



Project #21-032
Mountainside Estates Subdivision
Located at approx. 1200 E 1400 N

REPORT SUMMARY...

Project Name: Mountainside Estates Subdivision
Proponent/Owner: Brent Lawyer / Sugar Plum Logan LLC
Project Address: 1200 E 1400 N
Request: Subdivision Permit
Current Zoning: Neighborhood Residential-4 (NR-4)
Date of Hearing: June 10, 2021
Type of Action: Quasi-Judicial
Submitted By: Tanya Rice, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a 64-lot single family subdivision of approximately 26.14 acres located at approximately 1200 E 1400 N (TIN# 05-011-0006)

Land use adjoining the subject property

<i>North:</i>	COM: Commercial	<i>East:</i>	NR-4: Residential
<i>South:</i>	MR-20: Mixed Residential	<i>West:</i>	PUB: Utah State Univ.

Resubmittal 6-17-21

Summary of Changes

The applicant has resubmitted a plan that shows a realignment of the access road from 1200 E into the subdivision to meet the Public Works Design Standards for collector streets (previous submittal showed access point one parcel-width north of 1300 E). A conceptual landscape design has been provided. The revised plan also adds a 10' landscape buffer along 1400 North and 1200 East (behind Lots 1, 25-31 and 58-64) to ensure uniformity along the streets and privacy for the home owners. The proposed landscape buffer is incorporated into both sides of the detention pond / common area design and is delineated by a uniform 4' fence.

SUBDIVISION PROPOSAL

The proponent is requesting a 64-lot single-family home subdivision located south of 1400 North and east of 1200 East in the NR-4 zone. The layout creates two small central blocks, an outer perimeter of lots, 60' wide road cross-sections throughout the development and a storm water detention pond identified as open space. The site is between older single-family homes to the east, USU property to the west and the Foothill Lofts apartments to the south. The rocky ground generally slopes downward east to west and has an elevation difference of approximately 74 feet.

BACKGROUND INFORMATION

The 26.14 parcel was formerly used as a gravel pit. In 2016, while zoned NR-6, this 26.14-acre parcel was approved by the planning commission for a 76-lot subdivision which has since expired. Since then, the parcel has been rezoned to NR-4. The property was historically used for gravel extraction and processing and remains an abandoned gravel pit today.

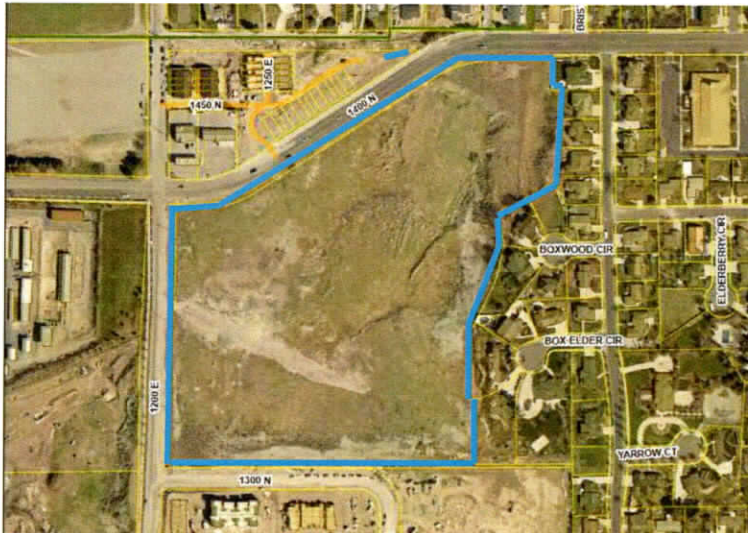


Figure 1 shows the 26.14-acre property

DENSITY and LOT SIZE

The Logan City Land Development Code (LDC) 17.07.050 NR-4 zoning district allows up to four (4) units per acre and a 10,000 SF minimum lot size and a 90-foot minimum lot width. The proposed subdivision has a gross density of 2.44 units per acre and lot sizes in the subdivision range from 10,100 SF to 29,244 SF. Lot widths are shown at 90' wide or greater. As proposed, the subdivision meets the minimum standards in the LDC.



Figure 2 shows the proposed 64-lot subdivision
Project #21-032 Mountainside Estates

SETBACKS

The LDC requirements for building setbacks in both the NR-4 zones are as follows (as measured from property lines):

Front:	25'
Corner	20'
Side:	8'
Rear:	10'
Rear (Lots 1, 25-31 and 58-64)	20'

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

STRUCTURES

Building heights, both primary and accessory, lot coverage, driveway placement and widths, parking, façade variation and garages will all be reviewed and approved by city staff as per LDC NR-4 regulations when individual building permits are submitted. As proposed, the subdivision complies with the LDC.

ACCESS AND STREETSCAPES

The LDC requires three (3) street connections for subdivisions greater than 20 lots. Three total street connections are proposed: one (1) onto 1200 East and two (2) onto 1400 North. All internal streets are shown at 60' cross sections with the access points at 66' feet in width. Internal blocks are created by the looping residential streets creating circulation options. The Logan City standard cross section is 60' for residential streets. 1400 North is considered a collector street with an 80' width and 1200 East is considered a residential collector street with a 66' cross section. The collector roads along the perimeter of the subdivision will have an 11'-13' right-of-way width next to the curb and will be improved as parkstrip, street trees and sidewalk. As conditioned with standard street cross sections, the proposed subdivision meets access requirements in the LDC.

LANDSCAPE BUFFER (OPEN SPACE)

The LDC 17.09.020 requires substantial landscaping when subdivision applicants propose building lots with back yards adjacent to exterior streets so that streetscapes in the city remain aesthetically pleasing and rear yards obtain privacy and noise levels expected with single family living situations. Figure 17.09.020.C.6 shows three buffering options ranging from a 10'-50' buffer area with berming and varying landscape requirements to accomplish this. For example, a 10' buffer requires denser vegetation than a 20'-50' buffer.

The proponent is proposing a 10' wide landscaped buffer between the right-of-way and property lines along 1200 E and 1400 N (adjacent to Lots 1, 25-31 and 58-64). The landscape buffer/open space will be owned by the HOA who is responsible for landscape installation and maintenance. The landscape buffer will comply with minimum planting requirements if 17.09.020.C.6, option for 10' wide buffer. Because the parcels are along collectors, not arterial roads, staff recommends approval for 10' of buffer. The buffer will tie into the retention pond landscaping design located at the northwest corner of the project site to create uniform, aesthetically pleasing landscape perimeter. The open space buffer and detention pond /common area will be owned and maintained by the HOA per 17.29.250. As conditioned, the landscape buffer and required maintenance meet the LDC.

STORMWATER DETENTION

Stormwater detention shall be engineered and designed according the City's Stormwater Management Plan, engineering standards and the LDC. The LDC requires all open stormwater facilities to be aesthetically integrated the overall site design if the pond is in the 'front yard' of the development. Alternatively, open ponds shall be located on the side or rear yards of the development and screened from view, which would be impractical for natural drainage of this subdivision. Underground stormwater facilities may be located anywhere on site.

The proposed location of the stormwater detention pond is on the predominant corner of 1400 N and 1200 E and gateway to the Hillcrest neighborhood. As such, design, ownership and maintenance of the detention pond area is important. The proposal integrates the detention pond with common area. A conceptual landscape plan has been provided and incorporates common area, connections with the landscape buffer, detention pond, future playground and additional vegetation. As conditioned, the stormwater detention location is in compliance with the LDC.

FENCES

The LDC 17.30.110 stipulates the fence height and setbacks for the building lots with back yards adjacent to streets. For example, a 6' fence on the rear of the property has a 10' setback from the property line when adjacent to a street, whereas a 4' fence may be within 1' of the property line.

Individual property owners shall consult Figures 17.30.110 A.1 & D.1 during the building process for personal property fencing as requirements vary depending on the orientation of the house to the road and house orientation on the property. Fence height, material and location will be reviewed as part of a fence permit.

UTILITY SERVICES

The adjacent streets (1400 North & 1200 East) contain all of the city utility services needed for residential development. Water, sewer and power will be extended throughout the subdivision as per City standards and specifications ensuring that all lots will be fully serviced.

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, no comment had been received.

PUBLIC NOTIFICATION

Legal notices were posted on the City's website on 5/29/21, the Utah Public Meeting website on 5/31/21 and a Public Notice mailed to property owners within 300' were sent on 5/24/21.

RECOMMENDED CONDITIONS OF APPROVAL

1. All standard conditions of approval will be recorded with the Subdivision Permit and are available in the Community Development Department.
2. Sixty-Four (64) lots are approved with this subdivision permit.
3. The stormwater detention pond / common area located at the northwest corner is approved with this subdivision permit.
4. The landscape buffer and detention pond / common area parcel shall be maintained by the HOA. A draft CC&R's shall be submitted to the city detailing landscape buffer responsibility and maintenance prior to final plat approval.
5. The stormwater detention pond / common area located at the northwest corner, and the landscape buffer shall be on a separated parcel from building lots and labeled on the final plat as non-buildable. A note shall also reference the responsibility of the HOA to install and maintain the landscaped area.
6. The landscape buffer shall have trees placed at every 20 linear feet (block average), shrubs at every 10 feet, and 3' berming. Final design to be approved by staff.
7. The storm-water detention pond shall incorporate the edges of the landscape buffer, detention pond, common area, playground and additional vegetation. A final landscape plan shall be approved by staff prior to final plat approval.

8. Street trees, landscaping buffer, and common area landscaping and amenities shall be installed prior to the time when the final home on Lots 1, 25-31 and 58-64 receives a Certificate of Occupancy.
9. All areas of finish grades sloping greater than 30% shall be indicated as non-buildable areas on final plats.
10. All street cross-sections must adhere to the Logan City Standards and Specifications.
11. 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.
12. A note shall be added to the final plat indicating a 20' minimum rear building setback for all homes that back up against 1200 East and 1400 North.
13. Prior to building permit issuance for individual homes, each lot shall have a geotechnical review and approval based on the overall report, home layout, retention wall specifics, grading, cuts and fills, drainage and driveway layout.
14. Provide 10' public utility easement on all property lines at the bounds of the subdivision and 5' PUE on all other property lines.
15. No signs are approved with this Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
16. All fencing shall be approved and permitted by staff in accordance with the Land Development Code.
17. The final plat shall be recorded within one (1) year of this action or comply with LDC 17.58 Expirations and Extensions of Time.
18. 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. **Fire —contact 716-9515**
 - a) Place hydrants within 600 feet of all buildable area of all lots.
 - b. **Engineering —contact 716-9153**
 - b) Traffic Study of impact to existing roads and intersections shall be done by Logan City Engineering Department. Traffic study shall also address site triangles/distances and safety of all proposed accesses cost of study to be billed to developer, input by developer regarding Scope of Work and selection of potential firms will be considered in final selection of consultant.
 - c) No lot access will be allowed from 1200 East and 1400/1500 North streets
 - d) Show area of steep slopes (greater than 30%) as defined in the LDC 17.24.030C as Geologically Unstable Areas on final recorded plats. Add note on plat stating that any construction/landscaping in these areas shall comply with LDC 17.24.070 requirements.
 - e) Comply with City storm water requirements: (1. Retention onsite of 90th percent storm event, 2. Implementation of Low Impact Design for permanent post construction storm water management best practices). Comply with City storm water design standards.
 - f) Provide Storm Water Pollution Prevention Plan and NOI with infrastructure construction drawings for approval prior to final plat recordation.
 - g) Connect drainage piping from Box Elder Circle and existing detention pond on 1400 E into new development post construction storm water system. Provide City with a permanent storm water utility easement on development property from subdivision Lots 42 and/or 43 to the existing 1400 East detention pond. These flows can be considered pass through flows through the development detention pond.
 - h) Construct 1400/1500 North for 80' right of way with curb, gutter, park strip, sidewalk and road section as required for specified right of way width. Design of road and pavements section per the Logan City road design standards.

- i) Provide to City prior to plat recordation, water shares for new development, development agreement, storm water maintenance agreement and land disturbance permit.
- j) Construct all 1200 East and 1400/1500 North improvements with first phase of construction per Logan City road design standards.
- k) Provide a 10'x10' long corner cut off at south east corner of 1400 North and 1200 East and a minimum 25' radius.
- l) Provide City with a Geotechnical report for site that includes a minimum the following: 1) California Bearing Ratio at subgrade elevation for dedicated/existing roads pavement section, 2) Location of historical high ground water elevation below existing surface, 3) percolation rate of soil (both native and imported soil brought into retention/detention pond areas, 4) bearing capacity of native soils onsite.
- m) For Information Only Comment, there is now an 8" sewer line in 1200 E from 1300 N – 1400 N.
- n) Resolve 10' discrepancy along south property line of subdivision.
- o) All street signage and curb markings for traffic control, street names, no parking, cross walks, etc shall be furnished and installed by developer per Logan City standards.
- p) Access to 1200 East shall be spaced from existing roads and accesses per Logan City Design Standards for a Collector type street.

c. Water/Cross Connection—contact 716-9627

- q) Water meter setters must meet current Logan City standards.
- r) 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. 3-) All points of use of water must comply with the 2018 IPC and State of Utah Amendments and the Utah Admin Code 309-305 during and after construction.
- s) Project shall comply with all current plumbing codes, Utah State Amendments and the Utah Division of Drinking Water rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention.

FINDINGS FOR APPROVAL FOR THE SUBDIVISION PERMIT

- 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 lot sizes and maximum allowed densities for the NR-4 zone.
- 2. The Subdivision Permit conforms to the requirements of Title 17.47 concerning hearings, procedures, application requirements and plat preparations.
- 3. The project meets the goals and objectives of the NR zoning designations within the Logan General Plan by providing residential opportunities in areas with existing services and infrastructure in the vicinity.
- 4. 1400 North and 1200 East provide adequate access and services to the subdivision.
- 5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.



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- j) Construct all 1200 East and 1400/1500 North improvements with first phase of construction per Logan City road design standards.
- k) Provide a 10'x10' long corner cut off at south east corner of 1400 North and 1200 East and a minimum 25' radius.
- l) Provide City with a Geotechnical report for site that includes a minimum the following: 1) California Bearing Ratio at subgrade elevation for dedicated/existing roads pavement section, 2) Location of historical high ground water elevation below existing surface, 3) percolation rate of soil (both native and imported soil brought into retention/detention pond areas, 4) bearing capacity of native soils onsite.
- m) For Information Only Comment, there is now an 8" sewer line in 1200 E from 1300 N – 1400 N.
- n) Resolve 10' discrepancy along south property line of subdivision.
- o) All street signage and curb markings for traffic control, street names, no parking, cross walks, etc shall be furnished and installed by developer per Logan City standards.
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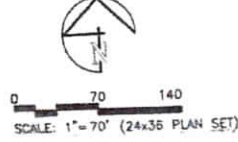
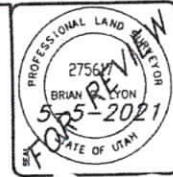
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- s) Project shall comply with all current plumbing codes, Utah State Amendments and the Utah Division of Drinking Water rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention.

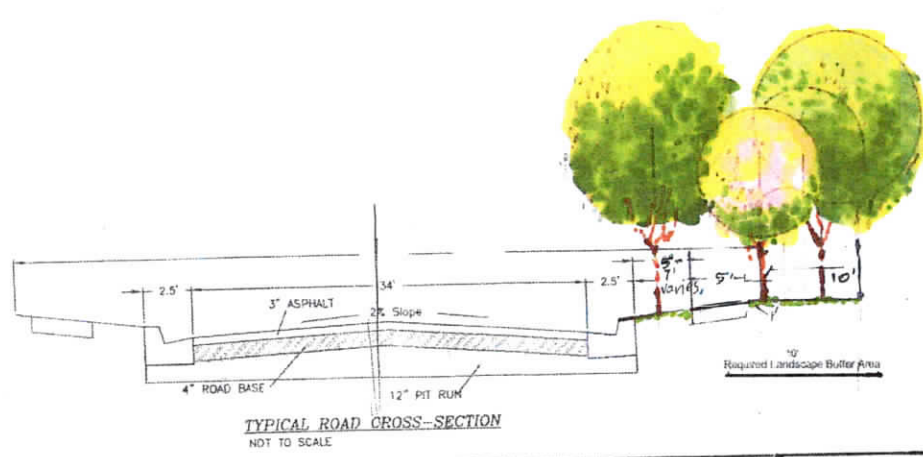
FINDINGS FOR APPROVAL FOR THE SUBDIVISION PERMIT

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 lot sizes and maximum allowed densities for the NR-4 zone.
2. The Subdivision Permit conforms to the requirements of Title 17.47 concerning hearings, procedures, application requirements and plat preparations.
3. The project meets the goals and objectives of the NR zoning designations within the Logan General Plan by providing residential opportunities in areas with existing services and infrastructure in the vicinity.
4. 1400 North and 1200 East provide adequate access and services to the subdivision.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

MOUNTAINSIDE ESTATES
 PART OF THE NORTHEAST QUARTER OF SECTION 26
 TOWNSHIP 11 NORTH, RANGE 1 EAST
 SALT LAKE BASELINE AND MERIDIAN
 LOGAN, UTAH

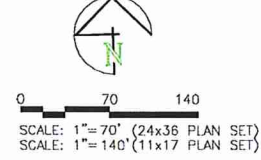


15' setback from top of slope





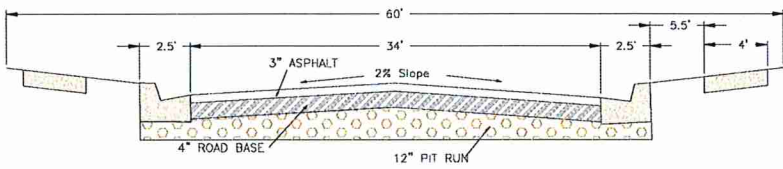
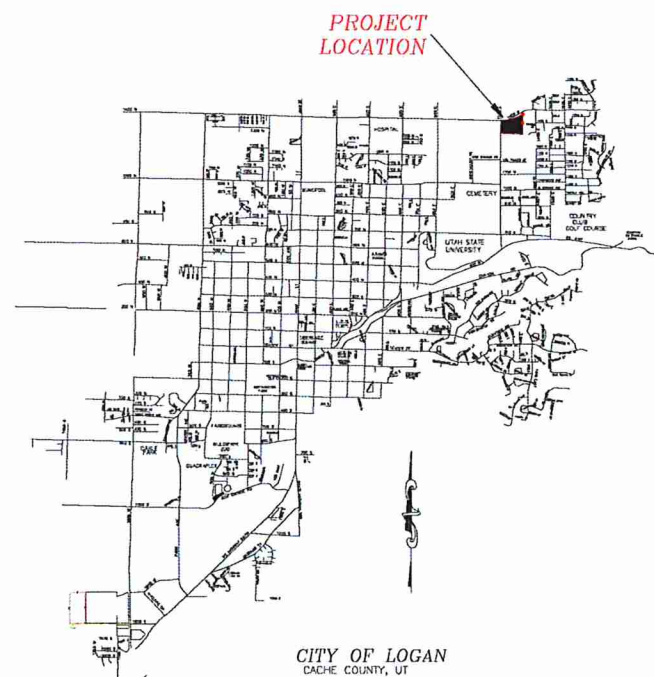
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Legend:

- BOUNDARY LINE
- EXISTING FENCE
- EXISTING CONCRETE
- PROPOSED ASPHALT
- MAJOR CONTOUR EXISTING (10')
- MINOR CONTOUR EXISTING (2')

- Notes:**
- Number of Lots: 64
 - Open Spaces: 1
 - Acres=26.04± acres
 - The overall datum for this project is the Logan City GPS Station UTLN with an Elevation of 4566.935
 - The project is not located within a 100 yr flood plain.
 - Proposed setback lines:
Front: 25'
Back: 10'
Side: 6' --- 20' around corners
 - Proposed 10' utility easements
 - Project to be completed in one phase.



ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121

NO.	REVISIONS / SUBMISSIONS	DATE

PROJECT TITLE: **MOUNTAINSIDE ESTATES**
PART OF THE NORTHEAST QUARTER OF SECTION 26
TOWNSHIP 11 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN
LOGAN, UTAH

DATE: APRIL 2021
DRAWING No. 1