

**Project #20-035  
Harvest Meadows  
Located at approximately 1136 North 600 West**

**REPORT SUMMARY...**

*Project Name:* Harvest Meadows  
*Proponent / Owner:* Travis Taylor / Johnson Property Holdings LC  
*Project Address:* 1136 North 600 West  
*Request:* Design Review Permit / Subdivision Permit  
*Current Zoning:* Mixed Residential Transitional (MR-9)  
*Type of Action:* Quasi-Judicial  
*Hearing Date:* July 9, 2020  
*Submitted By:* Russ Holley, Senior Planner

**RECOMMENDATION**

Staff recommends that the Planning Commission **conditionally approve** a Design Review and Subdivision Permit for Project #20-035, Harvest Meadows, in the Mixed Residential Transitional (MR-9) zone located at approximately 1136 North 600 West, TIN #05-041-0006.

*Current Land use adjoining the subject property*

<i>North:</i>	REC: City Park	<i>East:</i>	NR-6: Residential Uses
<i>South:</i>	MR-12: Residential Uses	<i>West:</i>	IP: Industrial Uses

***Project Background & Location***

In November 2019 this property was rezoned from NR-6 to MR-9 as part of the Kearl Property Rezone project. A voluntary deed restriction was placed on the entire 6.46-acre property that limited the overall dwelling units to a maximum of 39 units. A minimum of 20 single-family homes and maximum of 16 attached townhomes. The flat, vacant project location is surrounded by development and the Logan City Northwest Park with Bridger Elementary School sitting farther to the north.



Figure 1 showing the location of the Harvest Meadows project site

## Project Proposal

This proposal consists of four multi-family buildings each containing four townhome units totaling 16 townhomes and 23-lot single-family building lots. The single-family lots range in size from 6001 SF to 8,177 SF and are positioned along the proposed looping street extensions of 1150 North and 1110 North. The townhomes are proposed near the western border along the railroad tracks on 4-plex building footprints being 80 feet wide by 58 feet deep.



Figure 2 showing the proposed site plan.

## Land Use & Density

The Land Development Code (LDC) Table 17.07.070 allows up to 9 dwelling unit per acre in the MR-9 zone. The proposed 39 units, 23 single family homes and 16 attached townhomes on the 6.46-acre site yield a 6 unit-per-acre ratio. The proposed residential occupancy land use is permitted in the MR-9 zone. The proposed density complies with the MR-9 zone and the voluntary deed restriction recorded on the property.

## Subdivision

The Land Development Code (LDC) Table 17.07.070 requires a minimum lots size of 4,000 SF and a minimum lot width of 40 feet for single family homes. The proposed subdivision shows single-family lots approximately 6001 SF to 8,177 SF and 56 feet wide. The townhome lots mirror the building footprints with a 1.6-acre common area remaining. As proposed, the subdivision proposal meets the requirements in the LDC.

## Setbacks

The Land Development Code (LDC) requirements for setbacks in the MR-9 zone are as follows (as measured from property lines):

Front (min-max):	15'
Side:	8'
Side (common wall)	0'
Rear:	10'
Canal:	15'

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

Front:	15'
Side:	40'+
Side (common wall)	0'
Rear:	15'
Canal:	NA'

The single-family homes will be reviewed and approved for compliance at the time of building permit submittal. As proposed, the project meets setback requirements in the LDC.

### ***Lot Coverage***

The LDC 17.07.070 establishes a maximum lot coverage of 70% (building(s) footprint) in the MR-9 zone. The proposed 4-building project on 1.6-acre (townhome common area) has a lot coverage of approximately 27% and in compliance with the maximum of 70% in the LDC as proposed.

### ***Parking Requirements***

The LDC requires 2.0 parking stalls for dwelling units in the MR-9 zone. The proposed townhomes provide a two-car garage per unit meeting the LDC requirement. The single-family homes will be reviewed and approved for parking compliance at the time a building permit is submitted. As submitted, the proposed project meets the LDC residential parking requirements.

### ***Site Layout & Circulation***

The LDC 17.30 requires street connectivity for new projects to better circulate and integrate into Logan's existing gridded block layout. For projects containing more than 20 units, three (3) street connections are required. LDC 17.30.170.D. allows the hearing body to make adjustments to these standards when no practical alternative is available. In this location, with the railroad tracks to the west, the City Park to the north and the existing development to the south a feasible third street connection is very unpractical. This site really only has the areas to the east available to make street connections. With the looping street connecting twice to the east, the project is designed in a way to maximize street connections in these existing conditions. As conditioned with the hearing body considering the surrounding barriers, the project meets the standards in the LDC.



Figure 3 showing the proposed building design and orientation.

### ***Building Orientation & Elevations***

The LDC 17.09-040 indicates that buildings in the MR zone should be oriented to the street in an inviting manner with primary entrances positioned in a prominent method. When it is not



practical to orient buildings towards the street, modifications to building facades, additional landscaping and setbacks can be utilized to achieve similar results. The townhome buildings are proposed with sideways orientation to the street. However, the applicant has wrapped the primary entrance of the closest unit and included additional architecture to address the adjacent street resulting in an inviting façade entrance. The proposed building materials include stone veneer, stucco and vinyl siding. Materials and colors are designed to break up the mass of the façade and bring a human scale to structure. As proposed with the building materials and orientation, including the porch locations on the end-units, the project meets the requirements in the LDC.

### ***Building Heights***

The MR-9 zone allows building heights at 35'. The two-story townhome buildings are proposed at approximately 27 feet high at the mid-gable point. As single-family homes are submitted on the 23 building lots, they will be reviewed and approved for compliance with building height regulations the LDC. As proposed, the project meets building height requirements in the LDC.

### ***Open Space and Landscaping***

The LDC 17.07.070 requires 20% open space and an additional 10% useable outdoor space in the MR-9 zone. The LDC 17.35 generally describes open space as vegetation or landscaped areas, while useable outdoor space is typically patios, decks and other similar outdoor amenities. The 1.6-acre townhome project site would require 13,939 SF of open space and 6,969 SF of outdoor space totaling 20,908 SF of open and outdoor space. The proposal shows approximately 44,000 SF of open and outdoor space meeting the minimum space requirements.

For multi-family projects, 20 trees and 50 shrubs/grasses are required per each acre of project area. For 1.6 acres of multi-family project site, 32 trees and 80 shrubs, perennials and ornamental grasses are required. The submitted conceptual landscaping plan shows trees and shrub quantities at or above the minimum amounts required in the LDC.

### ***Lighting***

The LDC 17.37.090 requires adequate lighting that adds aesthetic quality and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits freestanding pole height to 32 feet and luminaire fixtures on buildings and canopies to be concealed source, down-cast and shielded from neighboring properties. Light measurements are required to range between 0.5 – 4.0-foot candles, so areas are sufficiently safe, but not excessively bright. As submitted, no exterior lighting has been shown. As conditioned, the project meets the requirements of the LDC.

## **AGENCY AND CITY DEPARTMENT COMMENTS**

Comments were solicited from the following departments or agencies:

• Parks and Recreation	• 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 6/27/20, posted on the City's website and the Utah Public Meeting website on 6/25/20, and noticed in a quarter page ad on 6/2020.

## **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 Design Review and Subdivision Permit and are available in the Community Development Department.
2. This permit authorizes a 23-lot single family subdivision and 16 multi-family townhome lots with one remaining common area. The common area shall be labeled as non-buildable on the final plat. The final plat shall be recorded within one year or obtain an extension as per the LDC.
3. The Planning Commission approves the submitted two (2) street connections for this project because the railroad and City Park located adjacent makes a third street connection unfeasible.
4. Each townhome shall provide two (2) parking stalls as per the LDC requirements.
5. The proposed townhome building designs and orientation are approved by the Planning Commission as proposed.
6. A performance landscaping plan, prepared in accordance with §17.39 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
  - a) Open Space and Useable Outdoor areas shall total a minimum of 20,908 SF.
  - b) The landscaping plan shall include long-term maintenance programs that brings continuity to all four phases
  - c) Street trees shall be provided where they currently do not exist at every 30 feet on center. The City Forrester will determine tree species.
7. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
8. All above ground storm water retention/detention facilities shall be setback and placed to the side and rear of the buildings in relation to the street and landscaped in a manner the screens and buffers the facility from view at the street.
9. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
10. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
11. All fencing shall be approved and permitted by staff in accordance with the Land Development Code.
12. 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. *Parks and Recreation —contact 716-9240*
    - No private walkways permitted onto City park property or connecting to park walkway. No private sprinkler systems on park property.
  - b. *Engineering —contact 716-9160*
    - Provide water shares or in-lieu fee for all new indoor and outdoor water use by subdivision
    - Right of way shall be a minimum of 60' wide
    - Provide storm water retention/detention per Logan City Standards. This includes the onsite retention of the 90% storm on site utilizing Low Impact Design
    - Any right of way that is to be dedicated to the City shall be free of any wetlands with documentation from the Army Corps of Engineers
    - Make modifications to the existing pond for Westgate in existing right of way to City Standards
    - Portion of pond in Westgate pond disturbed shall accounted for in new development pond storage.
    - Provide a geotech report of Californial Bearing Ration value at subgrade and historical high water table. If CBR is 5 or less, provide a geotechnical design of pavement section. The minimum pavement section shall be 3" asphalt, 4" untreated base course and 12" granular borrow.
    - Provide stormwater maintenance agreement.

- Provide private water utility agreement for any water main lines (fire or main) placed in a private road or property
- c. *Water* —contact 716-9627
  - All landscape irrigation system's fed from Logan City water must have a high hazard backflow assembly installed and tested.
  - All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.
  - All points of use of water must comply with the 2018 IPC and State of Utah Amendments, during and after construction.
  - Water meter setters must have dual checks.

## **RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW AND SUBDIVISION PERMIT**

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

1. The Design Review and Subdivision Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
2. The conditioned project provides required off-street parking.
3. The project meets the goals and objectives of the MR-9 designation within the Logan General Plan by providing housing options in transitional areas of the City.
4. The conditioned project complies with maximum height, density and building design, open space standards and is in conformance with Title 17.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
6. The surrounding streets are adequate in size and design to sufficiently handle infrastructure related to the land use.

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	Received By	Scheduled Meeting Date	Zone	Application Number
6-8-20		July 9, 2020	MR-9	PC 20-035

**Type of Application (Check all that apply):**

<input checked="" 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**  
Harvest Meadows

<b>PROJECT ADDRESS</b> Approximately 1136 N 600 W	<b>COUNTY PLAT TAX ID #</b> 05 - 041 - 0006
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<b>AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete)</b> Travis S. Taylor	<b>MAIN PHONE #</b> 801-694-5202
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<b>MAILING ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
95 S River Bend Way - Ste A, NSL, UT 84054			

**EMAIL ADDRESS**  
ttaylor@westates.us

<b>PROPERTY OWNER OF RECORD (Must be listed)</b> Johnson Property Holdings, LC	<b>MAIN PHONE #</b> 702-743-9889
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<b>MAILING ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
95 S River Bend Way - Ste A, NSL, UT 84054			

**EMAIL ADDRESS**  
corey@westates.us

<b>DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED</b> (Include as much detail as possible - attach a separate sheet if needed)  The development consists of four 4-plex townhome buildings and 23 single-family lots. This complies with the recent rezone and with the deed restriction that was recorded following the rezone.  The townhome buildings are located at the west end of the property, adjacent to 600 West. The public street will provide the completion of a loop from the two streets stubbed to the property by earlier neighboring developments.	<b>Total Lot Size (acres)</b> approx 6.46 acres  <b>Size of Proposed New Building (square feet)</b> N/A  <b>Number of Proposed New Units/Lots</b> 39      16 townhome 23 single family
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**- 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 

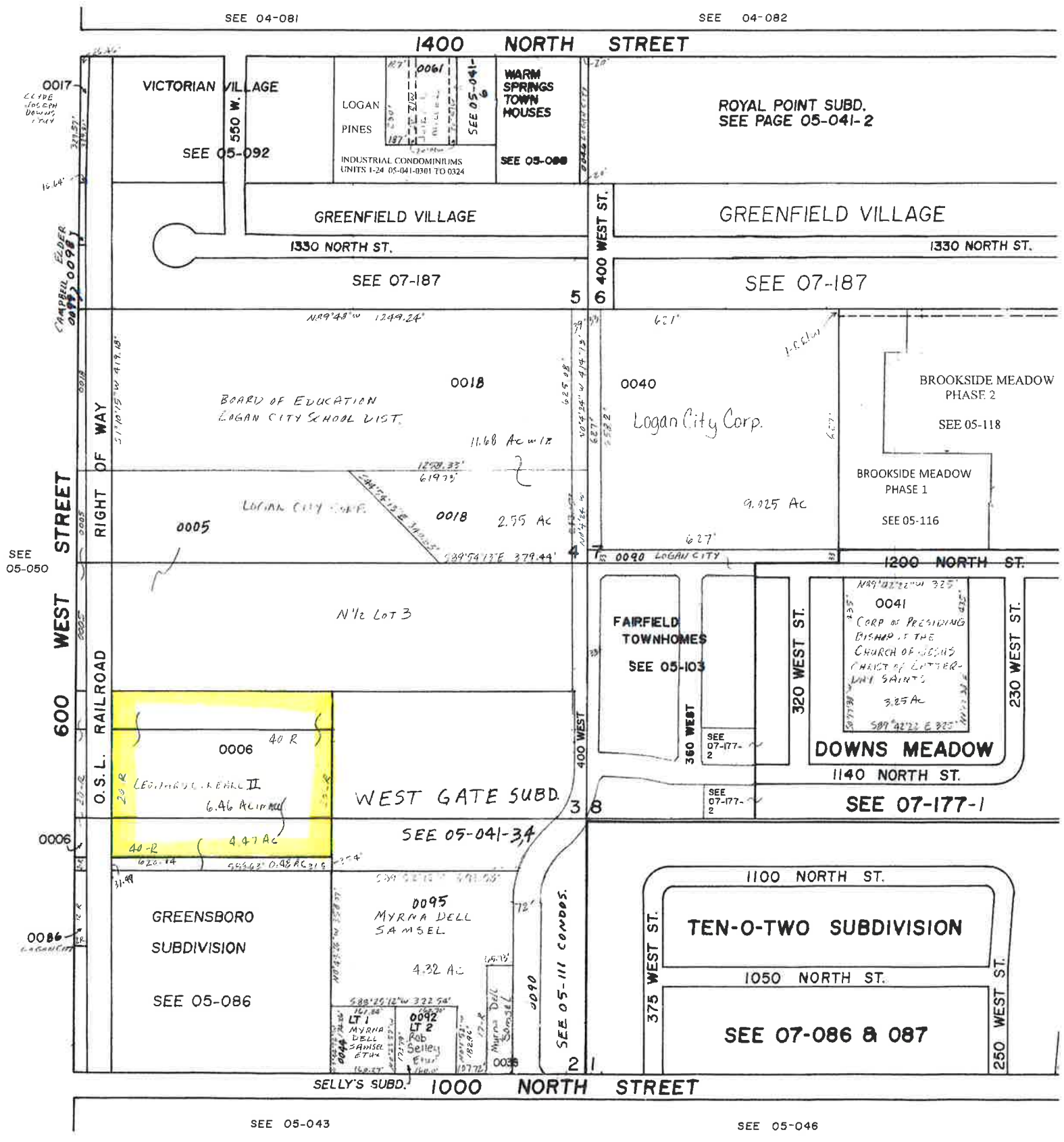


Section 28 Township 12 North Range 1 East

Scale 1 Inch = 200 FEET

TAX UNIT 27

BLOCK 3, PLAT "D" LOGAN FARM SURVEY



HARVEST MEADOWS SUBDIVISION  
PRELIMINARY PLAT  
SECTION 28, TOWNSHIP 12 NORTH, RANGE 1 EAST

NOTES

1. PROPERTY TAX IDENTIFICATION #: 05-041-0006.
2. WARRANTY DEED ENT # 1015408, BK # 1608, PG # 1240
3. ZONE: MIXED RESIDENTIAL (MR-6)
4. PROPOSED NUMBER OF BUILDINGS: 4
5. PROPOSED NUMBER OF RESIDENTIAL LOTS: 23
6. PROPOSED NUMBER OF PHASES: 1
7. ALL UTILITIES SHOWN WITHIN THE BOUNDARY ARE PROPOSED.
8. COMMON AREA (EXCLUDES LOTS): 1.17 ACRES
9. TOWNHOME LOTS: 16
10. TOWNHOME TOTAL AREA: 0.43 ACRES
11. RESIDENTIAL LOTS: 23
12. RESIDENTIAL TOTAL AREA: 4.98
13. PUBLIC RIGHT-OF-WAY AREA: 1.37 ACRES
14. ALL COMMON AREAS ARE PUBLIC UTILITY EASEMENTS.
15. BUILDING SETBACKS:
  - 15.1 FRONT: 25'
  - 15.2 CORNER: 20'
  - 15.3 SIDE: 8'
  - 15.4 REAR: 15'

CONTACTS

1. SUBDIVIDER: WESTATES COMPANIES, TRAVIS TAYLOR
  - 1.1 ADDRESS: 95 RIVER BEND WAY SUITE A, NORTH SALT LAKE, UTAH 84054
  - 1.2 PHONE #: 801-383-3252
2. OWNER: LEONARD CHARLES JR TR KEARL
  - 2.1 ADDRESS: 604 BOULDER CIR, FORT COLLINS, CO 80524-9253
  - 2.2 PHONE #: 970-226-1202
3. CIVIL ENGINEER: CIVIL SOLUTIONS GROUP, MICHAEL E. TAYLOR, PE
  - 3.1 LICENSE #: 8243189-2202
  - 3.2 ADDRESS: 540 WEST GOLF COURSE ROAD, STE B1, PROVIDENCE, UTAH 84332
  - 3.3 PHONE #: 435-890-4498
4. SURVEYOR: SUMMIT ENGINEERING GROUP, INC.
  - 4.1 ADDRESS: 55 WEST CENTER ST, HEBER CITY, UT 84032
  - 4.2 PHONE: 435-651-9229

OWNER CERTIFICATE

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.

OWNER \_\_\_\_\_

DATE \_\_\_\_\_



LEGEND

- W-W EXISTING WATER LINE
- SS-SS EXISTING SEWER LINE
- sd-sd EXISTING STORM DRAIN LINE
- x- EXISTING FENCELINE
- 5400- EXISTING CONTOUR
- [Pattern] EXISTING ASPHALT
- [Pattern] EXISTING CONCRETE
- [Symbol] EXISTING UTILITY POLE
- [Symbol] EXISTING FIRE HYDRANT
- [Symbol] EXISTING SEWER MANHOLE
- [Symbol] EXISTING DRAIN MANHOLE
- [Symbol] EXISTING ELECTRICAL BOX
- [Symbol] EXISTING COMMUNICATIONS BOX
- [Symbol] EXISTING COMMUNICATIONS PEDESTAL
- [Symbol] EXISTING WATER METER

civilsolutionsgroupinc.



CACHE VALLEY | P: 435.213.3762  
SALT LAKE | P: 801.216.3192  
UTAH VALLEY | P: 801.874.1432  
info@civilsolutionsgroup.net  
www.civilsolutionsgroup.net

PRELIMINARY PLAT

HARVEST MEADOWS SUBDIVISION

LOCATION: 1110 NORTH 550 WEST, LOGAN, UTAH 84321

PROPERTY OF: JOHNSON PROPERTY HOLDINGS, LC

PREPARED FOR: WESTATES

REVISION BLOCK  
NO. DATE DESCRIPTION



SCALE: 1" = 40'  
DATE: 12/3/2019  
DRAWN BY: I. MORTENSEN  
PROJECT #: 19-365





TREE/SHRUB TABULATIONS		
CROSS AREA TOTAL	# OF TREES REQ'D	# OF TREES PROVIDED
1.6 AC	20 TREES/AC (32)	32
	(8) EVERGREEN	
# OF SHRUBS REQ'D		
1.6 AC	50 SHRUBS/AC (80)	84
	(20) EVERGREEN	(28) EVERGREEN

- NOTES:
- 3" PLANTER IS REQUIRED AROUND THE BASE OF BUILDINGS
  - 25% OF TREES AND SHRUBS TO BE EVERGREEN
  - DUE TO AVAILABILITY, SUBSTITUTIONS FOR TREES AND SHRUBS OF SIMILAR SIZE AND APPEARANCE FROM THE CITY'S APPROVED PLANT LIST MAY BE USED AT TIME OF PLANTING.
  - ALL LANDSCAPE AREAS TO BE IRRIGATED BY UNDERGROUND SPRINKLER SYSTEM.
  - INSTALL 4" SLEEVES UNDER SIDEWALK AS REQUIRED.
  - AMEND TOPSOIL IN PUBLIC R.O.W. IF REQUIRED TO AVOID PLANTING GRASS ON ROCK.
  - PLANT QUANTITIES AND COVERAGE ARE TO MEET CODE REQUIREMENTS.

SYMBOL	PLANT NAME	SIZE	QUANTITY
	ACER X FREEMANII 'SIENNA' / SIENNA GLEN MAPLE (50'X35')	2" CALIPER	3
	MALUS 'SPRING SNOW' / SPRING SNOW CRABAPPLE (20'X20')	2" CALIPER	2
	PICEA PUNGENS 'GLAUCA' / COLORADO BLUE SPRUCE (45'X18')	2" CALIPER	8
	PRUNUS VIRGINIANA 'CANADA RED' / CANADA RED CHOKECHERRY (25'X20')	2" CALIPER	6
	FRAXINUS PENNSYLVANICA 'PATMORE' / PATMORE ASH (55'X30')	2" CALIPER	2
	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE LILAC TREE (25'X15')	2" CALIPER	8
	GLEDITSIA TRIACANTHOS 'SHADEMASTER' / SHADEMASTER HONEYLOCUST (45'X35')	2" CALIPER	3
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	28
	LIGUSTRUM VULGARE 'LODENSE' / LODENSE PRIVET	5 GAL	28
	CORNUS STOLONIFERA 'FARROW' / ARCTIC FIRE DOGWOOD	5 GAL	28
	BOD AREAS		41,444 SF.
	PLANTERS / 3" MIN. BARK MULCH		2,568 SF.



**Summit Engineering Group Inc.**  
 STRUCTURAL • CIVIL • LAND SURVEYING  
 55 WEST CENTER • P.O. BOX 178  
 PUEBLO CITY, UTAH 84301  
 P: 435-252-1228 • F: 435-252-9231

DATE: 05/03/2020

DESIGN BY: [Signature]

PROJECT: HARVEST MEADOWS SUBDIVISION

SHEET: L-1.0

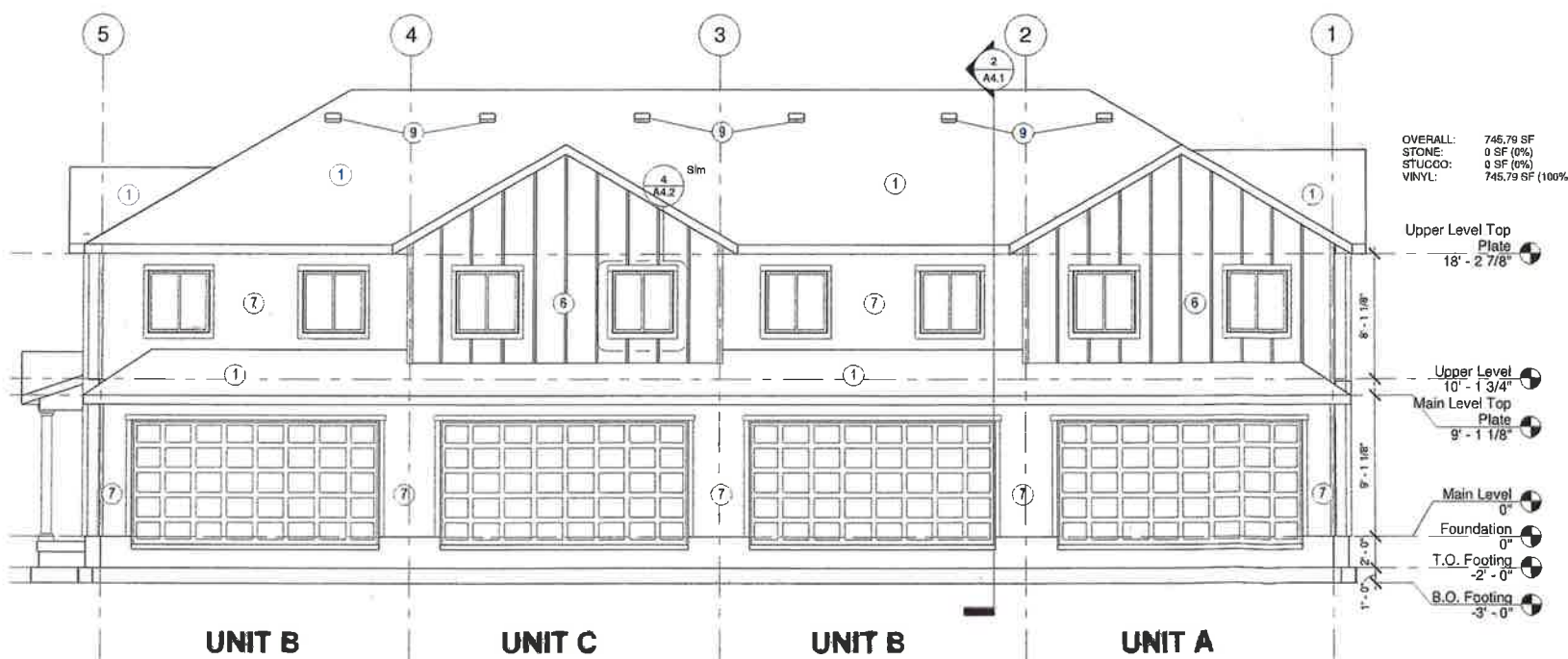
PROJECT NO: C19-023





1 Front  
 3/16" = 1'-0"

Keyed Notes - Elevations	
Mark	Note Text
1	Asphalt Shingles; See Roof Plan
2	Stone Veneer
3	Stucco over (2) Layers Grade D Felt
4	Decorative Chamfered Corbel (AAP # CORCH-6-10-18RS)
5	12" Trim Band
6	Vinyl Board and Batten Siding
7	Vinyl Horizontal Siding
8	6" Trim Band
9	Roof turtle vent; see sheet A6.0 for req. amount



2 Rear  
 3/16" = 1'-0"



# HARVEST MEADOWS 4-PLEX

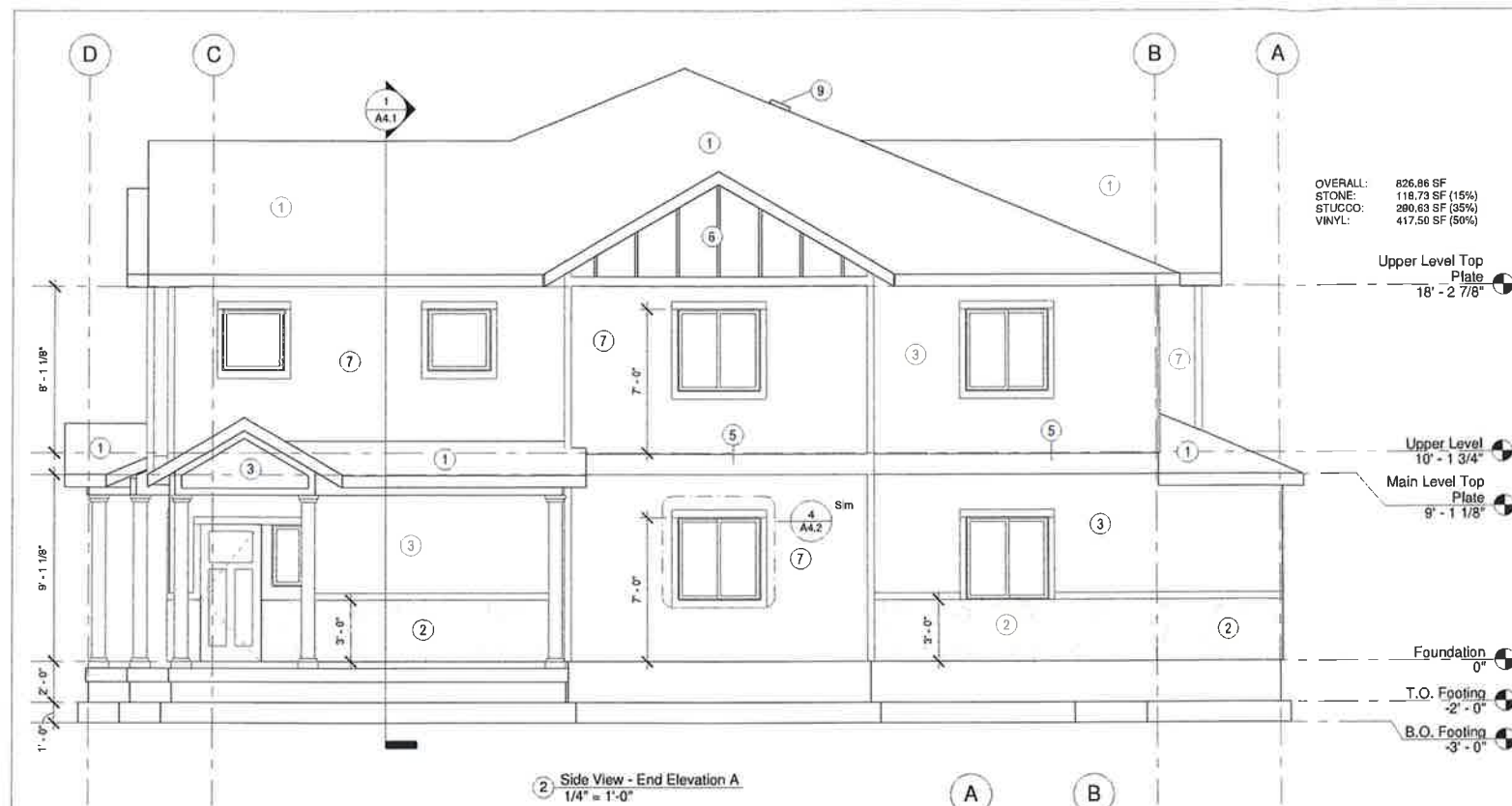
4-PLEX  
 LOGAN

DRAWING TITLE  
 Elevations

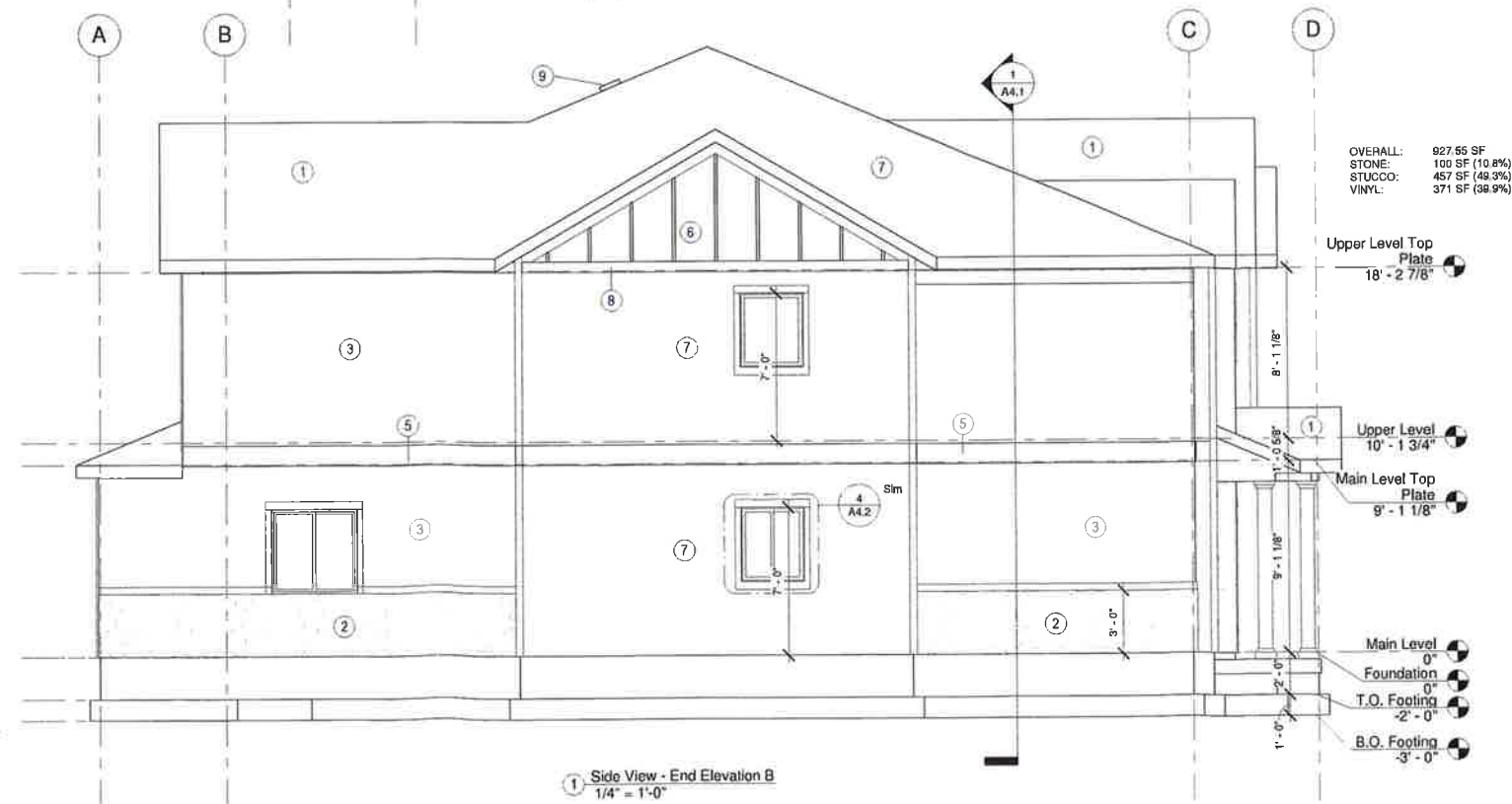
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SHEET #  
 A3.1

PERMIT SET



Keyed Notes - Elevations	
Mark	Note Text
1	Asphalt Shingles; See Roof Plan
2	Stone Veneer
3	Stucco over (2) Layers Grade D Felt
4	Decorative Chamfered Corbel (AAP # CORCH-6-10-18RS)
5	12" Trim Band
6	Vinyl Board and Batten Siding
7	Vinyl Horizontal Siding
8	6" Trim Band
9	Roof turtle vent; see sheet A6.0 for req. amount



WESTATES  
 companies

HARVEST MEADOWS  
 4-PLEX

4-PLEX  
 LOGAN

DRAWING TITLE  
 Elevations

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PERMIT SET