



**Project #21-005
Deer Pen Subdivision
Located at approx. 1500 East and Aspen Drive**

REPORT SUMMARY...

Project Name: Deer Pen Subdivision
Proponent / Owner: Logan City Community Development Dept. / Logan City
Project Address: 1500 North and Aspen Drive
Request: 22 Lot Subdivision
Current Zoning: Suburban Neighborhood Residential (NR-4)
Type of Action: Quasi-Judicial
Hearing Date: February 11, 2021
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Subdivision Permit for Project #21-005 Deer Pen Subdivision, located at approx. 1500 North Aspen Drive, TIN# 05-109-0096.

Land use adjoining the subject property

<i>North:</i>	NR-4: Residential Uses	<i>East:</i>	NR-4: Residential Uses
<i>South:</i>	NR-4: Residential Uses	<i>West:</i>	REC: Recreation Uses

Subdivision Proposal

The proposed Deer Pen Subdivision is located adjacent to Aspen Drive and 15th North. The proposal is to create a total of 22 residential lots, eight (8) of which are accessed off of Aspen Drive, seven (7) of which are accessed off of 15th North with the remaining seven (7) lots accessed off of a proposed new cul-de-sac (Sharptail Circle). The proposal includes two remaining parcels totaling 23.11 acres that are planned to become a future city park. The buildings lots range from 12,097 square feet (SF) to 26,692 SF in size and are compatible with surrounding neighborhoods. This bench area of the Hillcrest Neighborhood slopes upward towards the mountain range to the east. Some of 22 lots have been identified with greater than 30% slopes on the preliminary plat. Existing drainage easement re-alignments are shown along lots #12-22 to accommodate the proposed layout. Considering these slope issues, a new sewer easement is proposed outside of Aspen Drive and along the west side of lots #15-#22. An above-ground, high voltage power line running east/west is located between proposed lots #15 and #16. This 22-lot subdivision was approved by the Planning Commission on July 14, 2016 but the final plat was not recorded.

Zoning

The proposed subdivision is located inside the Suburban Neighborhood Residential (NR-4) zoning district. The NR-4 zone limits density to four homes per acre of land and minimum lot sizes of 10,000 SF. Minimum lot widths are set at 90 feet measured at the midpoint of the lot and maximum buildings heights are limited to 35 feet. As proposed, all building lots meet the minimum size, density, and dimensions for new development in the NR-4 zone.

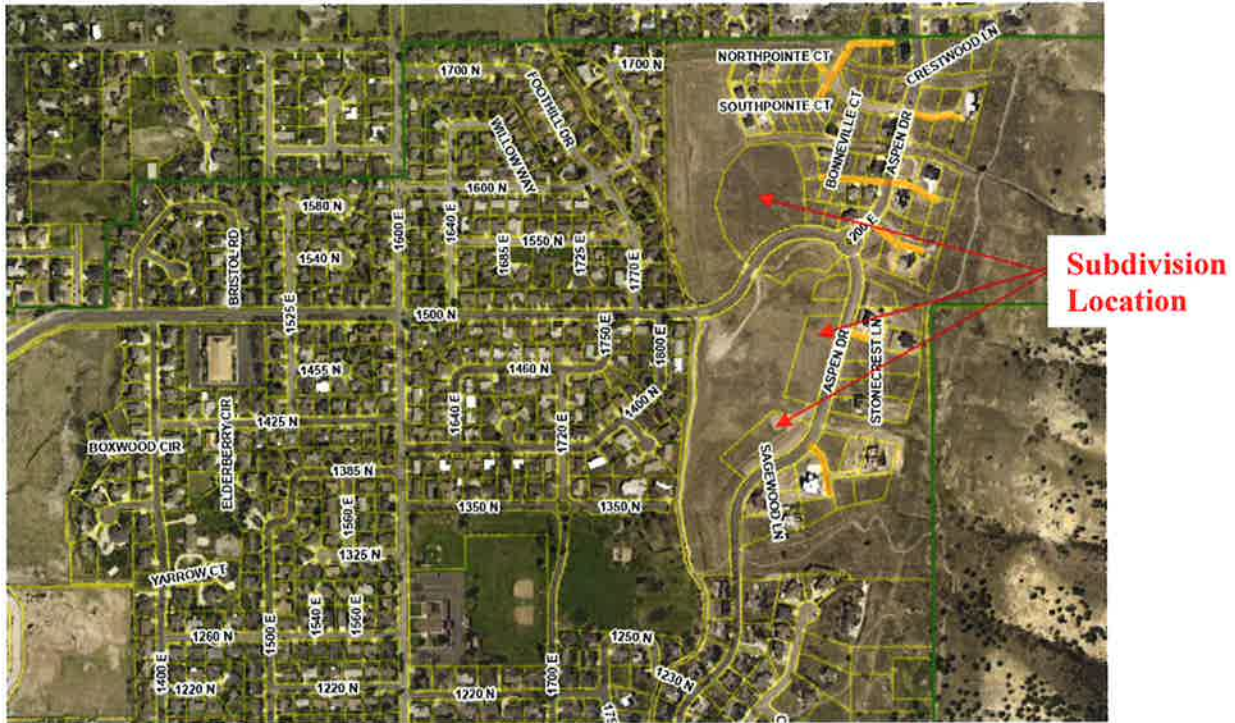


Figure 1 showing the project site and area vicinity

Access

Residential access will be available to each of the lots from Aspen Drive, 15th North and the proposed Sharptail Circle. The existing and proposed road network meets minimum street connectivity requirements and is sufficiently sized to accommodate additional driveway and traffic generated by this project.

General Plan

The Future Land Use Plan Map (FLUP) and Zoning was amended in 2016 to designate the subdivision area as Detached Residential and NR-4 with the intent of developing single-family housing. This proposal was reviewed by the Hillcrest Steering Committee and Municipal Council in 2016. The proposed project is consistent with the Logan City General Plan and the Hillcrest Neighborhood Plan.



Figure 2 shows the 22-lot subdivision layout and conceptual future city park design

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from City departments or reviewing agencies and are included in the Conditions of Approval.

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 1/30/21 posted on the City's website and the Utah Public Meeting website on 2/3/21 and mailed to property owners within 300 feet on 1/25/21.

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. 22 residential building lots are approved with this subdivision permit with two remainder lots of 10.44 acres and 12.67 acres.
3. A note shall be added to the final plat informing future buyers of the additional regulations concerning lands above 4850' elevation and steep slope development in the LDC Critical Lands Section.
4. The final plat shall be recorded within one (1) year of this action or comply with LDC 17.58 Expirations and Extensions of Time.
5. 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. Engineering:
 - Coordinate with Deer Crest Subdivision owner(s) for connection of sewer to sewer main in 1700 North. This was considered a private line during the development of the Deer Crest subdivision due to not being located in a City Road
 - Storm Water detention/retention to be modified to accommodate the new MS4 requirements of the 90th percentile storm
 - Development shall incorporate LID post construction best management practices per the new MS4 storm water permit
 - Plat shall show all steep hazard areas as defined by the Land Development Code. Special reviews and approvals shall be required by Public Works and Building Department prior to any building permits being issued to ensure a safe building site and access to parcels effected by this hazard
 - Provide 50' drainage easement through north drainage channel (this is located between the cul-de-sac lots and the existing Phase II Deer Crest Subdivision)
 - Design of City infrastructure (roads, curb, gutter, sidewalks, water, sewer, and storm water shall be submitted and approved prior to final recordation of plat
 - b. Water/Cross Connection:
 - Any landscape irrigation systems fed from Logan City water must have an air gap or high hazard rated backflow assembly and be tested for city's protection.
 - Any building/house that has Logan City water serving it that is three stories above grade must have a minimum Double Check Backflow Assembly (ASSE1015) installed and tested on the water main before any possible branch offs or connections.
 - c. Environmental (Waste Management):
 - Residential carts will be provided.

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 as the subdivision meets the minimum requirements of the LDC.
2. Each lot conforms to the requirements of Title 17 of the Logan LDC in terms of lot size and development requirements.
3. Each lot is suitable for development within the NR-4 zone.
4. The Subdivision Permit conforms to the requirements of Title 17.47 concerning hearings, procedures, application requirements and plat preparations.
5. The project meets the goals and objectives of the Logan General Plan and the Hillcrest Neighborhood Plan.
6. 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.

SOUTH DEER PEN PARK

SCHEMATIC · JUNE 22, 2016

← NORTH 1"=50'



MICHAEL TIMMONS, LANDSCAPE ARCHITECT



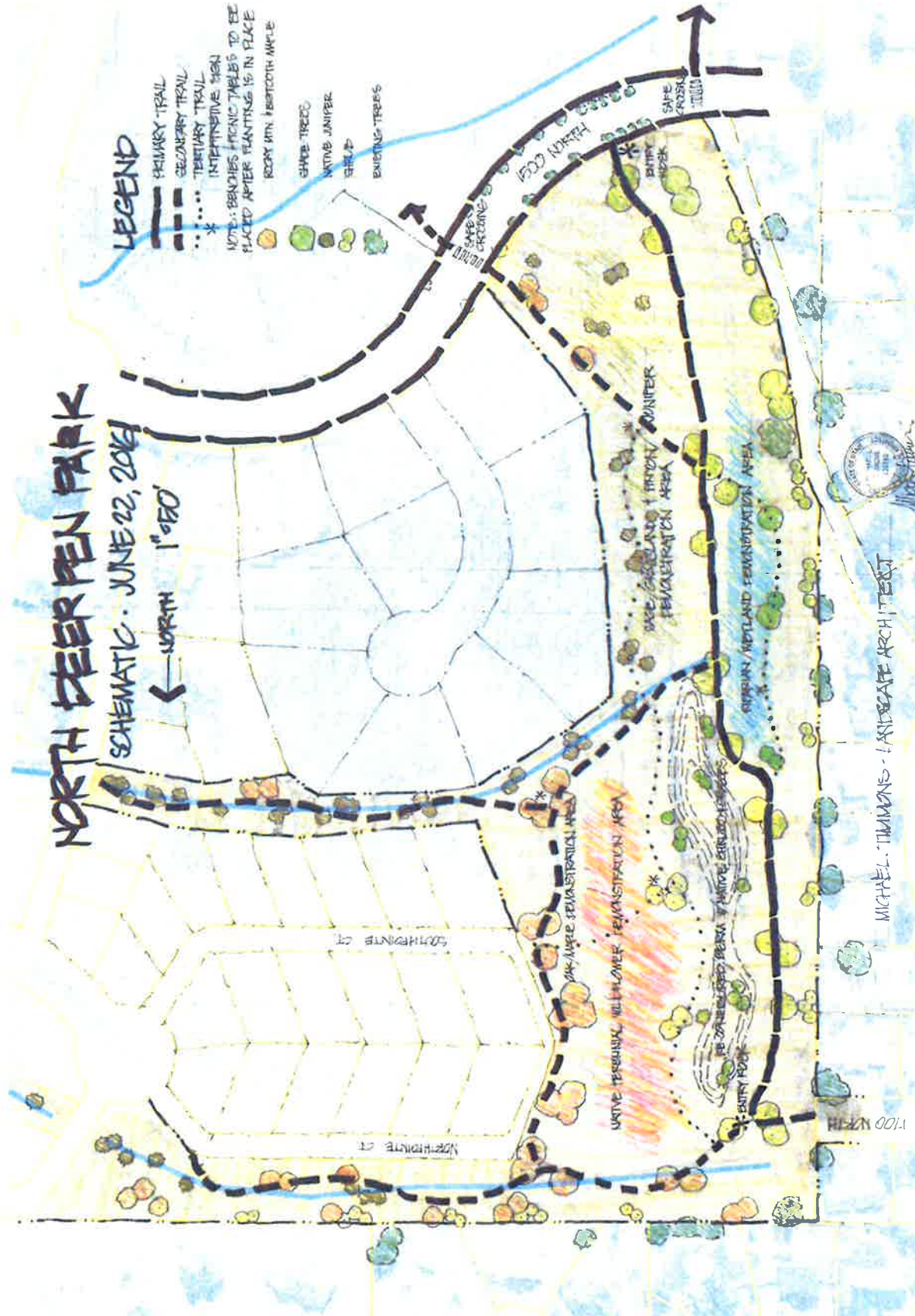
NORTH DEER PEN PARK

SCHEMATIC - JUNE 22, 2014

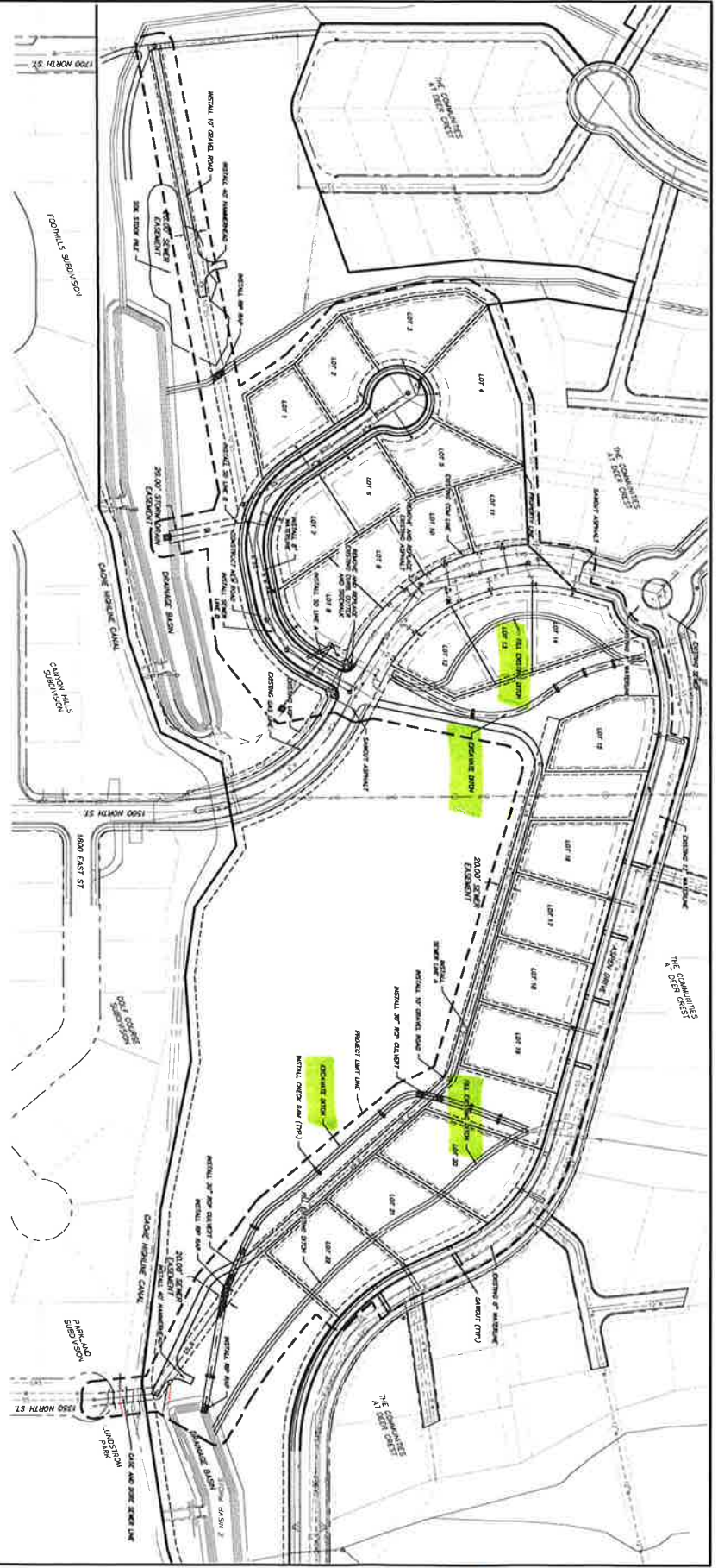
← NORTH 1"=50'

LEGEND

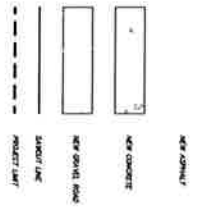
- PRIMARY TRAIL
- SECONDARY TRAIL
- TERTIARY TRAIL
- INTERPRETIVE SIGN
- NOTE: BENCHES/FRANC TABLES TO BE PLACED AFTER PLANTING IS IN PLACE
- ROCKY MTN. HARTSOOTH APPLE
- SHIVE TREE
- NATIVE JUNIPER
- SHRUB
- EXISTING TREES



MICHEL THIMONS - LANDSCAPE ARCHITECT



- SITE PLAN NOTES**
- SEE SHEET C-100 FOR GENERAL NOTES AND UTILITY PLAN.
 - SEE SHEET C-100 FOR ROAD FROM PROJECT AND DRIVE.
 - SEE SHEET C-100 FOR STORM LINE A FROM AND PROJECT.
 - SEE SHEET C-100 FOR STORM LINE B FROM AND PROJECT.
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0' 10' 20' 30'

GRAPHIC SCALE 1" = 30'

<p>C-100</p>	<p>City of Logan Engineering Department 100 S. 1st St. Logan, UT 84301 435-724-1000</p>	<p>DEER PEN SUBDIVISION LOGAN, UT</p>	<p>SITE PLAN</p>	NO. DATE	DESCRIPTION



APPLICATION FOR PROJECT REVIEW

Planning Commission **Land Use Appeal Board** **Administrative Review**

Date Received 1-11-21	Received By	Scheduled Meeting Date Feb. 11, 2021	Zone NR-4	Application Number PC 21-005
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 DEER PEN SUBDIVISION				
PROJECT ADDRESS 1500 NORTH ASPEN DRIVE			COUNTY PLAT TAX ID # 05-109-0096	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) LOGAN CITY COMMUNITY DEVELOPMENT DEPT			MAIN PHONE # (435) 716-9021	
MAILING ADDRESS 290 NORTH 100 WEST LOGAN		CITY LOGAN	STATE UT	ZIP 84321
EMAIL ADDRESS WWW.LOGANUTAH.ORG; MIKE.DESIMONE@loganutah.org				
PROPERTY OWNER OF RECORD (Must be listed) CITY WIDE City of Logan			MAIN PHONE #	
MAILING ADDRESS 290 N. 100 W.		CITY Logan	STATE UT	ZIP 84321
EMAIL ADDRESS Same as above				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) SUBDIVIDE THE 33 ACRES OF CITY OWNED DEER PEN PROPERTY INTO 22 RESIDENTIAL BUILDING LOTS ON 8.63 ACRES AND 2 RESIDENTIAL LOTS ON 23.42 ACRES TO BE DESIGNATED AS PARKS/OPEN SPACE - NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -			Total Lot Size (acres)	
			Size of Proposed New Building (square feet)	
			Number of Proposed New Units/Lots	
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 permit 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		



FINAL PLAT

DEER PEN SUBDIVISION

SHEET DESCRIPTION:

PROJECT TITLE:



95 Golf Course Rd.
Suite 101
Logan, UT 84321
435-713-0099

DATE: 28 JANUARY 2019

SCALE: 1" = 100'

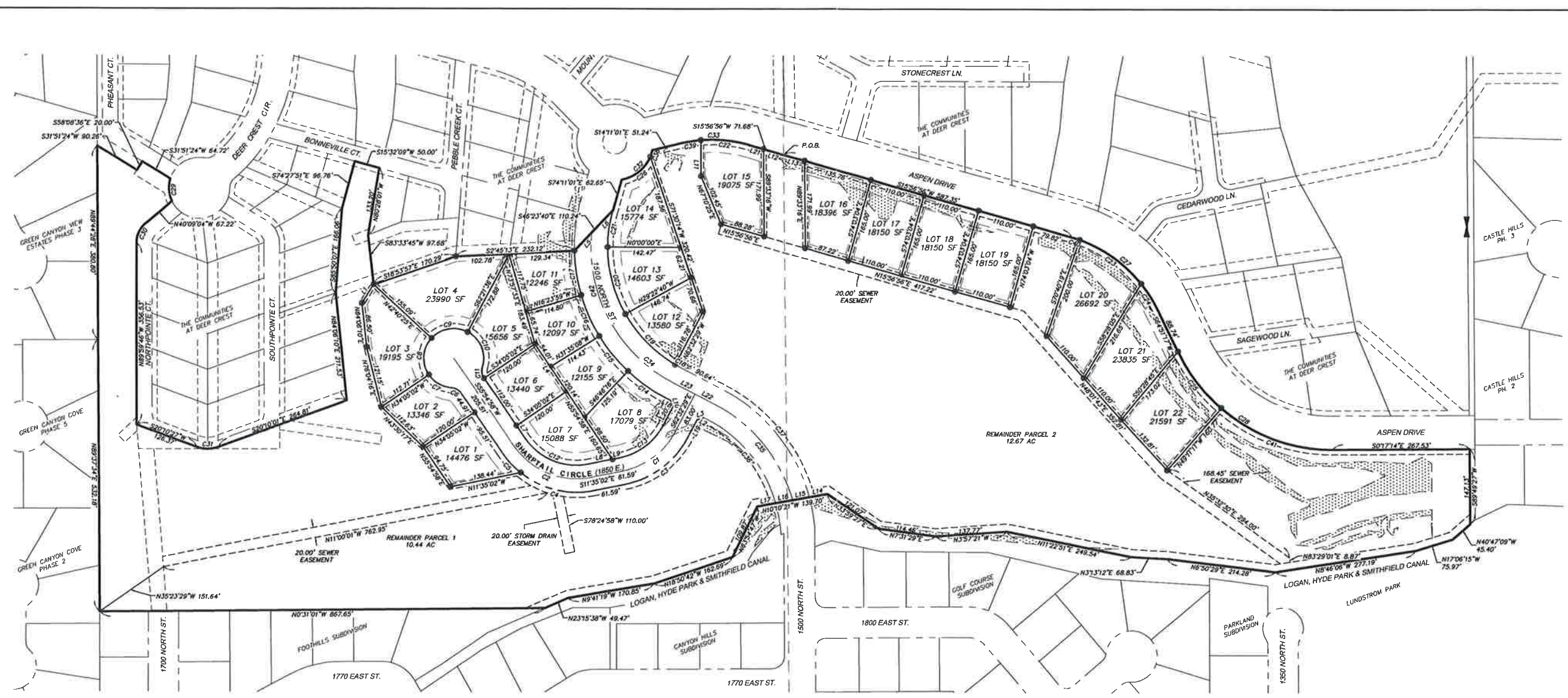
CALCULATIONS BY: S. EARL

CHECKED BY: S. CROOKSTON

APPROVED BY: S. EARL

PROJECT NUMBER: 620-1604

SHEET: 2 of 2



CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	133.41'	150.00'	50°57'27"	S37°03'45"E	129.05'
C2	176.71'	150.00'	67°30'00"	S22°09'58"W	166.67'
C3	156.97'	176.50'	50°57'27"	S37°03'45"E	151.85'
C4	154.92'	176.50'	50°17'24"	S13°33'40"W	149.99'
C5	53.02'	176.50'	17°12'36"	S47°18'40"W	52.82'
C6	22.54'	25.00'	51°38'55"	S30°05'31"W	21.78'
C7	52.28'	58.00'	51°38'55"	S30°05'31"W	50.53'
C8	77.70'	58.00'	76°45'27"	N85°42'18"W	72.02'
C9	75.89'	58.00'	74°57'38"	N9°50'35"W	70.58'
C10	80.91'	58.00'	79°55'29"	N67°36'09"E	74.51'
C11	22.54'	25.00'	51°38'55"	N81°44'28"E	21.78'
C12	145.50'	123.50'	67°30'00"	S22°09'58"W	137.23'
C13	109.84'	123.50'	50°57'27"	S37°03'45"E	106.29'
C14	91.66'	333.00'	15°46'13"	S35°20'38"W	91.37'
C15	88.26'	333.00'	15°11'08"	S50°49'18"W	88.00'
C16	88.26'	333.00'	15°11'08"	S66°00'27"W	88.00'
C17	88.26'	333.00'	15°11'08"	S81°11'35"W	88.00'
C18	15.01'	267.00'	37°31'14"	S29°04'08"W	15.01'
C19	139.54'	267.00'	29°56'35"	S45°39'03"W	137.95'
C20	136.90'	267.00'	29°22'40"	S75°18'40"W	135.41'
C21	73.70'	267.00'	15°46'59"	N82°05'31"W	73.47'

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C22	95.70'	267.00'	20°32'09"	S5°40'51"W	95.19'
C23	150.06'	267.00'	32°12'05"	S35°25'44"W	148.09'
C24	62.10'	267.00'	137°9'31"	S58°11'32"W	61.96'
C25	139.73'	333.00'	24°02'28"	S52°50'03"W	138.70'
C26	74.59'	75.00'	58°59'06"	S38°46'49"E	71.58'
C27	227.90'	267.00'	48°54'21"	S40°24'07"W	221.05'
C28	376.60'	333.00'	65°08'31"	S32°17'02"W	358.54'
C29	45.08'	60.00'	43°03'10"	S85°51'10"W	44.03'
C30	43.49'	50.00'	49°50'22"	N85°04'28"W	42.13'
C31	43.65'	62.00'	40°20'29"	S00°01'3"W	42.78'
C32	88.74'	75.00'	67°47'32"	S44°11'01"E	83.65'
C33	140.42'	267.00'	30°07'57"	S05°25'57"W	138.81'
C34	129.49'	300.00'	24°43'52"	S39°49'27"W	128.49'
C35	247.17'	300.00'	47°12'19"	N51°03'41"E	240.23'
C36	216.99'	267.00'	46°33'54"	N50°44'28"E	211.07'
C37	277.33'	333.00'	47°43'05"	N51°19'04"E	269.39'
C38	14.15'	75.00'	10°48'26"	S72°40'35"E	14.13'
C39	44.72'	267.00'	9°35'48"	N82°30'7"W	44.67'
C40	15.75'	267.00'	3°22'45"	N17°38'19"E	15.74'
C41	238.88'	333.00'	41°06'03"	S20°15'47"W	233.79'
C42	227.00'	300.00'	43°21'17"	N73°52'02"E	221.63'

LINE TABLE		
LINE	LENGTH	BEARING
L1	42.99'	S58°01'24"E
L2	8.82'	N27°27'31"E
L3	14.14'	N17°32'29"W
L4	112.00'	N55°54'58"E
L5	49.77'	S46°23'40"E
L6	60.47'	S46°23'40"E
L7	28.42'	N55°54'58"E
L8	47.37'	N11°35'02"W
L9	14.22'	N11°35'02"W
L10	14.14'	S72°27'31"W
L11	70.98'	N89°44'03"E
L12	41.70'	S15°56'56"W
L13	41.77'	S15°56'56"W
L14	35.97'	N10°10'21"W
L15	33.12'	N10°10'21"W
L16	33.15'	N10°10'21"W
L17	37.46'	N10°10'21"W
L18	8.82'	S27°27'31"W
L19	40.00'	N62°32'29"W
L20	40.00'	N62°32'29"W
L21	30.06'	S15°56'56"W
L22	45.32'	S27°27'31"W
L23	45.32'	S27°27'31"W

