELEVATION**

1/16" = 1'-0"



**BUILDING 3 WEST ELEVATION**

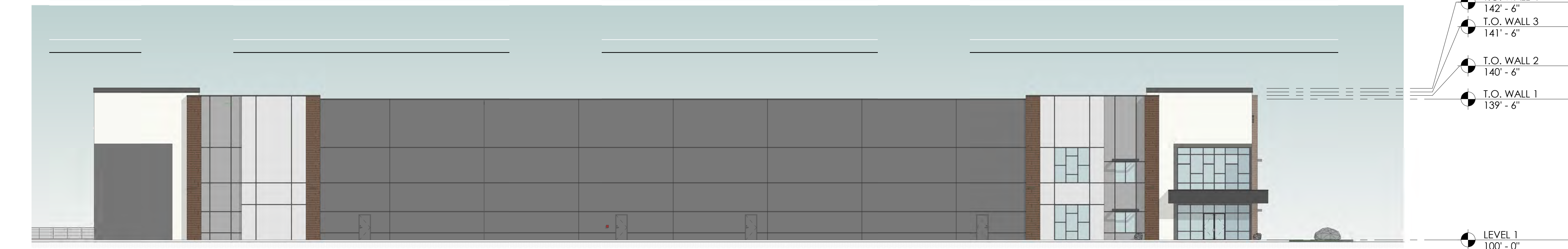
1/16" = 1'-0"

**EXTERIOR ELEVATIONS LEGEND**

	CONCRETE TILT-UP PANEL PAINTED SW 7757 HIGH REFLECTIVE WHITE - 1.16 % TOTAL AREA
	CONCRETE TILT-UP PANEL PAINTED SW 6259 SPATIAL WHITE - 18.5 % TOTAL AREA
	CONCRETE TILT-UP PANEL PAINTED SW 7670 GRAY SHINGLE - 3.69 % TOTAL AREA
	CONCRETE TILT-UP PANEL PAINTED SW 7069 IRON ORE - 28.5 % TOTAL AREA
	ACM PANEL - ALPOLIC MATERIALS CNC CHARCOAL - 1.72 % TOTAL AREA
	ACM PANEL - ALPOLIC MATERIALS KNOTWOOD CHESTNUT- 5.39 % TOTAL AREA
	GLAZING / FENESTRATION - 40.9 % TOTAL AREA

- NOTES:**
1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
  2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY
  3. SEE DETAILS ON A506 FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.
  4. CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT.
  5. REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.
  6. SPANDREL GLAZING TO MATCH EXTERIOR FINISH OF REGULAR GLAZING.





1  
PR240  
BUILDING 4 NORTH ELEVATION  
1/16" = 1'-0"

KEYNOTE LEGEND	
03/014	CONCRETE WALL REVEAL, TYP.
03/022	PAINTED CONCRETE TILT UP PANEL. SEE FINISHED SCHEDULE FOR COLOR.
05/004	42" GUARD RAILING GALVANIZED - PROVIDE SUBMITTAL FOR APPROVAL PRIOR TO FABRICATION.
05/011	METAL PAN STAIR PAINTED SAME AS HANDRAIL - PROVIDE SUBMITTAL FOR APPROVAL PRIOR TO FABRICATION.
05/019	POWDER COATED METAL CANOPY WITH CABLE TIE BACK, PROVIDE SLOPE TO DRAIN AND WIRING FOR SURFACE MOUNTED CAN LIGHTS.
05/024	PRE-FABRICATED METAL CANOPY. SEE OWNER FOR APPROVAL.
05/042	METAL CAP FACIA. SEE DETAIL 1/A541.
08/001	STOREFRONT WINDOW/DOOR SYSTEM - PROVIDE SUBMITTAL FOR APPROVAL.
08/002	HOLLOW METAL FRAME AND DOOR. SEE SCHEDULES.
09/015	ALUMINUM CLADDING SYSTEM COVER 5/8" PLYWOOD SHEATHING OVER 6" METAL FRAMING. PROVIDE SUBMITTAL FOR APPROVAL.
10/001	FUTURE SIGNAGE PROVIDED BY TENANT. SIGNAGE PERMIT TO BE SEPARATE FROM BUILDING PERMIT.
26/003	EXTERIOR WALL LIGHT FIXTURE. SEE ELECTRICAL.
26/005	LIGHT FIXTURE. SEE ELECTRICAL.



2  
PR240  
BUILDING 4 EAST ELEVATION  
1/16" = 1'-0"

#### EXTERIOR ELEVATIONS LEGEND

	CONCRETE TILT-UP PANEL PAINTED SW 7757 HIGH REFLECTIVE WHITE - 1.16 % TOTAL AREA
	CONCRETE TILT-UP PANEL PAINTED SW 6259 SPATIAL WHITE - 18.5 % TOTAL AREA
	CONCRETE TILT-UP PANEL PAINTED SW 7670 GRAY SHINGLE - 3.69 % TOTAL AREA
	CONCRETE TILT-UP PANEL PAINTED SW 7069 IRON ORE - 28.5 % TOTAL AREA
	ACM PANEL - ALPOLIC MATERIALS CNC CHARCOAL - 1.72 % TOTAL AREA
	ACM PANEL - ALPOLIC MATERIALS KNOTWOOD CHESTNUT - 5.39 % TOTAL AREA
	GLAZING / FENESTRATION - 40.9 % TOTAL AREA

NOTES:  
1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.  
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3. SEE DETAILS ON A506 FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.  
4. CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT.  
5. REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.  
6. SPANDREL GLAZING TO MATCH EXTERIOR FINISH OF REGULAR GLAZING.

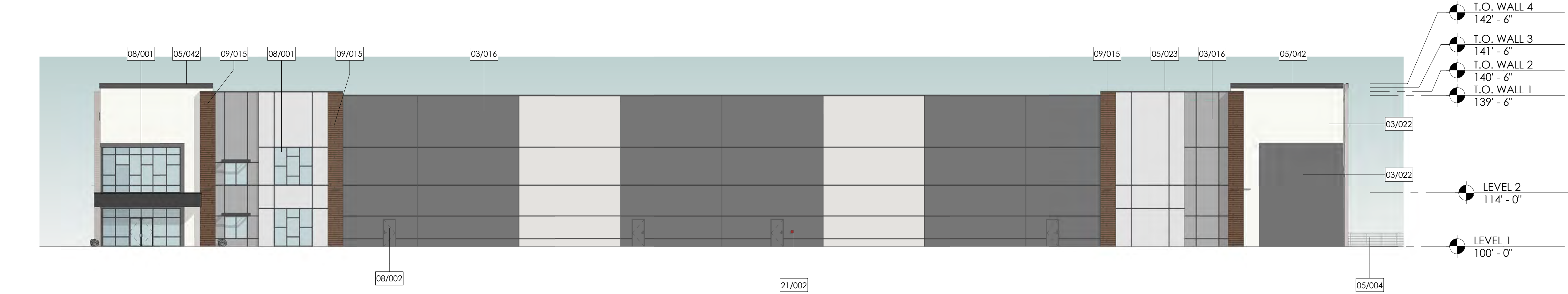


3  
PR240  
BUILDING 4 SOUTH ELEVATION  
1/16" = 1'-0"



4  
PR240  
BUILDING 4 WEST ELEVATION  
1/16" = 1'-0"

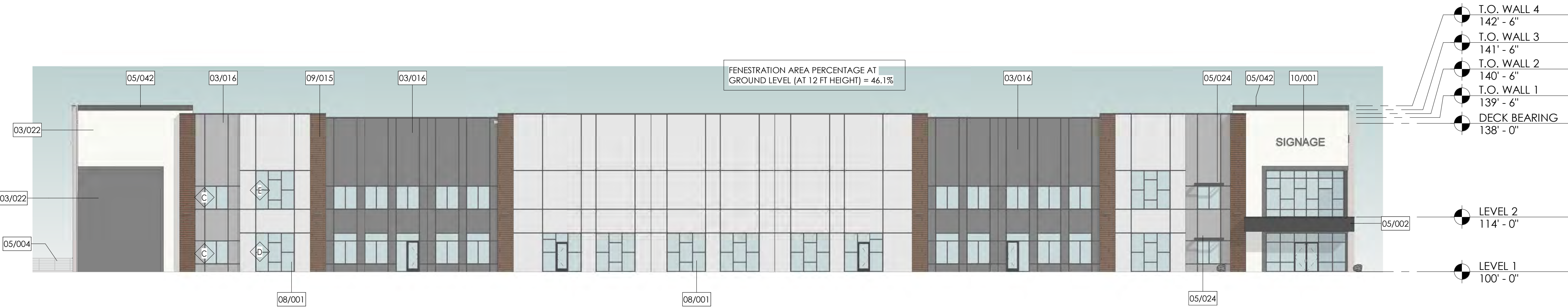




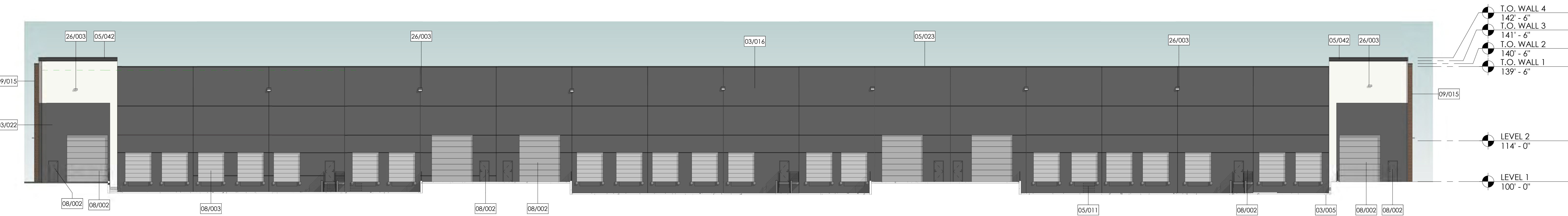
1  
PR250  
BUILDING 5 NORTH ELEVATION  
1/16" = 1'-0"



2  
PR250  
BUILDING 5 EAST ELEVATION  
1/16" = 1'-0"



3  
PR250  
BUILDING 5 SOUTH ELEVATION  
1/16" = 1'-0"



4  
PR250  
BUILDING 5 WEST ELEVATION  
1/16" = 1'-0"

KEYNOTE LEGEND		
03/005	CONCRETE FLOOR TO BE SEALED, ALL CONTROL JOINTS TO BE EPOXY FILLED AND LEVELED FLUSH WITH FINISHED FLOOR.	
03/016	CONCRETE WALL REVEAL, TYP.	
03/022	PAINTED CONCRETE TILT UP PANEL, SEE FINISHED SCHEDULE FOR COLOR	
05/002	DARK BRONZE VERTICAL SEAM METAL PANEL W/ METAL FRAMING - PROVIDE SUBMITTAL FOR APPROVAL	
05/004	42" GUARD RAILING GALVANIZED - PROVIDE SUBMITTAL FOR APPROVAL PRIOR TO FABRICATION	
05/011	METAL PAN STAIR PAINTED SAME AS HANDRAIL - PROVIDE SUBMITTAL FOR APPROVAL PRIOR TO FABRICATION	
05/023	METAL PARAPET WALL CAP- SEE DETAIL 4/A541	
05/024	PRE-FABRICATED METAL CANOPY, SEE OWNER FOR APPROVAL	
05/042	METAL CAP FACIA, SEE DETAIL 1/A541	
08/001	STOREFRONT WINDOW/DOOR SYSTEM - PROVIDE SUBMITTAL FOR APPROVAL	
08/002	HOLLOW METAL FRAME AND DOOR, SEE SCHEDULES	
08/003	ROOF HATCH ACCESS W/ SECURED SAFETY HANDEL; SEE DETAIL 13/A541 - PROVIDE SUBMITTAL FOR APPROVAL.	
09/015	ALUMINUM CLADDING SYSTEM \OVER 5/8" PLYWOOD SHEATHING OVER 6" METAL FRAMING. PROVIDE SUBMITTAL FOR APPROVAL	
10/001	FUTURE SIGNAGE PROVIDED BY TENANT. SIGNAGE PERMIT TO BE SEPARATE FROM BUILDING PERMIT.	
21/002	FIRE DEPARTMENT KNOX KEY BOX	
26/003	EXTERIOR WALL LIGHT FIXTURE, SEE ELECTRICAL	
26/005	LIGHT FIXTURE, SEE ELECTRICAL	

#### EXTERIOR ELEVATIONS LEGEND

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BUILDING 1 NORTHEAST VIEW



BUILDING 1 SOUTHEAST VIEW



BUILDING 1 SOUTHWEST VIEW



BUILDING 1 NORTHWEST VIEW





BUILDING 2 NORTHEAST VIEW



BUILDING 2 SOUTHEAST VIEW



BUILDING 2 SOUTHWEST VIEW



BUILDING 2 NORTHWEST VIEW





BUILDING 3 NORTHEAST VIEW



BUILDING 3 SOUTHEAST VIEW



BUILDING 3 SOUTHWEST VIEW



BUILDING 3 NORTHWEST VIEW





BUILDING 4 NORTHEAST VIEW



BUILDING 4 SOUTHEAST VIEW



BUILDING 4 SOUTHWEST VIEW



BUILDING 4 NORTHWEST VIEW





BUILDING 5 NORTHEAST VIEW



BUILDING 5 SOUTHEAST VIEW



BUILDING 5 SOUTHWEST VIEW



BUILDING 5 NORTHWEST VIEW





Planning Commission <planning.commission@loganutah.org>

## PC-22-039 comments

1 message

**Humpherys, John (Logan)** <John.Humpherys@delarue.com>

Tue, Aug 2, 2022 at 1:03 PM

To: "planning.commission@loganutah.org" <planning.commission@loganutah.org>

Logan City Planning Commission,

In response to your request for public comments concerning Project # PC 22-039, the Northwest Fields Business Park, the De La Rue Authentication Solutions business only has the following comments or concerns:

1. It appears that there might be plans to continue 800 West past the west side of our facility over to 1400 North. It's unclear that this is part of the scope or not. We obviously are interested in this since we have been desirous of the road in front of our facility being upgraded from a single lane to a normal size street since we relocated here in late 1999. We have been told many times that further development on this road would only take place when the rest of the area is developed. So we are definitely interested to know if this would be part of the scope of work.
2. Our manufacturing process utilizes many sophisticated laser optical lens setups and beam paths that are very sensitive to ground movement. Previous construction in the surrounding area has caused us concern during heavy construction equipment movement, particularly when building sites are prepared and soil is compacted. We realize with much of the proposed construction area being a "wet lands" area, much site work and soil compaction will be required. While understanding that this work will be unavoidable, it none the less, will create much havoc for our holographic imaging process during site preparation. Will there be any notices/communications sent to the surrounding businesses for when the soil compaction activities will be conducted?

These are the only major concerns or comments we have for the planning commission.

Respectfully,

**John Humpherys | De La Rue**

**Engineering Manager, Authentication Solutions**

[john.humpherys@delarue.com](mailto:john.humpherys@delarue.com) | Tel: +1 (435) 514-6220



West, Logan, Utah 84321, USA | [www.delarue.com](http://www.delarue.com)

1750 North 800

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