



**Project #19-004
Meadow Creek Subdivision
Located at 2200 South 1400 West**

REPORT SUMMARY...

Project Name: Meadow Creek Subdivision
Proponent/Owner: DHI Builders LLC / Visionary Homes LLC
Project Address: Approximate 2200 South 1400 West
Request: Subdivision Permit
Current Zoning: MR-9
Date of Hearing: February 14, 2019
Type of Action: Quasi-Judicial
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission conditionally approve a Subdivision Permit for Project #19-004 Meadow Creek Subdivision, for 143 individual building lots located at approximately 2200 South 1400 West; TIN #03-005-0054; -0062; -0061; -0053; -0004; -0057; -0046; -0002.

Land use adjoining the subject property

<i>North:</i>	MR-9 Single-Family Residential	<i>East:</i>	NR-6 Single Family Residential
<i>South:</i>	RC: Agricultural Land	<i>West:</i>	NR-6 Single Family Residential

Request

The proponent is requesting to subdivide approximately 33 acres into 143 single family building lots. The cluster-style design will allow for better consolidated open-space and natural area preservation for trails and amenities indicated on the submitted plans. The property is currently vacant but contains an open-ditch canal, ponds, streams, and underground utilities associated with the Spring Creek Village Subdivision located to the east. The cluster style subdivision, which allows for native area preservation in exchange for clusters or pockets of housing while adhering to an overall density. The overall gross density of the project is proposed at 4.33 homes per acre. These properties were recently rezoned from NR-6 to MR-9 to allow for more clustering options. Prior to the rezone, the applicant placed a voluntary deed restriction on the properties that limits future development to only single-family homes. No multi-family or attached housing will be allowed on these properties.

Zoning

The MR-9 zone is described in the Land Development Code (LDC) as providing transitional areas between higher intensity commercial and lower intensity residential. A variety of housing types and designs are encouraged to promote neighborhood stability and a sense of community. This zone allows for up to 9 units per acre of land and permits residential uses with a maximum occupancy of one family or no more than three (3) unrelated people within each dwelling unit.

Subdivision Permit

The Land Development Code (LDC) 17.40 requires subdivision permits to be in accordance with zoning district standards to ensure orderly development patterns, block connectivity and to preserve traditional neighborhood character. In the MR-9 zone, building lots are required to be a minimum area of 4,000 SF for single-family detached homes.

Street Grid Connectivity, Building Orientation & Site Layout

The LDC 17.30.190 requires that subdivisions with greater than 20 lots have at least three (3) adjacent street connections or stubs for future connections. The LDC street connectivity requirement ensures practical traffic distribution, efficient utility networks, improved walkability and the continuation of traditional core neighborhoods with homes placed around the perimeter of a network of city blocks. This proposal includes the creation of several smaller blocks and numerous internal street connections within the development. Three street connections are shown to the adjacent areas along 2200 South and eventually to 1600 West (interim stub). A phasing plan has not yet been submitted, but should consider minimum emergency vehicle access requirements per lot development. As conditioned with a phasing plan, the proposed subdivision meets the minimum street connectivity standards of the LDC.

Building Design

Individual single-family homes do not require Design Review Permits. However, the LDC does require certain building design standards to be met prior to the issuance of a Building Permit. The LDC 17.09.040 states that front facing garage(s) (measured from door edge to edge), shall not exceed 50% of the total building façade width. The garage portion of the home cannot project forward more than 10 feet closer to the street. The MR-9 zones are required to have minimum street-facing façade design variations from adjacent buildings to enhance neighborhood character and create visual interest (restrict “cookie-cutter” neighborhoods). The LDC identifies eight (8) different categories and requires that at least four (4) out of the eight (8) be noticeably different. The eight (8) categories listed are building color, materials, roofline, height (number of floors), fenestration, architectural style, articulation and porch design. As conditioned with code compliance prior to building permits being issued, the project complies with the LDC.

Setbacks

The Land Development Code (LDC) requirements for setbacks in the MR-9 zone are as follows (as measured from property lines):

Front:	15'
Side:	8'
Rear:	10'
Canal Bank:	15'

When a home has a front facing garage and a driveway within the front yard it's common to see cars parked on the driveway. In the case where driveways are planned for front yard areas, considerations should be made to accommodate parked cars without hanging out over the sidewalk or street. As conditioned with adequate driveway space for forward facing garages, the project meets the requirements in the LDC.

Pedestrian Circulation

The LDC 17.30.160 requires pedestrian circulation throughout neighborhood streets and within open space areas for overall walkability and access. Pedestrian circulation should provide a safe, convenient and well-connected network. The proposed layout shows block connectivity along with open space trail interface and access. As proposed, the project meets the requirements in the LDC.

Open Space

The LDC 17.07.090 requires 20% open space and an additional 10% useable outdoor space for projects located within the MR-9 zoning district. The LDC 17.28 generally describes open space as native vegetation or landscaped areas, while useable outdoor space is typically decks, patios and other similar amenities. Typical single-family subdivisions don't provide open space or outdoor space because they are normally located in NR zoning districts which don't require open space. During the rezone process, the applicant argued the case that cluster housing

provides the opportunity to consolidate and preserve open space better. With better and bigger open space areas, trails and other amenities can have a greater benefit. As conditioned with minimum open space requirements being provided that include natural areas and useable amenities, the project complies with the LDC.

Staff Summary

There are several unique issues associated with this project proposal. First, the area was originally approved for the Spring Creek Village project in 2007 but only one phase was constructed before being abandoned and sold. Meadow Creek will occupy the subsequent phase areas of Spring Creek Village. Utilities and infrastructure will require cooperation between both Spring Creek Village and Meadow Creek for effective layout and service ability. The sewer system was originally constructed as a private system but could be upgraded into a public system. Meadow Creek will propose these upgrades to be done to avoid long term maintenance and repair costs. All sewer users will need to agree to this sewer conversion. Open space developments should be proportionately improved with each phase to ensure balanced development. On long drawn out subdivisions, this can be challenging. The existing open ditch canal will need to be piped and aligned inside public rights-of-way to avoid private property conflicts. This will need to be done in a way that does not impact water conveyance and per canal company specifications. Piped canals present additional challenges for public rights-of-way, especially when you consider sewer lines, water lines, power lines and other underground infrastructure placed near and crossing piped canals. The phasing plan will need to provide adequate emergency vehicle access during build-out.

Staff considers these issues very challenging and unique but not unsurmountable. If completed as proposed and as conditioned, this subdivision will provide housing options for our growing populations with the unique benefit and character of native areas and trail amenities.

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, one written comment was received from Ed Jenson expressing concerns over re-routing the canal, density, current sewer situation, and traffic generation.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 2/2/19, posted on the City's website and the Utah Public Meeting website on 2/7/19 and mailed out to adjacent property owners within 300' on 1/22/19.

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. 143 building lots and remainder open space is approved with this subdivision. The areas labeled as remainder and/or open space shall be listed as non-buildable and only contain landscaping or accessory subdivision amenities.
3. Single family homes will be the only structure type allowed within the subdivision.
4. Lots sizes shall be a minimum of 4,000 SF.

5. The final plat for the subdivision shall be recorded within one year unless an extension of time is granted as per LDC. The subdivision may be phased as per LDC regulations.
6. Building setbacks shall be reviewed and approved on an individual building basis and comply with the MR-9 requirements of 15' front yard, 8' side yard, 0' common wall side and 10' rear yard.
7. Driveways located in the front yard shall be at least 20' long to accommodate vehicle parking without obstructing or overhanging onto the sidewalk.
8. 20% of the subdivision area shall be dedicated as open space. 10% of the subdivision area shall be dedicated as usable outdoor space. Open space shall be developed proportionately with each subdivision phase.
9. A phasing plan shall be submitted and approved by staff prior to recordation. The phasing plan shall indicate proportionate per-phase open space improvements and provide minimum emergency vehicle access and circulation.
10. Three street connections or street stubs to future areas shall be provided.
11. Each home will be reviewed and approved by staff for compliance with LDC regulations concerning garage door width ratios and building design variations as per each building permit application.
12. A performance landscaping plan, prepared in accordance with §17.32 of the LDC, shall be submitted for approval to the Community Development Department prior to the recordation of the final plat. The plan shall include the following:
 - a) Final landscape designs for open space and usable outdoor space shall detail amenity areas, play equipment, trail surfaces and phasing lines.
 - b) Final landscape design shall indicate re-vegetation techniques and undisturbed native areas with the trail network outlined in the submitted drawings.
 - c) Street trees shall be planted every thirty (30) feet along all streets. Street trees should be planted within a year of occupancy.
13. The canal alignment shall be placed inside public rights-of-way convey water at the same levels and be reviewed and approved by the canal company and the Logan City Engineer prior to installation.
14. Storm-water retention/detention surface ponds or basins shall be positioned outside of the front setbacks or in areas directly adjacent to city streets. Facilities within view from streets should be screened with vertical vegetation and plant material. Storm water areas designed for parks or open space shall be done in a manner that conceals the storm water function so that they generally appear as parks not storm water ponds.
15. All streets adjacent to or within the development shall be improved to current city standards and specifications.
16. 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.
17. 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.
18. 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*
 - It appears the three cul-de-sacs on the north side are too small to allow the large collection trucks to safely maneuver so residents will need to either bring their containers to the main road for collection or line them up in the entrance. Residents on the small lane in the south west corner will also need to bring their containers to the main road for collection. An all-weather turn around must be provided at the end of each of the temporary dead-end roads during the construction phases.
 - b. *Water—contact 716-9622*
 - All water meters must meet current Logan City Standards.

- Any landscape irrigation connected to Logan City water must have backflow protection installed and tested. Private and or Community.
- All points of use of water during and after construction must comply with 2015 IPC and Utah State amendments.
- Project shall comply with all Utah division of drinking water rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention.

c. Engineering – contact 716-9160

- Provide water shares or in-lieu fee for all indoor and outdoor water demand for development. Shares shall be in accordance with Utah Admin Rule R309-510-7.
- Development shall accept all storm water from Spring Creek Village and provide storm water detention/retention for this per City standards.
- This development shall be part of the Spring Creek Home Owner Association as currently recorded on the existing parcels.
- Development shall upgrade existing sewer lift station to meet Logan City Standards and turned over to the City for operation and maintenance. This shall also include deeding the necessary property needed for access to and around the lift station structure.
- Develop all road improvements along 1600 West and 2200 South. Must provide a 24' width minimum pavement width on 2200 South and 1600 West for subdivision access for emergency vehicles, maintenance/service vehicles and resident access.
- All existing water and sewer lines shall be in a paved City right-of-way or a graveled public utility easement (PUE) which can be accessed along the full length of the utility by City maintenance equipment. All easements shall account for turning radius of equipment. If existing utilities are not maintained in an easement or right-of-way, they shall be relocated at the developer's expense to be located in a right-of-way or public utility easement as approved by City Public Works Department.
- Subdivision site plan shows the existing canal running through the middle of proposed lots. Per City standards the canal shall have a 15' easement from the top bank of canal along each side of the canal. If canal is to be relocated and/or piped this shall be done with the approval of the canal company. All storm water discharges to the canal shall also have canal approval.
- If second access from the subdivision (see Fire Dept comments) is to 1600 West, it also shall be reconstructed to accept 2 lanes of traffic with a shoulder per City standards. Johnson Ridge Lane cannot be used as the secondary access from this development per previous CAMP approvals (Spring Creek Village Subdivision).
- Provide curb, gutter, and sidewalk along frontage on 2200 South. This shall also include the piping of the existing ditch to carry irrigation, storm water, and field drainage flows. The piping of this ditch shall also include approval from the share holders of any irrigation flow.
- Previous CAMP approval of Spring Creek Village Subdivision required a gate be placed on Johnson Ridge Lane to prevent traffic access from subdivision. Install this gate or work with City and property owners to cul-de-sac Johnson Ridge Lane at US 89/91.
- The pond located on the open space portion of the development is part of the canal system. Access along canal and pond shall be maintained. Record all easements along the canal and pond and all access easements to canal and pond on plat.
- Spring Village storm water was designed to flow to storm water detention/retention facilities. This development shall account for all storm water from Spring Creek Village development per current City storm water standards. Storm water will be addressed during Phase 1 development.

- All roads accessing subdivision from 2200 South or 1600 West shall be a minimum 66' wide.

d. Fire – contact 716-9515

- Approved fire apparatus access roads shall be provided within 150 ft of every portion of every building as measured by an approved route around the exterior.
- Approved fire hydrants shall be provided within 600 ft of every portion of every building as measured by an approved route around the exterior.

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 developments are consistent with the ordinance and regulations associated with the MR-9 zoning district.
2. The Subdivision Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The project meets the goals and objectives of the MR-9 zoning designation within the Logan General Plan by providing housing in transitional areas.
4. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
5. 2200 South and 1600 West provides access and is adequate in size and design after the required improvements are installed to sufficiently handle traffic and utility demands related to the land use.

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



APPLICATION FOR PROJECT REVIEW

☒ Planning Commission ☐ Land Use Appeal Board ☐ Administrative Review

Date Received 1-14-19	Received By	Receipt Number	Zone MR-9	Application Number PC 19-004
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- 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"/> 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

Meadow Creek Subdivision

PROJECT ADDRESS

2200 South 1400 West Logan, UT 84321

COUNTY PLAT TAX ID # **03-005-0053**
03-005-0054 -- **03-005-0004**
03-005-0062
03-005-0001 **03-005-0057**

AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete)

Visionary Homes 2018, LLC

MAIN PHONE #

(435) 752-1480

MAILING ADDRESS

CITY

STATE

ZIP

50 East 2500 North Ste. 101 North Logan Utah 84341

EMAIL ADDRESS

janet@visionaryhomes.com

PROPERTY OWNER OF RECORD (Must be listed)

DHI Builders, LLC

MAIN PHONE #

MAILING ADDRESS

CITY

STATE

ZIP

EMAIL ADDRESS

DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED

(Include as much detail as possible - attach a separate sheet if needed)

We are proposing to sub-divide the property into 143 clustered single-family homes thus leaving ample natural open space for a variety of uses under the MR-9.

Total Lot Size (acres)

33 acres

Size of Proposed New Building (square feet)

Number of Proposed New Units/Lots

143 Lots

- 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 permits on behalf of the property owner.

Signature of Property Owner's Authorized Agent

Signature of Property Owner

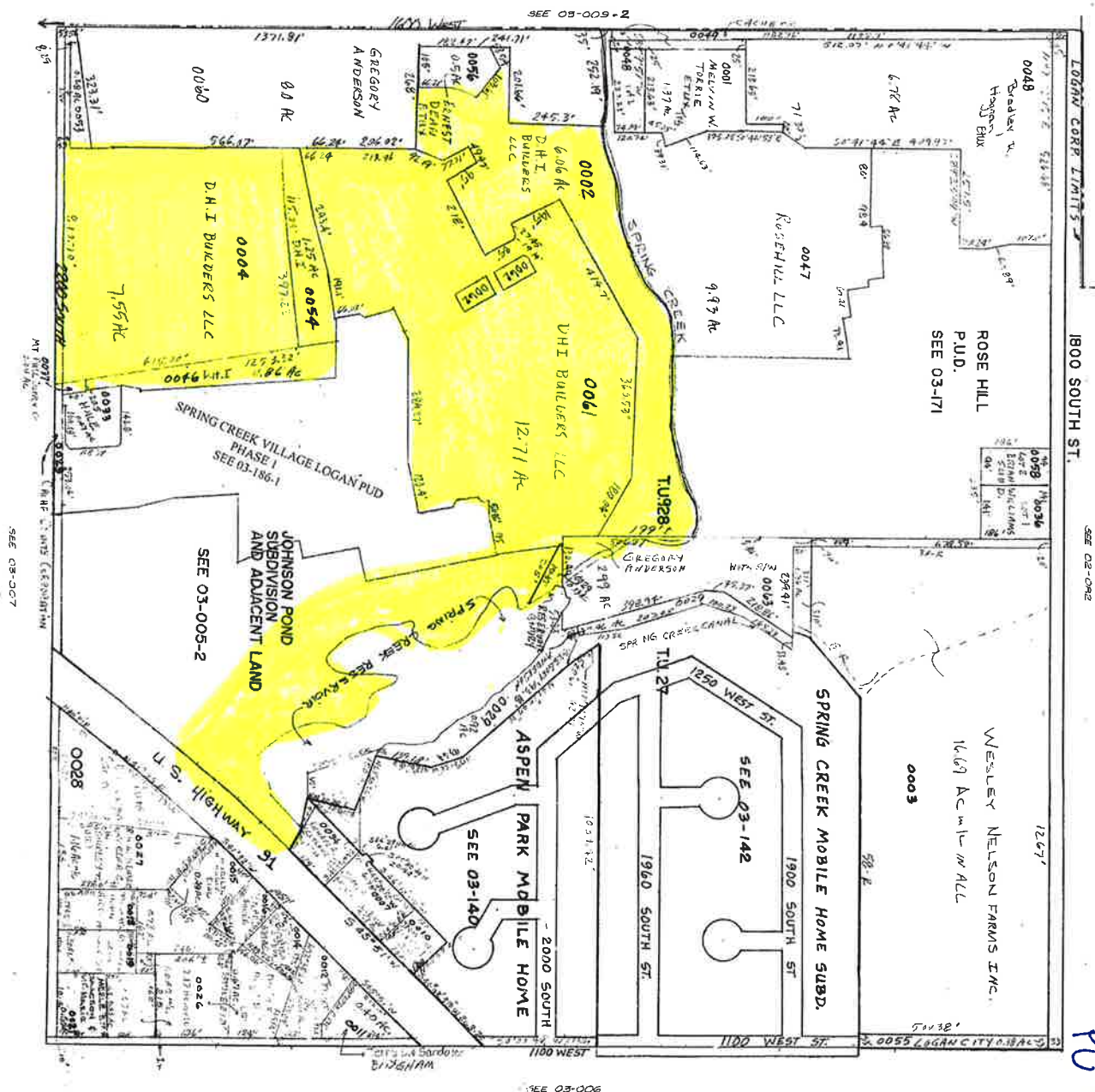
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.

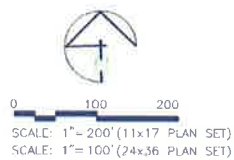
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03-005-0046

03-005

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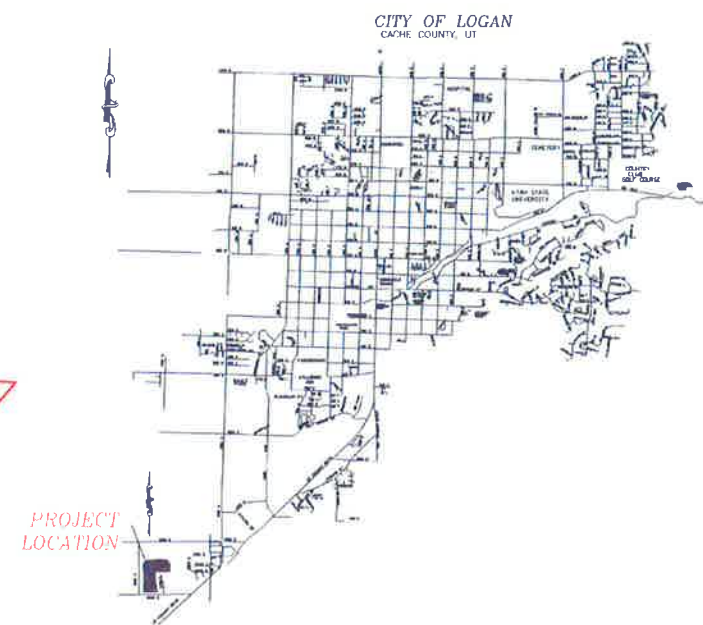
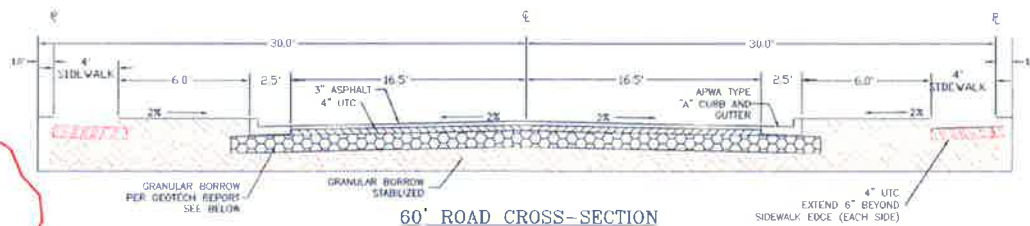
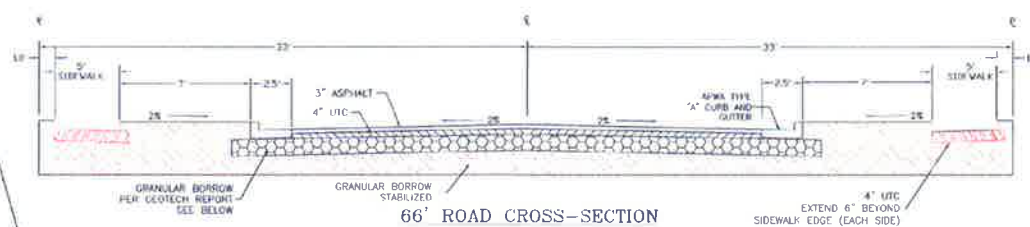
PC 19-004





MEADOW CREEK SUBDIVISION

MASTER PLAN



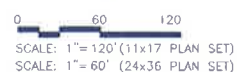
- Legend:
- PROPOSED WATER/FIRE HYDRANT
 - PROPOSED SEWER
 - EXISTING ASPHALT
 - MAJOR CONTOUR EXISTING (10')
 - MINOR CONTOUR EXISTING (2')
- Notes:
- Number of Lots: 143
 - Acres: 33
 - The overall datum for this project is the Logan City GPS Station 110 with an Elevation of 4567.64
 - The project is not located within a 100 yr flood plain.
 - The project will be completed in multiple phases.
 - All streets within this development are public.



DATE	2-28-19			
REVISIONS				
NO.	DESCRIPTION	DATE	BY	PROJECT NO.
1	ISSUED FOR PERMIT	2-28-19	BCL	19-001
2	ISSUED FOR CONSTRUCTION	3-15-19	BCL	19-001

PROJECT TITLE	MEADOW CREEK SUBDIVISION
DRAWING TITLE	MASTER PLAN

DATE	JAN, 2019
DRAWING NO.	

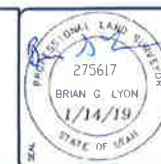


SOUTHERN HALF

Legend:

PROPOSED WATER/FIRE HYDRANT
PROPOSED SEWER
EXISTING ASPHALT
MAJOR CONTOUR EXISTING (10')
MINOR CONTOUR EXISTING (2')

Notes:

[illegible]

MEADOW CREEK
SUBDIVISION

DATE: JAN, 2019

0 60 120
SCALE: 1"= 120' (11x17 PLAN SET)
SCALE: 1"= 60' (24x36 PLAN SET)

MEADOW CREEK SUBDIVISION

NORTHERN HALF

Legend:

- PROPOSED WATER/FIRE HYDRANT
- PROPOSED SEWER
- EXISTING ASPHALT
- MAJOR CONTOUR EXISTING (10')
- MINOR CONTOUR EXISTING (2')

Notes



BRUN G. LYON
275617
1/14/19
STATE OF UTAH

PROJECT NO.
SHEET NO.

DATE
DRAWN
CHECKED
APPROVED

MEADOW CREEK
SUBDIVISION
NORTHERN HALF

DATE: JAN, 2019
DRAWN BY: