



**Project #20-011
Foothill Residential Subdivision
Located at approx. 1250 N. 1300 E.**

REPORT SUMMARY...

Project Name: Foothill Residential Subdivision
Proponent/Owner: Nic Porter / Foothill Lofts Residential
Project Address: 1250 N. 1300 E.
Request: 23-lot subdivision
Current Zoning: NR-4
Date of Hearing: August 13, 2020
Type of Action: Quasi-Judicial
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a 23-lot single family subdivision of approximately 8.37 acres located at approximately 1250 N. 1300 E. (TIN# 05-011-0005)

Land use adjoining the subject property

<i>North:</i>	NR-4: Vacant	<i>East:</i>	NR-4: Residential Uses
<i>South:</i>	NR-4: Religious Uses	<i>West:</i>	MR-20: Multi-Fam. Residential Uses

PROJECT INTRODUCTION

The proponent is requesting a 23-lot single-family subdivision. The square-shaped property slopes slightly downward from east to west and sits between older single-family homes to the east and the currently under-construction Foothill Lofts apartments to the west. To the south, sits two churches and the land is partially vacant to the north. The proposal shows lot sizes ranging from 10,100 SF to 16,986 SF. The layout creates small blocks and an outer perimeter of lots with 60' wide road cross-sections throughout the proposed subdivision. The proposed layout shows four (4) possible street connections/stubs with two connections directly to 1300 East street.

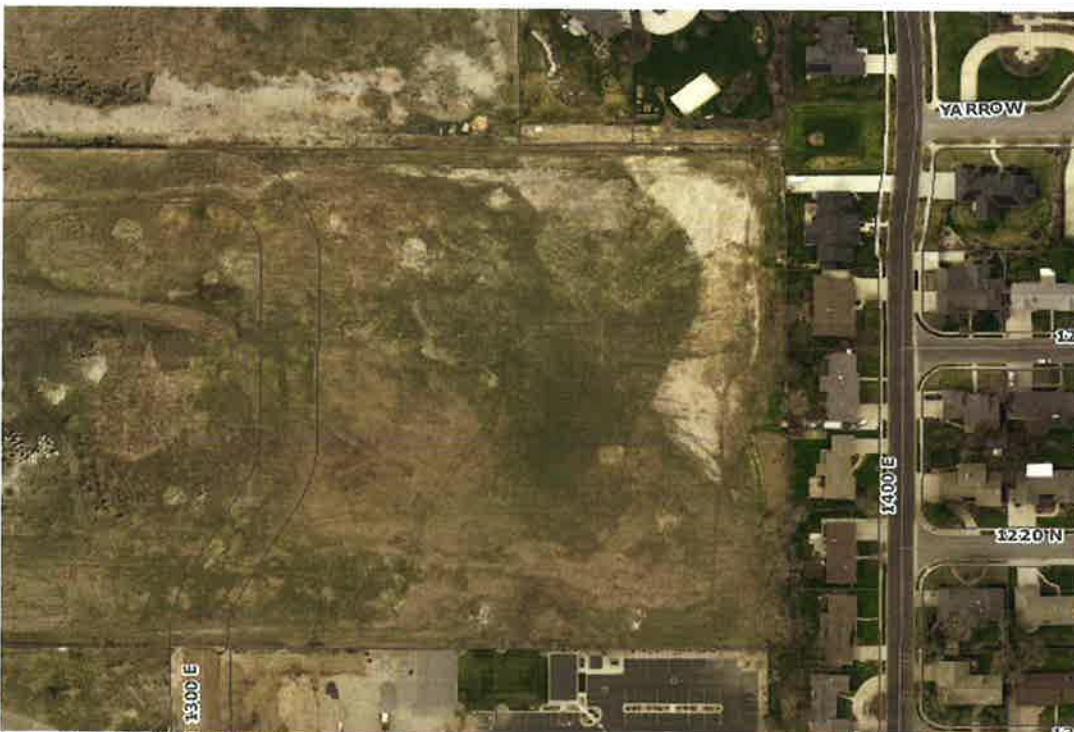


Figure 1 shows the 8.37-acre property

BACKGROUND INFORMATION

This 8.37-acre piece was part of the 19.36-acre property that was historically used for gravel extraction in association with the Legrand Johnson Construction Company. Several years ago, the business ceased operations on the site. The split zoning designations of Mixed Residential Medium (MR-20) and Suburban Neighborhood Residential (NR-4) was established in July of 2017 with the Logan City Council ORD# 17-17, approving 9.0 acres of MR-20 (180 dwelling units) and the remaining ~10 acres as NR-4 single-family residential zoning. With the construction of the foothill lofts apartment complex on the 9 acres and the street dedication of 1300 East, the remaining NR-4 area became 8.37 acres in size. To reach this agreement of 9 acres of MR-20 and the remaining areas to be NR-4, which was codified with the ordinance adoption, it took numerous months of engaging, well-attended public meetings and debates. This area was approved for a 19-lot single-family subdivision with 60' streets and 10,000 SF minimum lots sizes in September of 2018 and has since expired. Most recently, the Logan City Council denied a rezone request from this applicant from NR-4 to NR-6 on July 7, 2020.

GENERAL PLAN

The Future Land Use Plan (FLUP), within the Logan City General Plan, identifies this property as Detached Residential (DR). DR areas are described as single-family home developments with a range of density listed as 4 to 6 dwelling units per acre. The General Plan is not a regulatory document, rather a visioning document. Land use regulations for land development are found in the Logan City Land Development Code and the Logan City Official Zoning Map.



Figure 2 shows the proposed 23-lot subdivision

DENSITY

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 2.74 units per acre and lot sizes in the subdivision range from 10,100 SF to 16,986 SF. Lot width at front setback are shown at 90' wide or greater. As proposed, the subdivision meets the minimum standards in the LDC.

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'

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

STREETS

The proposed 60' wide street rights-of-way meet the recently adopted Logan City Standards and Specifications. The LDC requires 3 points of connection for subdivisions greater than 20 lots. LDC 17.30.070 outlines standards for street stubbing and connectivity including adjustments that the hearing body may grant in certain circumstance. The subdivision proposes 2 points of connection onto 1300 East and one street-stub on the north and south side. These stubs are located in areas that are technically feasible but present challenges. The south stub connects to the recently developed church property and should be considered unfeasible. The applicant is proposing that this stub is primarily for Lot #6 access but would only be necessary to the Lot #6 driveway location. The stub to the northeast is being proposed as the third access that would eventually connect to 1400 East and the existing single-family neighborhood to the east. This connection would require technical storm-water adjustments and additional property acquisition of a portion of the existing retention pond. This street connection (1300 North) is shown on several subdivision plats in the area, so at least in concept, it has been planned out previously. As conditioned, with the Planning Commission determining the street grid connectivity, the subdivision meets the requirements in the LDC.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

<ul style="list-style-type: none"> ● Fire ● Engineering 	<ul style="list-style-type: none"> ● Water/Cross Connection
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PUBLIC COMMENTS

One written comment has been received expressing concerns and is attached for review.

PUBLIC NOTIFICATION

Legal notices were posted on the City's website and the Utah Public Meeting website on 7-21-20, and noticed in a quarter page ad on 8-1-20, and a Public Notice mailed to property owners within 300' were sent on 8-1-20.

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. The Planning Commission will determine the acceptance of the third street connection based on the LDC 17.30.170 street connectivity criteria. If the northeast third access is accepted by the Planning Commission, the developer will need ensure the stub is connected to 1400 East

prior to final plat recordation and secure the needed property and the technically designs to functionally connect the streets.

3. The southern stub shall only extend to the driveway location of lot #6. The remaining area shall be either common landscaping or a larger front yard for Lot #6.
4. Twenty-three (23) new single-family lots are approved with this subdivision permit.
5. All street cross-sections must adhere to the Logan City Standards and Specifications.
6. Street trees shall be provided on both sides of all streets every 30' on center.
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. Fire—contact 716-9515

- Place hydrants within 600 feet of all buildable area of all lots.

b. Engineering—contact 716-9153

- Roads between 1300 East and 1335 East shall be a public road and shall be 66' in width. All other roads shall be a minimum of 60' unless approved otherwise by planning commission.
- Provide water shares or an in-leu fee for increase water demand on City system.
- Provide storm water detention/retention per Logan City storm water design standards. This shall include the full retention of the 90% storm event on site and the use low impact design methods for the retention of the 90% storm event.
- The minimum pavement section for this development shall be 3" of asphalt, 4" untreated base, and 12" of granular borrow. Provide a geotechnical report with the California Bearing ratio at subgrade of the pavement section, if less than 5 provide a engineered pavement section.
- Provide CC&R's for HOA maintenance of storm water pond, swales, utility lines, roads, and any other items which are private.
- Provide a storm water maintenance agreement.
- Provide all private utility agreements required for all private utility lines.
- Provide landscaping irrigation meter(s) for detention/retention ponds and open spaces separate from individual lots. These to be assigned to Homeowners Association.

c. Water/Cross Connection—contact 716-9627

- All landscape irrigation system's fed from Logan City water must have a high hazard backflow assembly installed and tested. No dual source feed systems allowed without Logan Cities prior approval and installation criteria (RP & swing joint) is met and inspection is passed.
All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.
- Water meter setters must meet City standards.
- All points of use of water must comply with the 2018 IPC and State of Utah Amendments, during and after construction.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE SUBDIVISION PERMIT

1. Each lot conforms to the requirements of Title 17 of the Logan LDC in terms of lot size and development requirements for the NR-4 zoning district in which it is located.
2. The Subdivision Permit conforms to the requirements of Title 17.47 concerning hearings, procedures, application requirements and plat preparations.
3. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
4. Infrastructure and utilities are adequate in size to handle anticipated traffic and use.

NE⁴ Section 26 Township 12 North Range 1 East

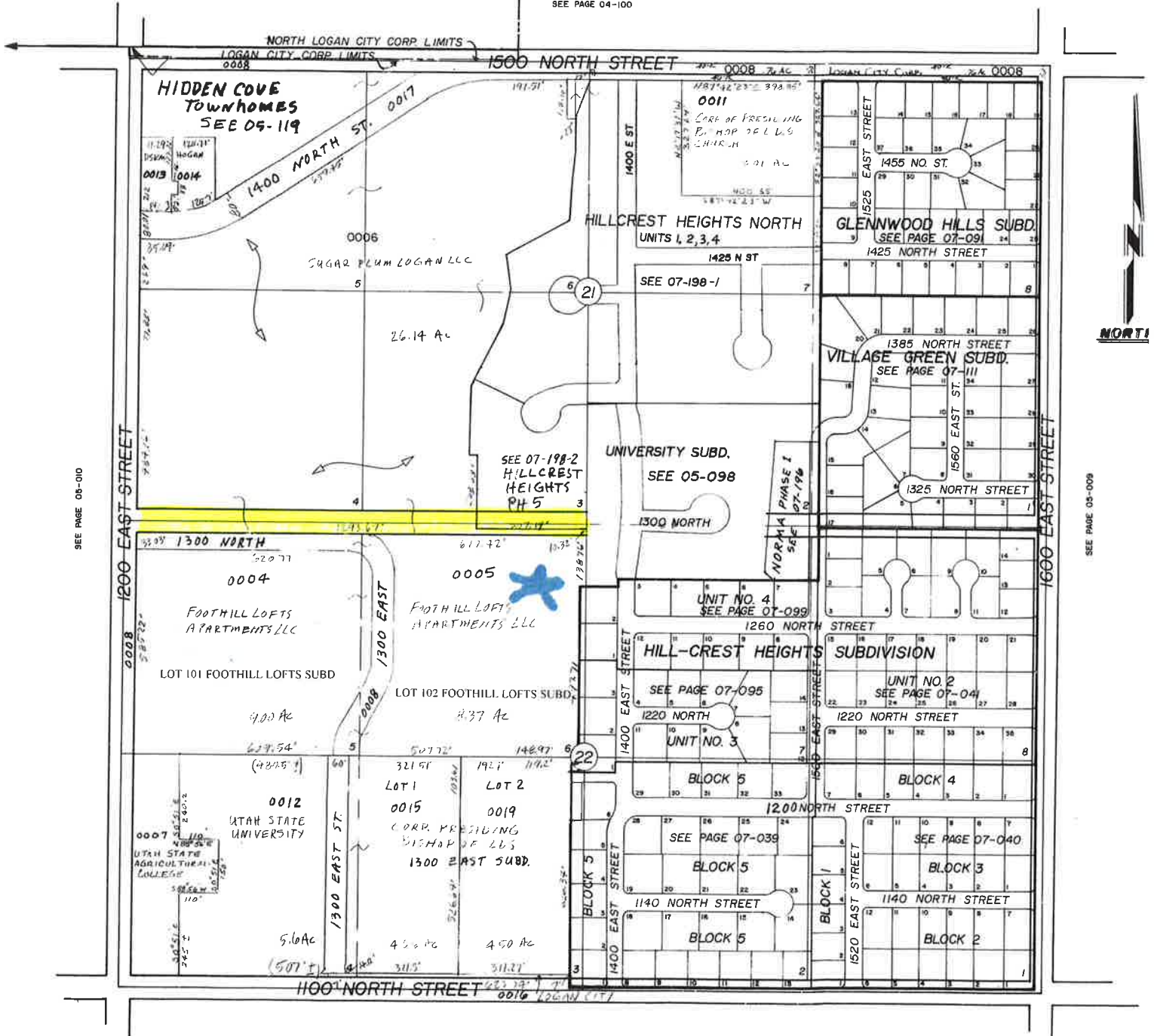
05-011

Scale 1 Inch = 200 Feet

TAX UNIT 27

PART OF BLK'S 21 and 22, PLAT "G" LOGAN FARM SURVEY

SEE PAGE 04-100



SEE PAGE 05-010

SEE PAGE 05-009

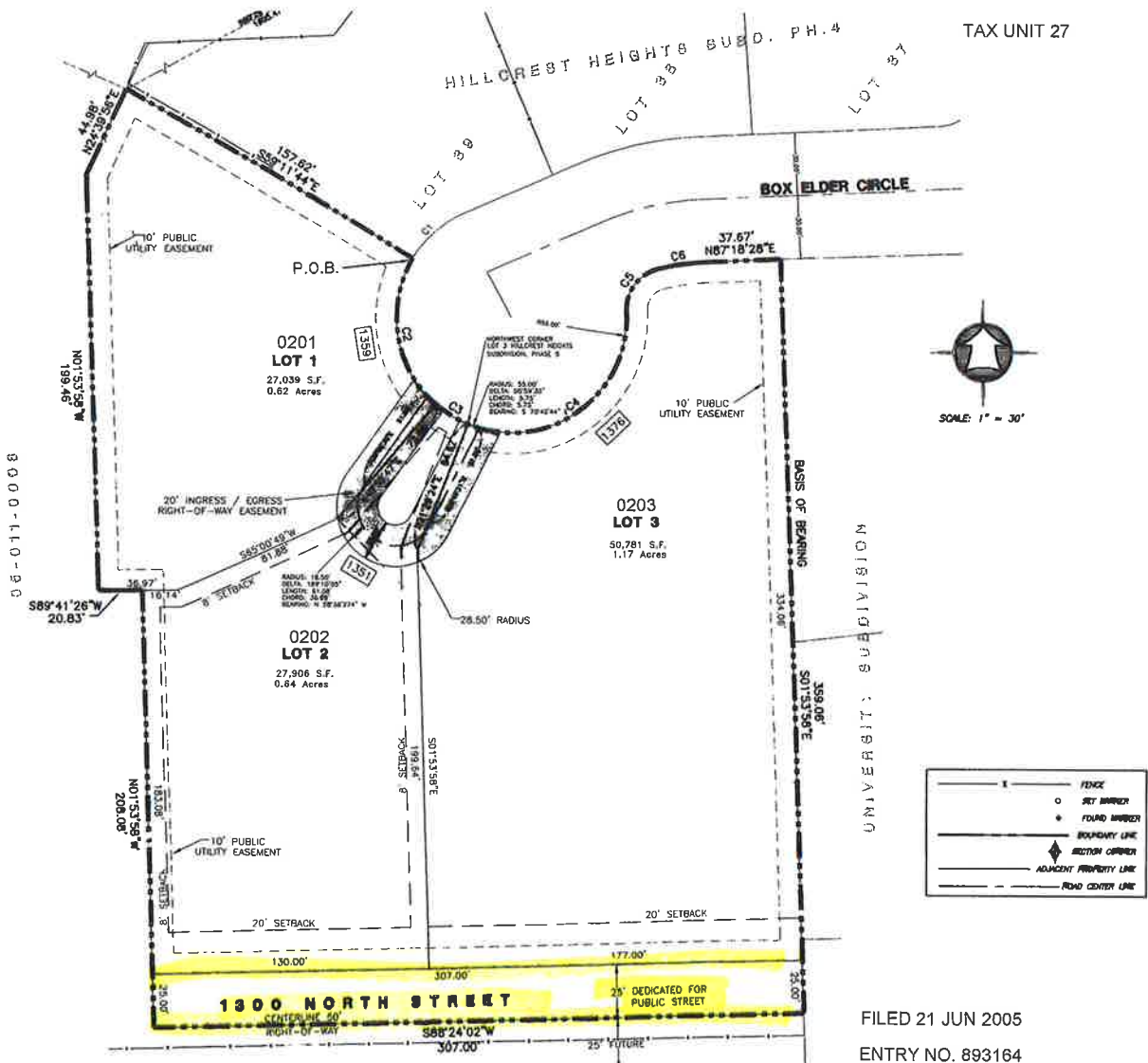
SEE PAGE 08-013

HILLCREST HEIGHTS SUBDIVISION, PHASE 5

07-198

PART OF THE HILLCREST HEIGHTS NORTH SUBDIVISION, LOCATED
IN SECTION 26, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE
SALT LAKE BASE AND MERIDIAN

-2-



CURVE TABLE

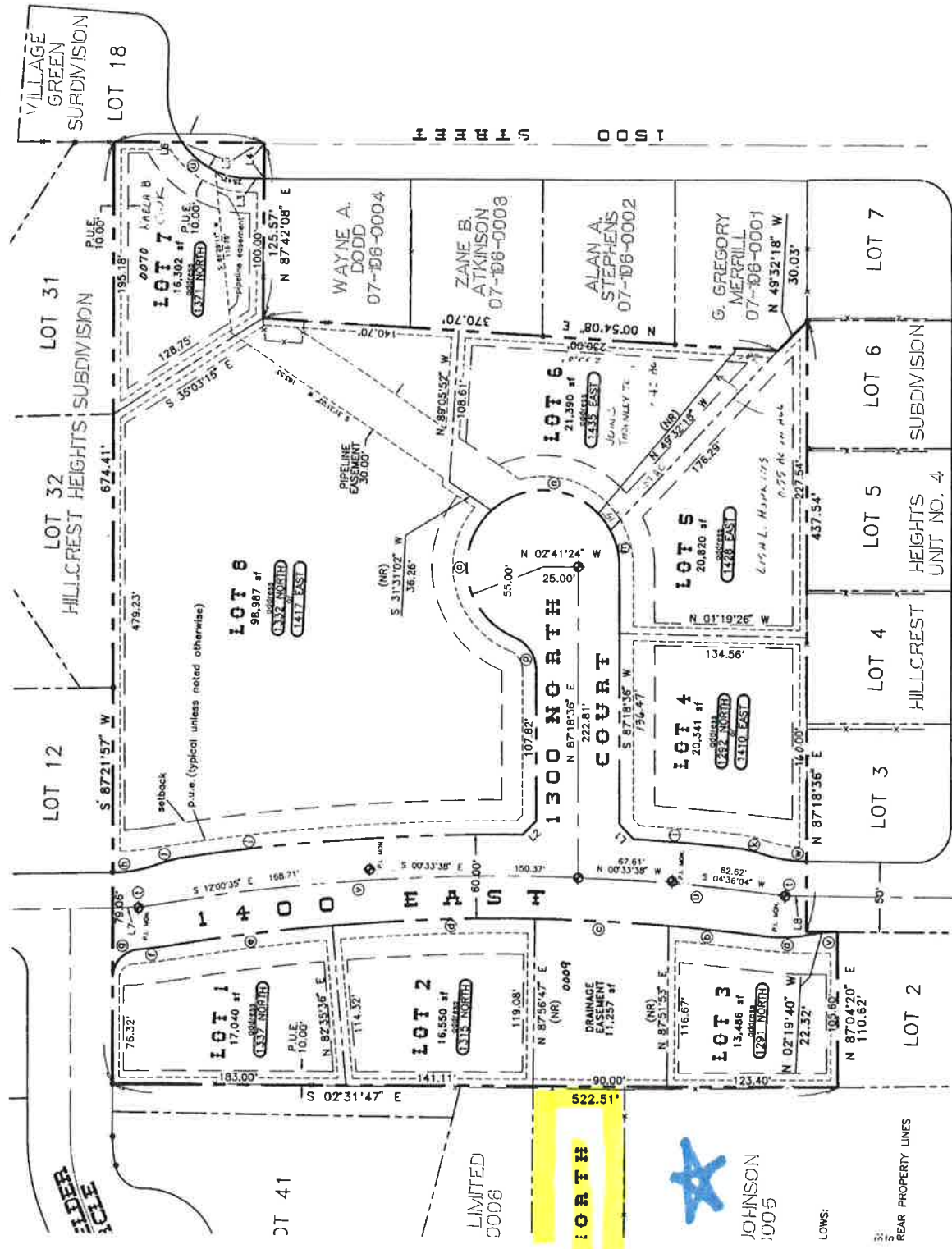
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	33°33'44"	55.00	32.22	16.59	31.76	S47°37'24"W
C2	79°57'59"	55.00	76.76	46.12	70.68	S07°08'20"E
C3	18°35'32"	55.00	17.85	9.00	17.77	S58°25'13"E
C4	115°22'22"	55.00	110.29	85.90	92.96	N54°38'30"E
C5	78°31'32"	20.00	27.41	16.35	25.32	S58°10'22"W
C6	11°52'43"	100.00	20.73	10.40	20.70	S81°22'34"W

FILED 21 JUN 2005
ENTRY NO. 893164
MAP NO. 2005-1965
SITE PAGE 05-016

**UNIVERSITY SUBDIVISION
A PART OF THE N.E. 1/4 OF SECTION 26,
T.12 N., R.1E., S.1B & M.**

05-098

Tax Unit 27



LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 47°00'32" E	14.26'
L2	N 47°18'21" W	14.26'
L3	S 02°31'52" E	10.98'
L4	S 87°58'36" W	25.57'
L5	N 02°19'40" W	60.31'
L6	N 02°19'36" W	49.12'
L7	S 03°37'05" E	18.34'
L8	S 02°16'08" E	15.01'

1260 NORTH

OWNER OF LOTS NOT INDICATED OTHERWISE:
UTAH STATE UNIVERSITY

FILED 27 JULY 2000 FILING NO. 742581
MAP NO. 2000-1374 SITE PAGE 05-011

PARCEL NO. = 05-098-LOT NO.
i.e. LOT 2 = 05-098-0002



SCALE: 1" = 80'

ELDER
ICE

LOT 41

LIMITED
0006

1300 NORTH

JOHNSON
0005

LOTS:

REAR PROPERTY LINES

