



**Project #20-018
Rocky Garden Subdivision
Located at 850 North 400 West**

REPORT SUMMARY...

Project Name: Rocky Garden Subdivision
Proponent / Owner: Steve Earl / Lila R. Watterson Trust
Project Address: 850 North 400 West
Request: 8 Lot Subdivision
Current Zoning: Neighborhood Residential (NR-6)
Type of Action: Quasi-Judicial
Hearing Date: April 9, 2020
Submitted By: Aaron Smith, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Subdivision Permit for Project #20-018, Rocky Garden Subdivision, in the Neighborhood Residential (NR-6) zone located at approximately 850 North 400 West, TIN #05-043-0021.

Current Land use adjoining the subject property

<i>North:</i>	NR-6: Residential Uses	<i>East:</i>	NR-6: Residential Uses
<i>South:</i>	MH: Mobile Home Park	<i>West:</i>	NR-6: Residential Uses

Subdivision Proposal

This request is for an 8 lot single family residential subdivision on 1.75 acres. The lots sizes vary from 9,251 SF to 9,667 SF in size, are between 80'-83' in width and are all approximately 115 feet deep. The proposed density of the subdivision is 4.5 units per acre. The existing utilities within the 400 West right-of-way, including water, sewer, power and gas, are available and capable of conveniently servicing all of the proposed building lots.

The proposal is consistent with the Logan City General Plan, as it identifies the area as Detached Residential, suitable for single family residential development. The Land Development Code (LDC) permits subdivisions within the NR-6 zone at a density of six (6) units to the acre and minimum lots sizes of 6000 SF. The LDC sets an average minimum lot width of 50 feet. As proposed, the subdivision complies with lot size, lot width and density requirements in the LDC.

Access

The proposed subdivision is planned to be accessed via 400 West, with all building lots fronting onto this existing public street. Although individual house plans have not been submitted, it is anticipated that each home will have a driveway access onto 400 West. 400 West is classified as a "Local Street" in the Logan City Transportation Master Plan and connects to the greater Logan City street grid system both to the north and south of the proposed subdivision.

Setbacks

The LDC requirements for 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

Development standards for single family homes, including both primary and accessory building heights, 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.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Engineering	
• Water/Cross Connection	

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comment has been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 3/15/2020, and the Utah Public Meeting website on 3/18/2020. Public notices were mailed to property owners within 300 feet of the project site on 3/9/2020.

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. Eight (8) lots are approved with this subdivision permit.
3. Standard streetscape improvements shall be in place prior to the issuance of final occupancy for the adjacent street frontage(s) along all building lots.
4. 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.
5. Setbacks for buildings shall be reviewed and approved at the time of the building permit application.
6. Provide 10' public utility easement on all property lines at the bounds of the subdivision and 5' PUE on all other property lines.
7. Final plat shall be recorded within one (1) year of this action with subsequent phases each one year following or comply with the Land Development Code Expirations and Extensions of Time.
8. 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. *Engineering - contact 716-9160*
 1. Provide storm water and detention and/or retention per City Storm Water Design Standards. This shall include the retention of the 90% storm event on each lot utilizing Low Impact Design practices.
 2. Sewer and storm water services have been stubbed into lots as previously requested by property owner at time 400 West was constructed by the City. Utilize these services. Additional services can be added if needed. If there are any existing services to parcel that are not used by this development, these services shall be capped at City utility main.
 3. Development shall maintain all existing irrigation/drainage systems through the development.
 4. Provide water shares for new development

5. Provide storm water Notice of Intent from State for construction along with Storm Water Pollution Prevention Plan and maintenance agreement.
- b. Water/Cross Connection - contact 716-9627*
1. Water meter setters must meet current Logan City standards.

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 lot sizes and maximum allowed densities for the NR-6 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. 400 West provides 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.

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: 2-20-20	Received By:	Scheduled Meeting Date: Mar. 26	Zone: NR-6	Application Number: PC 20-018
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Type of Application (Check all that apply):

Design Review Conditional Use Subdivision Zone Change
 Code Amendment Appeal Other Administrative Design Review

PROJECT NAME
Rocky Garden Subdivision

PROJECT ADDRESS 850 N 400 W	COUNTY PLAT TAX ID # 05 - 043 - 0021
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AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Steven Earl c/o Cache Landmark Engr.	MAIN PHONE # 435-713-0099
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MAILING ADDRESS 95 Golf Course Rd #101 Logan	CITY Logan	STATE UT	ZIP 84321
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EMAIL ADDRESS
searl@cachelandmark.com

PROPERTY OWNER OF RECORD (Must be listed) Lila R. Watterson Trust	MAIN PHONE # 435-752-8388
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MAILING ADDRESS 1410 E Kendrick Ct. Logan UT	CITY Logan	STATE UT	ZIP 84321
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EMAIL ADDRESS
None

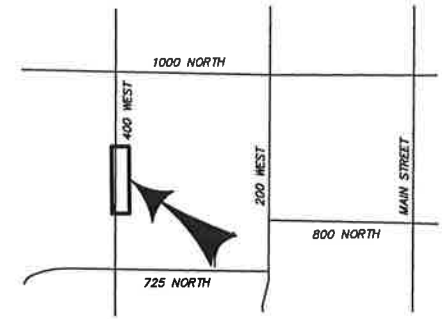
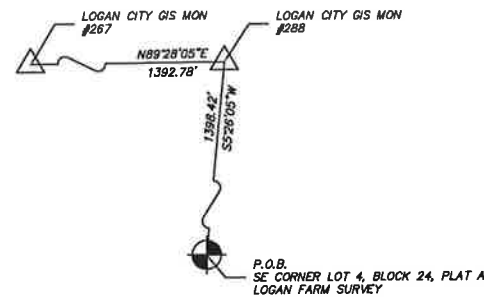
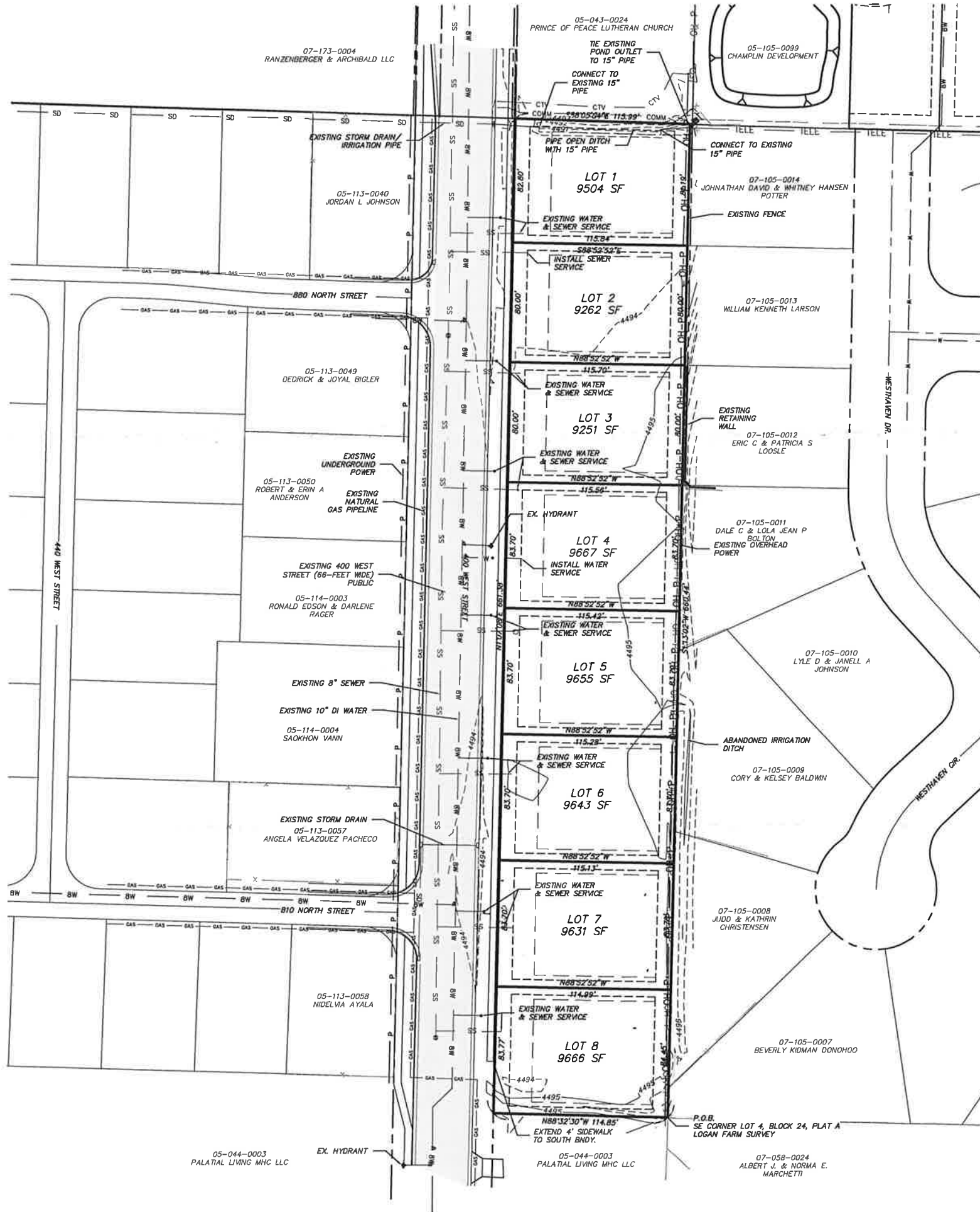
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) New 8 lot subdivision	Total Lot Size (acres) 1.75
	Size of Proposed New Building (square feet) NA
	Number of Proposed New Units/Lots 8

- 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
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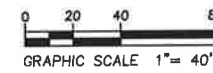
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.	Signature of Property Owner
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2/19/2020 2:02 PM Z:\2013 PROJECTS\13047WAT\NICK WATTERSON 850W 400W LOGAN\ACAD\SURVEY\PRELIMINARY PLAT\13047WAT PRELIMINARY PLAT (CURRENT).DWG



GIS MONUMENT CONTROL TIE

VICINITY MAP



BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN. ALSO PART OF LOT 4, BLOCK 24, PLAT A, LOGAN FARM SURVEY, LOCATED IN THE CITY OF LOGAN, COUNTY OF CACHE, STATE OF UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE N88°32'30"W 114.85 FEET ALONG THE SOUTH LINE OF SAID LOT TO THE EAST LINE OF 400 WEST STREET; THENCE N01°07'08"E 661.38 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF SAID LOT; THENCE S88°05'04"E 115.99 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT; THENCE S01°13'02"W 660.44 FEET ALONG THE EAST LINE OF SAID LOT TO THE POINT OF BEGINNING.

CONTAINING 1.75 ACRES, MORE OR LESS.

OWNER'S CERTIFICATE OF CONSENT

I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT I AM THE RECORD OWNER OF THE SUBJECT PROPERTY PROPOSED ON THIS MAP FOR SUBDIVISION, AND I CONSENT TO THE FILING OF THIS PRELIMINARY PLAT MAP.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____ A.D. 2020.

BY: WATTERSON FAMILY TRUST, DATED MAY 14, 2003

BY: _____
LILA R. WATTERSON, TRUSTEE

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF CACHE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 2020 BY LILA R. WATTERSON, TRUSTEE OF THE WATTERSON FAMILY TRUST, DATED MAY 14, 2003.

NOTARY _____

LEGEND

- BOUNDARY
- 1/16 SECTION LINE
- CITY SURVEY LOT/BLOCK LINE
- LOT LINE
- MINIMUM BUILDING SETBACK
FRONT=25 FEET
SIDE=8 FEET
REAR=10 FEET
- PUBLIC UTILITY EASEMENT
10 FEET WIDE, EXCEPTIONS NOTED
- RIGHT-OF-WAY LINE
- x FENCE
- EX. WATER LINE
- EX. SANITARY SEWER LINE
- PROPOSED WATER SERVICE LINE (1")
- PROPOSED SANITARY SEWER SERVICE (4")
- ⊙ EXISTING FIRE HYDRANT

PARCEL TAX ID # 05-043-0021
WARRANTY DEED RECORDED AS ENTRY 625816 ON MAY 22, 2003

OWNER:
LILA R. WATTERSON TR.
1410 E. KENDRICK COURT
LOGAN, UT 84321
(435) 752-8388

AGENT / SUBDIVIDER:
NICK WATTERSON TR.
560 S 1000 E
LOGAN, UT 84321
(435) 213-5422

LICENSED PROFESSIONAL
CACHE-LANDMARK ENGINEERING
STEVEN C. EARL
PROFESSIONAL ENGINEER/SURVEYOR
UT LICENSE NUMBER 318575
1011 WEST 400 NORTH, SUITE 130
LOGAN, UT 84321
(435) 713-0099



NO.	DATE	DESCRIPTION

PRELIMINARY PLAT

ROCKY GARDEN SUBDIVISION
850 N 400 W
LOGAN, UT



Cache • Landmark
Engineers
Surveyors
Planners
95 W. Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE:
19 FEBRUARY 2020
SCALE:
1" = 40'
CALCULATED BY:
S. EARL
CHECKED BY:
L. ANDERSON
APPROVED BY:
S. EARL
PROJECT NUMBER:
13047WAT