Project #25-020
Schreiber Foods Yogurt Addition
Located at 885 North 600 West

REPORT SUMMARY…

Project Name:	Schreiber Foods Yogurt Addition
Proponent / Owner:	Derrick Yager / Schreiber Foods, Inc.
Project Address:	885 North 600 West
Request:	Design Review
Current Zoning:	Industrial (IP)
Type of Action:	Quasi-Judicial
Hearing Date	March 27, 2025
Submitted By:	Aimee Egbert, Planner I

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #25-020, Schreiber Foods Yogurt Addition, in the Industrial (IP) zone located at 885 North 600 West, TIN #05-052-0029.

Current Land use adjoining the subject property:

North:	IP: Industrial Uses	*East:*	IP: Industrial Uses
South:	IP: Parking/Vacant Land Uses	*West:*	IP: Industrial Uses

Proposal

The proposal is for a new approximately 47,348 square foot (SF) building addition along the southwest side of the existing Schreiber Foods campus at 885 North 600 West. The area planned for the building addition is currently used for trailer parking. The new building addition will be an expansion of the existing food processing plant to accommodate increased yogurt production. In addition, a new 101 stall parking lot, landscaping, and useable open space areas are proposed with this application. Throughout the years, Schreiber Foods has expanded their building several times. The original building was built in 1971. Schreiber Foods is a global provider of different foods like cheese, beverages, yogurt, powders, ghee, and more.

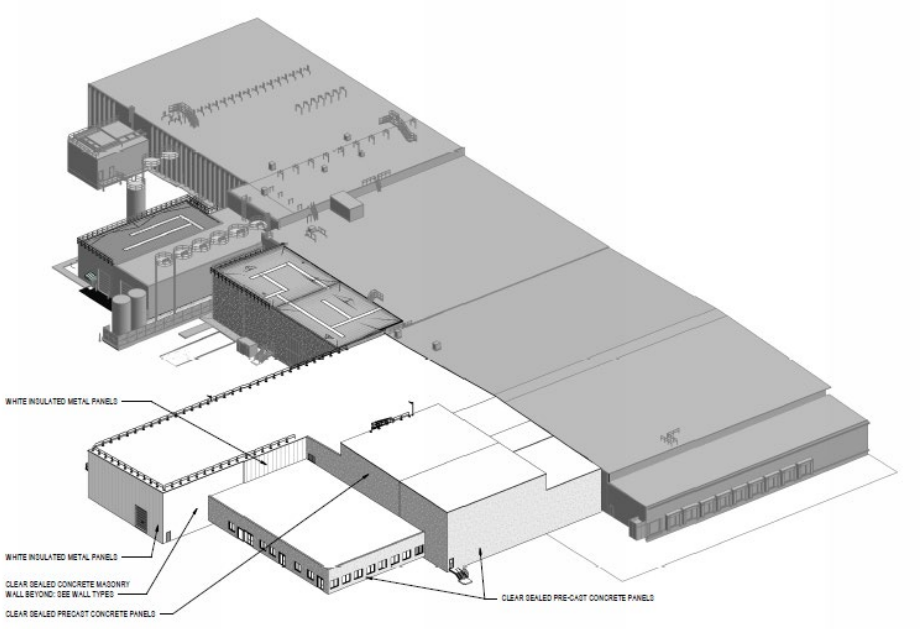


Figure 1 shows the proposed building addition from the southwest.

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 (Rear/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 (east):	~1000’
Side (south):	~180’
Rear (west):	~112’
Parking (side):	20’
Parking (rear):	~100’

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 47,348 SF on an approximate 29-acre (1,263,240 SF) project site for a lot coverage of approximately 41%. As submitted, the proposed lot coverage complies with the maximum allowance in the LDC.

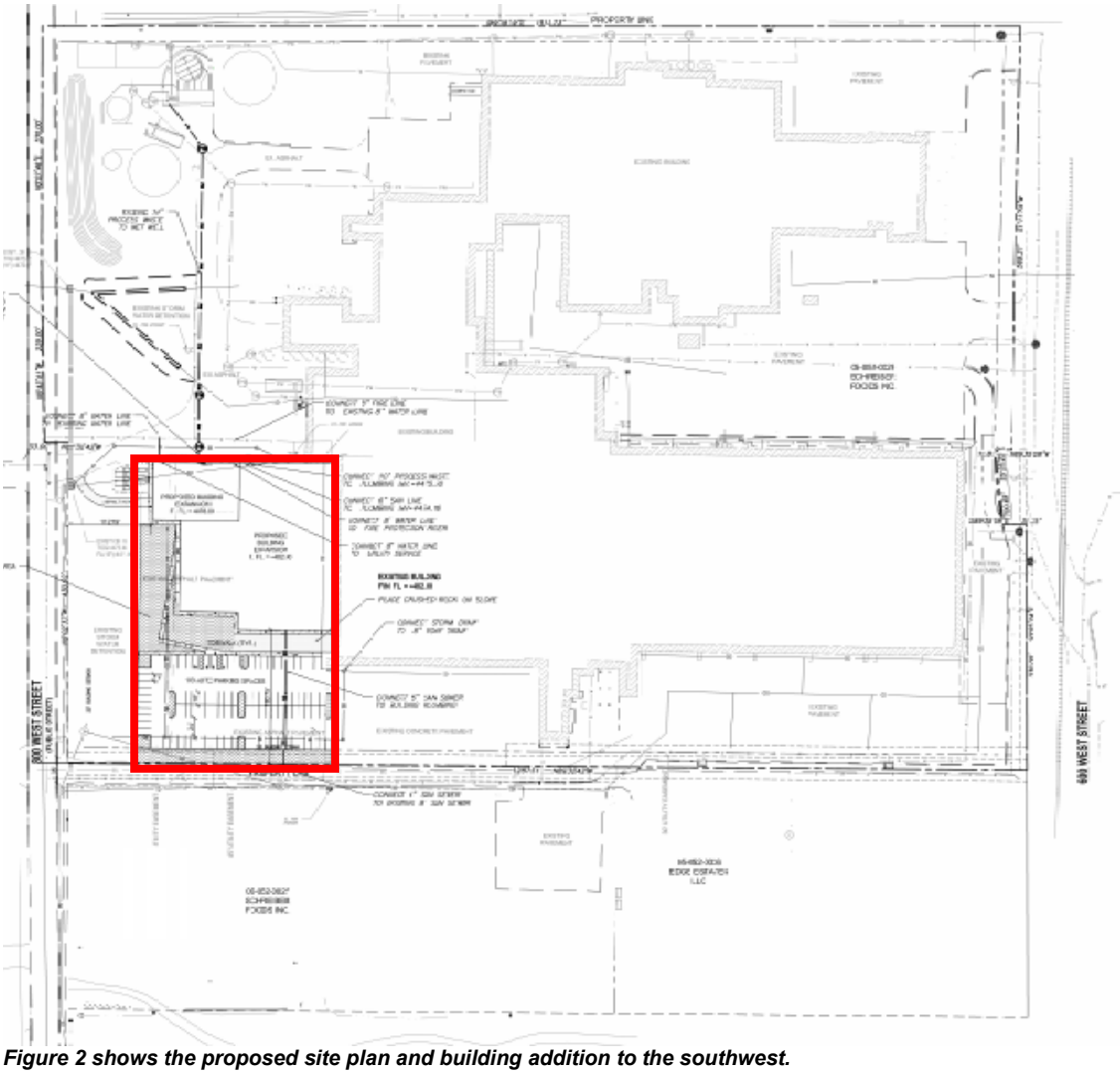


Figure 2 shows the proposed site plan and building addition to the southwest.

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 parking 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 101 new parking stalls in a new parking lot south of the building addition. With the new addition comprising of manufacturing and office space, the parking requirement will be based on the number of employees at their largest shift and one (1) parking stall per 300 SF of office space. The proponent states that their largest shift will increase to 64 employees and the office space is approximately 9,600 SF which requires 32 parking stalls, for a total of 96 new parking stalls. With a proposed 101 additional stalls, the project meets the minimum parking requirements. As proposed, the project meets the minimum requirements of the LDC.

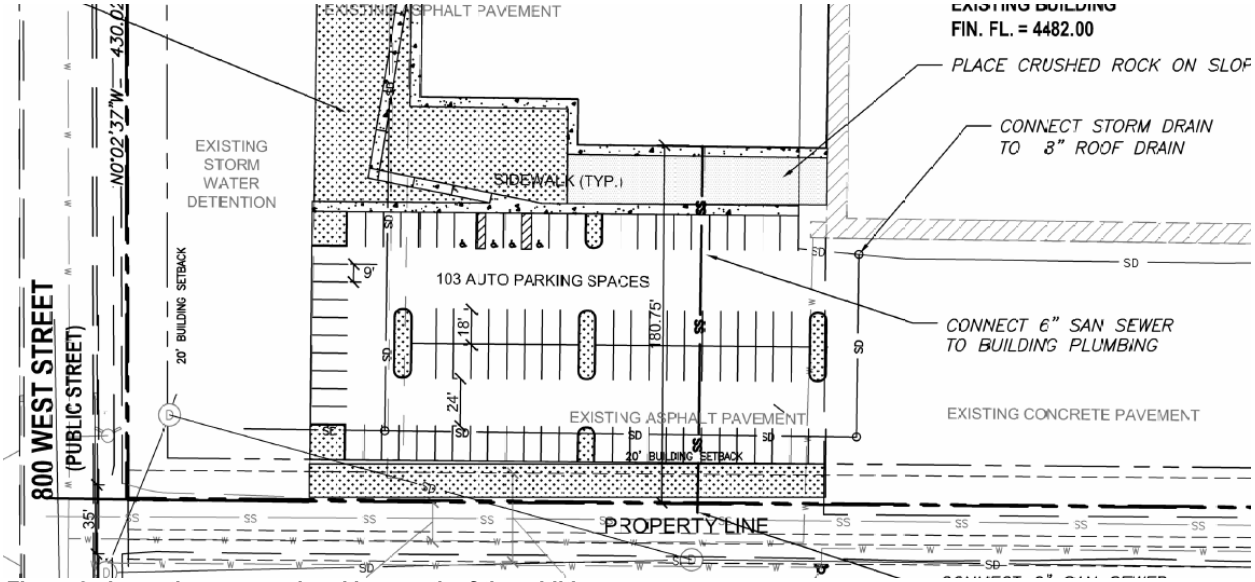


Figure 3 shows the proposed parking south of the addition.

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 the west and south side of the building addition and the north side of the parking lot. As proposed, the project complies with the pedestrian circulation requirements in the LDC.

Currently, semi-trailers are parked in the proposed location of the expansion. The proponent plans on relocating these to adjoining properties. Additionally, the vacant land to the south, that abuts 800 West, they also want to use for parking. This land has wetlands, which they are currently working on delineating, prior to submitting to the Planning Commission.

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 design provisions in this chapter may be adjusted or waived when the structure is used for food grade manufacturing and/or processing. The proposed manufacturing portion of the building design would need adjusted or waived to comply with the LDC for food-grade manufacturing. The LDC 17.10.130 states that 30% transparency (windows, fenestration) is required on street facing front facades. The part of the building addition labeled “partner facility” (office/employee space) is proposed with over 30%

fenestration on the west (street facing) and south facing façade. This proposed office area meets LDC fenestration standards. The LDC 17.12.060 states that monotonous forms shall be avoided by using various methods such as staggering of vertical walls, recessing openings, providing upper-level roof hangs, using deep score lines at construction joints, contrasting compatible building materials, and using horizontal bands of compatible colors. The "partner facility" portion of the addition does not meet the necessary variety called for according to LDC standards. As conditioned and proposed, the building design, including materials and height requirements, meets the requirements in the LDC.

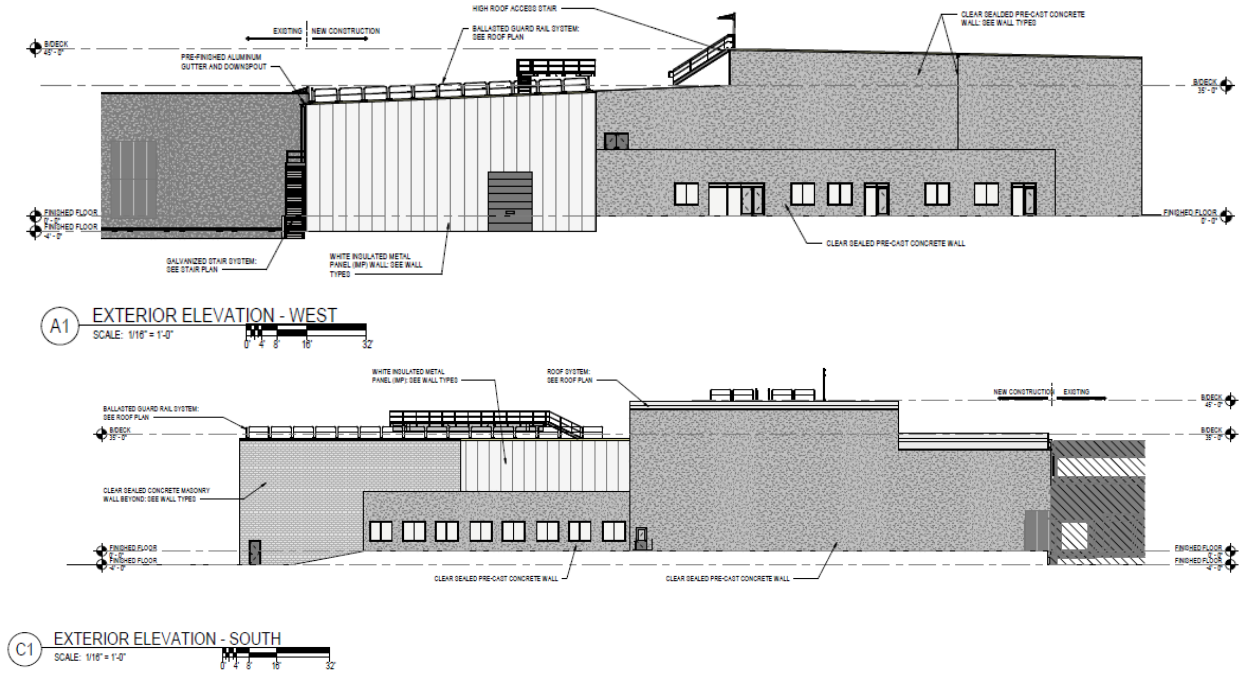


Figure 4 shows the proposed south and west building elevations.

Open Space and Landscaping

The LDC 17.10.030 requires 10% landscaping and an additional 10% useable outdoor space in the IP zone. The LDC 17.35 generally describes useable outdoor 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 2.6-acre (114,036 SF) project area requires 11,404 SF of useable outdoor space and 11,404 SF of landscaping, for a total of 22,808 SF. The proposed conceptual landscaping plan shows preliminary landscaped areas and open spaces equaling 20,207 SF, which is below the minimum requirement by 2,601 SF. Storm water detention areas are not included in landscaping and useable outdoor space if they are not landscaped. 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 2.6-acres, 52 trees and 130 shrubs, perennials and ornamental grasses are required as per the LDC. As conditioned with minimum useable outdoor space and landscaping numbers, the project complies with the LDC.

Lighting

The LDC 17.37.090 requires adequate lighting that adds aesthetic quality and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits freestanding pole height to 32 feet and luminaire fixtures on buildings and canopies to be concealed source, down-cast and shielded from neighboring properties. Light measurements are required to range between 0.5 – 4.0-foot candles, so areas are sufficiently safe, but not excessively bright. As submitted, no exterior lighting has been shown. As conditioned, the project meets the requirements of the LDC.

SUMMARY
The Planning Commission must decide if the office addition is considered with the overall building design under FDA regulations, and whether to waive the requirement for varied materials or if the office must comply with LDC standards for building design in the Industrial Zone.

The project falls short of the required usable outdoor space by 2,601 SF. Past permits show stormwater detention areas on the west were to be landscaped, but landscaping is lacking, thus precluding this area to be considered for the landscaping/useable outdoor space requirement. The condition ensures that minimum requirement of landscaping and useable outdoor space is accounted for.

AGENCY AND CITY DEPARTMENT COMMENTS
Comments were solicited from the following departments or agencies:

● Engineering	● Water

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 3/15/25 posted on the City's website and the Utah Public Meeting website on 3/17/25 and mailed to property owners within 300 feet on 3/10/25.

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 Schreiber Foods Yogurt addition and associated site improvements for Schreiber Foods.
3. The site shall have a bike rack installed prior to occupancy.
4. Because of the Food Grade Manufacturing Regulations, the building design and materials for the manufacturing buildings are approved as submitted, but the building design and materials for the office space shall meet the methods in LDC 17.12.060.h. with a minimum of two (2) methods being utilized a minimum of 40-foot intervals along facades visible from adjacent public streets.
5. 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.
6. Parking lot and sidewalk intersections shall have painted pedestrian crosswalks installed.
7. 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) Landscaping and useable outdoor areas shall total a minimum of 22,808 SF.
    b) 52 trees and 130 shrubs/perennials/grasses shall be provided for this project.
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. 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.
13. Surface storm-water retention and detention facilities shall be located at least 20 feet away from public streets and buffered from view.
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. Engineering —contact 716-9160

GENERAL

1. Additional water shares or in-lieu fee for indoor and outdoor increased water demands shall be provided to Logan City in accordance with Logan City Code 17.29.210 and Utah Administrative Rule R309-510-7.
2. All adjacent and internal rights of way and easements shall be shown on the construction plans. Improvements of this project shall not infringe upon the rights of an existing easement / right of way / property owned by others without their written permission.
3. If not already existing, dedicate a 10' Public Utility Easement along the 600 West and 800 West street frontages and dedicate a 5' Public Utility Easement along the two side property lines.
4. Due to development being within 1000 feet of an existing railroad crossing, a diagnostic review of this developments impacts to the crossing must be completed with UDOT and Union Pacific Railroad. All requirements imposed on project by UDOT and Union Pacific Railroad shall be incorporated into the final design permit package (Reference State Code R930-5-7(2)
5. A Public Works Development Agreement and Financial Surety of at least 110% of the cost to construct all improvements in Logan City's right-of-way and for all new storm water improvements shall be executed prior to approval of construction plans.
6. If modifications or additions to the onsite stormwater management system is required, provide a Geotechnical Report that includes but is not limited to 1) Historical high ground water elevation, 2) Percolation rate of soils at bottom of all unlined storm water holding facilities.
7. A "Preconstruction meeting" shall be held with Logan City's Engineering Division prior to starting construction activities and a "Work in the Right of Way" permit shall be obtained for all work in Logan City's right-of-way and PUE or for any tie-in to Logan City utilities.
8. Logan City may elect to have a 3rd party review technical studies such as a traffic study, floodplain study, wetlands study, noise study, vibration study, etc. provided in support of the development. Reasonable costs associated with the third-party review shall be borne by the applicant.
9. Logan City right-of-way shall not be used for storage of construction materials or parking of construction equipment or related vehicles during construction.

UTILITIES

10. Logan City has recently updated the Public Works Design Standards and Amendments to APWA standard details for Water and Sewer and have developed a document of approved materials to be used for construction. Please refer to these new standards and details in the development of construction plans. The updated information can be found on the Logan City website at: https://www.loganutah.org/government/departments/public_works/engineering/Engineering_Docs.php#outer-11851.
11. With the exception of lines dedicated to only serve fire flow, all other water lines shall be connected to a metered source.
12. Downstream sewer lines have limited to no additional capacity to handle increased flows, quantify the increased demand associated with the additional employees and new facility processes and provide documentation of how the increased flows will be managed.

13. 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.
14. A private Water Utility agreement shall be provided for all private water and sewer lines (including fire lines) not located within a Public Right of Way. The agreement shall be executed prior to approval of construction plans and shall be recorded with the County Recorder.
15. Fire hydrant's locations shall meet the Fire Code requirements as determined by the Logan City's Fire Marshall.
16. All existing water and sewer service lines extending to the site that are not proposed to be used with the new development shall be capped at the Logan City main line.

STORMWATER / IRRIGATION

17. Storm water detention/retention shall be designed and constructed according to Logan City standards. This includes the retention of stormwater from any adjacent street that currently discharges to the property. Retention of the 90% storm event is required and shall be provided using Low Impact design methods.
18. Stormwater can be discharged to Logan City's stormwater system after the 90th percentile storm has been collected for infiltration onsite and the remainder released at design rates. If development encounters ground water and intends to install a footing/structural drainage system, this system will not be permitted to discharge to Logan City's stormwater system and will need to be managed separately. Canal permission will be required to discharge this flow into a canal.
19. An executed Public Works Stormwater Maintenance Agreement shall be provided to Logan City prior to construction plan approval. The agreement shall be recorded at the Cache County Recorder's Office.
20. If land disturbance is less than 1 acre, compliance with the State Storm Water Permit is not required and a sediment and erosion control plan will be required for all construction activities. If disturbance is greater than 1 acre compliance with the State Storm Water Permit is required along with a sediment and erosion control plan for all construction activities.
21. This development meets the definition of Critical Lands as it is located in an area of high-water table elevation (0 to 24 inches) and classified as having moderate liquefaction potential; given the potential groundwater elevation in the area. The preliminary soils report shall identify the Historic high groundwater elevations on the property. The geotechnical report shall provide site specific information related to the construction of improvements in high groundwater conditions.
22. Above ground and below ground stormwater facilities shall be designed to be a minimum 1 foot above the historic high groundwater elevation as determined by the geotechnical engineer. Regardless of the design, stormwater facilities that are found to be constantly wet by groundwater will be required to complete a design revision that revises the facility to meet Logan City's standard.

STREETS

23. A traffic impact study shall be completed by the property owners engineering consultant. The developer shall follow and be responsible for all recommendations identified in the study, these recommendations may be both on-site and off-site.
24. Dedicate right of way along 600 West as required to accommodate the existing pavement, and extension of curb & gutter, park strip and sidewalk along the property frontage. Construct these improvements along the frontage in accordance with Logan City's Collector Street roadway design standards. This is inclusive of curb & gutter and park strip that extends to the UPRR right of way and a minimum 5' sidewalk that will extend to the south end of the property included in this development.
25. Access to the development shall be in accordance with Logan City Design Standards.
26. Sidewalk through the drive approach to this development shall be a minimum of 8" thick per Logan City standards. Remove and replace sidewalk as needed to comply with this requirement. Remove all existing access approaches to the site and restore curb and gutter to be high back curb and park strip areas.

27. Where existing public asphalt, curb & gutter, or sidewalk adjacent to new improvements are found to be in poor condition with regards to thickness, cracking, or other damage, or is damaged during construction; owner shall reconstruct the improvements out to an area where the improvements are in satisfactory condition. Where asphalt is required to be remedied, a minimum width of 3 feet shall be removed and replaced and shall not leave a smaller than 3-foot width to the edge and shall be continuous in nature rather than performed in several small pieces.

b. Water/Backflow Prevention – contact 716-9627

1. The buildings water service needs to have a RP (ASSE1013) installed and tested on the water service line 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. Refer to current IPC Utah State Amendment # 608.1.1,608.1.2,608.1.2.1 for installation criteria. [a new assembly is required if you connect to the existing water service up stream of the buildings existing approved containment backflow assembly.]
2. Fire suppression systems that are connected to Logan City water (with no added unapproved 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. [a new assembly is required if you connect to an existing fire service water line up stream of an approved buildings existing containment backflow assembly.]
3. Project shall comply with all currently adopted plumbing codes and their amendments and Utah Admin. code R 309-105-12-(1) rules and regulations including, but not limited to, those pertaining to backflow prevention and cross connection protection, during and after construction, for the safety of the water source and its consumption.

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 IP designation within the Logan General Plan by providing services near high-capacity roadways and is designed in way for easy circulation of both pedestrians 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. 600 and 800 West 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.

LOGAN CITY UNITED IN SERVICE
COMMUNITY DEVELOPMENT

APPLICATION FOR PROJECT REVIEW

For Staff Only			
☒ Planning Commission	☐ Land Use Appeal Board		☐ Administrative Review
Date Received	**Zone/Neighborhood**	**Scheduled Meeting Date**	**Application Number**
2/4/25	IP / BRIDGER	MARCH 27	PC 25-020

Type of Application (Check all that apply):

☐ Design Review ☐ Conditional Use ☐ Subdivision ■ Administrative Design Review
☐ Code Amendment ☐ Appeal ☐ Zone Change ☐ Other

PROJECT NAME (Do not use an address)
Schreiber Foods - Yogurt Expansion

PROJECT ADDRESS			**COUNTY PLAT TAX ID #**
885 N 600 W, Logan, Utah 84321			05-052-0029
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER			**PHONE #**
Derrick Yager			920-413-1459
MAILING ADDRESS	**CITY**	**STATE**	**ZIP**
PO Box 19010	Green Bay	WI	54307

EMAIL ADDRESS
Derrick.Yager@schreiberfoods.com

PROPERTY OWNER OF RECORD			**PHONE #**
Schreiber Foods, Inc. (Contact: Justin Townley)			717-753-0829
MAILING ADDRESS	**CITY**	**STATE**	**ZIP**
PO Box 19010	Green Bay	WI	54307

EMAIL ADDRESS
Justin.Townley@schreiberfoods.com

DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED
(Include as much detail as possible - attach a separate sheet if needed)

Expansion of an existing food processing plant to accommodate increased yogurt production. New spaces to accommodate refrigeration and utility needs for the processing/packaging spaces. (3) existing truck dock spaces are to be re-located to the new expansion. The project is expected to see an increase in employee count of (64) at the largest shift change. No deviations from code requirements requested.

Total Lot Size (acres)
28.79

Size of Proposed New Building (square feet)
54,419

Number of Proposed New Units/Lots
0

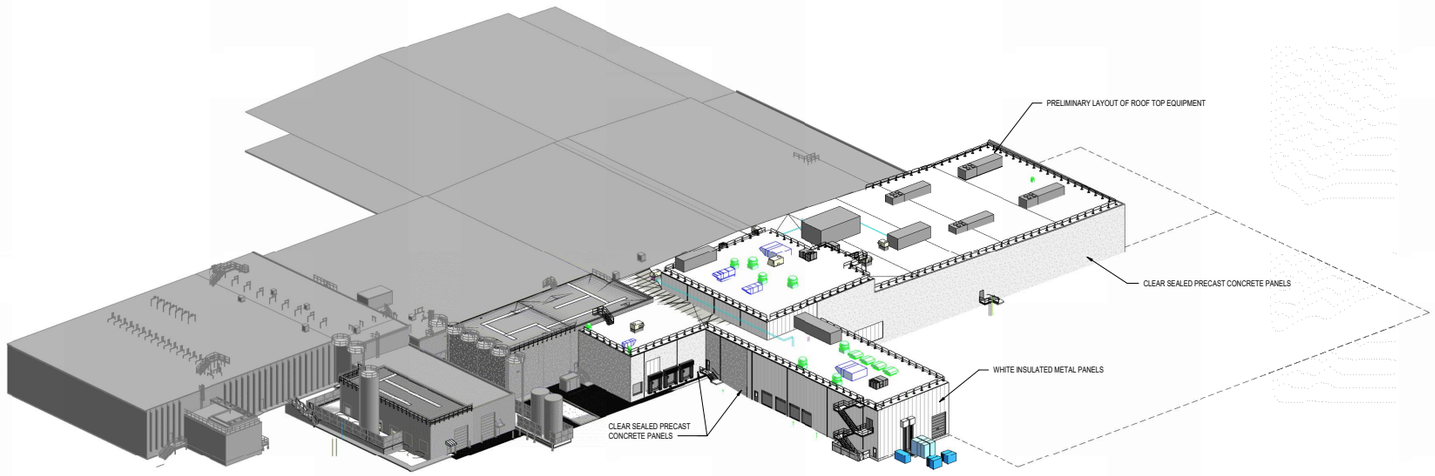
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permit on behalf of the property owner.	**Signature of Property Owner's Authorized Project Representative**
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.	**Signature of Property Owner** Justin Townley Schreiber Foods Engineering Team Leader

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

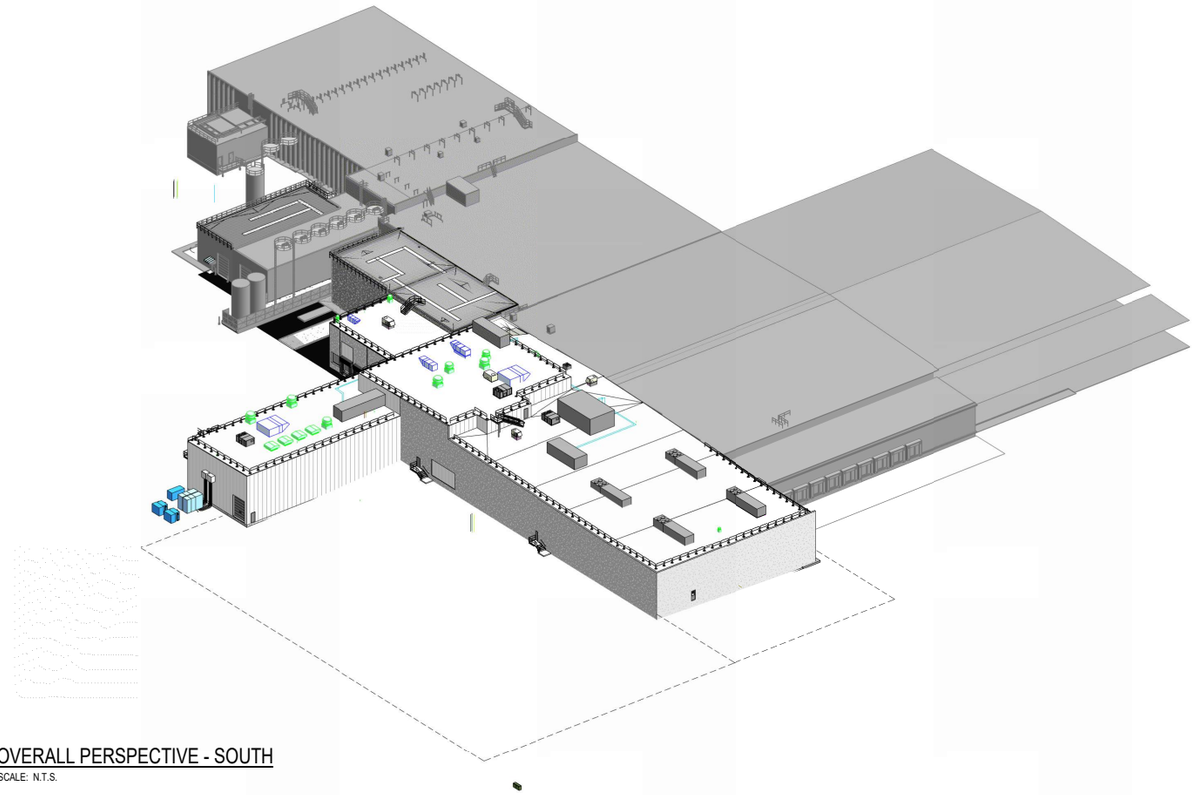


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3/10/2025



C2 OVERALL PERSPECTIVE - NORTH
SCALE: N.T.S.



A2 OVERALL PERSPECTIVE - SOUTH
SCALE: N.T.S.

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OWNER

Schreiber

PROJECT INFORMATION

SCHREIBER FOODS, INC.
31302 LOG WALTON
885 N 600 W
LOGAN, UTAH 84321

stellar
TAKING SOLUTIONS FURTHER

OPERATING AS:
THE STELLAR GROUP
2900 HARTLEY ROAD, JACKSONVILLE, FL 32257 (904) 260-2900
WWW.STELLAR.NET

SEAL

STATE OF UTAH
TANYA FRANTZEN TILLETT
No. 11690693-0301
2/3/25
LICENSED ARCHITECT

Professional certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect/engineer under the laws of the state of UT

CONSULTANT

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REVISIONS

NO.	DESCRIPTION	DATE
A	DESIGN REVIEW ISSUE	12/09/2024
B	DESIGN REVIEW	02/03/2025

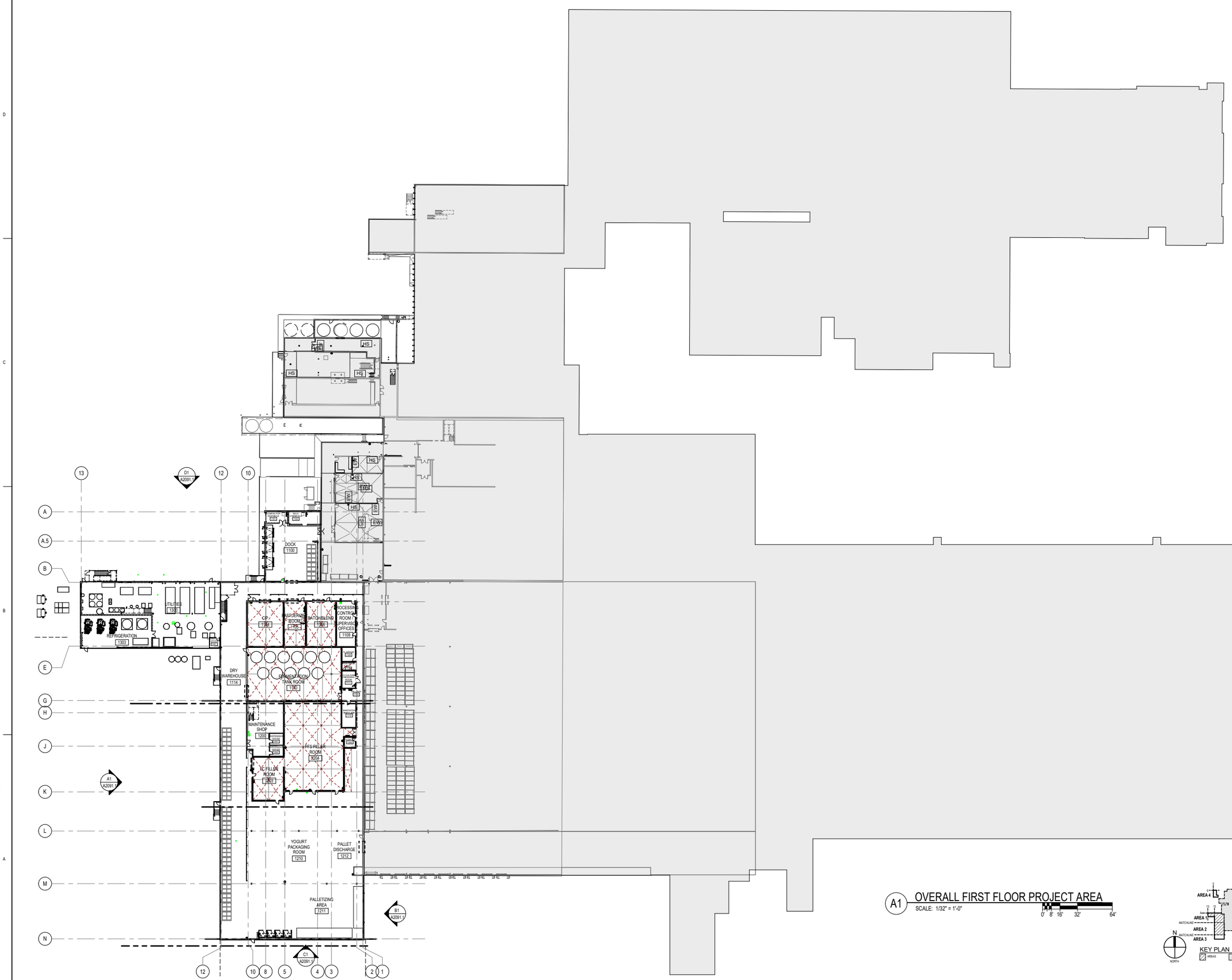
DATE ISSUED: 12/09/2024
DESIGNED BY: NLB
REVIEWED BY: SFW
A/E/OR: TFT
PROJECT NUMBER: 07582

SHEET TITLE

3D PERSPECTIVE VIEWS AND RENDERINGS

SHEET ID

G9091.1



A1 OVERALL FIRST FLOOR PROJECT AREA
SCALE: 1/32" = 1'-0"
0' 8' 16' 32' 64'

OWNER

Schreiber

PROJECT INFORMATION

SCHREIBER FOODS, INC.
31302 LOG WALTON
885 N 600 W
LOGAN, UTAH 84321

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SEAL

STATE OF UTAH
TANYA FRANTZEN TILLETT
No. 11690693-0301
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Professional certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect/engineer under the laws of the state of UT

CONSULTANT

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REVISIONS

NO.	DESCRIPTION	DATE
A	DESIGN REVIEW ISSUE	12/09/2024
B	DESIGN REVIEW	02/03/2025

DATE ISSUED:	12/09/2024
DESIGNED BY:	SFW
REVIEWED BY:	SFW
AJEOR:	TFT
PROJECT NUMBER:	07582

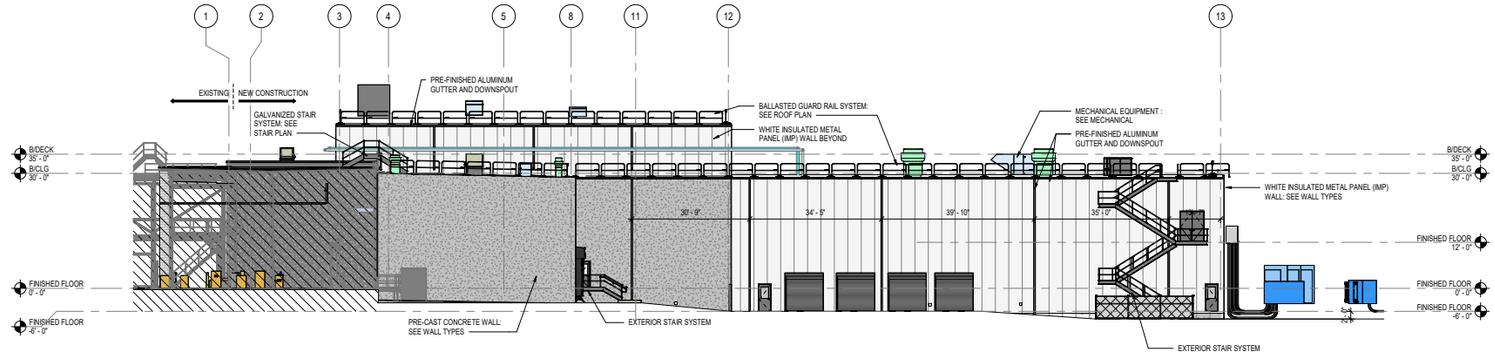
SHEET TITLE

OVERALL FIRST FLOOR PLAN

SHEET ID

A1191.1

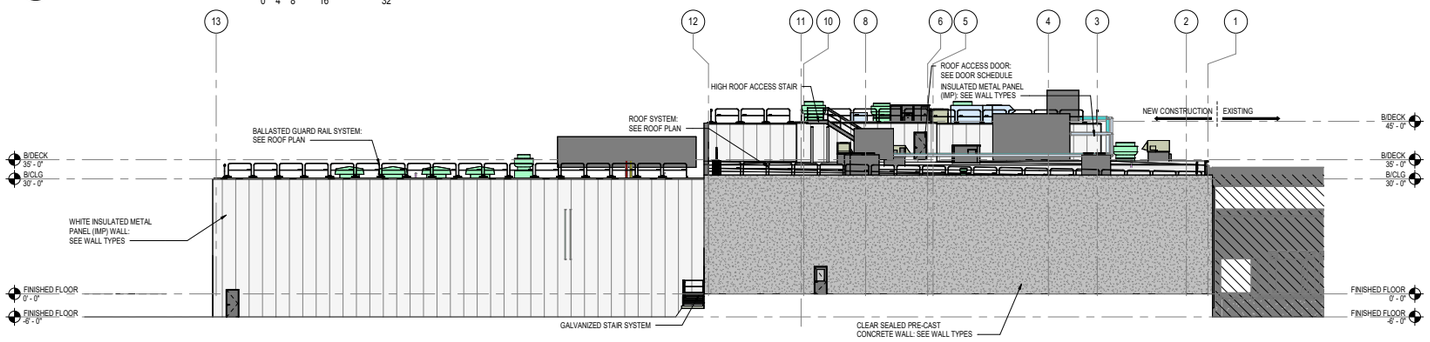
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D1 EXTERIOR ELEVATION - NORTH

SCALE: 1/16" = 1'-0"

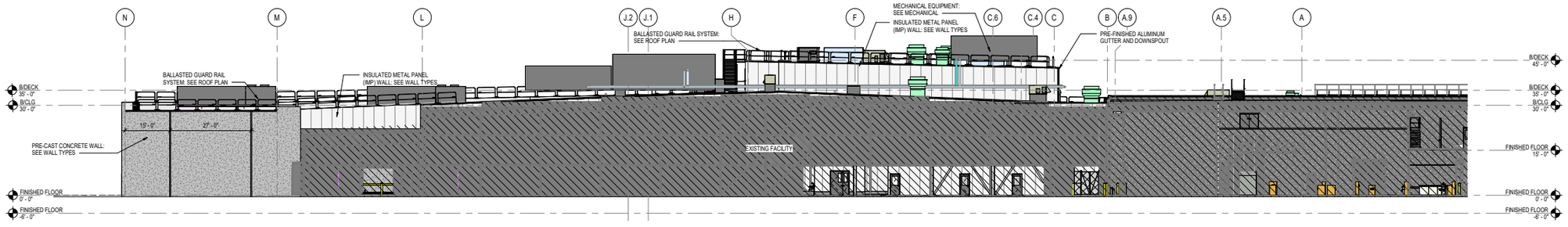
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C1 EXTERIOR ELEVATION - SOUTH

SCALE: 1/16" = 1'-0"

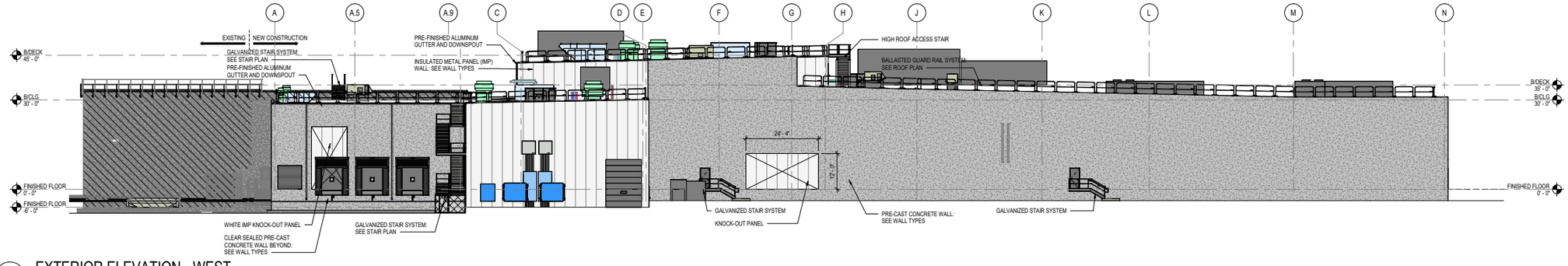
0' 4' 8' 16' 32'



B1 EXTERIOR ELEVATION - EAST

SCALE: 1/16" = 1'-0"

0' 4' 8' 16' 32'



A1 EXTERIOR ELEVATION - WEST

SCALE: 1/16" = 1'-0"

0' 4' 8' 16' 32'

OWNER

Schreiber

PROJECT INFORMATION

SCHREIBER FOODS, INC.
31302 LOG WALTON
885 N 600 W
LOGAN, UTAH 84321

stellar
TAKING SOLUTIONS FURTHER

OPERATING AS:
THE STELLAR GROUP
2900 HARTLEY ROAD, JACKSONVILLE, FL 32257 (904) 260-2900
WWW.STELLAR.NET

SEAL

STATE OF UTAH
TANYA FRANTZEN TILLETT
No. 11690693-0301
LICENSED ARCHITECT
2/3/25

Professional certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect/engineer under the laws of the state of UT

CONSULTANT

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REVISIONS

NO.	DESCRIPTION	DATE
A	DESIGN REVIEW ISSUE	12/09/2024
B	DESIGN REVIEW	02/03/2025

DATE ISSUED:	12/09/2024
DESIGNED BY:	NLB
REVIEWED BY:	SFW
A/E/OR:	TFT
PROJECT NUMBER:	07582

SHEET TITLE

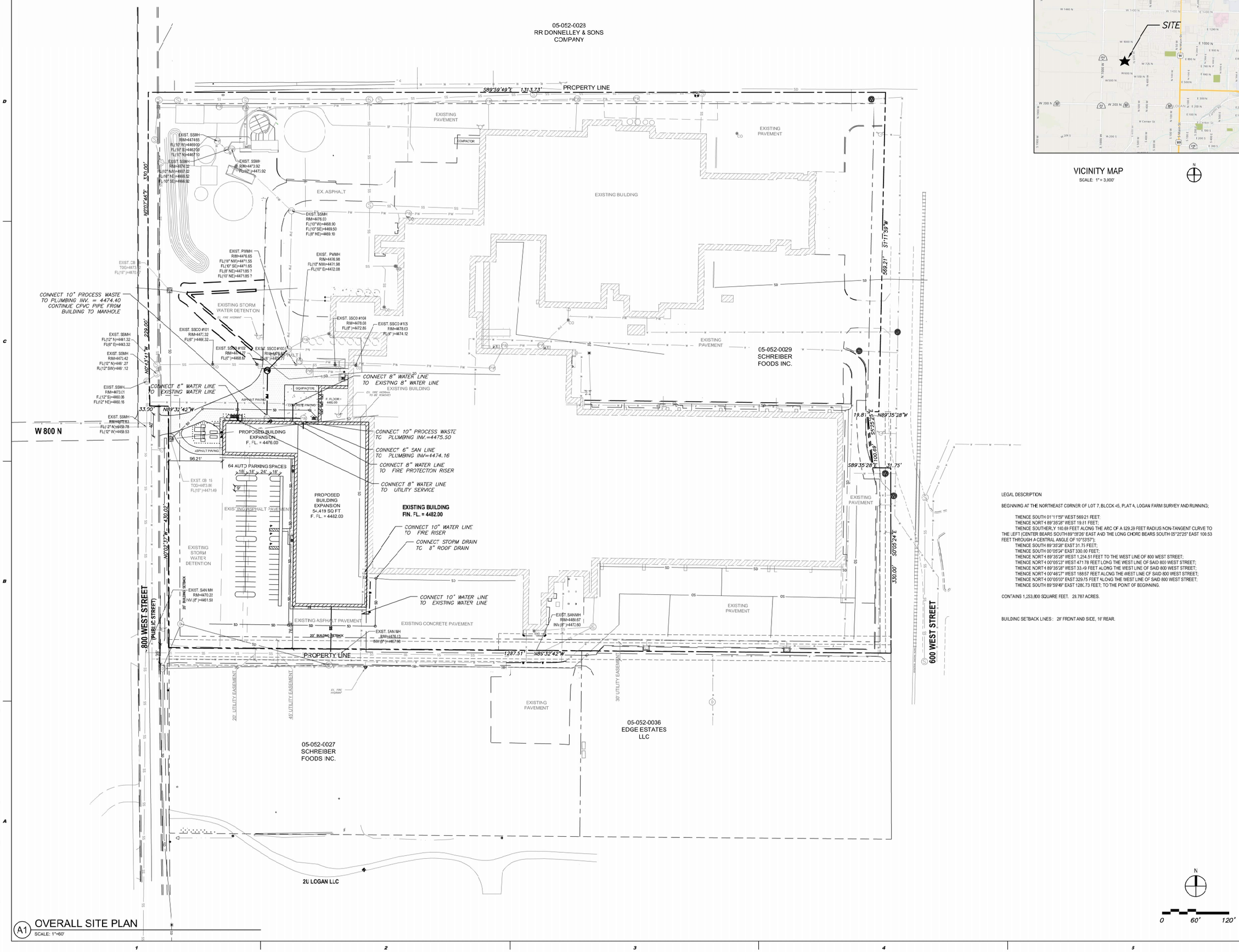
OVERALL EXTERIOR ELEVATIONS

SHEET ID

A2091.1

PRINT IN COLOR

2/3/2025 12:01:15 PM Autodesk Docs://07582_LOG Walton UT/07582_LOG WALTON UT_A_R23.rvt



A1 OVERALL SITE PLAN
SCALE: 1"=60'

VICINITY MAP
SCALE: 1" = 3,000'

N

0 60' 120'

LEGAL DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 7, BLCCK 45, PLAT A, LOGAN FARM SURVEY AND RUNNING;

THENCE SOUTH 01°11'59" WEST 569.21 FEET.
THENCE NORTH 89°35'28" WEST 19.81 FEET;
THENCE SOUTHERLY 100.69 FEET ALONG THE ARC OF A 529.29 FEET RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 89°58'26' EAST AND THE LONG CHORD BEARS SOUTH 05°22'25" EAST 100.53 FEET THROUGH A CENTRAL ANGLE OF 10°53'57");
THENCE SOUTH 89°35'28" EAST 31.75 FEET;
THENCE SOUTH 00°05'24" EAST 330.00 FEET;
THENCE NORTH 89°35'28" WEST 1,214.51 FEET TO THE WEST LINE OF 800 WEST STREET;
THENCE NORTH 00°05'23" WEST 471.78 FEET LONG THE WEST LINE OF SAID 800 WEST STREET;
THENCE NORTH 89°35'28" WEST 33.49 FEET ALONG THE WEST LINE OF SAID 800 WEST STREET;
THENCE NORTH 00°46'27" WEST 188.57 FEET ALONG THE WEST LINE OF SAID 800 WEST STREET;
THENCE NORTH 00°05'10" EAST 329.75 FEET ALONG THE WEST LINE OF SAID 800 WEST STREET;
THENCE SOUTH 89°59'49" EAST 1286.73 FEET; TO THE POINT OF BEGINNING.

CONTAINS 1,253,800 SQUARE FEET. 28.787 ACRES.

BUILDING SETBACK LINES: 29' FRONT AND SIDE, 10' REAR.

OWNER

Schreiber

PROJECT NFORMATON

SCHREIBER FOODS, INC.
31302 – LOG WALTON
385 N 600 W
LOGAN, UTAH 34321

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SEAL

PROFESSIONAL ENGINEER
269726-2203
JOSEPH ANTHONY BOVE
STATE OF UTAH

Professional certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect/engineer under the laws of the state of UT

CONSULTANT

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REVISIONS

NO.	DESCRIPTION	DATE
A	CIVIL ISSUE ACOE	12/15/2024
B	DESIGN REVIEW	12/03/2025

DATE ISSUED:	12/17/2024
DESIGNED BY:	JRH
REVIEWED BY:	TAF
A/E/CR:	JAB
PROJECT NUMBER:	07582

SHEET TITLE

OVERALL SITE PLAN

SHEET ID

C1000.1

Filename: C:\Users\jhale\ACCDocs\Stellar\07582_LOG Walton UT\Project Files\04 CIVIL\DRAWINGS\07582 Civil.dwg Last Saved By: JHALE Date: 2/2/2025 6:37:17 PM Plotted: 2/2/2025 6:38:02 PM