Project #25-057
Highway 89 Plaza
Located at ~1200 South HWY 89/91

REPORT SUMMARY…

Project Name:	Highway 89 Plaza (Dutch Bros)
Proponent/Owner:	AWA Engineering / Highway 89 Plaza, LLC
Project Address:	~1200 South HWY 89/91
Request:	Design Review Permit
Current Zoning:	Commercial (COM)
Date of Hearing:	November 13th 2025
Type of Action:	Quasi-Judicial
Submitted By:	Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **approve** a Design Review Permit for Project #25-057 Highway 89 Plaza for a 1,025 SF commercial restaurant building located at approximately 1200 South Highway 89/91: TIN #02-087-0002.

Land use adjoining the subject property

North:	COM: Commercial Uses	*East:*	COM: Commercial Uses
South:	COM: Commercial Uses	*West:*	REC: Golf Course

Project Proposal

This is a proposal for a new 1,025 square foot (SF) Dutch Bros coffee shop, with a drive-thru window, parking lot, landscaping, and other site improvements. The building will be accessed from 1200 South via a new shared driveway that will also lead to future development areas north of this site. The 24-foot-tall single-story building is shown with a mix of stone veneer, stucco, and fiber cement board exterior siding. The proposed building and site features are shown on a 0.88-acre project site located at the southwest corner of the overall 2.91-acre property. The proposed building and site improvements follow the diagonal angle of HWY 30 creating a triangular shape. A wetland delineation was submitted in August 2021 for this site and the Army Corp. of Engineers concluded that there are no jurisdictional wetlands located on-site. This jurisdictional determination is valid for 5 years from the August 2021 issuance.

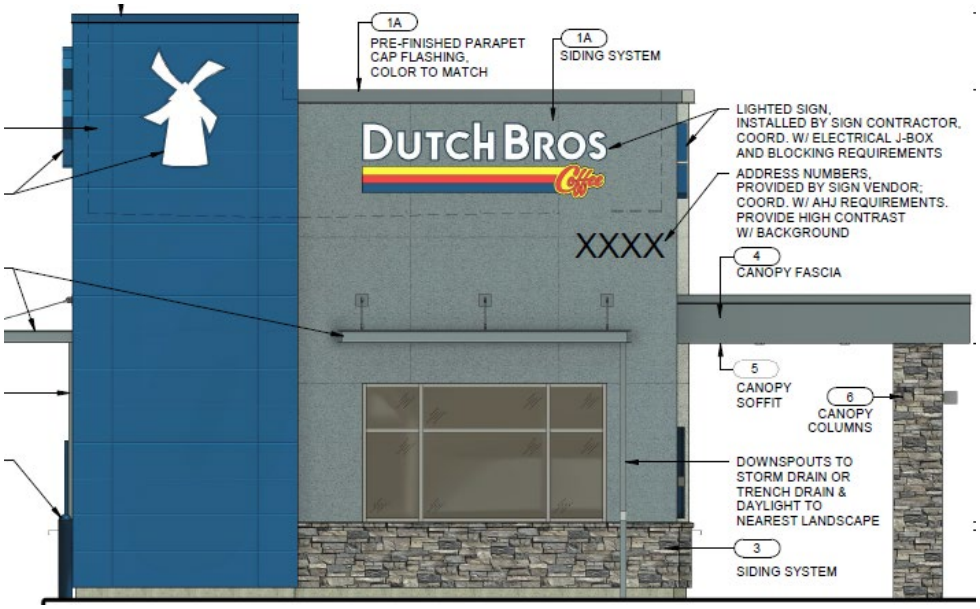


Figure 1 shows the exterior elevation of the proposed Dutch Bros.

Land Use
The Land Development Code (LDC) Table 17.11.030 permits restaurants (both sit down and fast food) in the COM zoning district. The COM zoning designation is the City's primary economic zone serving city-wide populations and allows a wide range of intense commercial buildings and uses.

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

Front:	10'
Side:	8'
Rear:	10'
Parking:	10'

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

Front (South) (1200 S.):	45'
Side (West, Corner):	54'
Side (East):	100+'
Rear (North):	200+'
Parking (South/West):	50+'

As proposed, the project meets minimum setback requirements of the LDC.

Lot Coverage
The LDC 17.10.080 establishes a maximum lot coverage of 60% (building(s) footprint) in the COM zone. The total project site is approximately 0.88-acres in size and with a 1,025 SF building, the lot coverage would equal approximately 3%. As proposed, the lot coverage complies with standards in the LDC.

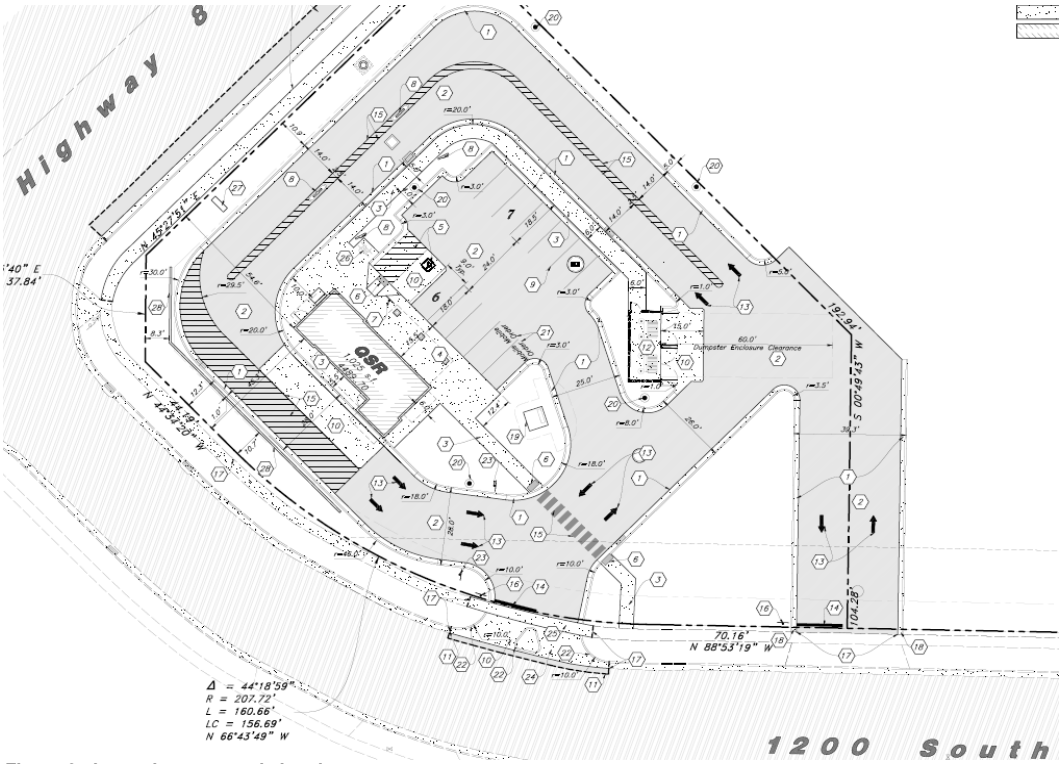


Figure 2 shows the proposed site plan

Lot Frontage
The LDC 17.10.080 establishes a minimum lot frontage of 50%. Lot frontage compares the width of the building in relation to the width of the lot or project site area in order to frame streetscapes with architecture and building mass. In this case, the project site width is approximately 180 feet wide (property corner to west driveway), and the proposed building is 50 feet wide resulting in an approximate 28% lot frontage. The applicant has proposed a three-foot tall stone wall along the front (south) of the building as a possible additive and consideration for frontage mass. If the wall is considered as building frontage, it would equal approximately 60% and comply with code standards. As conditioned below the project complies with standards in the LDC.



Figure 3 Shows the proposed three-foot wall to achieve building frontage compliance.

Building Design
The LDC 17.12.020 requires four-sided architecture with all sides of the building receiving equal architectural design consideration. Blank or featureless walls in the COM zone are limited to no more than 40-foot lengths. Generally, no building shall have blank walls unless the decision-making body determines the impacts are minimal. Ground floor street facing facades shall have a minimum of 30% transparency (fenestration). The proposed building shows a variety of shapes, and materials that comply with blank wall requirements, but the proposal shows less than the 30% transparency on the west façade that faces HWY 30. The west façade has interior floorplan conflicts and electric panels that make 30% transparency difficult to obtain so the applicant is asking for alternatives to transparency requirements on this wall. As conditioned below the building design meets LDC standards.

Pedestrian Circulation
The LDC 17.10.030 requires safe and convenient pedestrian circulation that results in sidewalks connecting streets to building entrances. The site layout shows a sidewalk connection from 1200 South to the east entrance of the building. As proposed, the project meets the requirements in the LDC.

Parking Stall Requirements
The LDC 17.31.040 requires one parking stall per every 75 SF of fast-food restaurant dining room. The proposed building does not have a dining room but does have a walk-up window. The proposed plan shows 13 parking stalls for employees and walk-up window customers. New

restaurants are required to install a bike rack. A bike rack is shown on the site plan. When restaurant drive-thru windows are proposed, a minimum of eight (8) stacking stalls are required by code. The proposed drive-thru lane shows 14 car stacking positions in the lanes and would be compliant with code standards. As submitted, the project meets parking requirements in the LDC.

Open Space, Landscaping and Wetlands

The LDC 17.10.030 requires 10% open space and an additional 10% useable outdoor space of the project site in the COM zone. The LDC 17.28 generally describes open space as landscaped areas, decks, patios, and other similar outdoor amenities. The LDC requires a minimum of 20 trees and a combination of 50 shrubs and perennials per acre of land in the COM zone. For a project site of this size, 17 trees and 40 shrubs and perennials and total landscaping and open space at 7,666 SF are required in the code. The proposed landscaping plan shows 32 trees and approximately 200 shrubs and would be in compliance with code. When drive-thru lanes are proposed around the front yard and perimeter of the site, landscape screening will help to soften the visual impacts of the lane, reduce headlights shining at oncoming traffic, and screen menu and ordering equipment. As conditioned with a final landscaping plan meeting open space and landscaping requirements, the project complies with the LDC.

Lighting

The LDC 17.30.090 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
● Fire	● Engineering

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 11/1/25, posted on the City's website and the Utah Public Meeting website on 11/3/25 and mailed out to adjacent property owners within 300' on 10/27/25.

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 a new 1,025 SF fast-food restaurant building on the 0.88-acre project site.
3. The west facades shall have 30% transparency added unless the Planning Commission approves an alternative application that meets the intent of this code requirement.

4. The south building frontage shall be 50% unless the Planning Commission approves the proposed three-foot wall as a frontage alternative.
5. The project shall provide 13 parking stalls and at least 8 car-stacking positions in the drive-thru lane.
6. A final landscaping and irrigation plan shall be submitted with building permit drawings showing at least 17 trees and 40 shrubs. Dense shrubbery shall be placed around the drive-thru lane perimeter to screen headlights and buffer the stacked cars. The project site must contain a minimum of 7,666 SF of open space and landscaping area.
7. New open storm-water detention basins shall be placed in the rear or side yard away from city street frontages. If not in rear yard and placed along a street frontage, they must be outside of front/corner building setbacks and landscaped with shrubbery around the perimeter and full grass in the interior with 25% maximum side slopes.
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, including gas canopy lighting, shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
11. Standard streetscape improvements will be required along Main Street with driveway access being limited to the joint access agreements located to the north of this site.
12. 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.
13. 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.
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

    - Minimum 60 ft. straight on clear access required. Approach must be level, no down or uphill slopes and no parking spaces or curb blocking access.
    - Any collection point further than 150 feet from the public right of way must provide an on-site turn around. A minimum of 20-foot overhead clearance from building eves, parking awnings, trees, poles, overhead power, or cable wires, etc. is required.
    - 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. Water—contact 716-9622

    - The commercial buildings water service(s) need to have their own RP (ASSE1013) backflow assembly installed and tested on the water service as it enters the building/s before any branch offs or possible connections inside or outside of the building. All backflow assemblies must be tested within 10 days of turning water into them and annually thereafter. Refer to current IPC Utah State Amendment # 608.1.1,608.1.2,608.1.2.1 for installation criteria. Properly sized drain required to serve RP backflow assemblies.
    - 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 are connected to Logan City water (with no added unapproved chemicals) must have a minimum DC (ASSE1015) backflow assembly installed and tested. Fire risers and all B/F assemblies must be installed and tested as per Logan City standards.
- 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.
- A fire flow analysis must be obtained by contacting joseph.hawkes@loganutah.gov or derek.holmstead@loganutah.gov.

c. Engineering – contact 716-9160

- Water shares or in-lieu fee for indoor and outdoor water demands shall be provided to the City in accordance with City Code 17.29.210 and Utah Administrative Rule R309-510-7.
- All existing easement / right of way lines shall be shown on the plat and the type of easement / right of way and recording information shall be labeled on the plat. Improvements shall not infringe upon the rights of an existing easement / right of way / property owned by others. Where non-existent or insufficient, provide a 10' Public Utility Easement along all street frontages, and provide a 5' Public Utility Easement along each side of all interior property lines and perimeter property lines.
- All necessary cross access easements/agreements for private road and private utilities across all properties or outside of the project boundary shall be shown on the plat or provided to the City by means of a separate dedicating instrument prior to recording for review and approval.
- This development has been identified as a 2 lot subdivision and as such shall provide a subdivision plat that meets City standards to be recorded after construction plans have been approved and all other City and State requirements have been met.
- CC&R's shall include language that addresses the requirement of the POA / property-owners to maintain any private water lines, private sewer lines, common areas, parking areas, and the Storm Water management system, basins, swales, and related infrastructure within the project and within the adjacent right-of-way park strips.
- 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.
- A "Pre construction meeting" shall be held with the 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 the City's right-of-way and PUE prior to scheduling the Pre Construction meeting.
- Per the delineation report provided by the applicant the Army Corps did not find jurisdictional wetlands on the project site and as such a wetlands mitigation plan is not required.
- The property is located in the 100-year floodplain limits which are updated as of January of 2025. As such, development is subject to the City's floodplain code. A floodplain permit, and no rise certificate shall be provided with construction plans. It is recommended that a CLOMR / LOMR be completed to adequately demonstrate that the property is in compliance with all floodplain requirements prior to construction. Buildings shall be constructed a minimum 2' above the base flood elevation.
- This development is located in an area of high-water table (0 to 24 inches) and classified as having moderate liquefaction potential; as such structures and stormwater management facilities shall be designed accordingly.

- The City may elect to have a 3rd party review technical studies such as a traffic study, floodplain 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.

UTILITIES

- The City is in the early stages of developing construction plans for a second sewer line that will run in 1200 S. Developer is advised to keep in contact with the City on the progression of this design and eventual construction of the improvements.
- All utilities outside of the public right-of-way way shall be private lines and shall be owned, maintained, repaired/replaced by the property-owners Association. All infrastructure shall be installed, maintained, and repaired/replaced in accordance with Logan City Standards.
- A private Water Utility agreement shall be provided 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.
- Fire hydrants locations shall meet the Fire Code requirements as determined by the City's Fire Marshall.
- 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 City main line.

STORMWATER / IRRIGATION

- Provide storm water detention/retention per Logan City Design standards. This includes the retention of stormwater from an adjacent existing street that discharges to the property. Retention of the 90% storm event is required and shall be provided through the use of Low Impact design methods.
- The development shall either incorporate into its stormwater design or pass through in a historical manner any stormwater that flows onto the property from adjacent properties.
- Provide a stormwater maintenance agreement for City Review, approval, and recordation at County Recorder's Office.
- Area is greater than 1 acre so compliance with the State Storm Water Permit is required. Development shall also provide a sediment and erosion control plan for all construction activities.
- Maintain the capacity, size, and location of all existing irrigation system infrastructure along and within the project; or where irrigation infrastructure is required to be relocated or changed, improve the infrastructure to the irrigation company standards. The City will require all affected Irrigation companies to provide a signature approval on all final construction plans and final plats.
- Given the high groundwater elevations in the area, a large amount of fill may be required to accommodate maintaining stormwater holding facilities 1' above the historic high groundwater elevations. As such, more than the average stormwater pond surface area may be required to comply with the City's storm water management standards.
- The minimum diameter of storm drain piping is 12 inches on private property and 15 inches in the City right of way, unless a larger size is required by the design.

STREETS

- Identify the existing width of the right-of-way on the plat and provide reference information on the plat to document the existing right-of-way dedication.
- Access to the development shall be in accordance with Logan Design Standards.

- Curb & Gutter, sidewalk, and park strip improvements shall be constructed along highway 89 / 91 adjacent to the subdivision. Additional right of way and / or easements shall be provided as determined necessary by the City and UDOT to accomplish these improvements.
- Access to the development shall not be made onto Highway 89/91 without specific approval from UDOT.

d. Fire – contact 716-9515

- Fire apparatus access and fire hydrants required.
- Need a fire flow report to determine available fire flow.

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. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The proposed project provides adequate open space and useable outdoor space in conformance with Title 17.
4. The proposed project provides adequate off-street parking.
5. The project meets the goals and objectives of the COM 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.
6. The proposed project complies with maximum height, density and building design 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.

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**
10/6/25	Com/Woodruff	Nov. 13	PC 25-057

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)
Highway 89 Plaza

PROJECT ADDRESS
1200 South Highway 89

COUNTY PLAT TAX ID #
02-085-0011
02-087-0002

AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER
AWA Engineering - Jenny Cooper

PHONE #
801-521-8529

MAILING ADDRESS	CITY	STATE	ZIP
2010 N. Redwood Road	Salt Lake City	UT	84116

EMAIL ADDRESS
jennyc@awaeng.com

PROPERTY OWNER OF RECORD
Highway 89 Plaza LLC

PHONE #
858-775-5137

MAILING ADDRESS	CITY	STATE	ZIP
1105 E 900 S STE 100	Salt Lake City	UT	84105

EMAIL ADDRESS
jesse@boxccapital.com

DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED
(Include as much detail as possible - attach a separate sheet if needed)
The project is for a proposed Dutch Bros with a drive thru

Total Lot Size (acres)
0.886 acres

Size of Proposed New Building (square feet)
1,025 SF

Number of Proposed New Units/Lots
One

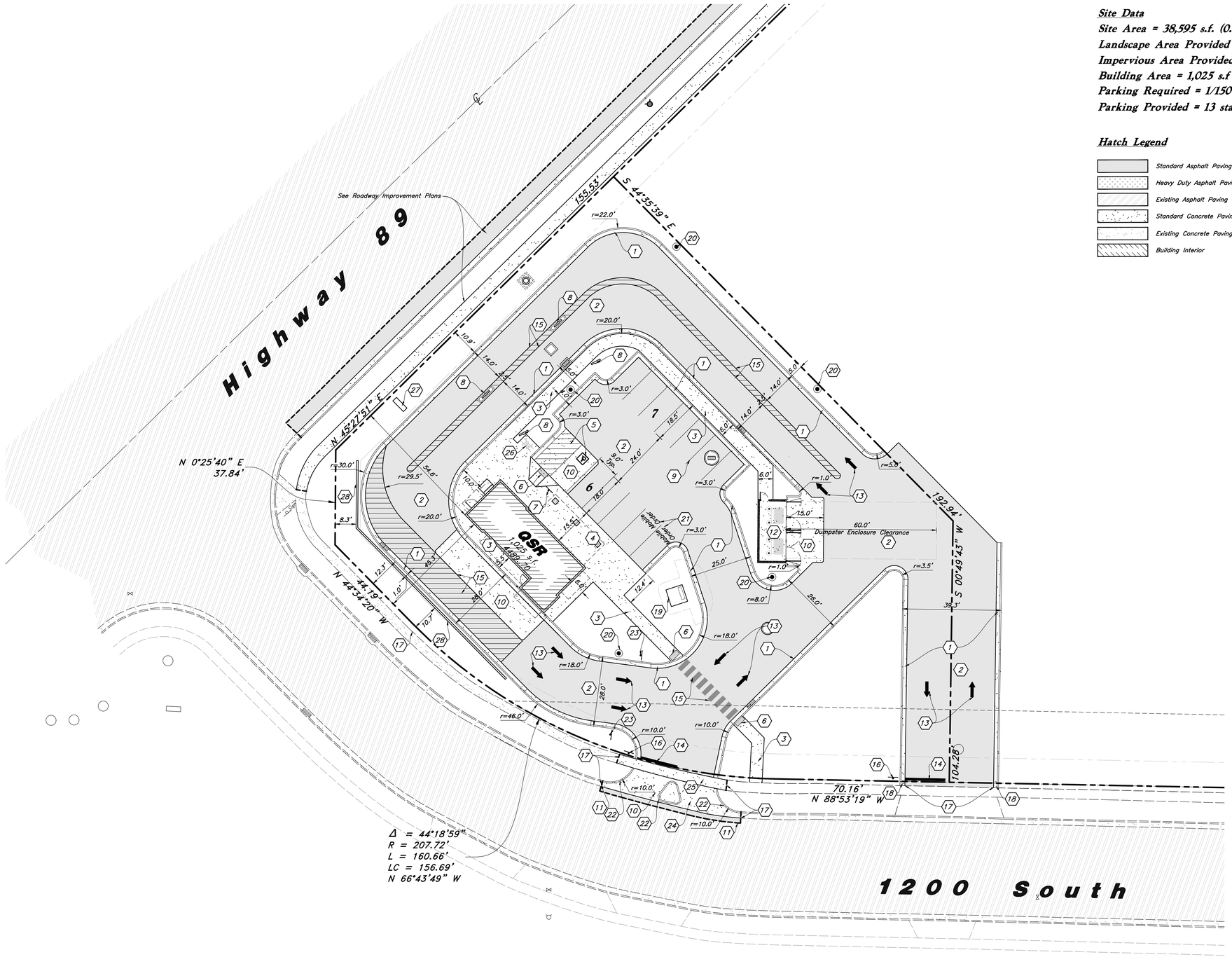
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permit on behalf of the property owner.	**Signature of Property Owner's Authorized Project Representative** Jenny Cooper
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**

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

Information provided may be private subject to Utah law.
Privacy Notice
bit.ly/LoganUtahPrivacy


N
US-60/70 HWY
1153
1175
1200 S
LEGRAND ST
130
1202
220
120
180
210
110
166
138
0
mi
0.01

10/6/2025



Site Data

Site Area = 38,595 s.f. (0.886 ac.)
Landscape Area Provided = 10,260 s.f. (26.59%)
Impervious Area Provided = 27,310 s.f. (70.76%)
Building Area = 1,025 s.f (2.65%)
Parking Required = 1/150 s.f. = 7 stalls
Parking Provided = 13 stalls (1.26/1,000)

Scale: 1" = 20'

20' 0 20' 40'

Hatch Legend

- Standard Asphalt Paving
- Heavy Duty Asphalt Paving
- Existing Asphalt Paving
- Standard Concrete Paving
- Existing Concrete Paving
- Building Interior

Site Construction Notes

1. Const. 24" Curb & Gutter (1 C4.1)
2. Const. Asphalt Paving (2 C4.1)
3. Const. Conc. Sidewalk (4 C4.1)
4. Const. Thickened Edge Sidewalk (3 C4.1)
5. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (1 C2.3)
6. Const. Accessible Curb Ramp and Truncated Domes per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets) (1 C2.2)
7. Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (5 C2.3)
8. Const. Menu Board (See Arch. Plans)
9. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
10. Const. Conc. Paving (5 C4.1)
11. Sawcut; Provide Smooth Clean Edge
12. Dumpster Enclosure (See Arch. Plans)
13. Const. Directional Arrows per MUTCD
14. Const. 24" White Stop Bar
15. Coordinate Striping with Architect
16. Const. Stop Sign per MUTCD R1-1
17. Conn. & Match Existing Improvements
18. Const. Curb Transition (8 C4.1)
19. Const. Transformer (See Electrical Plans)
20. Const. Light Pole (See Electrical Plans)
21. Const. "Mobile Order" Pavement Marking (See Arch. Plans)
22. Const. 6" Curb Wall (6 C4.1)
23. Const. "Do Not Enter" Sign (See Arch. Plans)
24. Const. Commercial Drive Approach, Sawcut and Remove Curb, per Logan City APWA Plan No. 225
25. Const. 8" Conc. Sidewalk over 8" Untreated Base Course per Logan City APWA Plan No. 231
26. Bike Rack (See Arch. Plans)
27. Monument Sign, By Separate Permit
28. Const. 6" Thick, 3' Tall Screen Wall (See Arch. Plans)

General Site Notes:

1. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
2. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
3. All dimensions are to back of curb unless otherwise noted.
4. Fire lane markings and signs to be installed as directed by the Fire Marshal.
5. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
6. Const. curb transition at all points where curb abuts sidewalk, see detail.
7. Contractor shall place asphalt paving in the direction of vehicle travel where possible.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

REV	DATE	DESCRIPTION

Designed by: JT
Drafted by: NE
Client Name: Mitch Lowe

21-192 SP

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

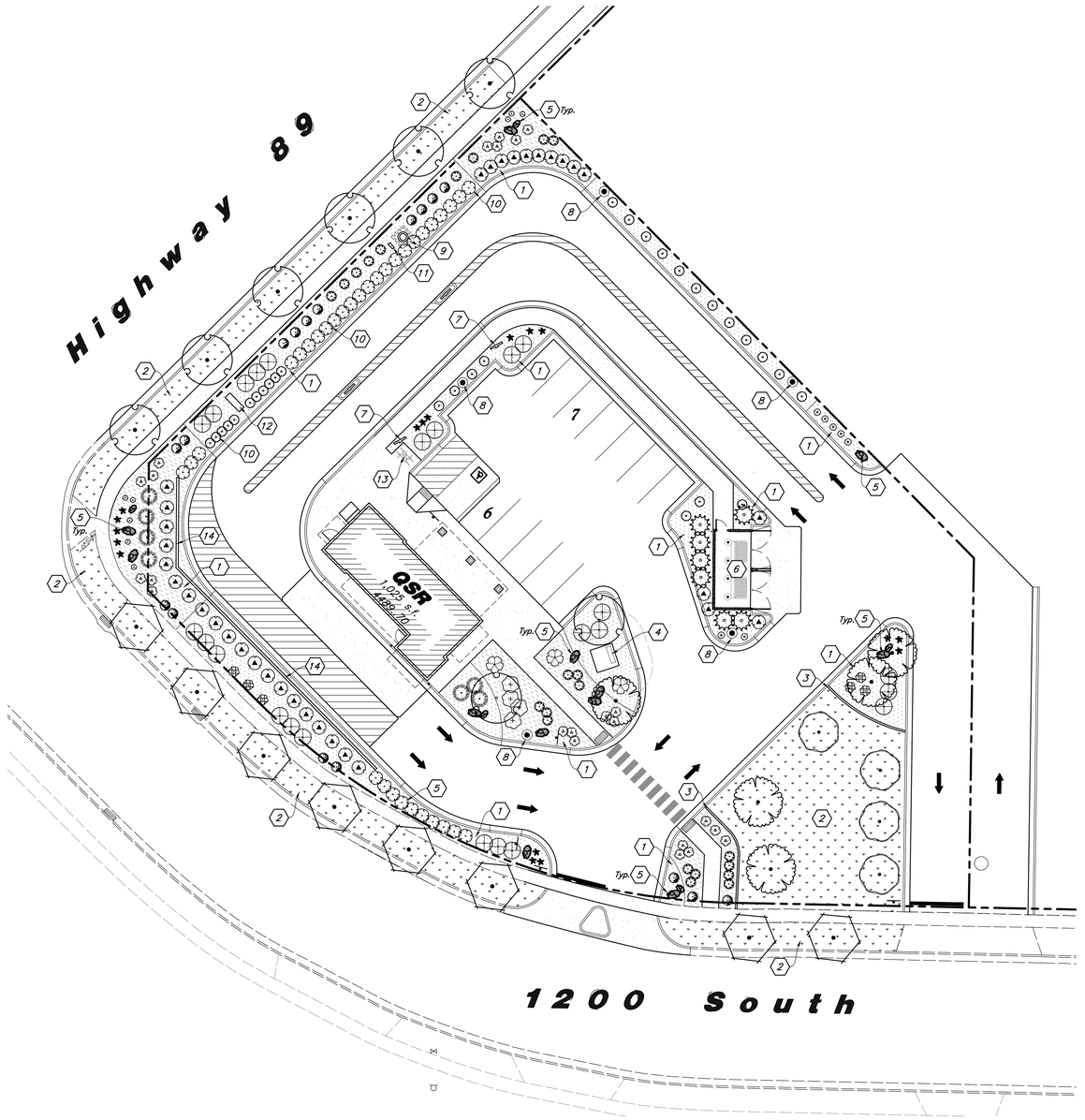
Site Plan

Dutch Bros
1200 South, Highway 89
Logan, Utah

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
11/05/2025
STATE OF UTAH

5 Nov, 2025

SHEET NO.
C1.1


Highway 89
1200 South
QSR
1,025 s.f.
14899.760
Typ.
Typ.
Typ.



LOOKING EAST



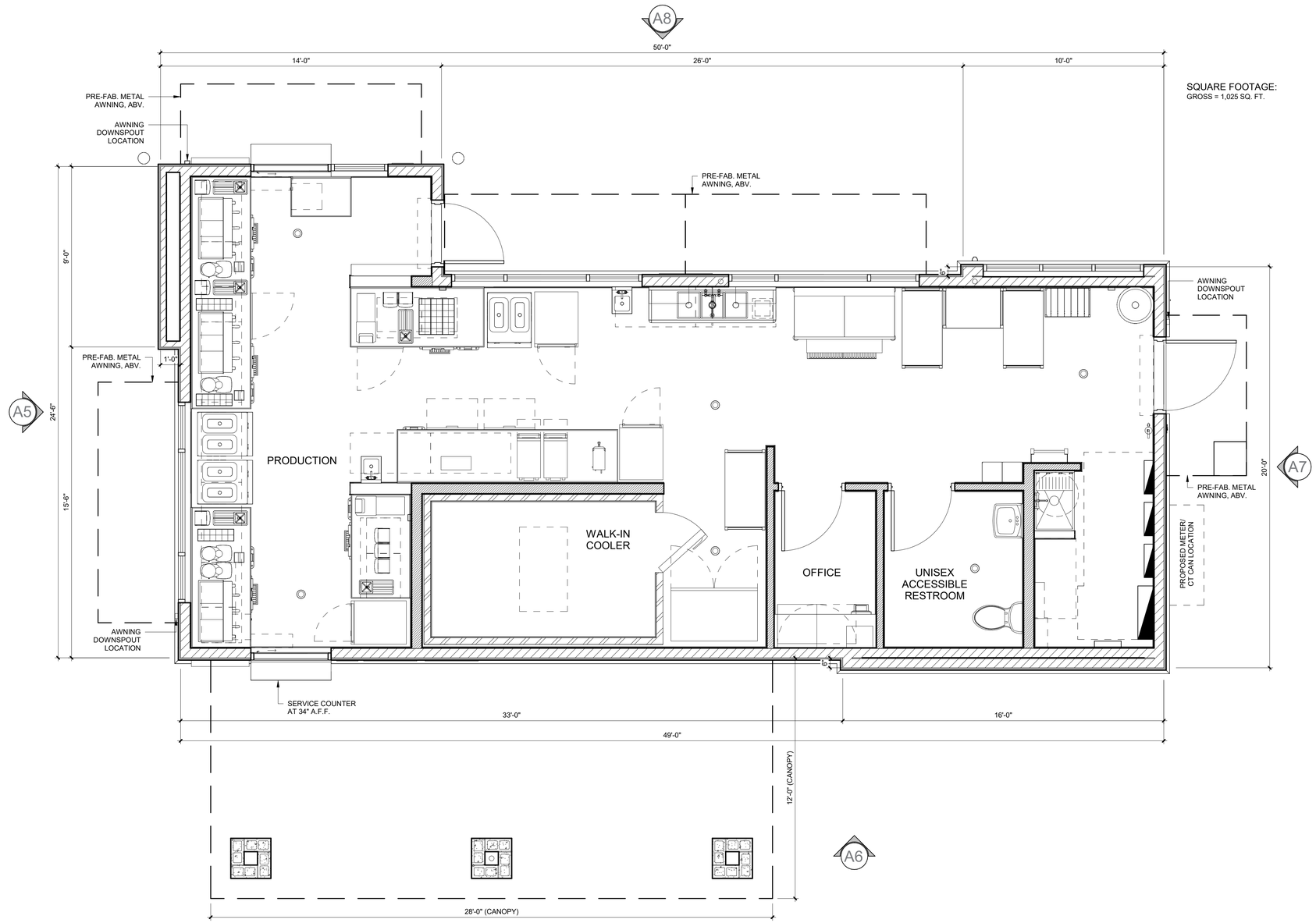
LOOKING NORTH



LOOKING WEST



LOOKING SOUTH



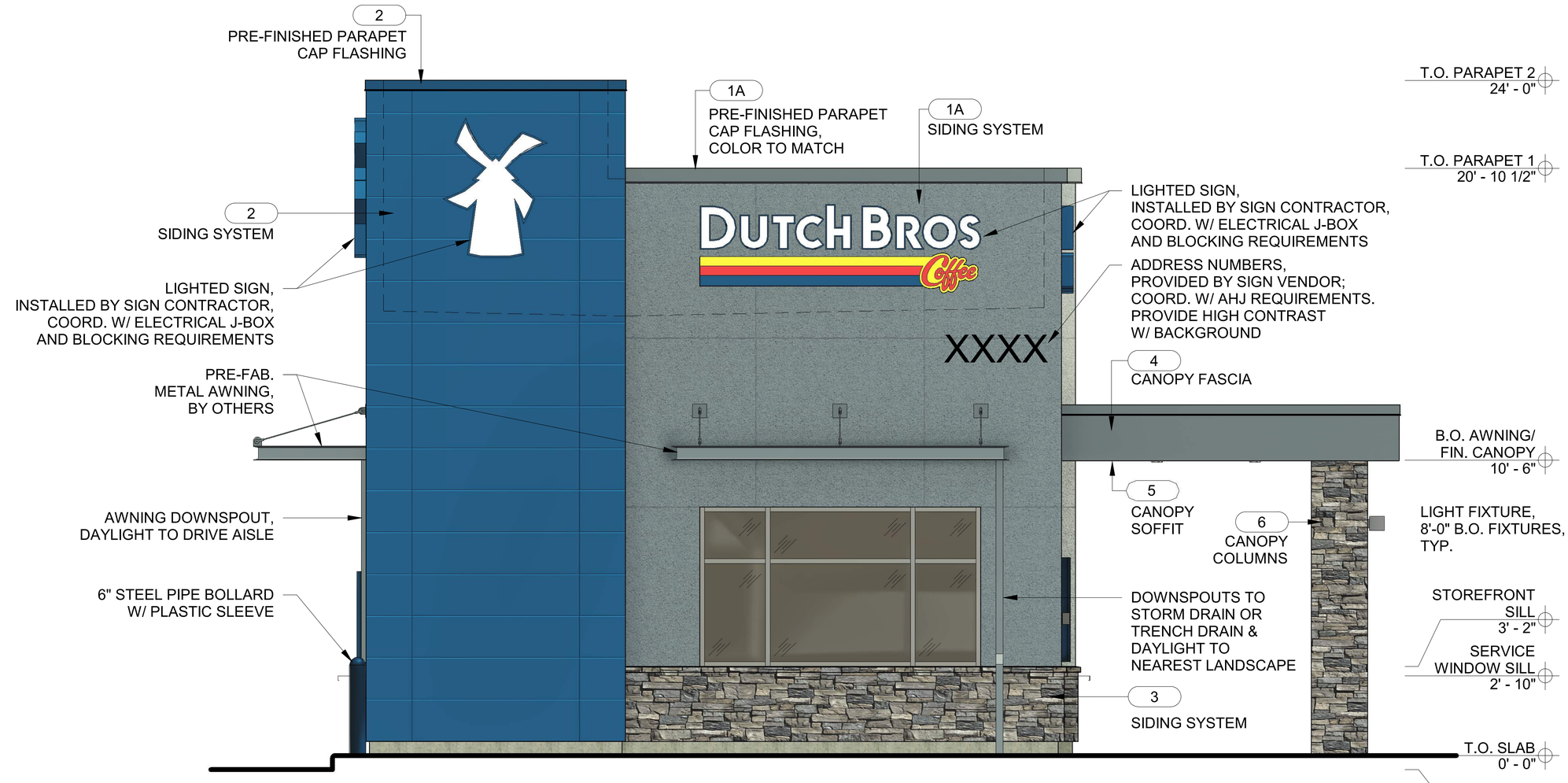
SQUARE FOOTAGE:
GROSS = 1,025 SQ. FT.

SCALE: 3/8" = 1'-0"

0' 5' 10' 20'

GNICH ARCHITECTURE STUDIO
AN OREGON LIMITED LIABILITY COMPANY

EXTERIOR FINISH SCHEDULE				
NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATION; COLOR: BLDG DB DARK GRAY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE FINISH; REVEALS AS SHOWN	PAINTED; COLOR: BLDG DB DARK GRAY
1B	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE FINISH; REVEALS AS SHOWN	PAINTED; COLOR: BLDG DB LIGHT GRAY
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ FACTORY PANEL CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	STONE VENEER	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	COLOR: PER MFR.
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x6, T&G, 1/8" REVEAL, SEALED
6	STONE VENEER	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	COLOR: PER MFR.



SCALE: 1/2" = 1'-0"

0' 5' 10' 20'

EXTERIOR FINISH SCHEDULE				
NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATION; COLOR: BLDG DB DARK GRAY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE FINISH; REVEALS AS SHOWN	PAINTED; COLOR: BLDG DB DARK GRAY
1B	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE FINISH; REVEALS AS SHOWN	PAINTED; COLOR: BLDG DB LIGHT GRAY
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ FACTORY PANEL CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	STONE VENEER	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	COLOR: PER MFR.
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x6, T&G, 1/8" REVEAL, SEALED
6	STONE VENEER	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	COLOR: PER MFR.

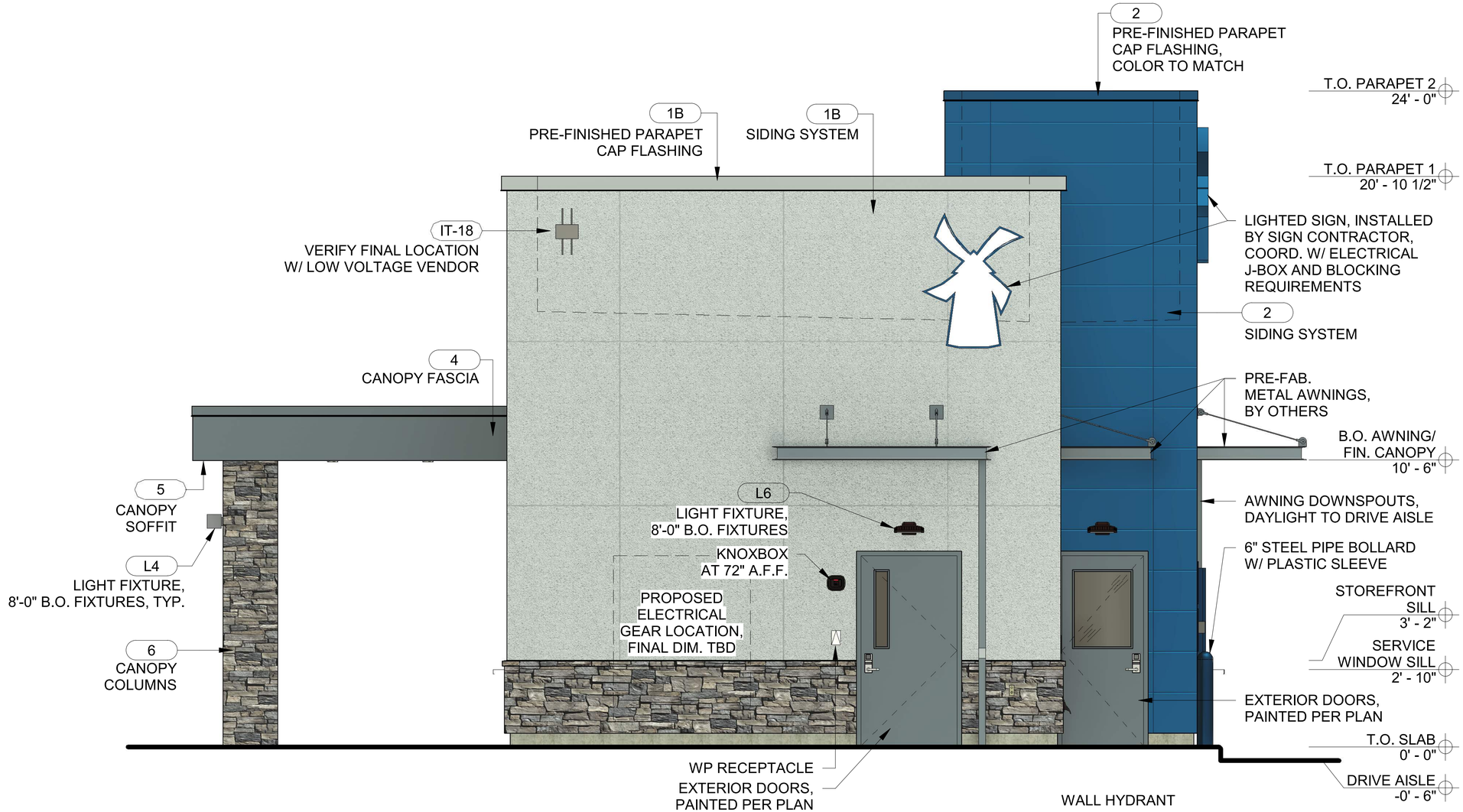


SCALE: 1/2" = 1'-0"

0' 5' 10' 20'

GNICH ARCHITECTURE STUDIO
AN OREGON LIMITED LIABILITY COMPANY

EXTERIOR FINISH SCHEDULE				
NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATION; COLOR: BLDG DB DARK GRAY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE FINISH; REVEALS AS SHOWN	PAINTED; COLOR: BLDG DB DARK GRAY
1B	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE FINISH; REVEALS AS SHOWN	PAINTED; COLOR: BLDG DB LIGHT GRAY
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ FACTORY PANEL CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	STONE VENEER	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	COLOR: PER MFR.
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x6, T&G, 1/8" REVEAL, SEALED
6	STONE VENEER	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	COLOR: PER MFR.



SCALE: 1/2" = 1'-0"

0' 5' 10' 20'

EXTERIOR FINISH SCHEDULE

NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATION; COLOR: BLDG DB DARK GRAY

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE FINISH; REVEALS AS SHOWN	PAINTED; COLOR: BLDG DB DARK GRAY
1B	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE FINISH; REVEALS AS SHOWN	PAINTED; COLOR: BLDG DB LIGHT GRAY
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ FACTORY PANEL CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	STONE VENEER	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	COLOR: PER MFR.
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x6, T&G, 1/8" REVEAL, SEALED
6	STONE VENEER	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	COLOR: PER MFR.



SCALE: 1/2" = 1'-0"

0' 5' 10' 20'



5 TRASH ENCLOSURE RIGHT ELEVATION

1/2" = 1'-0"



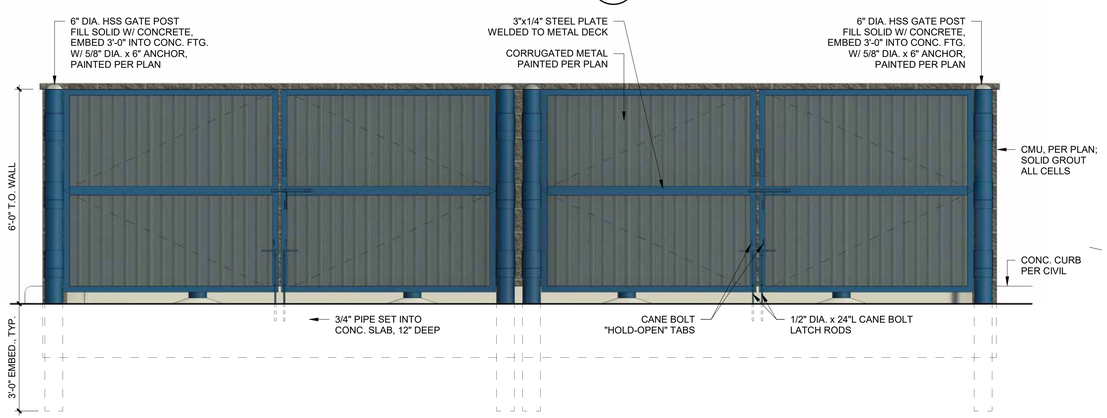
4 TRASH ENCLOSURE REAR ELEVATION

1/2" = 1'-0"



3 TRASH ENCLOSURE LEFT ELEVATION

1/2" = 1'-0"

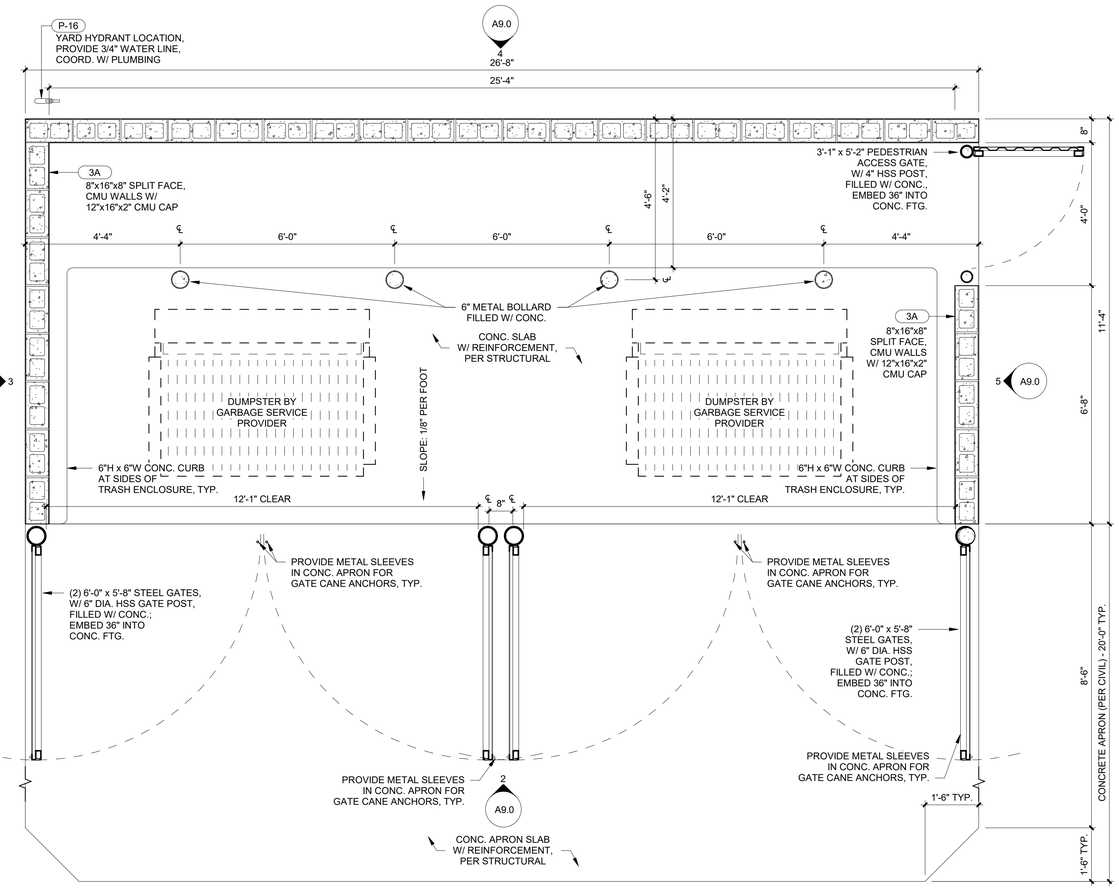


2 TRASH ENCLOSURE FRONT ELEVATION

1/2" = 1'-0"

TRASH ENCLOSURE MATERIALS

	ID	MATERIAL	MANUFACTURER	COLOR	NOTES
OPTION A	3	CMU BLOCK	BASALITE	490	SPLIT FACE, 8x16x8; 8x8x8 AS NECESSARY
		CMU CAP	BASALITE	490	12x16x2
	PT-2	PAINT	SHERWIN-WILLIAMS	8656-11295	BLDG DB DARK GRAY; GATES BODY
	PT-3	PAINT	SHERWIN-WILLIAMS	8656-12045	BLDG DB BLUE; GATE FRAMES & POSTS



1 TRASH ENCLOSURE PLAN

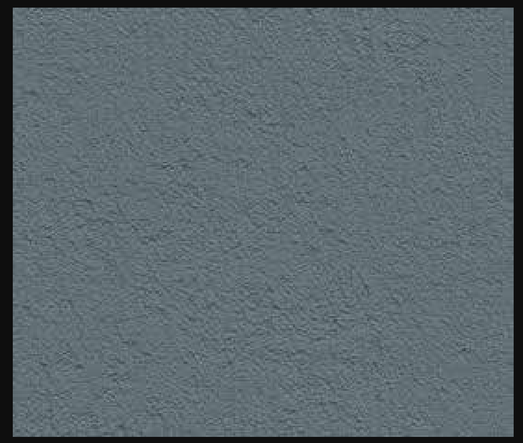
1/2" = 1'-0"



FIBER CEMENT BOARD
MANUFACTURER: NICHIHA
PROFILE: ILLUMIINIATION
COLOR: BLDG DB BLUE



STUCCO SYSTEM
MANUFACTURER: DRYVIT
PROFILE: CCP-2 SYSTEM,
SANDPEBBLE FINE E FINISH
COLOR: PAINTED, BLDG DB GRAY DARK



STUCCO SYSTEM
MANUFACTURER: DRYVIT
PROFILE: CCP-2 SYTEM,
SANDPEBBLE FINE E FINISH
COLOR: PAINTED, BLDG DB GRAY LIGHT



CULTURED STONE
MANUFACTURER: ELDORADO STONE
PROFILE: CLIFFSTONE - BANFF SPRINGS
COLOR: PER MFR.



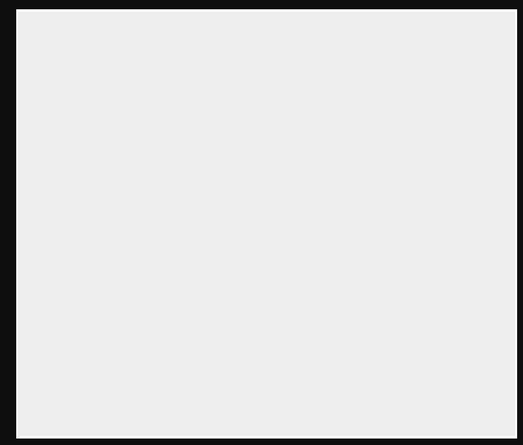
CANOPY SOFFIT
MANUFACTURER: HEWN
PROFILE: NW SPRUCE
NATURAL & SEALED
COLOR: PER MFR.



WINDOW SYSTEM
MANUFACTURER: KAWNEER OR SIMILAR
PROFILE: CLEAR ANODIZED ALUMINUM
FINISH: CLEAR NO 14 / 17



AWNINGS & DOORS - PAINT
MANUFACTURER: SHERWIN-WILLIAMS
COLOR: BLDG DB GRAY DARK



ROOFING MATERIAL
MANUFACTURER: DURO-LAST
DL-60 - 60 MIL
COLOR: WHITE