



**Project #19-032
L59 Subdivision
Located at approximately 150 S. 100 E.**

REPORT SUMMARY...

Project Name: L59 Subdivision
Proponent / Owner: Beth Larchar / DC1 LLC
Project Address: 150 S. 100 E.
Request: 12-lot Subdivision
Current Zoning: TC1 & MR-20
Type of Action: Quasi-Judicial & Legislative
Hearing Date: May 23, 2019
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Subdivision Permit for Project #19-032, L59 Subdivision, in the Town Center 1 (TC1) and Mixed Residential Medium (MR-20) zones at 150 S. 100 E., TIN #02-047-0005; -0021; -0020; -0019; -0023; -0017; -0014; -0025; -0008; -0006.

Current Land use adjoining the subject property

<i>North:</i>	REC: City Park	<i>East:</i>	NR: Residential Uses
<i>South:</i>	NR6: Religious Institution	<i>West:</i>	TC1: Commercial Uses

Project Proposal

This is a proposal to subdivide the already approved 120 unit multi-family apartment building and 10 townhome L59 project. The subdivision will allow for the townhomes to be individually sold or owned. The project site is approximately 2.64 acres and includes the re-alignment of the Garff Wayside Garden Park boundary line.

Subdivision

The LDC allows subdivisions in the MR-20 and TC-1 zones if density and setbacks are in conformance with the code. The 0.56-acre MR-20 townhome area complies with the 20 units per acre maximum density for 10 new townhome lots. The front setback of 22.5 feet, 10 feet on the side and 10 feet on the rear are compliant with the code and where previously approved. The 2.07-acre TC-1 lot is compliant with the maximum density of 70 units per acre and has already been approved for building setbacks with the L59 Design Review Permit. There are no minimum lot sizes in the MR-20 or TC-1 zoning districts. As proposed, the project meets the requirements in the LDC.

Setbacks

The Land Development Code (LDC) requirements for setbacks in the **MR-20** zone are as follows (as measured from property lines):

Front (opposite NR): 25'
 Side: 8'
 Rear: 10'

The following setbacks are proposed for the **MR-20 buildings** (as measured from the exterior property lines of the project site, at closest points):

Front (east): 22.5'
 Side (south): 10'
 Side (north): 10'
 Rear (east): 10'

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Fire	• Water
• Engineering	

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 8/31/19, posted on the City's website and the Utah Public Meeting website on 9/4/19, and mailed to property owners within 300 feet on 8/21/19.

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. The project is approved for a 12-lot subdivision. 11 building lots and 1 common area lot.
3. 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.
4. All conditions of approval for the PC-19-012 L59 project are still applicable and shall be met.
5. 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*
 - Minimum inside measurement of a double enclosure without gates is 22 ft. wide and 10 ft. deep. No gates are required but if desired it is a minimum of 24 ft. wide. Minimum 20 ft. over-head clearance on approach and over the enclosure. Place bollards in the back and on the front corners of enclosure.
 - b. *Engineering —contact 716-9160*
 - All previous comments regarding this development from previous Planning Commission Approval are applicable to this subdivision.
 - Provide CC&R's for review and approval by City with the plat. These to be recorded with the plat.
 - If Common Area for Lots 2-11 is not common to Lot 1 show all necessary, right of way easements allowing a route for all occupants of Lots 1-11 access through subdivision.
 - c. *Water —contact 716-9627*
 - All current IPC backflow rules will apply. During and after construction. This applies to temp water use for construction and finished product's points of use for homes, businesses and irrigation.
 1. *d. Fire —contact 716-9515*
 - Access to proposed lots from 100 East. Hydrants located at 100 E Poplar Ave (SE Corner) and 100 E 200 S (NW Corner) are within 600 ft of all exterior areas around the proposed building in accordance to IFC 507.5.1 Exception

RECOMMENDED FINDINGS FOR APPROVAL FOR THE SUBDIVISION PERMIT

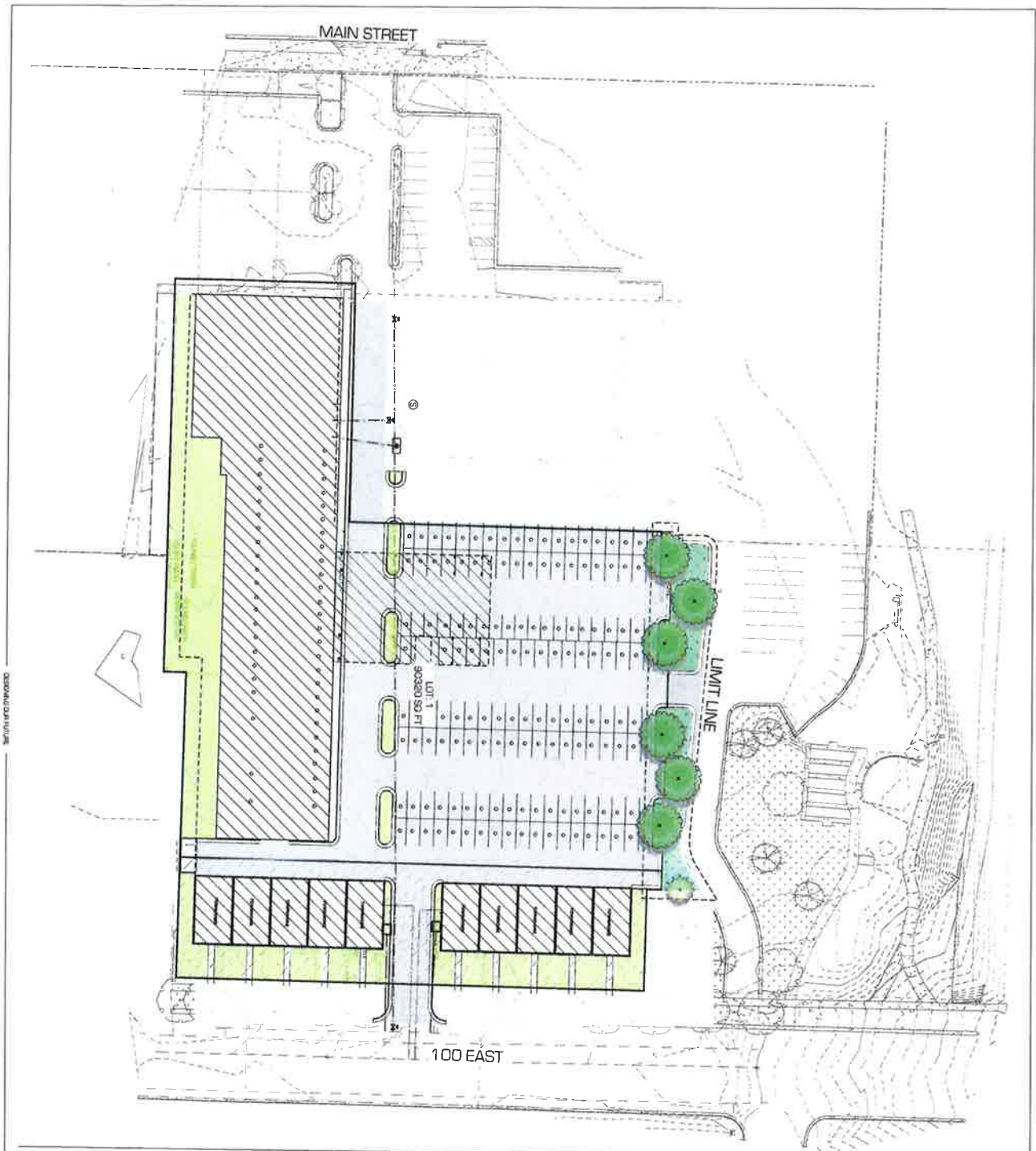
The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. The proposed project is compatible with surrounding land uses and will not interfere with the

use and enjoyment of adjacent properties because of the building design, site layout, materials, landscaping, and setbacks.

2. The Subdivision Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The proposed project complies with maximum height, density and building design, open space standards and is in conformance with Title 17.
4. 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.



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- REFERENCE NOTES SCHEDULE**
- 1. TYPICAL CONCRETE DRIVEWAY
 - 2. CONCRETE PLANT SCHEDULE
 - 3. EXISTING EXPOSURE
 - 4. 2" X 4" G-IRON
 - 5. 2" X 4" G-IRON
- GENERAL NOTE**
- SEE HEADQUARTERS ARCHITECTURAL PLAN

LANDSCAPE IMPROVEMENTS
EXHIBIT C

PROJECT # 725 1201
DRAWN BY J. HENDERSON
REVIEWED BY J. HENDERSON
DATE 9.12.2019

NO.	DATE	DESCRIPTION

GARFF GARDENS
LANDSCAPE IMPROVEMENTS
100 SOUTH 100 EAST
LOGAN, UT 84321

civilsolutionsgroup inc.

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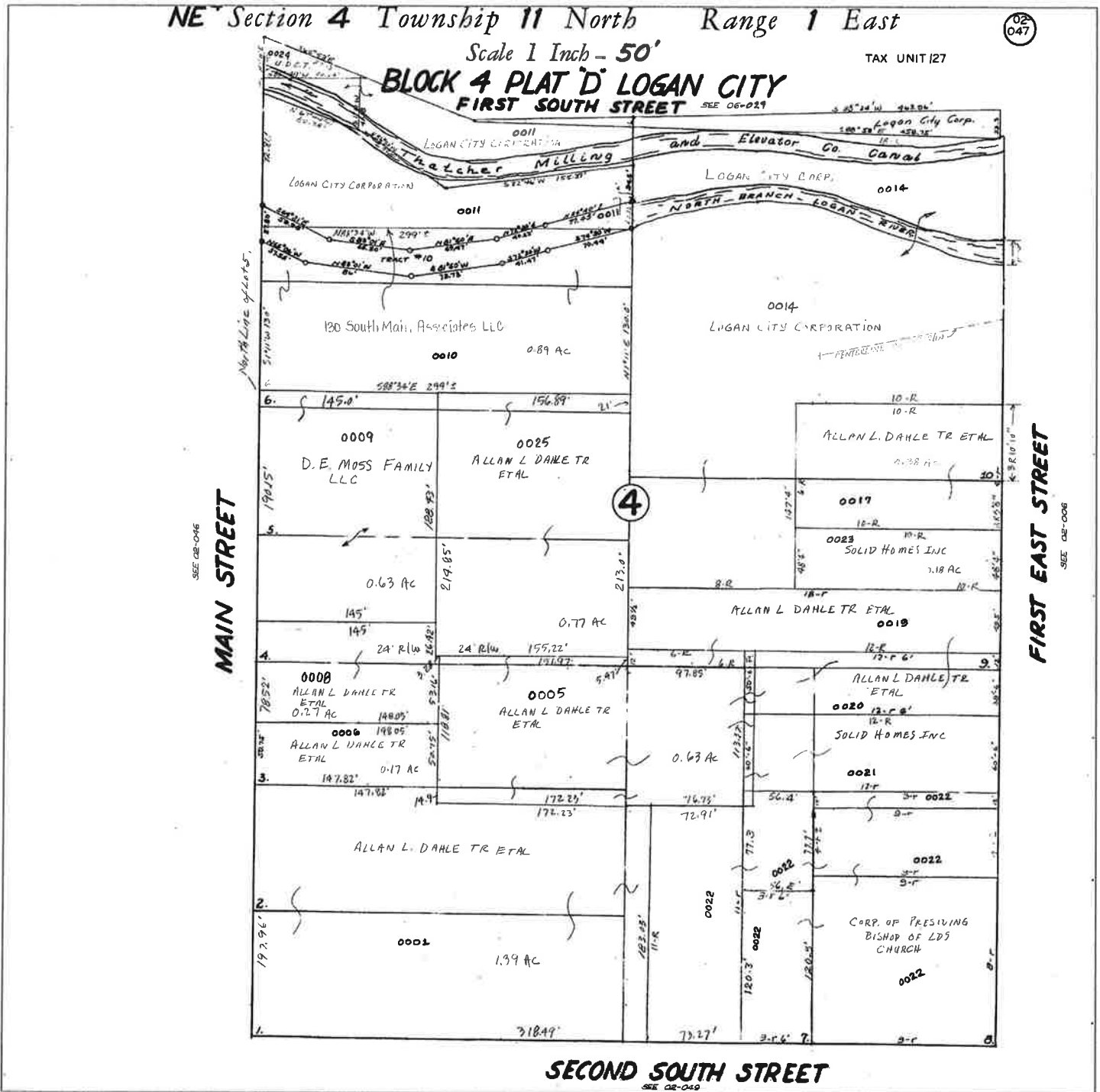


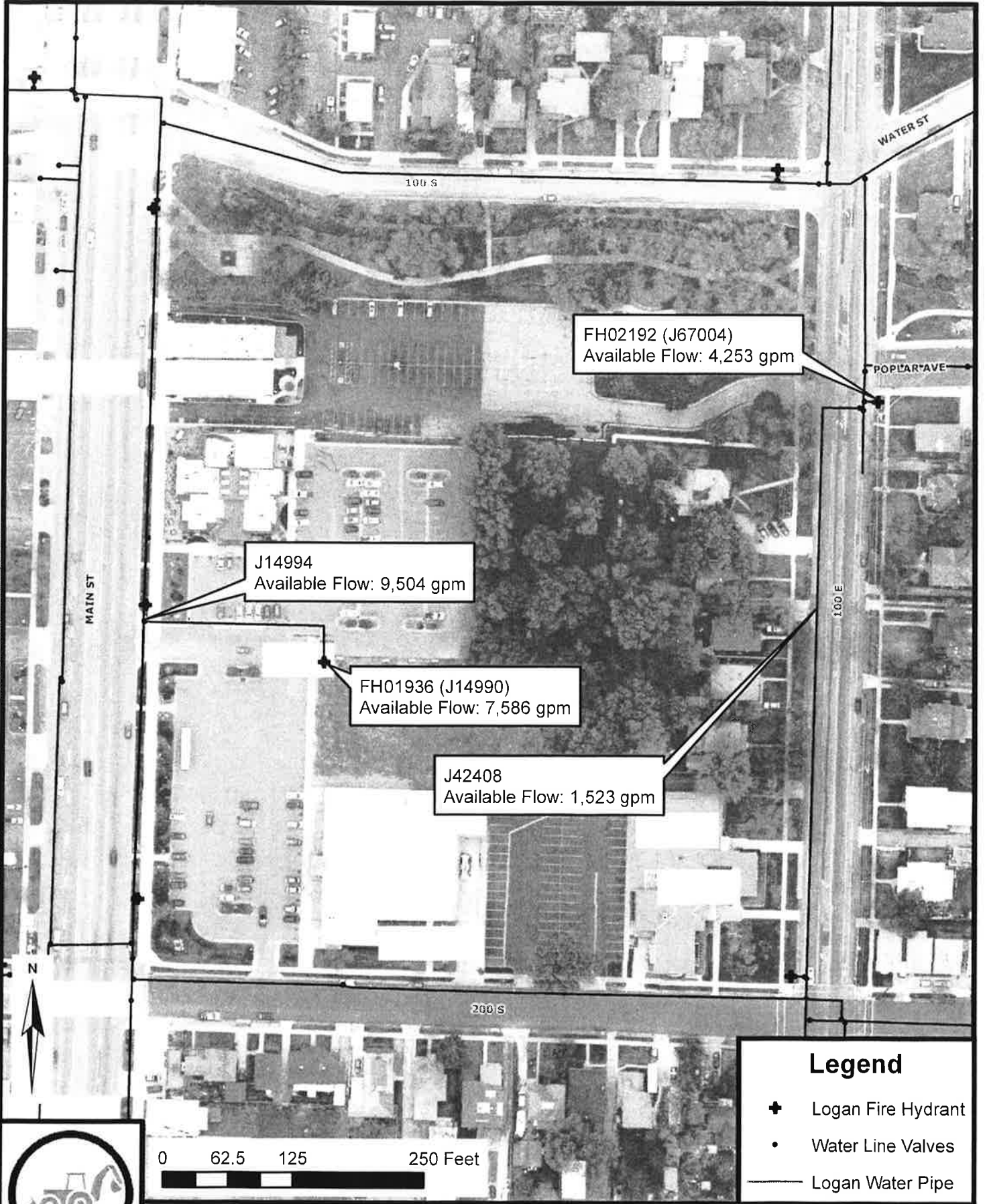
APPLICATION FOR PROJECT REVIEW

Planning Commission Land Use Appeal Board Administrative Review

Date Received 8-5-19	Received By	Receipt Number	Zone NR/TC	Application Number PC 19-032
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 L 59 Subdivision				
PROJECT ADDRESS 150 S. 100 E.			COUNTY PLAT TAX ID # 02-047 02-047-0017 02-047-0019 02-047-0025 02-047-0023 02-047-0020 02-047-0021	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Beth Lorchar			MAIN PHONE # 801 885 4150 02-047-0001	
MAILING ADDRESS 957 S. Hwy 89 STE 130 Logan UT		CITY	STATE	ZIP 84321
EMAIL ADDRESS elizabeth@obododevelopment.com				
PROPERTY OWNER OF RECORD (Must be listed) DC1, LLC			MAIN PHONE # 801 885 4150	
MAILING ADDRESS 957 S Hwy 89 STE 130 Logan UT		CITY	STATE	ZIP 84321
EMAIL ADDRESS elizabeth@obododevelopment.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) The project has been approved. we would like to subdivide in order to sell the townhomes, per City Council's request. we are also "cleaning up" the plat with the purchase of the park. 12-lot subdivision			Total Lot Size (acres) 2.64 acres	
			Size of Proposed New Building (square feet)	
			Number of Proposed New Units/Lots 12 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 	
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 	

Plat Maps for Parcel 02-047-0023 - Cache County CORE





**Logan City - Department of Public Works
150 S 100 E Lifestyle Homes Fire Flow Analysis**

**FIGURE
1**

L59 PRELIMINARY PLAT

LOCATED IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 11 NORTH, RANGE 1 EAST
OF THE SALT LAKE BASE AND MERIDIAN, COUNTY OF CACHE, STATE OF UTAH
SCALE: 1"=30'



LINE #	BEARING	LENGTH
L1	N1° 23' 03"E	3.63
L2	S1° 23' 03"W	3.57
L3	N1° 23' 03"E	3.48
L4	S1° 23' 03"W	3.41
L5	N1° 23' 03"E	3.32
L6	S1° 23' 03"W	3.25
L7	N1° 23' 03"E	3.17
L8	S1° 23' 03"W	9.50

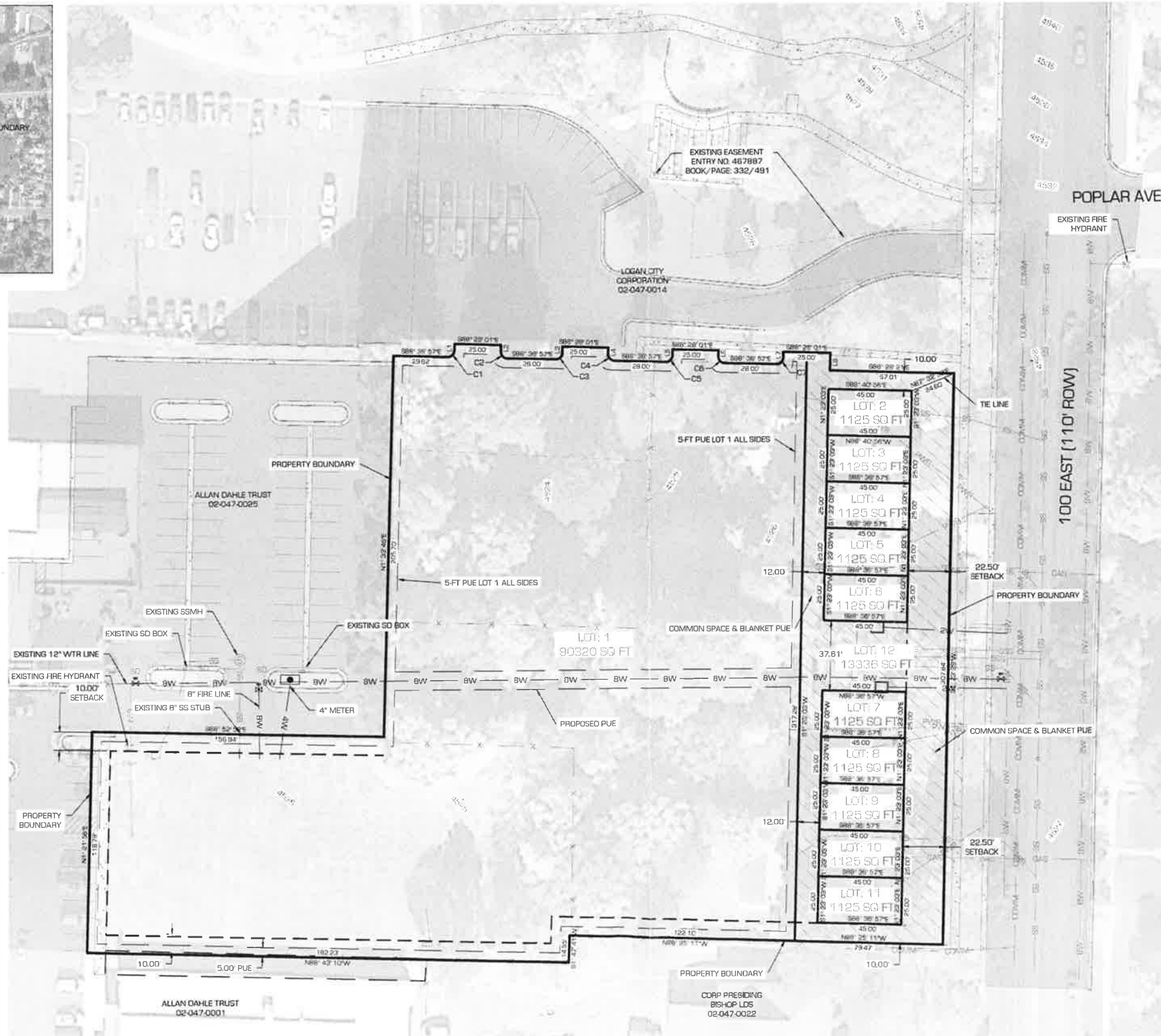
CURVE #	RADIUS	DELTA	ARC	CHORD
C1	3.50	90°00'00"	5.50	N46°23'03"E 4.95
C2	3.50	90°00'00"	5.50	S43°36'57"E 4.95
C3	3.50	90°00'00"	5.50	N46°23'03"E 4.95
C4	3.50	90°00'00"	5.50	S43°36'57"E 4.95
C5	3.50	90°00'00"	5.50	N46°23'03"E 4.95
C6	3.50	90°00'00"	5.50	S43°36'57"E 4.95
C7	3.50	90°00'00"	5.50	N46°23'03"E 4.95

BOUNDARY DESCRIPTION:

A portion of Lots 2-5, 8, & 9-10, Block 4, Plat D, LOGAN CITY SURVEY, located in the NE 1/4 of Section 4, T11N, R1E, S1B& M, Logan, Utah, more particularly described as follows:

Beginning at the southeast corner of Parcel No. 02-047-21 located S1°23'28"W along the Block line 99.00 feet from the northeast corner of Lot 8, Block 4, LOGAN CITY SURVEY, said lot corner is located S0°32'29"W along the calculated monument line 420.76 feet and West 112.87 feet from Logan City GIS Monument #416 (Basis of Bearing: S0°32'29"W along the monument line between Logan City GIS Monuments #416 & #420); thence N88°25'11"W along the north line of said parcel 201.57 feet; thence N1°47'41"W 14.55 feet; thence N88°42'00"W 76.73 feet; thence N88°43'10"W 182.23 feet; thence N1°21'56"E 118.78 feet; thence S88°52'52"E 156.94 feet; thence N1°33'46"E 205.70 feet; thence S88°36'57"E 29.62 feet; thence along the arc of a 3.50 foot radius curve to the left 5.50 feet through a central angle of 90°00'00" (chord: N46°23'03"E 4.95 feet); thence N1°23'03"E 3.63 feet; thence S88°28'01"E 25.00 feet; thence S1°23'03"W 3.56 feet; thence along the arc of a 3.50 foot radius curve to the left 5.50 feet through a central angle of 90°00'00" (chord: S43°36'57"E 4.95 feet); thence S88°36'57"E 28.00 feet; thence along the arc of a 3.50 foot radius curve to the left 5.50 feet through a central angle of 90°00'00" (chord: N46°23'03"E 4.95 feet); thence N1°23'03"E 3.48 feet; thence S88°28'01"E 25.00 feet; thence S1°23'03"W 3.42 feet; thence along the arc of a 3.50 foot radius curve to the left 5.50 feet through a central angle of 90°00'00" (chord: S43°36'57"E 4.95 feet); thence S88°36'57"E 28.00 feet; thence along the arc of a 3.50 foot radius curve to the left 5.50 feet through a central angle of 90°00'00" (chord: N46°23'03"E 4.95 feet); thence N1°23'03"E 3.32 feet; thence S88°28'01"E 25.00 feet; thence S1°23'03"W 3.26 feet; thence along the arc of a 3.50 foot radius curve to the left 5.50 feet through a central angle of 90°00'00" (chord: S43°36'57"E 4.95 feet); thence S88°36'57"E 28.00 feet; thence along the arc of a 3.50 foot radius curve to the left 5.50 feet through a central angle of 90°00'00" (chord: N46°23'03"E 4.95 feet); thence N1°23'03"E 3.17 feet; thence S88°28'01"E 25.00 feet; thence S1°23'03"W 9.50 feet to the northerly line of Parcel No. 02-047-0017; thence S88°28'21"E along said north line 67.00 feet to the east line of said Block 4; thence S1°23'28"W 307.84 feet to the point of beginning.

Contains: 2.64 +/- acres



LEGEND	
—	PROPERTY BOUNDARY
---	PROPERTY LINES WITHIN PROJECT BOUNDARY
SD	EXISTING STORM DRAIN (SIZE SHOWN)
W	EXISTING WATER LINE (SIZE SHOWN)
GAS	EXISTING GAS LINE (SIZE SHOWN)
SS	EXISTING SEWER LINE (SIZE SHOWN)
COM	EXISTING COMMUNICATION LINE
█	EXISTING ASPHALT
█	EXISTING CURBS & GUTTER
X	EXISTING FENCE
▭	EXISTING CONCRETE
—	PROPOSED WATER LINE
—	PROPOSED SEWER LINE
▨	COMMON SPACE

PROJECT CONTACTS & GENERAL NOTES:

- ALL LOTS HAVE ADEQUATE BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPE, BUILDING, WATER, ZONING SETBACKS, ETC.
 - TYPE OF DEVELOPMENT: MULTIFAMILY RESIDENTIAL
 - CURRENT ZONE: R-20 (MIXED RESIDENTIAL MEDIUM) TC-1 (TOWN CENTER 1)
 - PROPERTY OWNER: DC1 LOGAN, LLC
AGENT: TRENT CRAGUN, PRESIDENT
45 NORTH MAIN, STE 101
 - DEVELOPER: LSH DEVELOPMENT
TRENT CRAGUN, PRESIDENT
45 NORTH MAIN, STE 101
 - CIVIL ENGINEER: CIVIL SOLUTIONS GROUP, INC.
MICHAEL TAYLOR, PE
540 WEST GOLF COURSE ROAD SUITE B1
PROVIDENCE, UT 84332
P: 435.213.3762
E: MTAYLOR@CSG.WORK
 - LAND SURVEYOR: CIVIL SOLUTIONS GROUP, INC.
DENNIS CARLISLE, PLS
659 NORTH 1800 WEST SUITE 47B
PROVO, UT 84601
P: 801.874.1432 EXTENSION 712
EDCARLISLE@CSG.WORK
- PROPOSED LOTS 1 & 2 ARE COMPRISED OF PARCELS:
- 02-047-0017
 - 02-047-0023
 - 02-047-0018
 - 02-047-0020
 - 02-047-0021
 - 02-047-0005
 - PORTION OF 02-047-0014

OWNER'S CERTIFICATE

I/WE, THE UNDERSIGNED, DO HEREBY AFFIRM THAT I/WE ARE RECORD OWNERS OF THE PROPERTY PROPOSED ON THIS MAP FOR SUBDIVISION, AND I/WE CONSENT TO THE FILING OF THIS PRELIMINARY PLAT MAP.

DATE _____ OWNER _____



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civilsolutionsgroup inc.

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SALT LAKE CITY | P: 801.216.3192
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

**L59
PRELIMINARY PLAT**
100 SOUTH 100 EAST
LOGAN, UT 84321

MARK	DATE	DESCRIPTION

PROJECT #: 725-1601
DRAWN BY: B. REES
PROJECT MANAGER: M. TAYLOR
ISSUED: 08.05.19



**PRELIMINARY
PLAT**