



**Project #16-005
SA Ferrous Industries
Located near the southeast corner of
200 North and 1900 West, TIN #05-060-0011**

REPORT SUMMARY...

Project Name: SA Ferrous Industries
Proponent / Owner: Alex Bearson / SA Ferrous Industries LLC
Project Address: Southeast corner of 200 North and 1900 West
Request: Conditional Use, Design Review
Current Zoning: Industrial Park (IP)
Type of Action: Quasi-Judicial
Hearing Date: January 14, 2016
Submitted By: Amber Reeder, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Conditional Use Permit and Design Review Permit for Project #16-005, SA Ferrous Industries, in Industrial Park (IP) zone located at approximately 200 North 1900 West, TIN #05-060-0011.

Current Land use adjoining the subject property

<i>North:</i>	CS & PUB: 200 North, undeveloped, natural wetland area	<i>East:</i>	PUB: undeveloped
<i>South:</i>	PUB: Logan City- landfill operation	<i>West:</i>	1900 West, outside of Logan City limits, industrial uses

Project

The subject property is 9.37 acres at the southeast corner of 200 North and 1900 West. This project was reviewed and approved by the Planning Commission in 2013 but the permit expired. The applicant is now ready to move forward with the project. The proposal includes a design review for new development and a conditional use permit for the proposed use, pending approval of a code amendment in the Gateway zone. Development includes a new office on the corner of the property, parking area, area future development, and warehouse facility for sorting and transfer of recycled materials including pulp paper, plastics, and metals.

Design and Conditional Use Review

Setbacks

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

Front (min): 20 feet
 Side: 20 feet
 Rear: 10 feet
 Parking: 30 feet

The proposed building is located at the following distances (as measured from property lines, at closest points):

Front (north): 35 feet
 Side/Corner (west): 60 feet
 Side (east): 35 feet
 Rear (south): 110 feet
 Parking (north): 60 feet

As proposed, the project meets the setbacks in LDC.

Site Layout

The project consists of a 5000 sq ft single-level office building at the northwest corner of the site. The general orientation of the site with the office building at the corner and the warehouse

facility setback to the south end of the property behind a fence is the best scenario for the proposed development.

The office building's front door is oriented to 200 North on the north side of the building. The "Entrances" specification in the building form section of 17.19.100 states that public pedestrian entrances shall face a public street. A public entrance is not provided on either elevation. Weather protection is required for ground floor entrances and must be provided on any entrance. A recommended condition of approval is included to address this issue.

The majority of the site consists of the recycling transfer area. The area is just over 6 acres and is paved in asphalt or concrete and is surrounded by 6-8' tall fencing. The fenced area is setback 150' from the property line on 200 North, approximately 30-40' on the 1900 West property line, and is on the property line on the south and west boundaries of the property. The recycling transfer area has graveled areas for bins for outside storage and a 45,000 sq ft warehouse building with ten (10) semi-truck bays.

The warehouse building is setback about 180' from 200 North and about 420' from 1900 West. The building is 38' tall, below the maximum height of 48' allowed in the IP zone.

There is an outside storage area indicated along 1900 West for mulch. The bin storage and buy-back areas are behind the transfer building and on the south end of the property that borders the landfill. The location is screened with fencing and a landscaped area further shields view of these areas.

Access and Automobile & Pedestrian Circulation

The site has two (2) accesses to 1900 West, separated by 200' of frontage. One driveway is allowed per 300', so two (2) accesses may be permitted as the site is 620' long. The northern access is 200' from the intersection to provide for setback. The access driveway locations are in compliance with IP standards and have been reviewed by Public Works.

Sidewalk and parkstrip is indicated on the frontages. Curb, gutter, and street trees will also be required along rights-of-way to City and UDOT standards. Staff is verifying if this is a requirement of Public Works and UDOT. There is substantial paving on the site to allow for movement between the office and warehouse areas but there is not a pedestrian path delineated. For pedestrian safety on the site, staff recommends that a pedestrian route be delineated, such as through pavement paint, between the buildings on the site. As conditioned this request meets the requirements of the LDC.

Open Space & Landscaping

The LDC §17.19.120 requires 10% open space and 10% useable outdoor space on the project site. The site area is 9.37 acres which requires approximately 81,631 sq ft for combined landscape and usable outdoor space. As submitted, the project contains approximately 91,020 sq ft of landscaping and open space.

This project will require a performance landscaping plan. In addition to meeting the code requirement of 10% of the area in landscaping, the performance plan also requires 20 trees and 50 shrubs per gross acre. As conditioned the project meets the minimum open space and useable outdoor space area requirements in the LDC.

Building Design

Proposed office building materials include: stone, metal siding in grey and black, and windows. The warehouse is constructed with split-face CMU block, metal siding, vinyl windows, and metal roof. The roof will also have photovoltaic panels.

The design of the office building has architectural elements and breaks in the façade to provide interest and variation. The LDC §17.19.120 requires 30% ground floor transparency (windows)

on street facing façades. The north elevation adjacent to 200 North has 31% transparency. The west elevation is at 11% and so additional windows will be required to bring the percentage to 30%. As conditioned, the project is compliant with transparency requirements.

The warehouse building is not an “exposed” building so the transparency requirements do not apply; however, the building is visible from the street due to its height and mass. The height is compliant with maximum allowances and there is a mix of materials with the stone block columns on the metal building.

Outside storage is indicated within the facility and is enclosed by a 6-8’ fence. The fencing on the south, west, and east boundaries is indicated as chain link. The fencing on the north is indicated as a 6-8’ concrete screen fence. Staff recommends that an 8’ fence be constructed. Fencing along public rights-of-way must be “softened” with landscaping along the entire outside fence line and chain link is prohibited on street frontages. The fencing on the north and east side of the property must be solid as to obscure view of the site through the fence. The use of a durable material such as wood or masonry is encouraged per LDC§17.18.010.D.6. As conditioned, the project is compliant with requirements of the Land Development Code.

Lighting

Lighting on the site and building is regulated per LDC 17.11.140. Lighting must be directed downward and shielded to prevent glare and exposed light bulbs.

Parking

The LDC 17.38.040 requires one (1) parking stall for every 300 SF of office area and allows for an alternative plan for warehousing and waste-related uses. The office would require a minimum of 17 parking stalls and 19 are provided in the parking area. There is ample paved area within the warehouse space to provide for employee and business requirements.

The LDC §17.18.010.D.5.c requires that parking lots be designed to reduce visibility of vehicles through plantings, mounds, or fencing along the street frontage. There is a landscaped area with trees along the north edge of the parking that will help reduce visibility. The parking proposed meets the minimum requirements.

Compatibility of Use

Due to the proximity of this site to other waste-related uses such as the landfill, the waste water treatment facilities, and the highway, the development is compatible with the location.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

● Fire
● Light and Power
● Engineering

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on December 30, 2015, and posted on the Utah Public Meeting website on January 7, 2016. Public notices were mailed to all property owners within 300 feet of the project site on December 30, 2015.

PUBLIC COMMENTS

Staff has not received any public comments at this time.

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) Right-of-way improvements (curb, gutter, parkstrip, street trees, and sidewalk) to be constructed on street frontages.
- 3) A pedestrian path between buildings on the site shall be delineated.
- 4) Land set asides required per code, a minimum of 10% of the site (40,816 sq ft) to be open space and a minimum of 10% of the site (40,816 sq ft) to be in useable outdoor space.
- 5) 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) Street trees to be provided along frontages at a minimum of 1 tree per 30' of frontage, species as approved by City Forester.
 - b) Open Space (landscaped) areas and useable outdoor space shall consist of a minimum of 20% of the total site.
 - c) 20 trees per gross acre of land (187 trees) and 50 shrubs/perennials/ornamental grasses per gross acre of land (469 shrubs) shall be planted throughout the property (25 % shall be evergreen) as per LDC §17.39.050. A minimum of 5 species of trees are required.
 - d) Vertical landscape shall be provided in bermed areas to visually screen parking areas. Plant species should vary and provide visual interest year round.
- 6) Screening shall be implemented on the interior of the site, adjacent to the warehouse or in areas that will allow vertical landscaped elements and/or architectural elements to screen the warehouse building.
- 7) The north and west elevations of the office building shall provide for 30% transparency (window fenestration) in their design.
- 8) A screening fence is required on the north and west sides of the transfer facility. The fencing must be 8' tall, be solid and sight-obscuring, have landscaping along the entire fence line, and be constructed of a durable material such as wood or masonry.
- 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 435-716-9515**
 - i) Fire apparatus access: Fire department access through gates will need to be discussed at the time of a building permit.
 - ii) Fire Hydrants: To meet the required fire flow and hydrant distribution two hydrants near this building are required.
 - iii) Address and Suites: Each building and suite shall be labeled to be seen from the street for approaching emergency vehicles.
 - iv) Fire sprinkler and fire alarm systems required.
 - b) **Light and Power - contact 435-716-9741**
 - i) Public Utility Easements on all property lines, 5' PUE on all property lines facing a road and a 10' PUE on all other property lines shall be recorded.
 - c) **Engineering—contact 435-716-9160**
 - i) Storm Water shall be designed per Logan City Storm Water Design Standards, an additional requirement shall be that all rainfall events less than or equal to the 90th percent storm event shall be maintained and infiltrated onsite and not be allowed to discharge to City drainage system, including canals and ditches. A portion of this could be stored and used as secondary water in accordance with state law.
 - ii) Provide City with water shares and/or water rights for increased demands of this development on the City system (or in-lieu fee, as allowed).
 - iii) All onsite fire lines to building and hydrants shall be considered a private line and shall developer shall enter into an agreement with City regarding these lines. City will provide developer with a draft copy of this agreement.

- iv) Developer shall obtain necessary easements for the Logan City Environmental department for construction of the pressurized sewer line.
- v) All work done in SR-30 shall comply with Logan City Standards and all UDOT permits and standards
- vi) Dedicate all rights of way along 1900 West to construct full movement access and turn lanes with required stacking lengths and deceleration lengths.
- vii) Project should be presented to CAMP to ensure that increased traffic does not trigger other improvements to SR-30. These could include turn lanes, deceleration lanes, and acceleration lanes.
- viii) All onsite fire lines to building and hydrants shall be considered a private line; developer shall enter into an agreement with City regarding these lines. City will provide developer with a draft copy of this agreement.
- ix) Implement Low Impact Design features for storm water collection system to the maximum reasonable extent that this site allows to infiltrate the required storm less than or equal to the 90th percentile storm event.
- x) Comply with Public Works design and Construction standards & Spec's.
- d) Water – contact 435-716-9622
 - i) Developer will be responsible to install infrastructure to get water services to property from existing City water infrastructure.
 - ii) Each building will require a separate meter and service line.
- e) Water/Cross Connection – contact 435-716-9627
 - i) All water meter setters must meet current Logan City standards.
 - ii) All water mains, fire risers, and landscape irrigation systems must have approved back flow assemblies and be tested.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW PERMIT & CONDITIONAL USE PERMIT

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

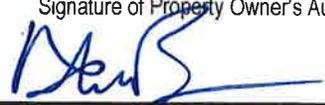
1. The proposed building is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties because of the building design, landscaping, and setbacks are consistent with area properties.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The proposed project provides a useful resource as it is near related uses such as the landfill and transfer station.
4. The project is consistent with the intent of the Industrial Zone as stated in §17.16.040E.
5. The proposed use provides adequate off-street parking in conformance with Title 17.
6. The project, as conditioned, conforms to landscaping requirements in 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.

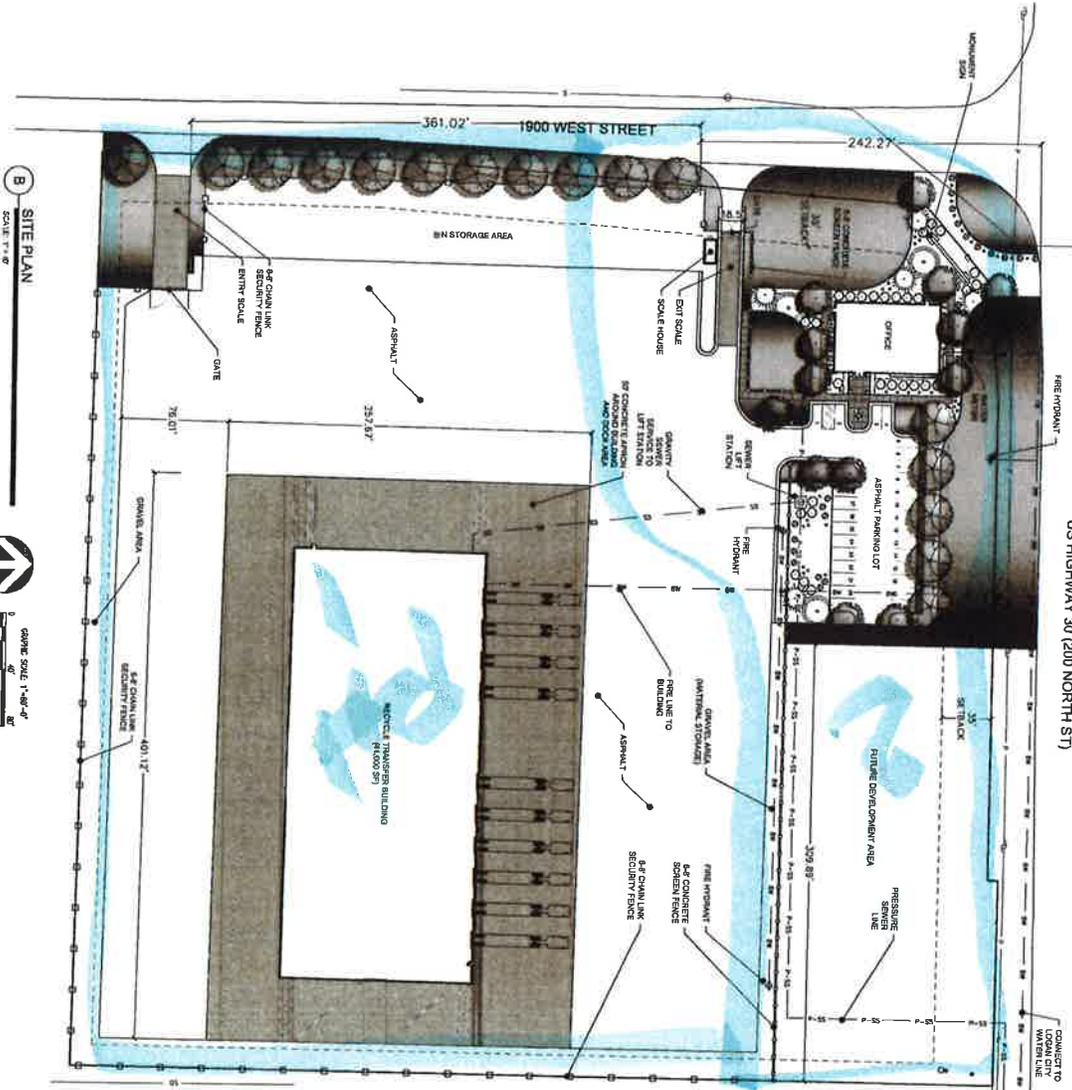


APPLICATION FOR PROJECT REVIEW

Planning Commission Land Use Appeal Board Administrative Review

Date Received 12/11/2015	Received By AReider	Receipt Number 512876	Zone IP	Application Number PC 16-005
Type of Application (Check all that apply): <input checked="" type="checkbox"/> Design Review <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____				
PROJECT NAME SA FERROUS INDUSTRIES <i>previous submittal (PC 13-033)</i>				
PROJECT ADDRESS 200 N. 1900 W.			COUNTY PLAT TAX ID # 05 060 0011	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Alex Bearnson			MAIN PHONE # 435-757-6403	
MAILING ADDRESS 399 N. MAIN ST. #270A,		CITY LOGAN	STATE UT	ZIP 84321
EMAIL ADDRESS ALEX@WEAREACP.COM				
PROPERTY OWNER OF RECORD (Must be listed) ALEX N. BEARNSON			MAIN PHONE # 435-757-6403	
MAILING ADDRESS 399 N. MAIN ST. #270A		CITY LOGAN	STATE UT	ZIP 84321
EMAIL ADDRESS ALEX@WEAREACP.COM				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) 45,000 SF warehouse facility. SEE ATTACHED - NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -			Total Lot Size (acres) 9.37	
			Size of Proposed New Building (square feet) BLOG 1: 45,000 SF BLOG 2: 3,000 SF	
			Number of Proposed New Units/Lots 2 UNITS	
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 permits on behalf of the property owner.			Signature of Property Owner's Authorized Agent 	
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 	

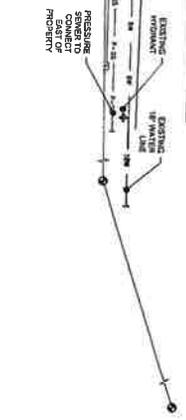
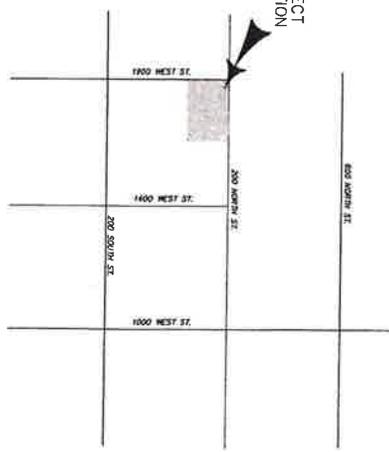
2 Blots
1 Lot



B SITE PLAN
SCALE: 1"=40'



A VICINITY MAP
SCALE: 1"=100'



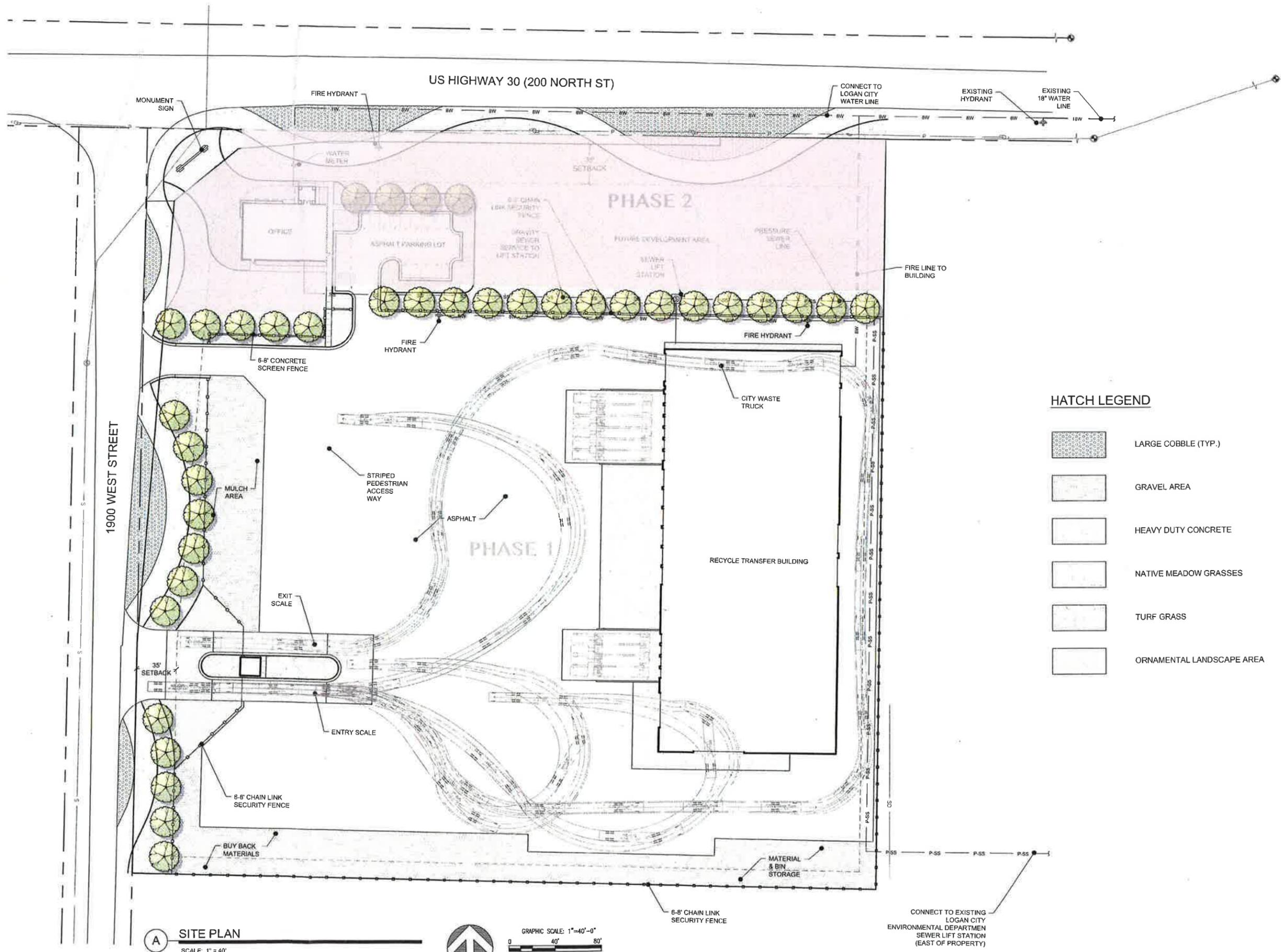
C100

SA FERROUS INDUSTRIES
1900 WEST 200 North
Logan, Utah 84321

SITE PLAN

DATE	REVISION

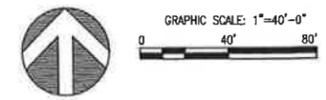
Professional Engineer Seal for Logan, Utah, No. 12345, dated 12/31/2011.



HATCH LEGEND

	LARGE COBBLE (TYP.)
	GRAVEL AREA
	HEAVY DUTY CONCRETE
	NATIVE MEADOW GRASSES
	TURF GRASS
	ORNAMENTAL LANDSCAPE AREA

A SITE PLAN
SCALE: 1" = 40'



REVISION							
DATE							
STAMP							
SHEET DESCRIPTION	SITE PLAN						
SA FERROUS INDUSTRIES 1900 WEST 200 North Logan, Utah 84321							
 Cache • Landmark Engineers Surveyors Planners							
1011 West 400 North Suite 130 Logan, UT 84321 435.713.0099							
DATE	01 OCTOBER 2013						
SCALE	1" = 40'						
DRAWN BY	K. KVARFORDT						
CHECKED BY	K. KVARFORDT						
APPROVED BY	L. ANDERSON						
PROJECT NUMBER	13021REC						
C100							

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SA FERROUS INDUSTRIES PROJECT NOTES:

-The site plan, design, water model, and all other conditions will remain the same on this project.

-The only change is as follows:

- 1- The office building w/ parking lot will not be included in phase one. These items will be added an estimated 18 months after completion of the initial project.