

Project #22-067 Gary Ricks Services Located at 1576 North 600 W

REPORT SUMMARY...

Project Name: Proponent / Owner: Project Address: Request: Current Zoning: Type of Action: Hearing Date Submitted By: Gary Ricks Services Blake Parker / Gary Richs 1576 North 600 W Design Review Permit Industrial Park (IP) Quasi-Judicial December 15, 2022 Tanya Rice, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #22-067, Gary Ricks Services, for one industrial building located at 1576 North 600 W, TIN #04-081-0017.

Current Land use adjoining the subject property

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North:	IP: Industrial Uses	East:	MR-12: Residential Uses
South:	IP: Industrial Uses	West:	IP: Industrial Uses

DESIGN REVIEW PERMIT

The LDC 17.43 requires a Design Review Permit approval for new developments to ensure high-quality design, layout and neighborhood compatibility. The Planning Commission may approve or conditionally approve a Design Review Permit upon substantiating findings in conformance with Title 17 of the LDC.

Project Proposal

This proposal is for the Phase I of a two (2) phase industrial development project. Phase I consist of .30 acres (13,068 SF) of the .46-acre parcel. The proposal consists of one (1) new 3,960 SF industrial buildings to be used for manufacturing of HVAC. One shared driveway access from 600 West is shown on the north edge of the property. Phase II is shown on the site plan as a place holder but not part of this proposal.

Land Use

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

Lot Coverage

The LDC 17.10.130 limits lot coverage to a maximum of 50% (building footprint). The project site is approximately .30 acres (13,068 SF) in size and with a 3,960 SF building footprint has a lot coverage of 30%. As shown, the lot coverage complies with maximum allowances in the LDC.

Setbacks

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

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

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

Front (West):	18'		
Side (North)	about 80'		
Side (South)	>100		
Rear (East):	10		
Parking Front (West):	about 30'		

Because the lot tapers north to south, the proposed building setbacks are 9.28' at the narrowest point, while the minimum rear setback requirement is 10'. The applicant is requesting the planning commission to apply a 7.2% allowance for this discrepancy. As conditioned, with planning commission's allowance, the project meets the setback requirements in the LDC.

Access & Circulation

One shared vehicular driveway access is proposed along 600 West. Although access to 600 W is restricted per the LDC, this access is permitted as it's designed to be shared with the adjacent property, reducing the number of accesses to 600 West.

The LDC 17.31.090 requires industrial sites to include safe and convenient pedestrian circulation from the adjacent streets to buildings, parking areas and other outdoor gathering areas. The proposal includes sidewalk connecting the parking lot to the building and to street sidewalks. As proposed, the project complies with the requirements in the LDC.

Parking

The LDC 17.31.040 requires one parking stall per each employee of the largest manufacturing shift and one parking stall for every 300 SF of office space. The applicant has indicated that 1,400 SF of the building will be used as office space (requiring 5 stalls) with eight (8) manufacturing employees working at the largest shift (8 stalls). A total of 13 parking stalls are required and proposed for this project and as proposed, meets the minimum parking requirements of the LDC.

Building Orientation & Design

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

The proposed buildings are metal structures. The proposal shows alternating white, grey and dark grey colors of metal siding with black steel canopies. The black canopies over windows and doors add horizontal variety to the metal building. The 30% fenestration requirement along the front façade exceeds LDC requirements.

The LDC requires ground-floor entrances on the facades visible from the public streets to be easily discernable and utility doors, fire doors, and loading docks designed to blend with the building's architecture. The proposed front and north entrances to the building are incorporated into the storefront window systems and covered with steel canopies. The front entrance is not highly discernable but well incorporated into the overall building design. The south elevation man door needs to be covered. All proposed utility doors and service features are designed to blend with the colors of the building.

The LDC 17.10.030 limits base building height to 48' in the IP zone. The highest point of building is 27'. As conditioned, with a cover over the south elevation man door, the project complies with the requirements in the LDC.



Front Street Facing Façade

Open Space Area

The LDC requires 10% open space and an additional 10% useable outdoor space in the IP zone. The LDC generally describes open space as native vegetation or landscaped areas, while useable outdoor space could consist of additional landscaping, decks, patios, and walkways, but shall not include parking, driveways and most storm-water facilities. Storm-water facilities may qualify as outdoor and open space if they are designed in a way that is incorporated into the landscape. The .30-acre project site would require 1,306 SF of both open space and usable outdoor space for a total of 2,613 SF. The project proposal includes conceptual open space totaling approximately 3,800 SF (29%). As proposed, the project complies with the open space requirements of the LDC.

Landscaping

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

Plant material is also required to be planted around the perimeter of the building where feasible. Plant material is shown on the east and west sides of the property where it doesn't interfere with the function of the building. Perimeter plantings around the parking lot are shown on the site plan. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per acre of land in the IP zone. For the .30-acre project area, 6 trees and 15 shrubs/perennials shall be provided. The storm-water detention facility is shown in the front of the property along 600 West and must either be located in an area away from the public streets or integrated into the landscape and open space plan. As conditioned with a landscaping plan, the project meets the requirements of the LDC.

Trash Enclosures

LDC 17.30.080 requires solid waste receptacles, recycling bins, refuse storage and similar uses be enclosed and screened from view. A dumpster location, including an enclosure, needs to be proposed for Phase I of the project. As conditioned, the onsite waste location meets the requirements of the LDC.

Lighting

The LDC 17.30.090 requires adequate and appropriate site lighting that increases nighttime visibility, adds aesthetic quality, and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits pole height to 32 feet and luminaire fixtures to be concealed source, down-cast and shielded from neighboring properties. Light measurements are required to range between 0.5 - 4.0 foot candles, so areas are sufficiently safe, but not excessively bright. Exterior lighting has not yet been submitted. As conditioned, the project meets the requirements of the LDC.

Staff Summary

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

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

•	Water	•	Fire
•	Environmental		

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comments have been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 12/3/22 and the Utah Public Meeting website on 12/5/22. Public notices were mailed to all property owners within 300 feet of the project site on 11/28/22.

RECOMMENDED CONDITIONS OF APPROVAL – DESIGN REVIEW

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.

- 1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
- 2. The planning Commission approved a 7.2% setback allowance on the east side of the building.
- 3. Covering shall be placed over the man door on the south side of the building.
- 4. 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:
 - 3,800 SF of open space and usable outdoor space shall be provided.
 - A total number 6 trees and 15 shrubs, perennials and grasses shall be provided.
 - Minimum of 3 tree species are required.
 - A minimum of 25% of plant material shall be evergreen trees and shrubs.
 - Street trees shall be provided every thirty (30) feet on center and outside of sitedistance triangles near intersections or driveway access points or otherwise determined by the City Forrester.
 - Plant materials shall be placed around the perimeter of the buildings where feasible in a 3' minimum planting strip.
 - Storm water detention area(s) shall be incorporated into the landscape plan.
- 5. Exterior lighting shall be concealed source, down-cast and reviewed and approved prior to the issuance of a building permit and shall comply with current LDC regulations.
- 6. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the LDC.
- 7. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the LDC.
- 8. Surface storm-water retention and detention facilities shall be located in areas away from public streets and buffered from view or incorporated into the landscape.
- 9. 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. Fire—contact 716-9515
 - Fire hydrant installation is required. Further analysis will be conducted at the time of building permit application.
 - b. Environmental contact 716-9760

- 1. Minimum 60 ft. straight on access required. Approach must be level, no down or uphill slopes.
- 2. 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.
- 3. Place bollards in the back of enclosure to protect walls.
- 4. Gates are not required, however if desired, they must be designed to stay open during the collection process.
- 5. Barrel hinges are suggested for the gates. We need the full 12 ft. clearance so gates must be designed to open completely.

c.Engineering— contact 716-9153

- 1. Provide water shares or in-lieu fee for indoor and outdoor increased demands to the City system. This requirement shall be per City Code and Utah Administrative Rule R509-519-7
- 2. Show all existing easements on the plat and reference the recording information for each on the plat, where non-existent or insufficient, provide a 10' Public Utility Easement along all frontages and perimeter property lines, and provide a 5' Public Utility Easement along each side of all interior property lines.
- 3. Provide all necessary cross access easements/agreements for private road and private utilities across all properties.
- 4. The engineering design shall coordinate with and adjust plans as may be necessary to account for improvements being designed and / or constructed by adjacent developers, UDOT, and Logan City.
- 5. This development is not being proposed as a subdivision; therefore, all required easement and right-of-way dedications shall be completed by separate instrument approved by the City Engineer prior to recording with Cache County. All dedication documents shall be accompanied with a metes and bounds legal description and a separate legal description exhibit that is tied to two City approved monuments.
- 6. Provide a Development Agreement and financial surety of at least 110% of the cost to construct all infrastructure & storm water improvements. Financial assurances shall not expire for a minimum of 2 years from date of City acceptance.
- 7. Provide a Geotechnical Report that includes but is not limited to: 1) Historical high ground water elevation if any, and 2) Percolation rate of soils at bottom of all storm water retention ponds.
- 8. All utilities outside of the public right-of-way way shall be private lines and shall be owned, maintained, repaired/replaced by the property owner. All infrastructure shall be installed, maintained, and repaired/replaced in accordance with Logan City Standards.
- 9. Provide City with private Water Utility agreement for all private water and sewer lines (including fire lines) not located withing a Public Right of Way. The agreement shall be recorded with the County Recorder.
- 10. All existing utility service lines to development that are not used with the new development shall be capped at the City main line.
- 11. Provide storm water detention/retention per Logan City Design standards. This includes the onsite retention of the 90% storm event through the use of Low Impact design methods
- 12. Provide a stormwater maintenance agreement for City Review, approval and recordation at County Recorder's Office.
- 13. Area is less than 1 acre so compliance with State Storm Water Permit is not required. Development shall comply with Logan City design standards for storm water detention/retention. Development shall also provide a sediment and erosion control plan for all construction activities.

- 14. The plans submitted do not show full storm water management improvements, additional common / open space area may be required to comply with the City's storm water management standards.
- 15. The minimum diameter of storm drain piping in a City right of way shall be 15 inches unless a larger size is required to handle irrigation plus storm water design flows.
- 16. Construct pavement, curb, gutter, park strip, landscaping, and sidewalk improvements along 600 West in accordance with City standards and specifications of a collector road. The site plan does not show right of way widths however it appears to show the sidewalk outside of the right of way. City documentation indicates an 80' right of way exists in the area and as such all roadway, parkstrip, and sidewalk improvements will fit within the right of way.
- 17. Pavement section of all roads shall meet the minimum standards for a collector road per Logan City Design Standards.
- 18. All development accesses shall be in accordance with Logan Design Standards.
- 19. All new commercial accesses and sidewalk through City right of way shall be a minimum of 8" thick concrete.
- 20. Where the existing half street or portion thereof is in poor condition in regards to cracking, developer shall reconstruct the pavement cross section out to an area of good condition asphalt. At a minimum, 3' of existing asphalt shall be sawcut, removed, and replaced.
- 21. Current code allows for 1 access to a collector road every 330' which length is greater than the site's frontage on 600 West. 2 access points may be permitted if designed as shared accesses with adjacent properties on either side. Another option may be a single access in the center that serves both buildings.
- a. City Forester—contact 716-9749
 - 1. Trees shall be planted at correct depth by International Society of Arboriculture standards. Meaning root flare shall be at final grade level.
 - 2. Tree stakes shall be loose and only provided when absolutely necessary.
 - 3. Only low growing variety of trees will be permitted under power lines.
 - 4. 30' tree setback is required on park strip trees located near corner intersections for sight distance.
- d. Water— contact 716-9627
 - 1. The buildings water main needs to have a RP (ASSE1013) installed and tested on the water main after the water meter, as it enters the building before any branch offs or possible connections inside or outside of building. Properly sized drain required to serve the backflow assemblies dump port. All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.
 - 2. Refer to Utah State Amendment # 608.1.1,608.1.2,608.1.2.1 for installation criteria.
 - 3. 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 all B/F assemblies must be installed and tested as per Logan City standards.
 - 4. 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.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW PERMIT

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

- 1. The conditioned project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, materials, landscaping, and setbacks.
- 2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
- 3. The conditioned project provides adequate landscaping and screening in conformance with Title 17.
- 4. The conditioned project provides adequate off-street parking.
- 5. 1400 N and 600 W provides access and are adequate in size and design to sufficiently handle automobile traffic related to the land use.
- 6. The project meets the goals and objectives of the IP designation within the Logan General Plan by providing services near high capacity roadways and is designed in way for easy circulation of both pedestrian and vehicles.
- 7. The project met the minimum public noticing requirements of the LDC and the Municipal Code.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.

APPLICATION FOR **PROJECT REVIEW** COMMUNITY DEVELOPMENT Planning Commission Land Use Appeal Board Administrative Review Received Received By Scheduled Meeting Date Zone **Application Number** DEC. 15 BEIDGERPC 22-0Ce7 Type of Application (Check all that apply): Design Review Conditional Use Subdivision Zone Change Code Amendment - Appeal - Other - Administrative Design Review **PROJECT NAME** CKS Services COUNTY PLAT TAX ID # 60 ogan 00.17 N. FOR PROPERTY OWNER (Must be accurate and complete) HORIZED AGENT MAIN CITY ADDRESS STATE Ste. 200 ricks@qmai UNNER OF RECORD (MUST DE DISTED) garyc CKS 2-5/098 MAILING ADDRES CITY STATE ZIP 50 South DESCRIBETHE PROPOSED PROJECT ASIT SHOULD BE PRESENTED ICTICK. Total Lot Size (acres) (Include as much detail as possible - attach a separate sheet if needed) Stage 1: Building for manufacturing of HVAC Stage 2: Building for Storage. Size of Proposed New Building (square feet) Parkinglot + Landscaping asper printr. Proposed New Units/Lots - NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL I certify that the information contained in this application and all er's Authorized Agent supporting plans are correct and accurate, | also certify that | am authorized to sign all further legal documents and permits and N on behalf of the property owner. D I certify that I am the property owner on record of the subject Signature of Property Owner property and that I consent to the submittel of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above

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OFFICE CONT.	SUPPLY	1400 SF 2560 SF	5 6
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PHASE	2		
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Jared Leatham jared.leatham@gmail.com (435) 764-5909
DATE
OCT. 28, 2022
PROJECT TTLE: GARY RICKS SERVICES 1576 N 600 W LOGAN, UT 84321
BUILDING BUILDING ELEVATIONS
REVISIONS:
SHEET NUMBER: A2