



**Project #21-019**  
**Quayle Hollow Subdivision (First Amendment)**  
**Located Approximately 1800 N 300 W**

**REPORT SUMMARY...**

<i>Project Name:</i>	Quayle Hollow Subdivision (First Amendment)
<i>Proponent/Owner:</i>	Nic Porter / Champlin Homes, LLC
<i>Project Address:</i>	Approximately 1800 N 300 W
<i>Request:</i>	Subdivision Permit
<i>Current Zoning:</i>	NR-6
<i>Date of Hearing:</i>	April 22, 2021
<i>Type of Action:</i>	Quasi-Judicial
<i>Submitted By:</i>	Tanya Rice, Planner II

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**RECOMMENDATION**

Staff recommends that the Planning Commission **conditionally approve** a Subdivision Permit for Project #21-019, Quayle Hollow Subdivision, in the Neighborhood Residential (NR-6) zone located at approximately 1800 North 300 West, TIN #04-080-0032.

*Land use adjoining the subject property*

<i>North:</i>	NR-6: Undeveloped	<i>East:</i>	NR-6: Single Family Residential
<i>South:</i>	NR-6/MR-12: Residential Uses	<i>West:</i>	NR-6 Single Family Residential

**Background**

In 2020, the 6.8-acre Quayle Hollow subdivision was approved for 24 single-family home lots and six (6) common areas set aside for open space and stormwater drainage. The NR-6 zone does not require common areas as development criteria and since the approval, the proponent has decided to modify the use of three (3) of the six (6) common areas. Utah State code permits modification of common area parcels of a recorded plat with the approval of local government. Therefore, the following proposal is requested to be reviewed by the Planning Commission.

**Subdivision Proposal**

The applicant is proposing the subdivision of three (3) common area parcels located within the existing Quayle Hollow Subdivision (Lots 25, 26 and 27). The subdivision of the common area parcels would result in five (5) lots: two (2) of the lots are to remain as common areas (#3 and #4), two (2) new single-family lots (Lots 25 & 26), and one (1) non-buildable single-family lot (Lot 27). Lot 27 will be designated non-buildable to accommodate a turnaround for the 250 W stub until 250 W is open to through traffic. The common areas total .14 acres.

**Density & Lot Size**

The NR-6 zoning district allows up to six (6) units per acre, a minimum lot size of 6,000 SF and a minimum lot width of 50'. Adding three (3) single-family lots to the 24-lot subdivision increases the total subdivision gross density from 3.5 to 4.0 units per acre. New building lot sizes range from 6,000 SF to 9,696 SF, and lot widths vary between 64' and 90'. As proposed, with the remaining common areas being designated as not buildable, the subdivision meets density and lot size requirements in the LDC.

**Setbacks**

The LDC requirements for building setbacks in the NR-6 zone are as follows (as measured from property lines):

Front:	25'
Side:	8'
Rear:	10'

As new homes are proposed on individual lots, setbacks will be reviewed and approved by City staff prior to issuing a building permit.

### **Structures**

Development standards for single family homes, including both primary and accessory building heights, lot coverage, driveway placement and widths, parking, façade variation and garages will all be reviewed and approved by city staff as per LDC NR-6 regulations when individual building permits are submitted. As proposed, the subdivision complies with the LDC.

### **Access & Streets**

The proposed divided lots are along private streets where access and street connections are already established. The additional three lots do not change the requirements or layout of Quayle Hollow subdivision. The primary street that runs north/south through the subdivision, 300 W, connects to 1800 N to the south and the Quayle Meadows subdivision to the northwest. The other connection, 250 W currently ends with a stub where a turnaround is provided. The new lots will conform to the previously approved Quayle Hollow private street cross-section found in the Logan City engineering standards.

### **AGENCY AND CITY DEPARTMENT COMMENTS**

Comments were solicited from the following departments or agencies:

• Fire	• Water/Cross Connection
• Engineering	

### **PUBLIC COMMENTS**

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, three phone calls have been received to discuss details of the 5-lot subdivision.

### **PUBLIC NOTIFICATION**

Legal notices were published in the Herald Journal on 4/10/21, posted on the City's website and the Utah Public Meeting website on 4/10/21, and mailed to property owners within 300 feet on 4/5/21.

### **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 Subdivision Permit and are available in the Community Development Department.
2. Two (2) new single-family lots, two (2) common areas, and one (1) non-buildable single-family lot are approved with this subdivision permit.
3. Standard streetscape improvements shall be in place prior to the issuance of final occupancy for the adjacent street frontage(s) along all building lots.
4. Street trees are required every thirty feet on center prior to the final Certificate of Occupancy for each home. If occupancy is desired outside of the planting periods a landscape bond for street trees may be approved.
5. Setbacks for buildings shall be reviewed and approved at the time of the building permit application.
6. The common areas shall be designated as not buildable on the final plat.
7. The final plat shall be recorded within one (1) year of this action, or comply with LDC 17.58 Expirations and Extensions of Time.
8. Prior to recording of a Final Plat or issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from the following departments indicating that their requirement has been satisfied:

**a. Environmental —contact 716-9761**

- i. Residential carts will be provided.
- ii. Turn arounds need to be provided at the end of 250 W and 300 W for the trucks to turn around. Service will not be provided until the turn arounds are accessible.

**b. Engineering —contact 716-9153**

- i. Lot 26 shall be divided into two lots, one for the buildable lot and the other to serve as common area to encompass the storm water detention/retention pond.
- ii. Lot 27 shall be divided into two lots, one for the buildable lot and the other lot to serve as common area to encompass the storm water detention/retention pond.
- iii. The proposed hammer head turnaround on lot 27 shall exist until 250 West Street connects to future development to the north. Until this connection is made, the HOA shall be responsible to maintain the turnaround including snow removal. The turnaround shall be a hardened surface (asphalt or concrete). Removal of the turnaround when no longer needed shall be the responsibility of the HOA. The hammer head shall be recorded on the plat with an easement that will be removed once the connection to the north development is completed.
- iv. Each common area shall have individual meters assigned to HOA.
- v. Provide 10-foot public utility easement along all lot street frontages and a 5-foot public utility easement (each side) along all interior and property lines.

**c. Water/Cross Connection—contact 716-9627**

- i. All landscape irrigation system's fed from Logan City water must have a high hazard rated backflow assembly installed and tested. All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.
- ii. All points of use of water must comply with the 2018 IPC and State of Utah Amendments and the UAC 309-305 during and after construction.
- iii. Project shall comply with all current plumbing codes, Utah State Amendments, Utah Division of Drinking Water rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention.

**RECOMMENDED FINDINGS FOR APPROVAL FOR THE SUBDIVISION PERMIT**

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

1. The proposed subdivision is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because the subdivision meets the minimum requirements of the LDC.
2. Each lot conforms to the requirements of Title 17 of the Logan LDC in terms of lot size and development requirements.
3. The Subdivision Permit conforms to the requirements of Title 17.47 concerning hearings, procedures, application requirements and plat preparations.
4. The project meets the goals and objectives of the NR-6 zoning designations within the Logan General Plan.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
6. Infrastructure and utilities are adequate in size to handle anticipated traffic and use.

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



# APPLICATION FOR PROJECT REVIEW

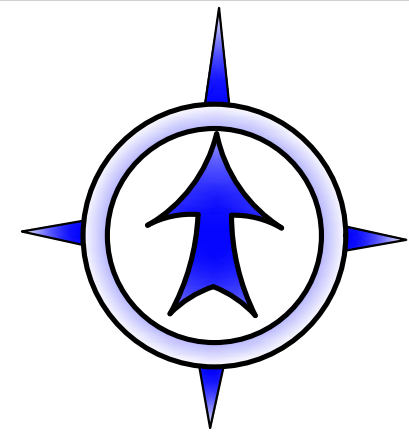
☐ Planning Commission
 ☐ Land Use Appeal Board
 ☒ Administrative Review

Date Received <b>3-10-21</b>	Received By <b>TR</b>	Scheduled Meeting Date <b>Apr. 22</b>	Zone <b>NR-6</b>	Application Number <b>PC 21-019</b>
Type of Application (Check all that apply): <input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Other <input type="checkbox"/> Administrative Design Review				
PROJECT NAME <b>Quayle Hollow Subdivision</b>				
PROJECT ADDRESS <b>300 W. 1800 N.</b>			COUNTY PLAT TAX ID # <del>04-244-0001</del> <b>04-080-0032</b>	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) <b>Nic Porter</b>			MAIN PHONE # <b>435-535-1137</b>	
MAILING ADDRESS <b>PO Box 56 Logan UT 84323</b>		CITY <b>LOGAN</b>	STATE <b>UT</b>	ZIP <b>84323</b>
EMAIL ADDRESS <b>nic@champlindevelopment.com</b>				
PROPERTY OWNER OF RECORD (Must be listed) <b>Champlin Homes LLC</b>			MAIN PHONE #	
MAILING ADDRESS <b>PO Box 56 Logan UT 84323</b>		CITY <b>LOGAN</b>	STATE <b>UT</b>	ZIP <b>84323</b>
EMAIL ADDRESS <b>nic@champlindevelopment.com</b>				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) <b>① Change 2 common area lots to buildable lots (lots 25, 26, 27)</b> <b>② Remove 1 common area lot from subdivision</b> <b>③ Reroute storm drainage easements on lots 26 &amp; 27.</b>			Total Lot Size (acres) <b>12,385</b> <b>.70</b> 9,096 7,021 Size of Proposed New Building (square feet) _____ Number of Proposed New Units/Lots <b>3</b>	
- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -				
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 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 <b>Nicholas Porter</b>	



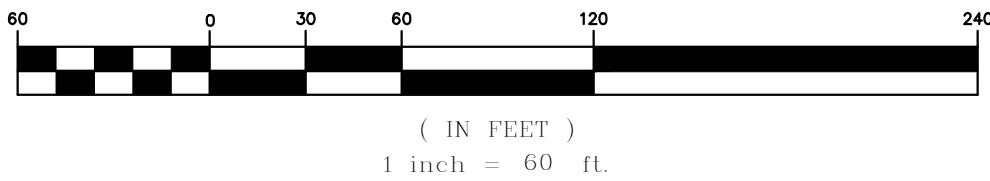
A Final Plat For:  
**Quayle Hollow Subdivision**  
**First Amendment**

A PART OF THE NORTHEAST QUARTER OF SECTION 21, T12N, R1E, S.L.B.&M.  
LOGAN, CACHE COUNTY, UTAH  
Containing 6.55 Acres and 27 Lots



April 12, 2021

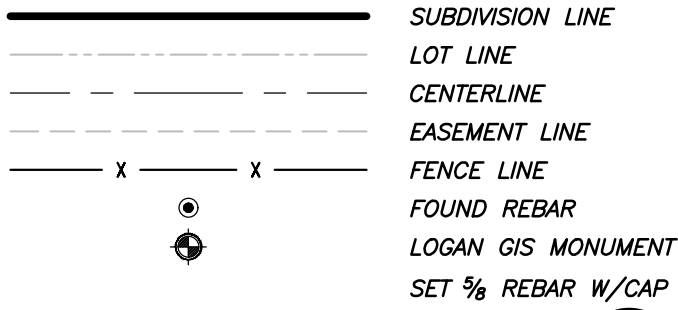
GRAPHIC SCALE



Curve Table					
Curve #	Length	Radius	Delta	Chord Brg	Chord
C2	80.65'	203.99'	22°39'11"	N13°13'11"E	80.13'
C3	57.95'	167.00'	19°52'52"	S14°51'30"W	57.66'
C4	28.46'	233.00'	6°59'53"	S21°16'35"W	28.44'
C5	53.68'	167.00'	18°25'07"	N15°33'57"E	53.45'
C6	80.95'	200.00'	23°11'26"	N13°10'48"E	80.40'
C7	65.85'	233.00'	16°11'34"	S9°40'52"W	65.63'
C8	13.91'	167.00'	4°46'19"	N3°58'14"E	13.91'
C9	18.86'	12.00'	90°04'24"	S46°37'17"W	16.98'
C10	18.83'	12.00'	89°55'36"	S43°22'43"E	16.96'
C11	18.78'	12.00'	89°39'50"	N46°49'34"E	16.92'
C13	179.36'	150.00'	68°30'33"	N32°40'12"W	168.86'
C14	36.62'	183.00'	11°27'55"	S4°08'53"E	36.56'
C15	37.30'	117.00'	18°15'52"	N7°32'51"W	37.14'
C16	102.60'	117.00'	50°14'41"	N41°48'08"W	99.35'
C17	100.74'	183.00'	31°32'26"	S51°09'15"E	99.47'
C18	17.97'	12.00'	85°49'26"	S70°09'49"W	16.34'
C20	17.86'	12.00'	85°16'35"	S24°17'11"E	16.26'
C21	43.76'	605.21'	4°08'34"	S16°08'41"W	43.75'
C22	21.76'	12.00'	103°53'57"	S41°42'32"E	18.90'
C24	82.56'	233.00'	20°18'06"	S13°37'32"W	82.13'
C25	4.06'	233.00'	0°59'56"	S24°16'33"W	4.06'

Line Table		
Line #	Length	Direction
L1	4.26'	N01°53'36"E

LEGEND:



THE PURPOSE OF THIS AMENDMENT IS TO CONVERT COMMON AREAS #3, #5 & #6 INTO BUILDABLE LOTS, AND TO REMOVE OPEN AREA #4 FROM THE SUBDIVISION SO IT CAN BE COMBINED WITH PARCEL 04-080-0032. COMMON AREAS #5 AND #6 BECOME LOTS #25 AND #26 RESPECTIVELY, AND COMMON AREA #3 BECOMES PARCEL #27.

THE BASIS OF BEARINGS IS THE LINE BETWEEN LOGAN CITY GIS MONUMENTS #338 AND #239B, AND IS ASSUMED TO BEAR SOUTH 02°57'42" WEST.

GENERAL NOTES:

- Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the owner's dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's right-of-way department at 1-800-366-8532.
- Setback requirements will be those in effect for the zone at the time building permits are applied for.
- No building construction shall have the lowest inhabitable floor lower than 1-foot above the historical high water elevation without prior approval of Logan City Engineer.

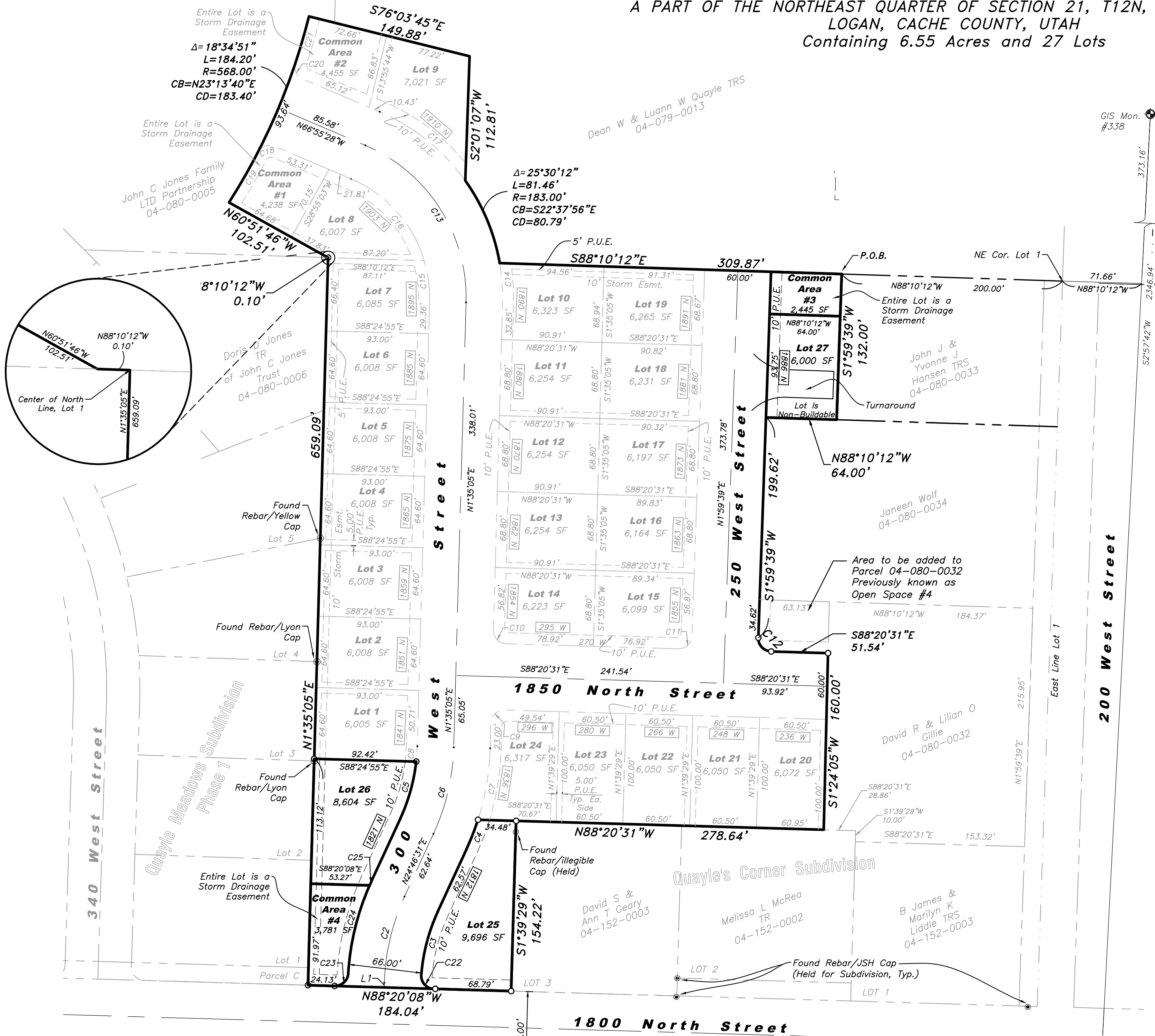
**FORESIGHT**  
LAND SURVEYING

2005 North 600 West Suite B  
Logan, Utah 84321  
(435)753-1910 Office  
(436)-755-3213 Fax

Project No. 19-193  
Prepared by HB, 4/12/21

Record Owners: Champlin Homes, LLC  
195 West 1600 North, Suite 140  
Logan, Utah 84341

GIS Mon.  
#293B



UTILITY APPROVAL SIGNATURES

WATER	DATE
WASTE WATER COLLECTION	DATE
WASTE WATER TREATMENT	DATE
SOLID WASTE COLLECTION	DATE
LIGHT & POWER	DATE
DOMINION ENERGY	DATE
COMCAST	DATE
CENTURY LINK	DATE

CANAL COMPANY APPROVAL

THE ABOVE PLAT HAS BEEN REVIEWED AND APPROVED.

DATE LOGAN NORTHWEST FIELD IRRIGATION COMPANY

CITY ENGINEER'S CERTIFICATE OF APPROVAL

I HEREBY APPROVE THE ABOVE PLAT HAVING REVIEWED IT FOR CONFORMITY WITH STANDARD ENGINEERING PRACTICE AND LOGAN CITY'S SUBDIVISION ORDINANCE.

DATE CITY ENGINEER

CITY ATTORNEY'S CERTIFICATE OF APPROVAL

I HAVE REVIEWED THE ABOVE PLAT AND APPROVE IT FOR ACCEPTANCE BY LOGAN CITY.

DATE CITY ATTORNEY

MAYOR'S CERTIFICATE OF APPROVAL

THE ABOVE PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY OF LOGAN ON THIS DAY OF 20

MAYOR ATTEST:

DIRECTOR'S CERTIFICATE OF APPROVAL

I HAVE REVIEWED THIS PLAT AND ENSURE THAT THE SUBDIVIDER HAS COMPLIED WITH ALL CONDITIONS OF SUBDIVISION APPROVAL AND THE CURRENT LAND DEVELOPMENT CODE.

DATE COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S CERTIFICATE

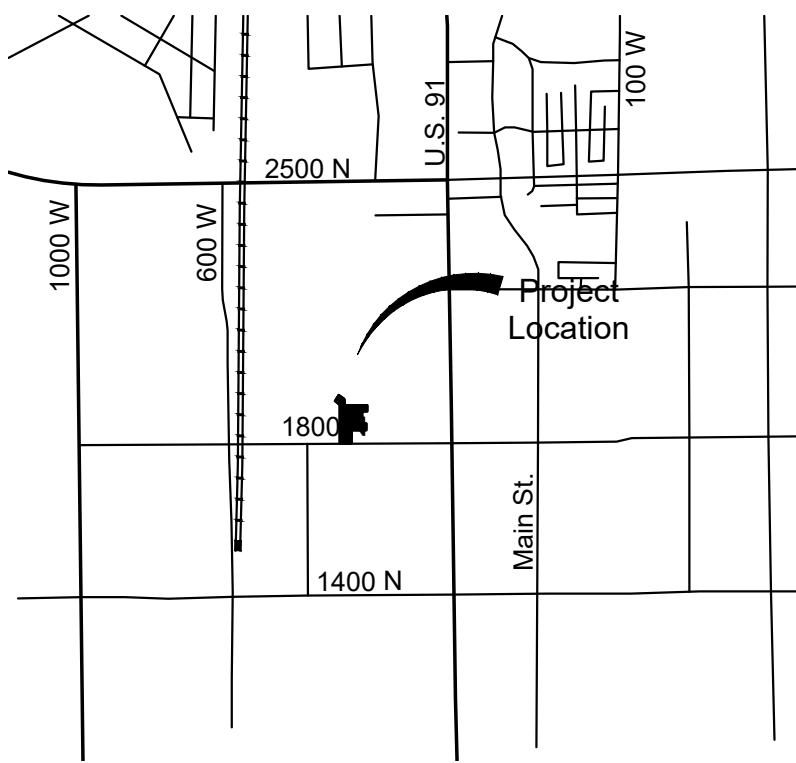
I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR HOLDING CERTIFICATE NO. 5152661 IN ACCORDANCE WITH UTAH CODE TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS QUAYLE HOLLOW SUBDIVISION FIRST AMENDMENT.

Subdivision Boundary

A PART OF LOTS 1 AND 8, BLOCK 13, PLAT 'D', LOGAN FARM SURVEY LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 1 LOCATED NORTH 88°10'12" WEST, A DISTANCE OF 200.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1, SAID NORTHEAST CORNER BEING ALSO LOCATED SOUTH 02°57'42" WEST, A DISTANCE OF 373.16 FEET AND NORTH 88°10'12" WEST, A DISTANCE OF 71.66 FEET FROM THE LOGAN CITY GIS MONUMENT #LC338 FROM WHICH MONUMENT THE LOGAN CITY GIS MONUMENT #LC293B BEARS SOUTH 02°57'42" WEST A DISTANCE OF 2346.94 FEET, AND RUNNING THENCE SOUTH 01°59'39" WEST, A DISTANCE OF 132.00 FEET; THENCE NORTH 88°10'12" WEST, A DISTANCE OF 64.00 FEET; THENCE SOUTH 01°59'39" WEST, A DISTANCE OF 189.82 FEET, TO THE BEGINNING OF A 12.00 FOOT RADIUS CURVE TO THE LEFT, THENCE SOUTHEASTERLY 18.92 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°20'10", SAID CURVE HAVING A CHORD WHICH BEARS SOUTH 43°10'26" EAST, A DISTANCE OF 17.02 FEET; THENCE SOUTH 88°30'21" EAST, A DISTANCE OF 51.54 FEET; THENCE SOUTH 01°24'05" WEST, A DISTANCE OF 180.00 FEET TO THE NORTH LINE OF QUAYLE'S CORNER SUBDIVISION EXTENDED, THENCE ALONG SAID NORTH LINE AND ITS EXTENSION NORTH 01°35'05" EAST, A DISTANCE OF 659.09 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 88°10'12" WEST, A DISTANCE OF 0.10 FEET; THENCE NORTH 60°51'46" WEST, A DISTANCE OF 102.51 FEET TO A NON-TANGENT CURVE TO THE LEFT WITH AN INCLUDED ANGLE OF 18°34'51" AND WHOSE RADIUS POINT IS LOCATED NORTH 57°28'54" WEST A RADIAL DISTANCE OF 568.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 184.20 FEET, LONG CHORD BEARS NORTH 23°13'40" EAST A DISTANCE OF 183.40 FEET; THENCE SOUTH 78°03'45" EAST, A DISTANCE OF 149.88 FEET; THENCE SOUTH 02°01'07" WEST, A DISTANCE OF 112.81 FEET TO A NON-TANGENT CURVE TO THE RIGHT WITH AN INCLUDED ANGLE OF 25°30'12" AND WHOSE RADIUS POINT IS LOCATED SOUTH 54°36'58" WEST A RADIAL DISTANCE OF 183.00 FEET; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 81.46 FEET, LONG CHORD BEARS SOUTH 22°37'56" EAST A DISTANCE OF 80.79 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE ALONG SAID NORTH LINE SOUTH 88°10'12" EAST, A DISTANCE OF 309.87 FEET TO THE POINT OF BEGINNING, CONTAINING 6.62 ACRES.

SIGNATURE DATE



Vicinity Map  
Logan, Utah

OWNER'S CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, TO HEREAFTER BE KNOWN AS QUAYLE HOLLOW SUBDIVISION FIRST AMENDMENT, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE MUNICIPALITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE MUNICIPALITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR SIGNATURES THIS DAY OF 20

TRUSTEE ACKNOWLEDGMENT

state of UTAH  
County of CACHE

on this day of , personally appeared before me, the undersigned notary public in and for said county of Cache, in the state of Utah, proved to me on the basis of satisfactory evidence to be the person(s) who executed the within instrument as Trustee(s) of the , the signer(s) of the within instrument, who duly acknowledged to me he(she) executed the same pursuant to and in accordance with the power vested in him(her) by the terms of said trust agreement.

NOTARY PUBLIC

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF , RECORDED AND FILED AT THE REQUEST OF: DATE: TIME: FEE: ABSTRACTED INDEX FILED IN: FILE OF PLATS COUNTY RECORDER