



**Project #19-024
Logan River Trails – Phase 4
600 S Trail Circle**

REPORT SUMMARY...

Project Name: Logan River Trails – Phase 4
Proponent / Owner: Don Reese/Logan River Trails LLC
Project Address: 600 S Trail Circle
Request: 5 Lot Residential Subdivision
Current Zoning: Traditional Neighborhood Residential (NR-6)
Type of Action: Quasi-Judicial
Hearing Date: August 8, 2019
Submitted By: Aaron Smith, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Subdivision Permit for Project #19-024, Logan River Trails – Phase 4, in the Traditional Neighborhood Residential (NR-6) zone located at 600 S Trail Circle, TIN# 02-077-0001

Current Land use adjoining the subject property

<i>North:</i>	Not in Logan: Undeveloped/Agriculture	<i>East:</i>	NR-6: Residential Uses
<i>South:</i>	NR-6: Church Building	<i>West:</i>	PUB: Future Park Space

Subdivision Proposal

The applicant is proposing a subdivision of five (5) single family lots (.77 acres) and one (1) common area (3.05 acres) located on a 3.82 acre parcel. This subdivision is the fourth and final phase of the Logan River Trails subdivision. The Logan River Trails was approved in 2004 for a 78-lot subdivision in the SFT-PD zone, which included the 5 lots and common area proposed with this application. In 2009, a portion of the site was developed as a church instead of homes. As of this application, 48 single family lots have been developed in the subdivision. As the original subdivision permit has expired, a new subdivision permit must be approved for the final 5 building lots and common area. The proposed subdivision is consistent with the original subdivision permit.

The phase 4 consists of a relatively flat area along the western portion of the development. 600 S, which borders the subdivision to the north, has only a soft shoulder and a ditch running along the south side. Trail Circle, which is to the east of the proposed subdivision has curb and gutter.

Access & Streetscapes

All five of the proposed single-family home lots will be accessed from Trail Circle. The proposal would finish the streetscape and landscaping as proposed in the original plan with sidewalks and street trees along Trail Circle, and sidewalk and a parkstrip along 600 S. A 25' landscaping buffer is proposed to be constructed along 600 S between the sidewalk and Lot 39 on the northern edge of the common area. As conditioned, with full streetscape, infrastructure improvements, and landscaping buffer, the project meets the requirements in the Land Development Code (LDC).

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 an average minimum lot width of 50' as per the LDC. The proposed 5-lot subdivision of phase 4 has a gross density of 1.3 homes per acre. The density in this phase is low due to the 3 acres of

common area associated with the final phase. For the development overall, subtracting the portion that was developed as a church, the subdivision has a gross density of 3.4 units per acre. Lot sizes in phase 4 range from 6,500 SF to 7,590 SF and lots widths between 50 and 65 feet. As conditioned, with the common area being designated as not buildable, the subdivision meets density, layout and lot size requirements in the LDC.

Site Development

Setbacks

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

- Front: 25 feet
- Side: 8 feet
- Rear: 10 feet

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-6 regulations when individual building permits are submitted. As proposed, the subdivision complies with the LDC.

Open Space

Open space is not required in the NR-6 zoning district; however, this subdivision was originally permitted with common open space. Most of that common area is to be developed in phase 4. The proposal includes landscaped picnic areas, trails, and pathways that connect to Trail Circle and 600 S. These common area features will be an amenity to the community. Common Area landscaping and amenities are required to be completely installed prior to the time when the final home in the phase receives a Certificate of Occupancy. As conditioned, with installation of landscaped common area and amenities, the subdivision meets the original intent of the subdivision and the LDC.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Light and Power	• Engineering
• GIS	• Water

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 7/27/2019 and the Utah Public Meeting website on 7/26/2019. Public notices were mailed to all property owners within 300 feet of the project site on 7/19/2019.

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. Five (5) single family lots and one (1) common area are approved with this subdivision permit.

3. Full streetscape improvements, including curb, gutter, park-strip and sidewalk, shall be made to both Trail Circle and 600 South.
4. A 25' landscaping buffer that matches the existing buffer along 600 S adjacent to previous phases shall be installed in the common area along the northern edge of Lot 39.
5. Pathways, landscaped picnic area, and a trail shall be installed in the common area per the original landscaping plan.
6. Street trees shall be planted along all streets within the subdivision at 30 feet on center.
7. Street trees, 25' landscaping buffer, and common area landscaping and amenities shall be completely installed prior to the time when the final home in the phase receives a Certificate of Occupancy.
8. The common area shall be designated as not buildable on the Final Plat.
9. The final plat shall be recorded within one (1) year of this action, or comply with LDC 17.58 Expirations and Extensions of Time.
10. 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. Light and Power:
 - i. PUE's- Public Utility Easements on all property lines (10' PUE on all property lines facing a road and a 5' PUE on all other property lines)
 - b. Engineering:
 - i. Construct road, curb gutter and sidewalk and drainage along 600 South and Logan River Circle.
 - ii. Provide Storm water detention/retention per current Logan City Design Standards.
 - iii. Extend water line in 600 South to west subdivision limits and install fire hydrant at end of line with an in-line gate valve.
 - iv. Ensure CC&R's are in place to address maintenance of common area and infrastructure.
 - c. Water:
 - i. Water meter setters must meet current city standards.
 - ii. All landscape irrigation must have a high hazard backflow assembly installed and tested. Private or common.
 - d. GIS:
 - i. Update plat with lot addresses.

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. 600 South and Trail Circle provide infrastructure, utilities and are adequate in size to handle anticipated traffic.

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 7-8-19	Received By	Receipt Number	Zone NR-6	Application Number PC 19-024
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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
Logan River Trails - Phase 4

PROJECT ADDRESS Between 1800 W and 1900 W on 600 South	COUNTY PLAT TAX ID # 02-077-0001
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AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Don Martin Reese	MAIN PHONE # 801-725-4837
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MAILING ADDRESS 1916 Shadow Valley Dr, Ogden UT	CITY	STATE	ZIP 84403
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EMAIL ADDRESS
Mreese1010@msn.com

PROPERTY OWNER OF RECORD (Must be listed) Logan River Trails LLC	MAIN PHONE # 801-725-4837
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MAILING ADDRESS 1916 Shadow Valley Dr, Ogden UT	CITY	STATE	ZIP 84403
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EMAIL ADDRESS
Mreese1010@msn.com

DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) The 4th and final phase of the Logan River Trails Subdivision (5 lots)	Total Lot Size (acres): 3.05 common acres
	Size of Proposed New Building (square feet) NA
	Number of Proposed New Units/Lots 5 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
Don Martin Reese

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
Don Martin Reese

PC 19-024

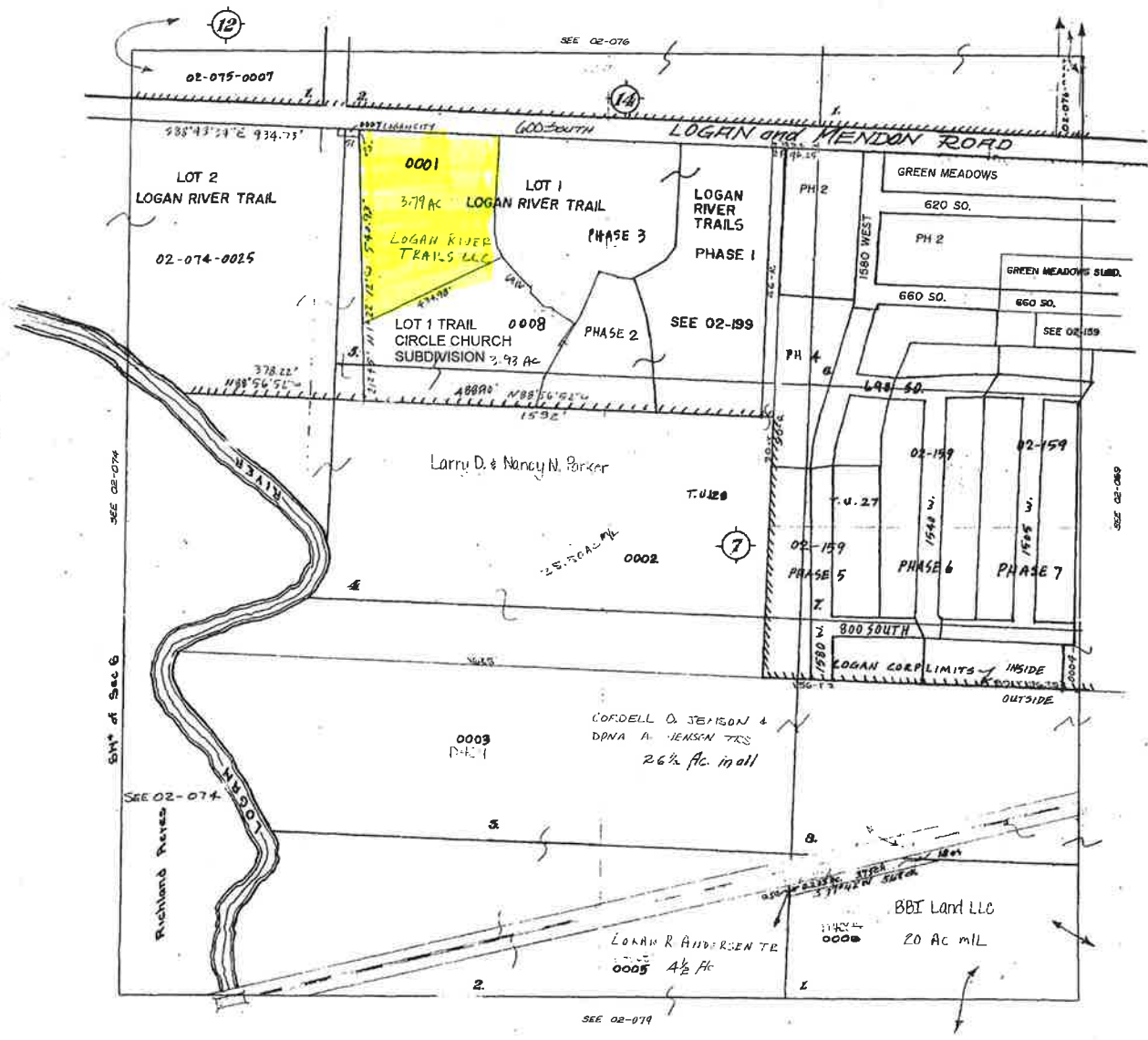
(02-077)

Part Plat A Logan Farm Logan River Trails

SE SECTION 6 TOWNSHIP 11 NORTH, RANGE 1-East Phase 4

SCALE 1 INCH = 3 ch.

TAX UNIT 28 #27 #328



MEMORANDUM



To: Bill Young, City Engineer
Craig Humphries, Fire Marshall
File

From: Joe Hawkes, P.E.
450 N 1000 W
Logan, UT 84321

Date: June 28, 2019

RE: Trail Circle 600 South – Logan River Trails

Logan City has developed a calibrated water model that is used to evaluate the ability to deliver water in accordance to Utah State Code (R309-105-9. Minimum Water Pressure). In accordance with these rules, we are required to meet the following requirements for new development:

1. Pressures not less than 20 psi during conditions of fire flow and fire demand experienced during peak day demand.
2. Pressures not less than 30 psi during peak instantaneous demand (without fire flows)
3. Pressures not less than 40 psi during peak day demand (without fire flows)
4. The addition of new development can not reduce the residual pressure at any service connection in the system to below 20 psi under any conditions.

Table 1 summarizes our peaking factors and demands for the referenced project used in the impact evaluation.

Table 1 - Summary of Model Parameters

Description	Value	Source
Peak Day Factor	1.8	Culinary Water System Master Plan (CWSMP), April 2007, pg 2-9.
Peak Hour	2.4	CWSMP, April 2007, pg 2-9.
Instantaneous Peak Factor	3.5	Review of system wide SCADA.
Lowest Water Demand Factor	0.5	Review of system wide SCADA
Fire Flow Required	2,000 gpm	Estimated (Actual per IFC Table B105.1)
Water Demand of Project	(not provided)	Estimated Average Day

The evaluation assumes that all of the flows come directly off of the existing City water system at the given locations. This evaluation does not include any losses in hydrant lines, service lines, fire lines, private lines, or any piping other than the City's distribution system.

Results

Tables 2 through 3 summarize the modeled results at the existing identified fire hydrants.

Table 2 - Results at Existing FH01875 at Approximately 1805 West 600 South

Condition (@ J15142)	Flow (gpm)	Pressure (psi)
Peak Day	NA	118 (static)
Fire Flows*	2,000	102
Maximum Available Flows	6,192	20

* Fire flows are additive with Peak Day flows for total flow at the farthest point affecting the proposed development. Negative pressures represent a flow that is not possible under the analyzed conditions.

Table 3 - Results at Existing FH01881 at Approximately 620 South Trail Cir

Condition (@ J15116)	Flow (gpm)	Pressure (psi)
Peak Day	NA	118 (static)
Fire Flows*	2,000	98
Maximum Available Flows	5,283	20

* Fire flows are additive with Peak Day flows for total flow at the farthest point affecting the proposed development. Negative pressures represent a flow that is not possible under the analyzed conditions.

Tables 4 through 5 summarize the modeled results available at the City main lines in the street.

Table 5 - Results at Existing 18" Mainline at Approximately 1805 West 600 South

Condition (@ J15138)	Flow (gpm)	Pressure (psi)
Peak Day	NA	118 (static)
Fire Flows*	2,000	104
Maximum Available Flows	6,982	20

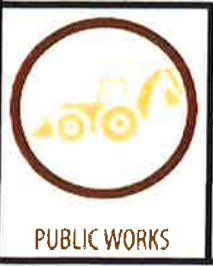
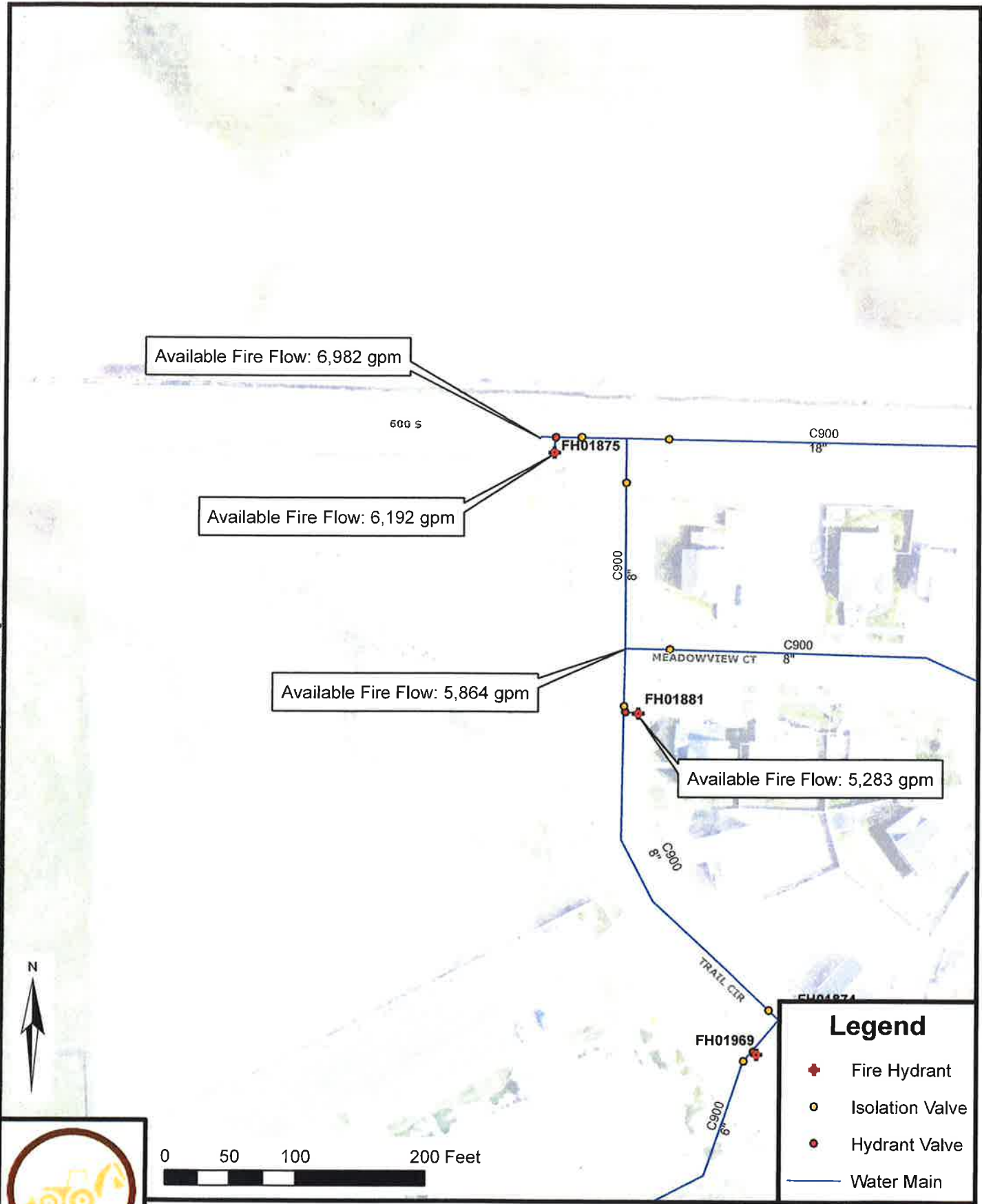
* Fire flows are additive with Peak Day flows for total flow at the farthest point affecting the proposed development. Negative pressures represent a flow that is not possible under the analyzed conditions.

Table 6 - Results at Existing 8" Mainline at Approximately Trail Cir Meadowview Ct

Condition (@ J15124)	Flow (gpm)	Pressure (psi)
Peak Day	NA	118 (static)
Fire Flows*	2,000	101
Maximum Available Flows	5,864	20

* Fire flows are additive with Peak Day flows for total flow at the farthest point affecting the proposed development. Negative pressures represent a flow that is not possible under the analyzed conditions.

This information provides three points from which the developer's consultant can create a pressure versus flow curve to match the actual values. The actual design fire flow must be obtained from the Fire Marshall prior to completing the hydraulic analysis. Figure 1 shows the locations of this fire flow analysis.



**Logan City - Department of Public Works
Logan River Trails Fire Flow Analysis**

**FIGURE
1**

**LOGAN RIVER TRAILS SUBDIVISION
PHASE 4**

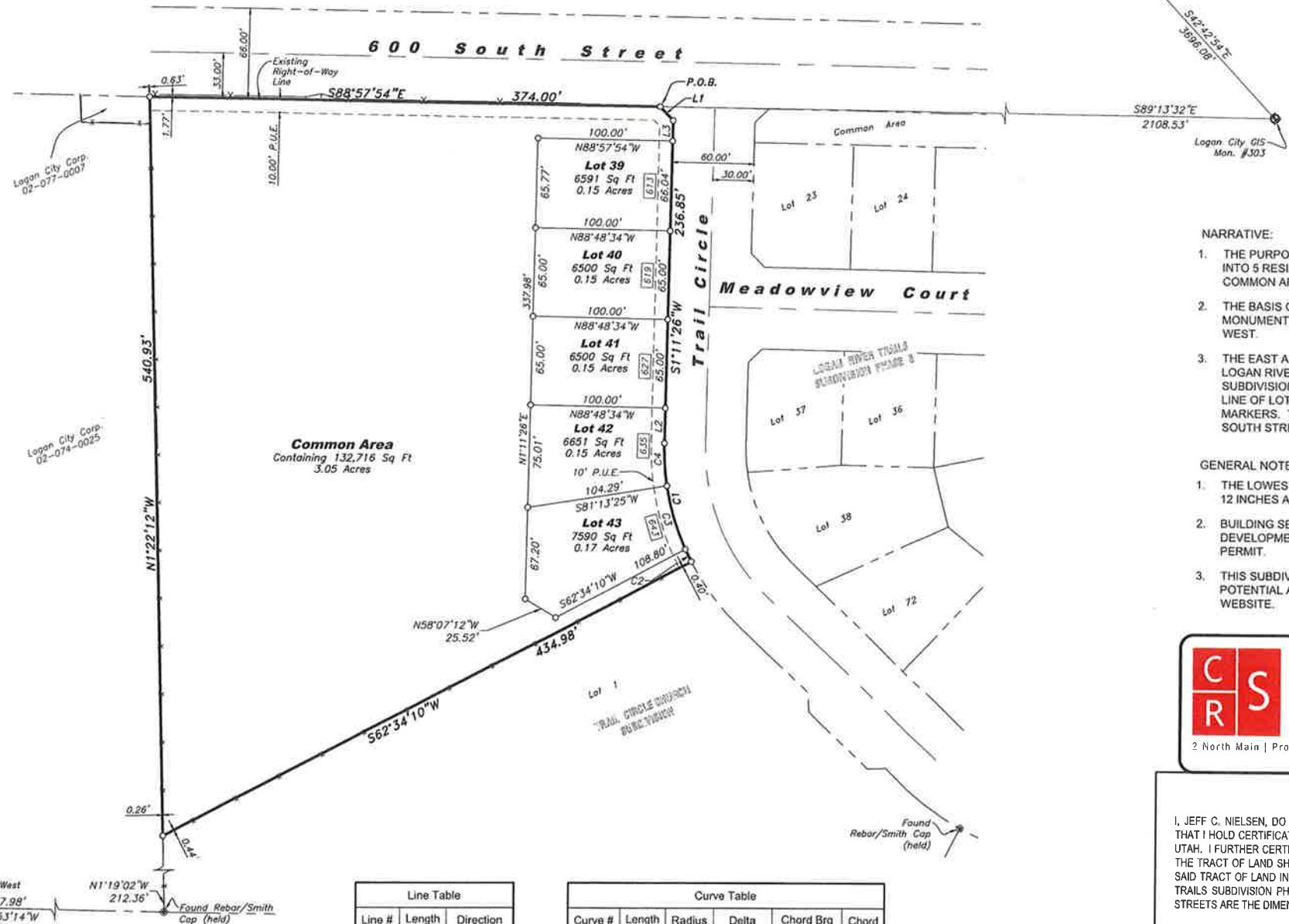
LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
LOGAN CITY, CACHE COUNTY, UTAH
Containing 5 Residential Lots and Common Area in 3.82 Acres

BOUNDARY DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHWEST CORNER OF LOGAN RIVER TRAILS SUBDIVISION PHASE 3, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 800 SOUTH STREET LOCATED NORTH 89°13'32" WEST, A DISTANCE OF 2,108.53 FEET FROM LOGAN CITY GIS MONUMENT #303 AND RUNNING THENCE ALONG THE WEST LINE OF SAID LOGAN RIVER TRAILS SUBDIVISION PHASE 3 AND THE WEST RIGHT-OF-WAY LINE OF TRAIL CIRCLE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 43°53'14" EAST, A DISTANCE OF 14.12 FEET (2) SOUTH 01°11'28" WEST, A DISTANCE OF 236.85 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 28°37'16" (3) SOUTHERLY ALONG THE ARC A DISTANCE OF 89.92 FEET CHORD BEARS SOUTH 13°07'12" EAST A DISTANCE OF 88.98 FEET TO THE NORTHERLY CORNER OF TRAIL CIRCLE CHURCH SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION SOUTH 62°34'10" WEST, A DISTANCE OF 434.98 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 01°22'12" WEST, A DISTANCE OF 540.93 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 600 SOUTH STREET; THENCE SOUTH 88°57'54" EAST, A DISTANCE OF 374.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINING 3.82 ACRES

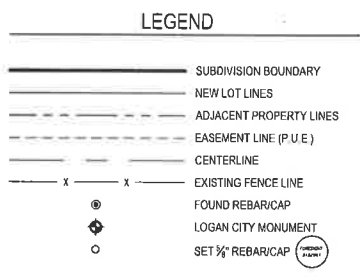


NARRATIVE:

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL ID #02-077-0001 INTO 5 RESIDENTIAL LOTS, WITH THE REMAINDER BEING DEDICATED AS COMMON AREA.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS FROM LOGAN CITY GIS MONUMENT #303 TO MONUMENT #315 WHICH BEARS NORTH 42°42'54" WEST.
- THE EAST AND SOUTH LINES ARE BY RECORD BOUNDARY LINES OF LOGAN RIVER TRAILS SUBDIVISION PHASE 3 AND TRAIL CIRCLE CHURCH SUBDIVISION RESPECTIVELY. THE WEST LINE IS BY RECORD THE WEST LINE OF LOT 1, LOGAN RIVER TRAIL SUBDIVISION AND FOUND SURVEY MARKERS. THE NORTH LINE IS THE SOUTH RIGHT-OF-WAY LINE OF 600 SOUTH STREET.

GENERAL NOTES:

- THE LOWEST INHABITABLE FLOOR ELEVATION SHALL BE A MINIMUM OF 12 INCHES ABOVE EXISTING GRADE.
- BUILDING SETBACKS SHALL BE AS SPECIFIED IN THE LOGAN CITY LAND DEVELOPMENT CODE AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT.
- THIS SUBDIVISION IS LOCATED IN AN AREA OF LIQUIFICATION POTENTIAL AS SHOWN ON THE CACHE COUNTY SENSITIVE LANDS WEBSITE.



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS (AS PERTAINS), TO BE HEREAFTER KNOWN AS:

LOGAN RIVER TRAILS SUBDIVISION PHASE 4

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND EASEMENTS AS SHOWN ON THIS PLAT AS INTENDED FOR PRIVATE AND PUBLIC USE.

DATED THIS _____ DAY OF _____, 20__.

CRS ENGINEERS
Answers to Infrastructure®

2 North Main | Providence, UT 84332 | P 435 374 4870 | www.crsengineers.com

SURVEYOR'S CERTIFICATE

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS LOGAN RIVER TRAILS SUBDIVISION PHASE 4, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

SIGNATURE _____ DATE _____

ACKNOWLEDGEMENT

STATE OF UTAH)
)SS.
COUNTY OF CACHE)

THE FOREGOING INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC THIS _____ DAY OF _____, 20__, BY _____ WHO PROVED ON BASIS OF SATISFACTORY EVIDENCE TO BE _____ OF _____ AND IS SAID PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID _____ BY AUTHORITY OF ITS BYLAWS. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

Line Table			Curve Table					
Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Brg	Chord
L1	14.12'	S43°53'14"E	C1	89.92'	180.00'	028°37'16"	S13°07'12"E	88.98'
L2	25.81'	N1°11'28"E	C2	10.01'	180.00'	003°11'05"	N25°50'17"W	10.00'
L3	15.00'	N1°11'28"E	C3	48.60'	180.00'	015°28'10"	N10°30'40"W	48.45'
			C4	31.31'	180.00'	009°58'01"	N3°47'35"W	31.27'

RECORD OWNERS: LOGAN RIVER TRAILS LLC
1916 SHADOW VALLEY DR.
OGDEN, UT 84403

UTILITY APPROVAL SIGNATURES

WATER _____ DATE _____

WASTE WATER COLLECTION _____ DATE _____

WASTE WATER TREATMENT _____ DATE _____

SOLID WASTE COLLECTION _____ DATE _____

LIGHT AND POWER _____ DATE _____

CITY ATTORNEY'S CERTIFICATE OF APPROVAL

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

DATE _____ CITY ATTORNEY _____

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 ORDINANCE.

DATE _____ CITY ENGINEER _____

MAYOR'S CERTIFICATE OF APPROVAL

THE ABOVE PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY OF LOGAN ON THIS _____ DAY OF _____, A.D. 20__.

DATE _____ MAYOR _____ ATTEST: _____

DIRECTOR'S CERTIFICATE OF APPROVAL

THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE LOGAN CITY DIRECTOR OF COMMUNITY DEVELOPMENT.

DATE _____ DIRECTOR _____

SHEET 1 OF 1

LOGAN RIVER TRAILS SUBDIVISION PHASE 4

PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, LOGAN CITY, CACHE COUNTY, UTAH.

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 _____