



**Project #20-025  
Bruno's Alpine Subdivision  
Located at approximately 674 East 700 North**

**REPORT SUMMARY...**

*Project Name:* Bruno's Alpine Subdivision  
*Proponent / Owner:* Lance Anderson / Rinchey Johnson Real Estate LLC  
*Project Address:* 674 East 700 North  
*Request:* Subdivision Permit  
*Current Zoning:* Campus Residential (CR)  
*Type of Action:* Quasi-Judicial  
*Hearing Date:* May 28, 2020  
*Submitted By:* Russ Holley, Senior Planner

**RECOMMENDATION**

Staff recommends that the Planning Commission **conditionally approve** a Subdivision Permit for Project #20-025, Bruno's Alpine Subdivision, in the Campus Residential (CR) zone located at approximately 674 East 700 North, TIN #06-052-0018; -0019.

*Current Land use adjoining the subject property*

<i>North:</i>	CR: Residential Uses	<i>East:</i>	CR: Residential Uses
<i>South:</i>	CR: Residential Uses	<i>West:</i>	CR: Residential Uses

***Project Proposal***

This project received a Design Review Permit on March 12, 2020 for fifteen apartment units in five (5) different three-story buildings in the Campus Residential zone. The project currently consists of two parcels. This request only proposes to divide the property into five building lots and one remainder non-buildable common area. Four of the building lots are proposed at 1106 SF and one is proposed at 1598 SF. The overall project site is 0.73 acres (31,798 SF). The site features including, parking lots, open space and walkways are proposed the same way as the approved Design Review Permit.

***Land Use & Density***

The Land Development Code (LDC) 17.07.110 permits residential density at no more than 40 dwelling units per acre or no more than 240 occupants per acre with a Conditional Use Permit in the CR zone. Up to six (6) occupants per dwelling unit (no more than two (2) per bedroom) may be permitted in the CR zone. Occupancy may also be tied to available parking stalls. The overall density for the 0.73 acres site is 20.5 units per acre and complies with the LDC as proposed.

***Setbacks***

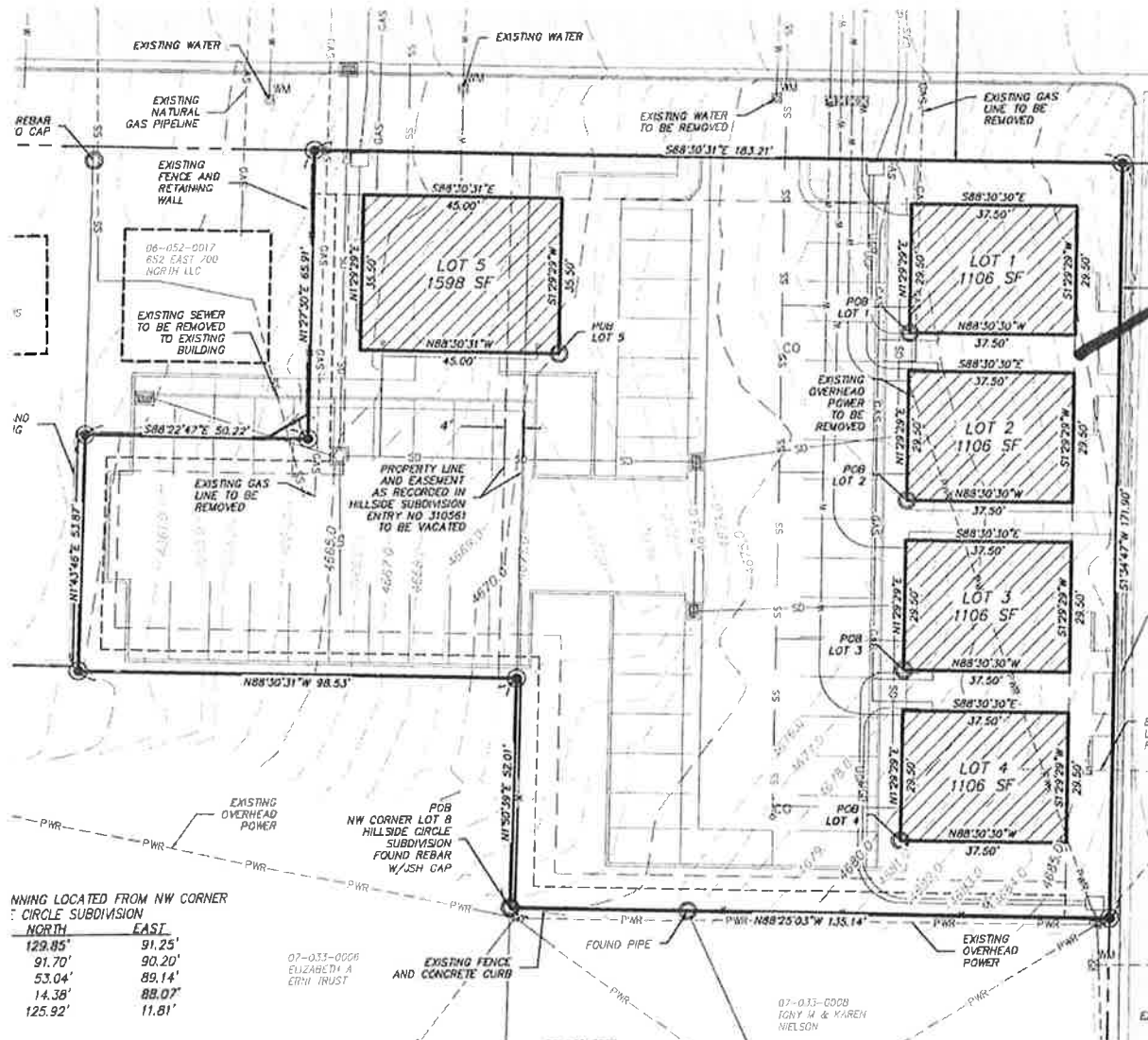
The Land Development Code (LDC) requirements for setbacks in the CR zone are as follows (as measured from property lines):

Front: 10'  
 Side: 8'  
 Rear: 10'

The following setbacks are proposed (as measured from property lines):

Front (north): 10'  
 Side (east): 10'  
 Side (west): 10'  
 Rear (south): 22'

As proposed as a townhome subdivision with non-buildable common area, setbacks calculations remain based off perimeter boundaries. The new property lines between the buildings trigger additional building code fire ratings and open limitations for the adjacent exterior walls. As conditioned with building code compliance, the proposal meets the requirements in the LDC.



**Lot Coverage**

The LDC 17.7.110 establishes a maximum lot coverage of 60% (building(s) footprint in relation to overall lot size) in the CR zone. The submitted project shows a lot coverage of 15%. As submitted the lot coverage complies with the LDC.

**Parking Requirements**

The LDC 17.07.110 requires 1 parking stall per occupant in the CR zone. The approved Design Review Permit approves up to 50 occupants based on one occupant per every one parking stall. As conditioned with parking stalls tied to maximum occupancy, the proposed project meets the requirements in the LDC.

**Building Design and Open Space**

This application does not propose any changes to the approved building design, building heights, open space and landscaping totals approved with the March 12, 2020 Design Review Permit. As conditioned with compliance to the approved Design Review Permit, the project meets the minimum requirements in the LDC.

## AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Engineering

• 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 5/16/20, posted on the City's website and the Utah Public Meeting website on 5/4/20, and mailed to property owners within 300 feet on 5/4/20.

## 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. This permit authorizes a subdivision for five (5) building lots and one remainder non-buildable lot for open space and parking requirements.
3. The building design, placement and overall site layout, open space and landscaping shall match the approved Design Review Permit issued on March 12, 2020.
4. The project shall continue to provide one parking stall per occupant.
5. With the new property lines, compliance to fire rating and allowed wall openings shall comply to current building code requirements and be reflected in the building permit.
6. 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. *Water—contact 716-9627*
    - Water meter setters and all points of use of water must meet current Logan City standards which include 2018 IPC /Utah amendments, during and after construction.
    - All landscape irrigation systems that are fed from Logan City water must have high hazard backflow protection and be tested annually. Common or private.
  - b. *Engineering —contact 716-9160*
    - Comply with all comments from the Bruno's Alpine Apartments record of decision, PC 20.015 approved on March 12, 2020
    - This plat will supersede the record of decision comments regarding the need for Property Line Adjustments
    - Provide City copy of recorded easement for parking to extend onto parcel 06-052-0016 prior to plat being recorded. This parking extension is also subject to approval by Planning Commission.
    - Show existing 4' easement recorded with the Hillside Circle Subdivision as easement No. 3 on plat or provide recorded documentation from County Recorder's Office that this easement has been abandoned

## 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 concerning overall density, configuration and access.

3. The proposed project provides required off-street parking.
4. The project meets the goals and objectives of the CR designation within the Logan General Plan by providing student housing near the University.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
6. 700 North provides access and is adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.



# APPLICATION FOR PROJECT REVIEW

Planning Commission     Land Use Appeal Board     Administrative Review

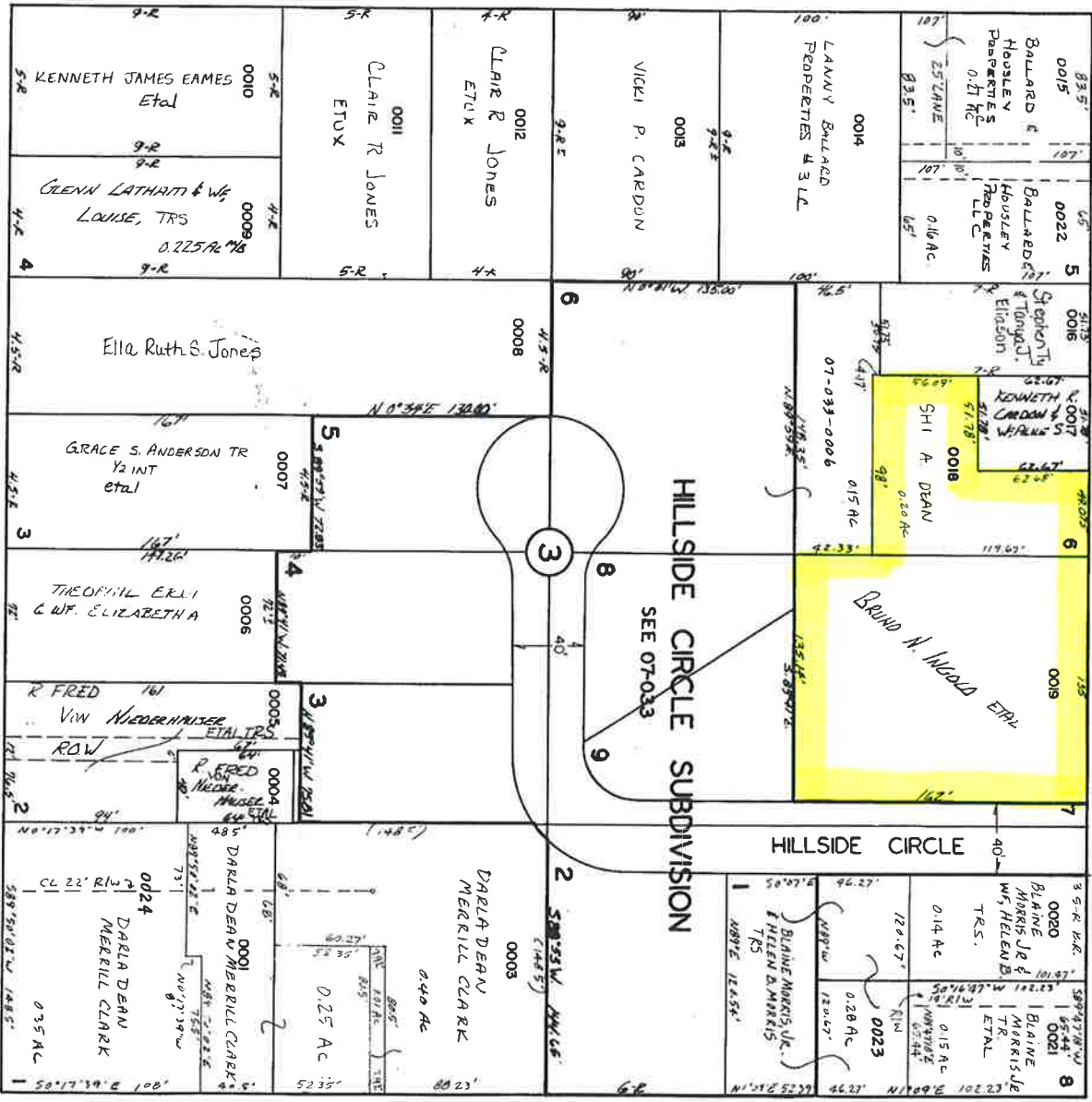
Date Received <i>4-27</i>	Received By <i>RA</i>	Scheduled Meeting Date <i>MAY 28</i>	Zone <i>CR</i>	Application Number <i>PC 20-025</i>
Type of Application (Check all that apply):				
<input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Other <input type="checkbox"/> Administrative Design Review				
PROJECT NAME <i>BRUNO'S ALPINE SUBDIVISION</i>				
PROJECT ADDRESS <i>646 E 700 N</i>			COUNTY PLAT TAX ID # <i>06 - 052 - 0019</i> <i>06 - 052 - 0018</i>	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) <i>LANCE ANDERSON</i>			MAIN PHONE # <i>(435) 713-0099</i>	
MAILING ADDRESS		CITY	STATE	ZIP
<i>95 W Golf Course Rd Ste 101</i>		<i>Logan</i>	<i>UT</i>	<i>84321</i>
EMAIL ADDRESS <i>lance @ cache.landmark.com</i>				
PROPERTY OWNER OF RECORD (Must be listed) <i>RINCHIEY JOHNSON REAL ESTATE, LLC</i>			MAIN PHONE # <i>(435) 881-4334</i>	
MAILING ADDRESS		CITY	STATE	ZIP
<i>3414 N 1800 E</i>		<i>North Logan</i>	<i>UT</i>	<i>84341</i>
EMAIL ADDRESS <del>#att</del> <i>natwhitt@gmail.com</i>				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed)			Total Lot Size (acres)	
<p><i>- To subdivide two existing parcels into 5 townhome lots with common space. Buildings and site construction documents submitted in separate application.</i></p> <p><i>- WATER MODEL</i></p> <p><b>- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -</b></p>			<i>0.73</i>	
			Size of Proposed New Building (square feet)	
			Number of Proposed New Units/Lots <del>(5)</del> <i>6</i>	
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>Lance Anderson</i>	
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 <i>[Signature]</i>	

Scale 1 Inch = 50 Feet  
 BLK. 3 PLAT "E" LOGAN CITY SVY.

TAX UNIT 27

PC 20-025

SEE 06-051  
 600 EAST

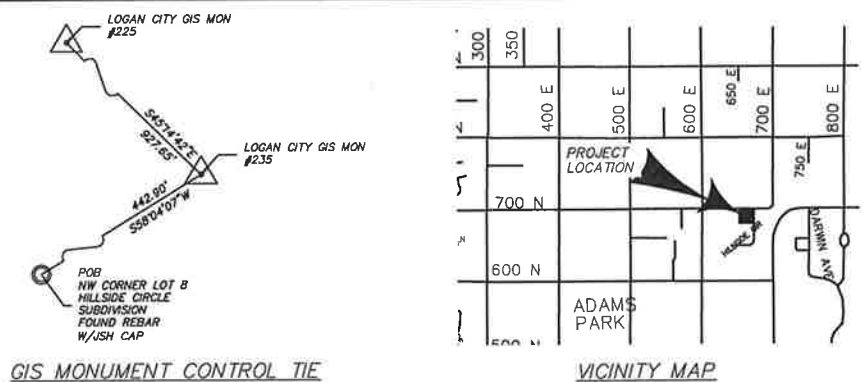
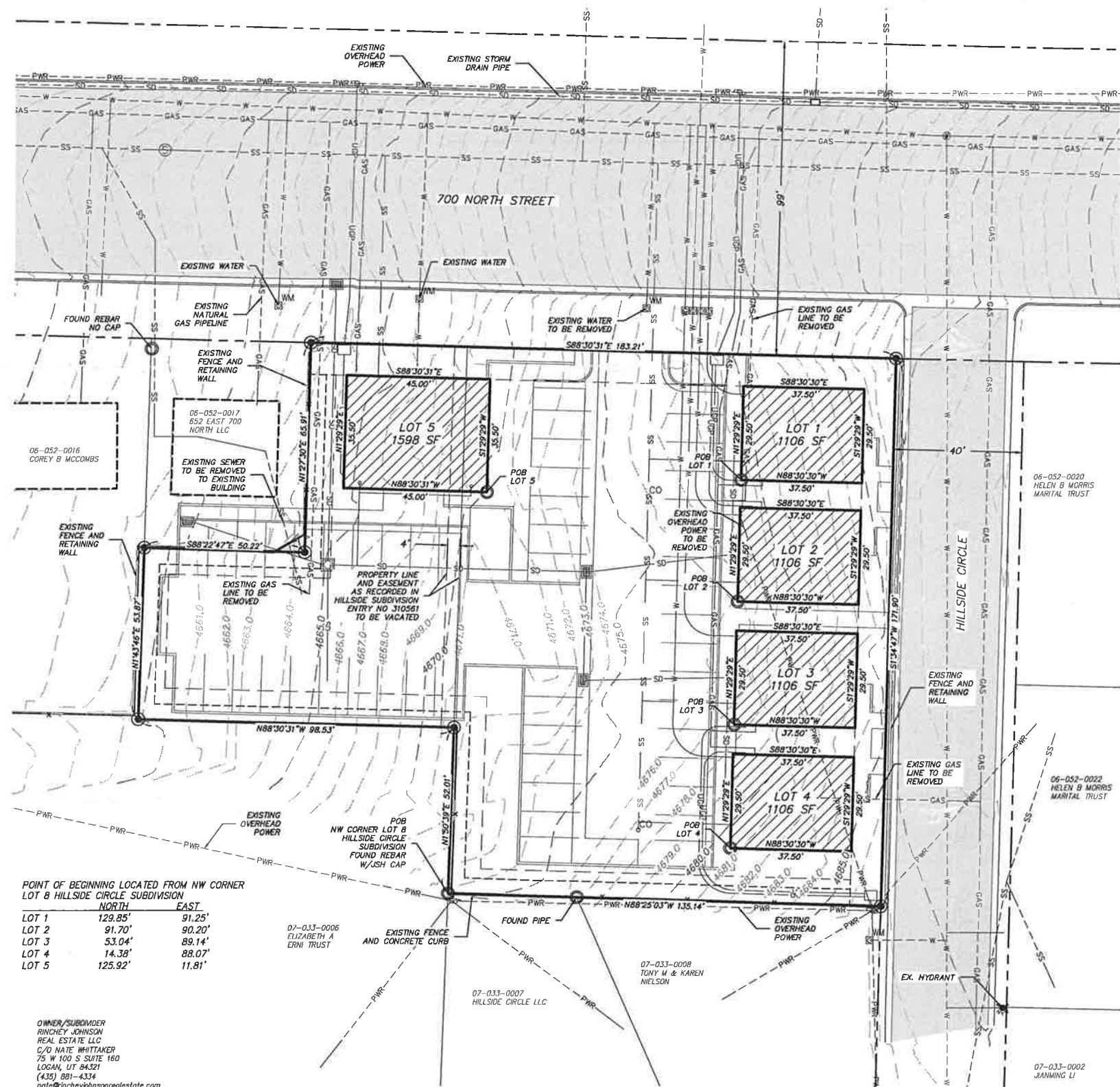


700 EAST  
 SEE 06-053

600 NORTH  
 SEE 06-054

700 NORTH  
 SEE 06-039

**BRUNO'S ALPINE SUBDIVISION**  
 PART OF SE 1/4 SECTION 27, T12N, R1E, SLM  
 ALSO PART OF LOTS 6 AND 7, BLOCK 3,  
 PLAT "E" LOGAN CITY SURVEY  
 LOGAN CITY, CACHE COUNTY, UTAH



**LEGAL DESCRIPTION**

PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; ALSO A PART OF BLOCK 3, PLAT E OF THE LOGAN CITY SURVEY, LOCATED IN THE CITY OF LOGAN, COUNTY OF CACHE, STATE OF UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 8 OF HILLSIDE CIRCLE SUBDIVISION RECORDED SEPTEMBER 11, 1951 UNDER ENTRY NO. 310561;  
 THENCE N1°50'39"E 52.01 FEET ALONG THE WEST LINE OF LOT 7 OF SAID SUBDIVISION;  
 THENCE N88°30'31"W 98.53 FEET;  
 THENCE N1°43'46"E 53.87 FEET ALONG A FENCE;  
 THENCE S88°22'47"E 50.22 FEET;  
 THENCE N12°27'30"E 65.91 FEET TO THE SOUTH LINE OF 700 NORTH STREET;  
 THENCE S88°30'31"E 183.21 FEET ALONG THE SOUTH LINE OF 700 NORTH STREET TO THE WEST LINE OF HILLSIDE CIRCLE STREET;  
 THENCE S1°34'47"W 171.90 FEET ALONG THE WEST LINE OF HILLSIDE CIRCLE STREET TO THE NORTHEAST CORNER OF LOT 9 OF SAID SUBDIVISION;  
 THENCE N88°58'45"W 135.14 FEET ALONG THE NORTH LINE OF SAID LOT 9 AND 8 TO THE POINT OF BEGINNING.

CONTAINING 0.73 ACRES, MORE OR LESS.

**SURVEY NARRATIVE**

THIS SURVEY WAS ORDERED BY NATE WHITTAKER, FOR THE PURPOSE OF SUBDIVIDING THE SUBJECT PROPERTY INTO 5 TOWNHOMES AND COMMON SPACE.

REBARS W/CAPS STAMPED "STEVEN C. EARL PLS 318575" WERE SET WHERE INDICATED HEREON. THE BASIS OF BEARINGS USED WAS UTAH STATE PLANE GRID, NAD83, NORTH ZONE AS SHOWN HEREON.

**OWNER'S CONSENT TO RECORD**

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: \_\_\_\_\_  
 NATE WHITTAKER, OWNER RINCHEY JOHNSON REAL ESTATE, LLC

STATE OF UTAH §  
 COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR \_\_\_\_ BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED RYAN HUSTAD, OWNER OF RINCHEY JOHNSON REAL ESTATE, LLC, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE: \_\_\_\_\_  
 NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
 COMMISSION NUMBER: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 A NOTARY PUBLIC COMMISSIONED IN UTAH

**LEGEND**

——— BOUNDARY	---SD---	EXISTING STORM DRAIN
——— LOT LINE	---SD---	PROPOSED STORM DRAIN
——— RIGHT-OF-WAY	---GAS---	EXISTING GAS LINE
--- PUBLIC UTILITY EASEMENT ADJACENT TO STREET =10 FEET ADJACENT TO LOTS =5 FEET	---GAS---	PROPOSED GAS LINE
——— BUILDING SETBACKS FRONT/CORNER =10 FEET SIDE =8 FEET REAR =10 FEET	———	EXISTING HOUSE
——— STREET ADDRESS	———	CURB & GUTTER
● SURVEY MONUMENT SET 5/8" REBAR W/ORANGE PLASTIC CAP "STEVEN C. EARL PLS 318575"	———	EXISTING FENCE
△ LOGAN CITY GIS/GPS MONUMENT	---PWR---	EXISTING OVER HEAD POWER LINE
○ FOUND SURVEY MONUMENT	---UGP---	PROPOSED UNDERGROUND POWER
---W---	⊙	EXISTING SEWER MANHOLE
---SS---	⊙	EXISTING FIRE HYDRANT
---W---	⊙	WATER METER
---SS---	⊙	WATER VALVE
---	⊙	EXISTING POWER POLE
---	▨	PRIVATE
---	□	COMMON AREA

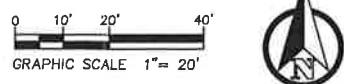
POINT OF BEGINNING LOCATED FROM NW CORNER LOT 8 HILLSIDE CIRCLE SUBDIVISION

	NORTH	EAST
LOT 1	129.85'	91.25'
LOT 2	91.70'	90.20'
LOT 3	53.04'	89.14'
LOT 4	14.38'	88.07'
LOT 5	125.92'	11.81'

OWNER/SUBDIVIDER  
 RINCHEY JOHNSON  
 REAL ESTATE LLC  
 C/O NATE WHITTAKER  
 75 W GOLF COURSE RD #101  
 LOGAN, UT 84321  
 (435) 881-4334  
 nate@rinceyjohnsonrealestate.com

ENGINEER/SURVEYOR  
 CACHE-LANDMARK ENGINEERING  
 STEVEN C EARL, PE, PLS  
 95 W GOLF COURSE RD #101  
 LOGAN, UT 84321  
 (435) 713-0099  
 searl@cachelandmark.com

PARCEL BEING SUBDIVIDED  
 06-052-0018 & 06-052-0019



S27 T12N R1E SLM

PRELIMINARY PLAT

BRUNO'S ALPINE SUBDIVISION  
 674 EAST 700 NORTH  
 LOGAN, UT

SHEET DESCRIPTION:

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

DATE: 27 APRIL 2020  
 SCALE: 1" = 20'  
 CALCULATED BY: J. JENSEN  
 CHECKED BY: S. EARL  
 APPROVED BY: S. EARL  
 PROJECT NUMBER: 19047WTK

1 / 1

4/27/2020 10:35 AM Z:\2019 PROJECTS\19047WTK BRUNO'S CAMPUS APARTMENTS\ACAD\SURVEY\PRELIMINARY PLAT\19047WTK PRELIMINARY PLAT (CURRENT).DWG