

Project #22-044 Campbell Scientific Building Addition Located at 815 West 1800 North

REPORT SUMMARY...

Project Name: Proponent / Owner: Project Address: Request: Current Zoning: Type of Action: Hearing Date Submitted By: Campbell Scientific Building Addition Mike Stettler / Campbell Scientific, Northern F. Land & Livestock 815 West 1800 North Design Review Industrial (IP) Quasi-Judicial July 28, 2022 Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #22-044, Campbell Scientific Building Addition, in the Industrial (IP) zone located at approximately 815 West 1800 North, TIN #04-076-0016.

Current Land use adjoining the subject property

North:	IP: Vacant Land	East:	IP: Industrial Uses
South:	IP: Public Uses	West:	IP: Industrial Uses

Proposal

This proposal is for a new approximate 60,000 SF building addition along the north side of the existing Campbell Scientific campus at 815 West 1800 North. The current area planned for the building addition is a vacant agricultural field north of the campus. The new building addition will house manufacturing, machine shop and approximately 12,000 SF of office space. In addition, a new 260 stall parking lot, loading dock and landscaping areas are proposed with this application. The four existing buildings on the campus were built in phases between 1987 and 2010. Campbell Scientific is a provider of dataloggers, data acquisition, monitoring devices and measuring systems for numerous industries across the globe.



Figure 1 shows the proposed building addition from the northeast

Setbacks

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

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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):

~600'
~200'
65'
170'
20'
15'

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

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 approximately 60,000 SF on an approximate 6-acre (261,360 SF) project site for a lot coverage of approximately 22%. As submitted, the proposed lot coverage complies with the maximum allowance in the LDC.



Figure 2 shows the proposed site plan and building addition to the north (dark blue)

Parking Requirements

The LDC requires a range of parking based on individual commercial land uses. Commercial parking requirements are 1.0 parking stalls per every 300 SF of office space, 1.0 parking stalls per every 500 SF of machine shop and 1 stall per every employee at the largest shift for manufacturing spaces. The LDC 17.31.040 requires bike racks for commercial land uses.

The proposed project shows 260 parking stalls in the rear parking lot north and east of the building addition. At a total building addition of 60,000 SF and with a mix of uses within, the parking requirement will be based on the percentage of building space and the number of employees at their largest shift. At 12,000 SF, the office portion will require 40 parking stalls. The remaining 48,000 SF would require between approximately 90-140 stalls depending on the machine shop space breakdown and employee shift counts. With a proposed 260 total stalls, the project will likely exceed minimum parking requirements. If parking exceeds requirements by more than 125% additional landscaping will be required in and around the parking lot. As conditioned with a parking summary that includes machine shop and manufacturing breakdowns along with employee counts, the project meets the minimum requirements of the LDC.

Site Layout & Pedestrian Circulation

The LDC 17.30 require projects to provide pedestrian circulation and street connectivity. The proposed site layout and pedestrian circulation shows a new sidewalk along 800 West and along the east side of the building addition. There is no east/west connection between the building and the adjacent street shown on the submitted site plan. As conditioned with an east/west sidewalk connection between the building and 800 West, the project complies with the pedestrian circulation requirements 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 wall articulation, color, materials, and fenestration, meeting the standards in the LDC. The LDC 17.10.130 states that 30% transparency (windows, fenestration) is required on street facing front facades. The building is proposed with over 30% fenestration on the east (street facing) façade with a large area on that façade comprised of 100% glass. As proposed, the building design meets the requirements in 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 6-acre (261,360 SF) site requires 26,136 SF of open space and 26,136 SF of outdoor space for a total of 52,272 SF. The proposed conceptual landscaping plan shows preliminary open spaces. 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 6-acres, 120 trees and 300 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.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

•	Environmental	•	Water
•	Engineering	٠	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 7/16/22, posted on the City's website and the Utah Public Meeting website on 7/18/22, and mailed to property owners within 300 feet on 7/11/22.

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. This permit authorizes the CSI 05 building addition and associated site improvements for Campbell Scientific.
- 3. A boundary line adjustment shall be made with the property to the north to accommodate this project building site as shown. Existing property lines cannot run through the middle of buildings.
- 4. Prior to the issuance of a building permit, the project shall provide a detailed parking summary that shows the building addition breakdown of office space, machine shop space and manufacturing space along with employee shift counts.
- 5. If parking stall counts are more than 125% of the standard, additional landscaping in accordance with LDC 17.32.070 shall be installed as per code specifications.
- 6. The site shall have a bike rack installed prior to occupancy.
- 7. A sidewalk connecting the building addition to 800 West (east/west) shall be installed so that a pedestrian network connects to the street and points beyond.
- 8. The building design and materials are approved as submitted.
- 9. Surface parking lots cannot contain more than 20 stalls in a row without a landscape or sidewalk break as per LDC 17.31.140 Change to reference 17.32.070 instead of 17.31.
- 10. Parking lot and sidewalk intersections shall have painted pedestrian crosswalks installed.
- 11. A performance landscaping plan, prepared in accordance with §17.39 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 52,272 SF.
 - b) 120 trees and 300 shrubs/perennials/grasses shall be provided for this project.
 - c) 18 SF of interior parking lot landscaping shall be provided per parking stall contained within the surface parking area as per LDC.
 - d) Street trees shall be provided where they currently do not exist at every 30 feet on center. The City Forrester will determine tree species.
- 12. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls, and landscaping.
- 13. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.

- 14. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
- 15. 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.
- 16. Fencing shall be provided along the west side at six feet for safety and buffering purposes. Along the east side a decorative fence with enhance landscaping shall be installed along the railroad border.
- 17. Surface storm-water retention and detention facilities shall be located at least 20 feet away from public streets and buffered from view.
- 18. 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 716-9761
 - Minimum 60 ft. straight on access required. Approach must be level, no down or uphill slopes.
 - Minimum inside measurement for a double enclosure is 24 ft. wide by 10 ft. deep. Minimum inside measurement for a single enclosure is 12 ft. wide by 10 ft. deep.
 - Place bollards in the back of enclosure to protect walls.
 - Gates are not required, however if desired, they must be designed to stay open during the collection process.
 - Barrel hinges are suggested for the gates. We need the full 12 ft. clearance so gates must be designed to open completely.
 - 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.
 - 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 different 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.
 - Dedicate a 66' right of way for 800 West through parcel o4-076-0016.
 - Development shall construct half of the 800 West with an additional 2.5' of pavement and a 2' shoulder (full road section preferred) road along frontage development. This also includes all City infrastructure for water, sewer, irrigation/storm water.
 - Work with the City during the design review phase to dedicate required right of way widths for 2000 North. Construction of this road is not required at this time based on current phasing of this project.
 - 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.
 - 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.
- Accesses to 800 West shall comply with spacing requirements provided in City Road Design Standards for Gridded Street.
- All sewer piping that is located under new buildings shall comply with IPC piping type and fittings.
- Could not determine wastewater collection system from submitted plans and therefore, have not comments regarding. Will address these issues during the building permit review process. Please note the sewer line in 1800 North going to the west does not exist between 1000 West and 1200 West in 1800 North.
- c. Water -contact 716-9627
 - Each unit's water main needs to have its own RP (ASSE1013) installed and tested on the water main as it enters each unit/ building before any branch offs or possible connections inside or outside of building. So, each unit is independently controlled and protected. Properly sized drain required to serve dump port of these backflow assemblies. Refer to Utah State Amendment # 608.1.1,608.1.2,608.1.2.1 for installation criteria.
 - 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 water into 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.
 - Project shall comply with all current Utah State plumbing codes, amendments and Utah Admin. code R 309-105-12-1 rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention, during and after construction.
- 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.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW PERMIT

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

- 1. The conditioned project will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, materials, landscaping, and setbacks.
- 2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
- 3. The conditioned project provides required off-street parking.
- 4. The project meets the goals and objectives of the MU designation within the Logan General Plan by providing services near high capacity roadways and is designed in way for easy circulation of both pedestrian and vehicles.
- 5. The conditioned project complies with maximum height, density and building design, open space standards and is in conformance with Title 17.
- 6. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
- 7. 200 North and 400 North are adequate in size and design to sufficiently handle 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	mission	🗆 Land Us	se Appeal Board	□ Administrative Review			
Date Received	Planner	Zone/Neighborhood	Scheduled Meeting Date	Application Number			
selos fui 1		Type of Application (C	heck all that apply):	no na ort			
⊠ Design Review □ Code Amendme	⊡ C ent ⊡ Aj	onditional Use 🗆 Si opeal 🗆 Zo	ubdivision	nistrative Design Review			
PROJECT NAME							
Campbell Scientific Build	ing 05 Addi	iton					
PROJECT ADDRESS				COUNTY PLAT TAX ID #			
815 West 1800 North, Lo	gan Utah		-	04-0760-0016			
AUTHORIZED PROJECT REPRE	ESENTATIVE F	OR OWNER		PHONE #			
Mike Stettler				435.994.9999			
MAILING ADDRESS		CITY	STATE	ZIP			
700 East 1400 North		Logar	n Utah	84321			
EMAIL ADDRESS							
mike@stettlercompanies	.com						
PROPERTY OWNER OF RECOR	RD	and the second second	uc	PHONE #			
Campbell Scientific	NUKTHE	RN PROVAT UA	ND & LIVESTOCK	435.227.9664			
MAILING ADDRESS		CITY	STATE	ZIP			
815 West 1800 North		Loga	n Utah	84321			
EMAIL ADDRESS							
bodine@campbellsci.com	n						
DESCRIBE THE PROPOSED PR	ESENTED	Total Lot Size (acres)					
(Include as much detail as poss	ible - attach a	separate sheet if needed) o their campus in Logan	Litah This addition will	23.15			
house additional manufacturing and machine shop space. Included is an approx 12,000 sqft office area on a second level. The addition is to the north of the existing building 3 and 4 on the campus. A new drive will be completed around the entire							
building as well an addition	The addition.	Number of Proposed New Units/Lots					
		na					
I certify that the information conta supporting plans are correct and am authorized to sign all further I on behalf of the property owner.	ained in this app accurate. I also egal documents	lication and all S o certify that I ; and permit	ilgnature of Property Owner's Aut	horized 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.							

APPLICATION MUST BE ACCURATE AND COMPLETE

NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -



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plat map

Parcel Map



plat map

A naylor wentworth lund



conceptual landscaping plan vicinity maps



existing site plan demo plan

A naylor wentworth lund





DEPARTMENT OF THE ARMY U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT 1325 J STREET SACRAMENTO CA 95814-2922

October 22, 2020

Regulatory Division (SPK-2020-00648)

Campbell Scientific, Inc. Attn: Mr. Lawrence Shirk 815 West 1800 North Logan, Utah 84321 Ishirk@campbellsci.com

Dear Mr. Shirk:

We are responding to your August 24, 2020 request for an approved jurisdictional determination for the Campbell Scientific, Logan site. The approximately 14.52-acre project site is located adjacent and north of the existing Campbell Scientific building, Latitude 41.7682°, Longitude -111.8543°, Logan, Cache County, Utah (enclosure 1).

Based on available information, we concur with your aquatic resources delineation for the site, as depicted on the enclosed August 12, 2020 "Campbell Scientific Logan, Cache County, Utah Aquatic Resources Inventory Wetland Delineation Map" drawing, prepared by BIO-WEST, Inc. (enclosure 2). Approximately 0.37 acres of aquatic resources consisting of 0.29 acre of histosol wetlands and 0.08 acre of emergent marsh wetlands, are present within the survey area. This letter verifies that the location and boundaries of wetlands were delineated consistent with the wetland definition at 33 CFR §328.3(c)(16), the 1987 *Corps of Engineers Wetlands Delineation Manual* (Wetlands Research Program Technical Report Y-87-1) and the applicable regional supplements; the location and boundaries of tidal waters conform with the high tide line defined at 33 CFR §328.3(c)(4); and the location and boundaries of non-tidal waters conform with the ordinary high water mark definition at 33 CFR §328.3(c)(7), Regulatory Guidance Letter 05-05, and any applicable regional guide.

Of these aquatic resources, we have determined that the feature identified as Wetland A, totaling 0.29 acre, is a water of the United States pursuant to 33 CFR Part 328 and is regulated under Section 404 of the Clean Water Act; and that the feature identified as Wetland B, totaling 0.08 acre is not a water of the U.S. regulated under Section 404 of the Clean Water Act or under Section 10 of the Rivers and Harbors Act.

We are enclosing a copy of the *Approved Jurisdictional Determination Form* for your site (enclosure 3).

This approved jurisdictional determination is valid for five years from the date of this letter, unless new information warrants revision of the determination before the expiration date. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 Code of Federal Regulations (CFR) Part 331. A *Notification of Appeal Process (NAP) and Request for Appeal (RFA) Form* is enclosed

(enclosure 4). If you request to appeal this determination, you must submit a completed RFA form to the South Pacific Division Office at the following address: Administrative Appeal Review Officer, Army Corps of Engineers, South Pacific Division, CESPD-PDO, 1455 Market Street, 2052B, San Francisco, California 94103-1399, Telephone: 415-503-6574, FAX: 415-503-6646.

In order for an RFA to be accepted by the Corps, we must determine that the form is complete, that it meets the criteria for appeal under 33 CFR Part 331.5, and that the form was received by the Division Office within 60 days of the date of the NAP. It is not necessary to submit an RFA form to the Division Office unless you object to the determination in this letter.

We recommend that you provide a copy of this letter and notice to all other affected parties, including any individual who has an identifiable and substantial legal interest in the property.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

We appreciate feedback, especially about interaction with our staff and our processes. For program information or to complete our Customer Survey, visit our website at <u>www.spk.usace.army.mil/Missions/Regulatory.aspx</u>.

Please refer to identification number SPK-2020-00648 in any correspondence concerning this project. If you have any questions, please contact Michael Pectol at the Bountiful Regulatory Office, 533 West 2600 South, Suite 150, Bountiful, Utah 84010, by email at <u>Michael.A.Pectol@usace.army.mil</u>, or telephone at (801) 295-8380 ext. 8315.

Enclosures

cc: Bob Thomas, BIO-WEST, Inc. (<u>bthomas@bio-west.com</u>)

Sincerely,

Jason Gipson Chief, Nevada-Utah Section

wetlands



wetlands

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Campbell Scientific - building 05 addition

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elevations





renderings - view from north east





renderings - view from south east











upper level

main level



floor plans for reference



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