



**Project #21-009
Willow Lakes Subdivision
Located at approx. 1100 South 1000 West**

REPORT SUMMARY...

<i>Project Name:</i>	Willow Lakes Subdivision
<i>Proponent / Owner:</i>	M. Brett Jensen / Kunzler, Carles, Jessop
<i>Project Address:</i>	~1000 West 1100 South
<i>Request:</i>	135 Lot Subdivision
<i>Current Zoning:</i>	Traditional Neighborhood Residential (NR-6)
<i>Type of Action:</i>	Quasi-Judicial
<i>Hearing Date</i>	March 11, 2021
<i>Submitted By:</i>	Russ Holley, Senior Planner

Amended for March 11th, 2021 Planning Commission Meeting

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Subdivision Permit for Project #21-009 Willow Lakes Subdivision, located at approx. 1000 West 1100 South, TIN# 02-080-0003; 0006; -0010; -0011; 0012; -0013, 02-079-0021; 0003, 02- 082-0001, 02-080-0008; -0007, 02-081-0004.

Land use adjoining the subject property

<i>North:</i>	Outside City Boundary	<i>East:</i>	NR-6 Residential Uses
<i>South:</i>	REC: Recreation Uses	<i>West:</i>	Outside City Boundary

Subdivision Proposal

The proposed Willow Lakes Subdivision is located west of 1000 West and south of 1100 South on approximately 164 acres of land. The proposal is to create a total of 135 residential building lots with four (4) remainder lots. The subdivision includes two man-made recreational watersport lakes, one for tube and wake sports and the other for slalom waterskiing. The majority of the building lots orient around the shape of the two lakes. To the south of the property, the Logan River meanders creating oxbows and riparian lands. The City of Logan, in conjunction with other agencies, is currently finalizing the purchase of a Conservation Easement for approximately 47 acres along the north side of the Logan River for the purpose of non-motorized trails and native land conservation. 23.58 acres of the project site, adjacent to 1100 South, is currently in the review and comment period of the Logan City annexation process.

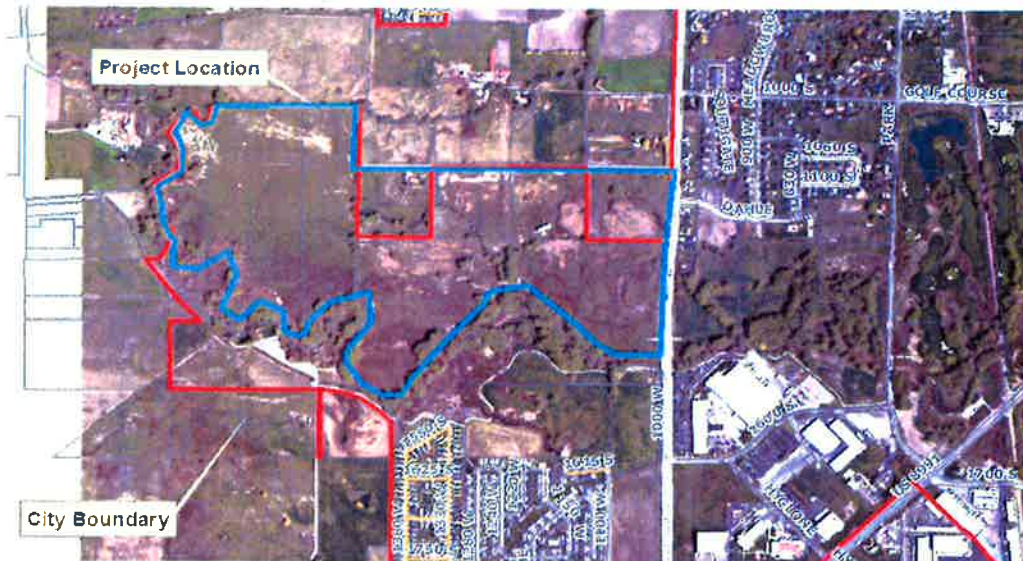


Figure 1 Shows the entire project site

Zoning

The proposed subdivision is located inside the Traditional Neighborhood Residential (NR-6) zoning district (annexation area is still yet to be rezoned). The NR-6 zone limits density to six (6) homes per acre of land and minimum lot sizes of 6,000 SF. Minimum lot widths are set at 50 feet measured at the midpoint of the lot and maximum buildings heights are limited to 35 feet.

Density & Lot Size

Considering the conservation easement area and the remainder lots for future phases and wetland mitigation, the single-family gross areas total approximately 101 acres. With 135 lots proposed, this would equal a density of 1.3 homes per acre. New building lot sizes in the subdivision range from 201,832 SF to 11,381 SF. Four of the larger lots contain unbuildable easement areas adjacent to wetlands and the conservation easement. All lots are over the minimum 50-foot width as proposed. As conditioned, with the common/easement areas being designated as not buildable, the subdivision meets density and lot size requirements in the LDC.

Setbacks

The LDC requirements for building setbacks in the NR-6 zone are as follows (as measured from property lines):

Front:	25'
Side:	8'
Rear:	10'
River:	25'

As new homes are proposed on individual lots, setbacks will be reviewed and approved by City staff prior to issuing a building permit. The existing single-family home lot complies with setback standards.

Structures

Building heights, both primary and accessory, 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.

Annexation

The Charles & Sally Carles Living Trust and S. Willard & Elaine D. Jessop properties total 19.7 acres along the south side of 1100 South along with additional acreage for a full 1100 South right-of-way totaling 23.58 acres of land in the process of being annexed into Logan City. This process is in the review and comment stage and will likely being finalized in the coming weeks. This subdivision permit approval is conditioned on the annexation being approved and finalized.

Access

The Land Development Code (LDC) 17.30.170 requires subdivision with greater than 20 lots to have at least three (3) street connections. This proposal includes one street connection onto 1000 West (UDOT approval pending) and an emergency vehicle road at the 1400 West right-of-way location. The emergency vehicle road is shown as a driveway cut onto the 1100 South street. As proposed with only one street connection and no street stubs to future growth areas, the project does not meet the minimum LDC code requirements for street connectivity and conforms to the city grid with the greatest extent possible. As conditioned with full street stubs, better street grid conformity and street connectivity, the project meets the LDC requirements.

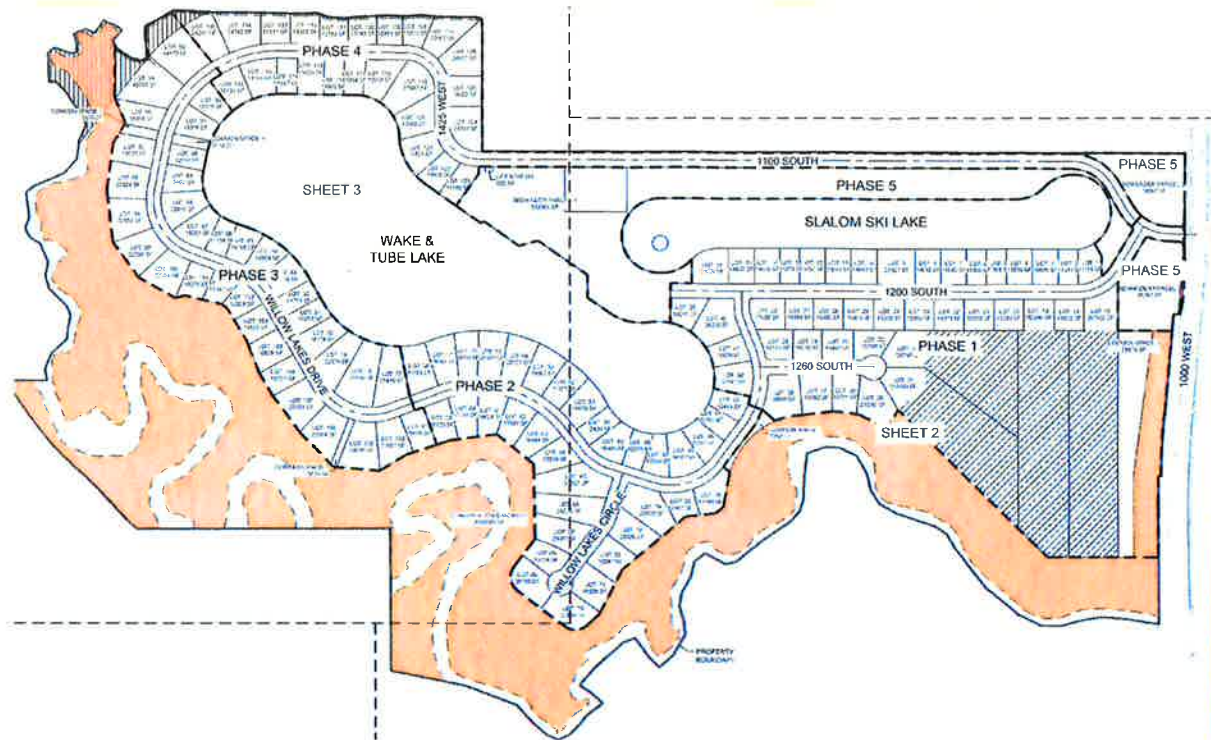


Figure 2 shows the 135-lot subdivision layout with the two recreational lakes

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. Numerous comments have been received and are attached.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 2/13/21 posted on the City's website and the Utah Public Meeting website on 2/18/21 and mailed to property owners within 300 feet on 2/2/21.

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. 135 residential building lots are approved with this subdivision permit with four remainder lots.
3. The proposed 1100 South street shall have a full street stub connecting to the north project border for a future 1400 West street and a future 1200 West.
4. Prior to the recordation of Phase 2, 1100 South shall be constructed with stubs to the north and a temporary street connecting 1200 South and 1100 South along the west side of slalom. When phase 5 is plated a street right-of-way connection shall be dedicated to further Logan City's gridded street network.
5. Prior to the recordation of Phase 4, 1400 West shall be improved with a modified cross section and connected to 900 South street stub approximately 1600 feet to the north of the project site.
6. The pending annexation shall be approved prior the final plat. If the annexation is not approved, the application shall return the Planning Commission for amended future approvals.

7. Conservation easement areas on the final plat shall be labeled and designated as unbuildable areas.
8. Complete the 1000 West streetscape cross-section with a sidewalk along the project's east frontage.
9. 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.
10. Setbacks for buildings shall be reviewed and approved at the time of the building permit application.
11. Confirmed Riparian areas (areas within 75' of the centerline of the river) are subject to development regulations in LDC 17.24.060.
12. Confirmed Floodplain areas are subject to state and federal review and approval processes and the regulations of LDC 17.24.060.
13. Confirmed wetland areas are subject to state and federal review and approval processes and the regulations of LDC 17.24.060.
14. Provide 10' public utility easement on all property lines at the bounds of the subdivision and 5' PUE on all other property lines.
15. Prior to the recordation of the final plat, if state, federal and department reviews and approvals result in substantial changes to the subdivision design, the applicant shall return the Planning Commission for subsequent subdivision approvals.
16. 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.
17. 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:

- Provide Water Shares or an in-lieu fee for increased water demand (indoor and outdoor) for development.
- Provide storm water detention/retention per Logan City Storm Water design standards. This includes the 90% storm event being retained on site utilizing Low Impact Design Standards.
- Provide Storm Water Maintenance Agreement for post construction storm water structures and practices.
- Provide a private sewer and water utility agreement as needed.
- Provide HOA and CCR's to address maintenance of Post Construction Best Management Practices.
- Currently the area for development is a Zone A and has not been modeled by FEMA and flood elevations established on the FIRM. Developer shall provide modeling that provides this data and the exact floodplain based on existing conditions. The City has prepared a model of this area, but it has not been reviewed and accepted by FEMA, however, this model shall be used as the Effective Model by the developer. City will provide this model and support from our consultant as requested in developing their model.
- Prior to bringing any fill into a designated Special Flood Hazard Area a Conditional Letter of Map Revision (CLOMR) must be submitted and approved by FEMA. Once all final grading has been completed, a Letter of Map Revision (LOMR) must be submitted and approved by FEMA prior to the current FIRM being modified.
- Prior to any construction in the Special Flood Hazard Area, a Floodplain Construction Permit must be submitted and approved by the City Engineer.
- Identify any wetlands in any roads or property to be deeded to Logan City through an approved US Army Corps Wetland Delineation Report. If wetlands are identified in any of these properties to be deeded to the City, they shall have the wetlands

mitigated as approved by the US Army Corps of Engineers Wetland Mitigation Plan prior to being deeded to the City.

- The site identified an area to be deeded to the City for a lift station. Coordinate with Water Department for site size and requirements that must be met if this lift station is to be deeded to the City.
- If lift station is to be deeded to City, the pressure sewer main will be accepted by the City, provided each are built to City requirements. Developer shall provide a 20' easement and construct acceptable access road capable of supporting City maintenance equipment. If a private lift station is installed the force main line will also be considered private.
- City will submit to the City's floodplain consultant the developer's floodplain model and plans for compliance to City/FEMA standards, current model by City shall be considered the "Effective Model" as part of the modeling needed to prepare a No-Rise certification for the proposed development. Any issues from this review will need to be coordinated and resolved prior to approval of the Floodplain Construction Permit being issued.
- Depending on which road (1100 South or 1200 South) developer decides to connect with Dahle Way on 1000 West shall be considered a Gridded Street and shall be constructed to a 66' right of way. Since it is anticipated that this road will eventually be annexed into Logan, it shall be built to Logan City standards but will need to be coordinated with Cache County for approval.
- Initial discussions regarding the realignment of the western Arterial road for this project had it clipping the northern portion of this development. Provide a future road easement or dedication as necessary for this alignment as proposed by developer.
- Provide City with a scour analysis of the river and proposed floodplain to ensure no damage to the new and existing banks and structures along the river.
- Provide a backwater and deposition analysis through the proposed development and downstream as needed to show no impacts to river from the development.

b. Water/Cross Connection:

- The club house, gym, hot tub's building's water main/s needs to have its own RP (ASSE1013) installed and tested on the water main as it enters the building before any branch offs or connections. Properly sized drain required. Any residential buildings three stories or higher above grade must have a DC (ASSE1015) installed and tested on the water main. This is for containment protection only (Cities protection only). Points of use protection will also be needed (occupants protection). Installation criteria of B/F assemblies and devices must be as per 2018 IPC and Utah Amendments.
- 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 (tested RP & swing joint-Physical separation) is met and inspection is passed.
All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter. Private irrigation system must be installed as per all codes -in purple pipe, non-potable labeling and spacing. "Private irrigation system" must have yearly inspections. Public education.
- Fire suppression systems connected to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards.
- All points of use of water must comply with the 2018 IPC and State of Utah Amendments, during and after construction.

c. Environmental (Waste Management):

- Residential carts will be provided. Lot 39 will need to pull cart down to corner of street to be eligible for pick-up.

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-6 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 Woodruff 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.



Additional Packet Information

PC Project #21-009 Willow Lakes Subdivision

March 3, 2021

Email from Tony Nielson 2-26-21

Greetings everyone, the following are my questions about the above project.

Please feel free to review and edit if any question goes beyond the quasi – judicial scope of discussion. I will be fine if the question is tossed for any reason and will sort the answers out myself.

Also, please note I am not asking the questions to prove right or wrong I would just like clarification if possible to make an informed decision. I stated last night, and I still believe the following to be true. Yes, I do have a great deal of confidence in the staff report and the many conditions. However, this development from an acreage standpoint and building lot stand point is one of the biggest projects I have reviewed. The fact of the lakes, the floodplain and access were my main questions.

Question 1

I am not sure it is in my purview to question the Phase 1 thru 5 of the project and it basically does not matter. The problem I see is what exactly happens when the 30 lots are triggered and access point 2 and then 3 need to happen? Will the berm and flood prevention and storm detention need to take place up front or as the build out progress continues. In the past we have conditioned the mentioned trails, club house, conservation easement etc. be 100 percent completed at the front end of development? Should this apply or not apply here?

Answer 1 – Subdivision improvements, which include infrastructure, utilizes, streets, required amenities and open space are required to be installed/bonded proportionate to the subdivision recordation and phasing plan. For example, the phase 1 subdivision improvements need to be completed prior to the developer recording phase 2. Developers are not required to build open space, amenities, infrastructure on future phases. Some developers choose to build more than the proportionate amount for marketing or other reasons. Sometimes a developer will abandon the subdivision after a phase and the remaining area may be subsequently approved for a new subdivision. See below LDC.

Question 2

On one hand I believe the staff report, the developers engineering design and that the correct follow thru will happen.

Question 2.1

In reference to the above question should not the Logan River Coalition and professional opinions from experts from the university with numerous degrees be given some credence? I do not feel as if the time, money and expertise given on the entire Logan Rive should be dismissed. I personally thought their opinions offered more than public clamor. Just my opinion but I also weighed heavy on my decision making.

Case in point the gentleman who suggested requesting a scour (spelling) analysis was deemed a good idea by Engineering and recommended it be added to the conditions of approval. Many things are required of this project and I am not pointing fingers at what was missed or overlooked however it did raise a flag in my mind as what else should be considered.

Answer 2 – Applicants try and balance investment levels with project approval timelines. This is the system Logan City has set up and adopted. The preliminary plat requirements for subdivision permit approvals by the PC require comprehensive information but does not require finalized technically construction and engineering documents. For final plat approvals and recordation, finalized technically construction and engineering documents are required. As preliminary plats are reviewed by Logan City departments prior to Planning Commission, Logan City staff will raise concerns that they might see as insurmountable constraints and proposals may need to be adjusted for compliance. Subdivisions approvals go through a series of reviews at both the preliminary and final plat phases. These multiple

reviews result in better code compliance and better projects. Now, having said that, this does not mean it is a perfect system/code. Some projects are very complex and cross many different areas of expertise presenting difficulties for reviewers. See below LDC.

Question 3

Two findings were mentioned to be included in my packet which I did not have.

First I would like to request a simple county plat map be provided of the surrounding property. This is always included in the packet and I did not have one. My reason for requesting is simple. I would like to review the proposed access likely hood to the North for fire truck access and future exit points. Either way I can look this up for myself on the county GIS but I thought it would have been helpful.

Proponent mentioned excavation was to be 15 feet at which point the fill would be used to raise the property elevation. I do not need nor should we require a detailed topographical site plan. It just made me uneasy that the proponent said it was in the packet and I did not have the drawing someone was referring to.

Answer 3 – The packets will have an updated staff report that has the latest engineering conditions and county plat maps. I will also include aerials with plat lines and general dimensions to adjacent neighborhood streets.

Question 4

The proponent supplied a separate sheet of paper with the project description. The last sentence suggested Quote " that the 15.22 remaining acres that we are calling Phase 5 of the Subdivision plat we intend to develop high end multifamily residential units." I did not bring this comment up but found it disturbing. Phase 5 on my plan appears to front 1000 west and also along the south side of 1100 south. Commissioner Goodlander also mentioned in the slide presentation that it appeared as if condos were on the drawings. I realize this can be discussed with another zone review or design review. I do not like items appearing on the drawing that are not relevant to the current discussion. On one hand it can be discussed at a later date and on the other hand it can be included as part of the submitted packet which in my mind becomes an official document.

Answer 4 – At this point with the submitted drawings and descriptions, the intentions of the developer is clear. The multi-family is a request and approval/denial for another time. As proposed will a blank space for the future phase 5, this subdivision permit does not permit lots/buildings/units for that area. Rezoning is required for anything other than single-family homes. What is relevant/applicable at this time is overall subdivision layout/street layout as it relates to the phase 5 area of the project site.

Question 5

The projects which I was referring to in which a flood plain map was provided as an overlay were the recent River side Trailer Park and the Truck Ranch truck sales lot. I appreciate the fact that Bill Young did not have nor could he provide an overlay for any development west of 1000 west. I respect the fact that you cannot provide what you do not have. My point which I think might have calmed a lot of folks would have been a preliminary design (not to spend a lot of money) but a design showing the current flood plain estimate, the recent flood plain estimate which could of possibly tied into the you tube drone slide and the 25, 50 and 90 year flood plain estimate. I mentioned I grew up on the river below first dam. I watched my parents backyard flood extensively in about 1972, then again in 1984, then again in about 2002 and 2010. The dates are not exact but the point remains. I have watched the Logan River run down fox farm road, sumac drive and remember when 1st dam and Crockett dam were in danger of breaching.

Answer 5 – Staff is working on some floodplain mapping for the packets. As mentioned by the City Engineer at the meeting, detailed floodplain data was gathered for the area east of 1000 West but not west of the road.

My personal compass of what I think is right or wrong, other peoples safety and the good of the city now and in the future is important to me.

For this reason I do not nor cannot take building this subdivision close to the river in an area which I have watched personally flood without me doing my due diligence. Whether it is in my scope as a commissioner or not.

Sorry this is a long read, I hope it makes sense to some, the questions can be reduced to simple sentences but I tried to back up my request for more information with findings to warrant asking the questions.

*As always thank you for your time
Tony Nielson*

Hello Everyone,

It's taken me a few days to gather my thoughts on this project. I appreciate Mayor Daines' email for providing more context and Kymber's memo for reiterating our obligations as a PC. Let me start by saying this is the exact kind of project that demands a workshop. To have a project of this scope and scale on our desks for a week is insufficient time to reach an informed decision, especially when the bulk of public comments come in the day of the meeting. Mike, I know you mentioned that you prefer not to workshop, but I cannot stress enough how helpful the workshop is to me as a commissioner. Even if I don't have the full project proposal, I like to do some initial research. I would prefer not to see another project like this without a workshop.

Thank you, Tony and Sandi for expressing your questions as many of mine could be grouped with yours. I have pared down my questions/requests to the below. I apologize for the length.

- 1. Can you provide a point by point description of how this project meets the development standards for floodplains including the regulations and standards of the NFIP, FIS, & FIRM? Specifically related to this point, can the office and/or proponent provide clear responses to Frank Howe's letter re. concerns about legality?*

Answer – (Bill Young) To begin, let's define the terms NFIP, FIS, and FIRM: 1) The acronym is for the "National Flood Insurance Program". Communities can apply with FEMA to participate in this program and this makes it possible for its residents to be eligible for flood insurance through this program, 2) The acronym FIS is for "Flood Insurance Study". This is a study completed on the stream or river that provides the detailed study methods and results of the hydrologic and hydraulic modeling done to determine the information shown on the Flood Insurance Rate Maps (FIRM). This study also shows the Base Flood Elevation (1% flood elevation also known as the 100 year flood event) and includes river flood profiles that coordinate with FIRM to allow determination of the Base Flood Elevation at any point along the stream or river. 3) The acronym FIRM is for "Flood Insurance Rate Map". These maps show flood details on the stream or river at different levels of detail based on the zone classifications. For instance, a zone AE provides detailed information regarding the flood plain area of impact, Base Flood Elevations, levees, floodways, etc. A zone A shows an approximate floodplain on the FIRM but lacks the detail provided in the AE zone and FIS. This can be seen in the City's current FIRM for this area where the river east of 1000 West is a zone AE and the area west of 1000 West is a zone A. When development occurs in zone AE implementation of regulatory requirements can be readily enforced due the detailed information available. When development occurs in a zone A, the existing floodplain, Base Flood Elevations, floodways, etc. have not been determined and therefore must be established so that regulatory requirements can be enforced. Any new or existing homes or structures built in the zone AE floodplain will be subject to City, State and Federal requirements. In the case of Willow Lakes Subdivision, they have to prepare the detailed study to identify the floodplain, Base Flood Elevations, floodways, etc. to essentially create an AE zone. Once this is established the City can then enforce regulatory requirements. In the case of this development they then want to modify the newly identified AE zone through the use of fill to change the AE zone. In doing so they will use the CLOMR/LOMR process with FEMA to establish a new zone AE as part of their development.

2. *Can you provide context for the implications of the timing of the annexation? Why are we considering project approval before all land has been annexed? Is there precedent for this?*

Answer – The annexation was previously submitted and is running a parallel process to the subdivision application. The annexation is for 23 acres on the north border adjacent to 1100 North. The City Council approved the zoning to NR-6 on March 2, 2021. The annexation is not finalized yet as it needs county and state review and approvals. That process may take between 2-4 weeks. The original Kunzler annexation containing the majority land (approx. 145 ac.) was submitted in Nov. 2018 and approved in Jan. 2019.

3. *Can greater detail be given regarding road access? As Sandi mentioned (and I agree), we're being presented with a project that includes a phase 5 of condos (which require a rezone) and a project that it is not altogether clear how the stubs will not be "stubs to nowhere" as were proposed in Nick Porter's recent and failed attempts to provide 3 access points. This is not a trivial concern to me.*

Answer – Street layout is a big part of subdivision approvals. It not only provides access and service levels for this subdivision; it establishes a pattern for future adjacent subdivision connectivity. Phase 5, while not proposed with building lots is within the boundary of this application and should be considered for overall street connectivity. See below LDC section.

4. *Mayor Daine's email helped clarify some of the input from the Logan River Task Force. Can further clarity be given regarding the role that the task force plays in land use planning along the river? What authority does this task force have? Would it be in the same ballpark as Logan Downtown? The Historic Preservation Committee? Something else?*

Answer – The Logan River Task Force is a working group providing expert research, analysis and guidance for areas within the Logan River corridor. They are not an authoritative jurisdictional body. Land Use Authorities within Logan City are Mayor, City Council, Planning Commission, Historic Preservation, Appeals Board, Various City Staff Positions. Regional, State and Federal Authorities have various levels of involvement/approvals in Logan City projects (UDOT, Army Corps of Engineers, Forest Service, Health Dept, State Engineer, etc...). Some interfacing elements may include but are not limited to, HWY Intersections & Access Management, Food Handlers Permits, Wetlands, Floodplains, Endangered Species, etc...

5. *Regarding 17.40.060, Planning Commission Action for Subdivisions, can the office and/or proponent address in more detail how the proposed project meets the standards highlighted below?*

1. *The subdivision is consistent with the goals and policies of the Logan General Plan;*

Answer – The subdivision provides single family housing opportunities in the areas shown in the General Plan (FLUP) as Detached Residential with adequate infrastructure, services and street connectivity.

2. *Each lot is physically suitable for development, has an adequate buildings site, and will not require variances due to physical constraints in order to be developed;*

Answer – The physical size and width of the lots meet zoning requirements and will provide a range of home-type options and configurations. Mitigations for critical lands, including wetlands and floodplains have been proposed by the applicant and reviews/approvals by the appropriate authority should leave suitable remaining areas for home construction. If later approval processes require substantial changes to earlier approvals, then the subdivision will have to return to the PC and get subsequent approvals.

5. *The subdivision has been revised and amended by the conditions of project approval in response to issues raised by City Departments and public agencies, and to address legitimate public concerns;*

Answer – As long as the public concerns are rooted in LDC code regulations, then conditions can be amended.

6. *The subdivision meets the approval of the City Engineer for technical specifications, standards, and conforms to the conditions imposed on the subdivision by the Commission; (it seems to me the cart is before the horse in this scenario)*

Answer - As stated above, subdivisions are a process of multiple reviews and approvals. If later approval processes require substantial changes to earlier approvals, then the subdivision will have to return to the PC and get subsequent approvals.

8. *The design and layout of lots and their associated building area is configured to protect critical lands, existing trees, and other natural features;*

Answer – The approval must consider LDC Critical Lands sections of the code prior to approval. PC will need to substantiate findings for conditions or amendment. See below LDC.

Thanks, all.

Jess

LDC Code Sections 17.07, 17-24, 17.29, 17.23, 17.40

Chapter 17.07: Specific Development Standards: Residential Zones

§17.07.010 Purpose

The Neighborhood Residential Zone regulations are intended to implement the applicable goals, policies, directives, and actions of the General Plan. More specifically, this Chapter seeks to implement the following neighborhood policies:

- Maintain, preserve or enhance neighborhood integrity, identity, and architectural character to make neighborhoods more desirable and help stabilize and improve property values.
- Encourage new neighborhoods which mimic the positive visual qualities of the city's traditional neighborhoods.
- Support preserving and restoring the character and architecture of Logan's neighborhoods, particularly older neighborhoods.
- Foster traditional community building principles of interconnected roads, pedestrian sidewalks, parkstrips with street trees, and square or rectilinear blocks surrounded by public streets in new growth and development.
- Allow for neighborhood-oriented institutional uses, such as schools, parks, religious institutions and similar uses.
- Promote transportation efficiency by encouraging small-scale, neighborhood-serving commercial services in designated areas and where appropriate.



§17.07.020 Neighborhood Residential Zones Established

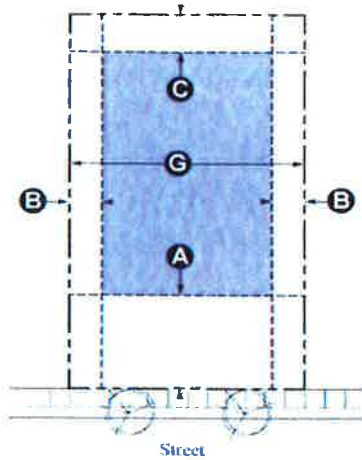
Neighborhood Residential zones are established to implement the land use categories of the General Plan's Future Land Use Plan. Table 17.07.020 lists the Future Land Use Plan categories and corresponding Neighborhood Residential zones.

§17.07.030 Neighborhood Zone Specific Development Standards

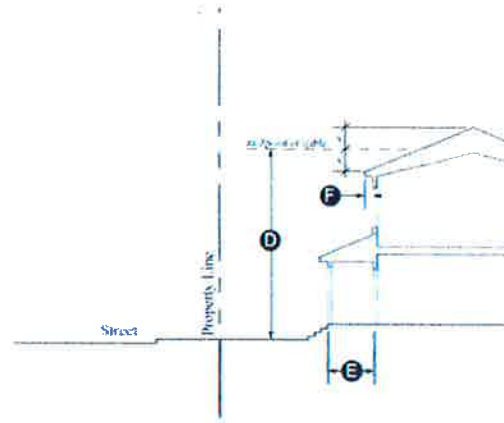
The development standards contained in this Chapter are intended to ensure that development is consistent with a neighborhood's building placement patterns. The development standards may be adjusted or modified only insofar as this Title authorizes modifications to development standards under Chapter 17.43 Design Review or Chapter 17.46 Variances.

§17.07.060 Traditional Neighborhood Residential (NR-6) Development Standards

This zone includes Logan's most established historic residential areas and their surrounding neighborhoods. The area is primarily comprised of small, single-family brick homes built between 1940 and 1980 with front stoops, exposed basements, single-car driveways and detached garages. The older neighborhoods largely reflect Logan's historic Plat of Zion. The square blocks, wide park strips and mature street trees are signature elements of this zone.



Site Plan Diagram



Site Plan Diagram

Residential Density

Units/Acre (max) 6

Lot Size

Min. Lot Size 6,000 sq ft²

Lot Width

Ⓒ Minimum Lot Width 50'

(Lot width average does not apply to flag lots and courtyard homes).

Lot Coverage

Max. Lot Coverage 60%

Primary Structure Setbacks

Ⓐ Front 25'

Corner 20'

Ⓑ Side 8'

Ⓒ Rear 10'

Canal (recognized top bank) 15'

(Canal setback may be waived with written permission from appropriate canal company).

Building Height

Ⓓ Primary Building (Max) 35'

Accessory Building (Max) 15'

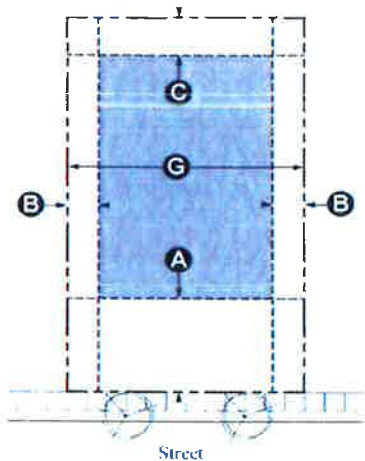
Building Form

Ⓔ Covered Front Stoop/Porch (min. depth) 4'

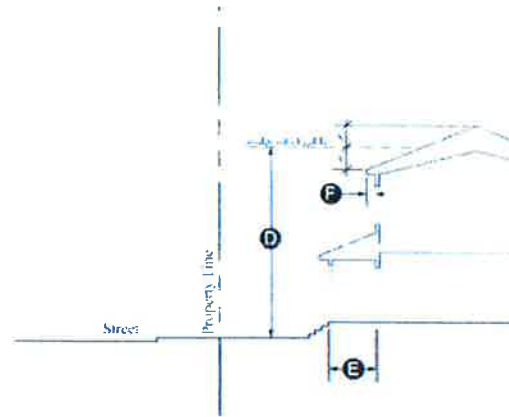
17.07: Specific Development Standards: Residential Zones

§17.07.070 Mixed Residential Transitional (MR-9) Development Standards

The purpose of this zone is to promote a dense pattern of both detached and certain styles of attached housing on smaller lots suitable for all stages of life and levels of income. The goal is to encourage stable neighborhoods at a level of density and design that promotes a sense of community, accessibility to various services, and walkability. This zone will provide a transition between denser multi-family residential or commercial areas and established single family residential neighborhoods.



Site Plan Diagram



Site Plan Diagram

Residential Density

Units/Acre (max) 9

Lot Size

Min. Lot Size for Single Family Detached House 4,000 sq ft²

Lot Coverage

Max. Lot Coverage 70%

% of Building Width at Front Setback (min) 50%

Lot Width

Ⓔ Minimum Lot Width for Single Family Detached House 40'

(Lot width average does not apply to flag lots and courtyard homes).

Primary Structure Setbacks

Ⓐ Front 15'

Corner 15'

Ⓑ Side 8'

Side – Common Wall 0'

Ⓒ Rear 10'

Canal (recognized top bank) 15'

(Canal setback may be waived with written permission from appropriate canal company).

Building Height

Ⓓ Primary Building (Max) 35'

Accessory Building (Max) 15'

Building Form

Ⓔ Covered Front Stoop/Porch (min. depth) 4'

Land Set Asides

Open Space 20%

Useable Outdoor Space 10%

Chapter 17.24: Critical Lands (CL) Overlay Zone

§17.24.010 Purpose

The purpose of this Chapter is to provide for the safe, orderly and beneficial development of areas characterized by development hazards and valuable natural conditions while limiting the substantial alteration and degradation of such areas. Critical Lands will be identified on the Official Critical Lands Maps and shall include:

- A. Floodplains.
- B. Riparian Areas.
- C. Geologically Unstable Areas (Erosive Areas, Steep Slopes, Severely Constrained Areas).
- D. Wildfire Threats.
- E. Prime Agricultural lands.
- F. Lands above 4,850'.
- G. Wetlands.
- H. Critical Wildlife Habitat.

§17.24.020 Review Process: Approval and Permit Required

- A. For projects within an identified Critical Area, compliance with the development requirements of this Chapter shall be applied during the underlying regulatory and review processes outlined in Chapter 17.39.
- B. Approval Criteria. A permit shall be issued when the Applicant demonstrates:
 - 1. That the development will not cause damage or hazard to persons or property upon, or adjacent to, the area of development.
 - 2. That the development is in compliance with the requirements of this Chapter and all other applicable requirement of the Municipal Code.
- C. The Decision Making Body may require project modifications to include any of the following conditions if necessary to mitigate any potential negative impact caused by the development:
 - 1. Require the retention of trees, rocks, ponds, watercourses, highly productive agricultural lands, and other natural features.
 - 2. Require plan revision or modification to mitigate negative or irreversible effects upon the natural features that the proposed development may cause.
 - 3. Avoid creating or exacerbating hazardous conditions adverse to the public health, welfare and safety.
- D. The Decision Making Body may deny a permit if the proposed development will have a detrimental effect on the lands regulated by this Chapter and appropriate mitigation is unavailable.

§17.24.030 Land Classifications

The following factors shall be used to determine the classifications of various lands and their constraints to building and development:

- A. **Floodplains.** Lands with a potential flood hazard as identified by the City Engineer.
- B. **Riparian Areas.** Lands within 75 feet of the stream centerline for streams draining a basin size greater than 1 square mile, and the land within 25 feet of the stream centerline for streams that drain areas of one square mile or less. It also includes any wetlands or riparian area identified during the Federal 404 Permit Process.
- C. Geologically Unstable Areas. Lands that are geologically unstable due to potential erosion hazards, unstable slopes, steep slopes (slopes in excess of 30 percent), and areas susceptible to debris flows. Areas above and below canals on slopes greater than

17.24: Critical Lands (CL) Overlay Zone

- 10% that contain a high slope failure potential are also considered potential erosion hazard areas.
- D. Wildfire Lands. Lands with potential of wildfire as determined by the Logan City Fire Chief.
 - E. Wetlands. Lands defined as wetlands by the U.S. Army Corp of Engineers.
 - F. Prime Agricultural Land. Lands mapped by the State of Utah as Agricultural land of National or State Importance.
 - G. Essential Views. Locally significant and important view corridors, view foregrounds, and view backdrops identified on the Essential Views Map.
 - H. Critical Wildlife Habitat. Lands identified by the State of Utah as critical wildlife habitat.

§17.24.040 Official Maps

The City shall adopt official critical lands maps denoting the above identified areas using the most accurate and best data available. Site specific critical lands information, such as a formal wetland delineation or floodplain map amendment prepared by individuals with expertise in the critical lands in question may be considered by the City for inclusion in the official critical lands maps.

§17.24.050 Development Standards for Floodplains

All development shall comply with the applicable regulations and standards of the National Flood Insurance Program (NFIP), the most current effective Flood Insurance Study (FIS) and the most current Flood Insurance Rate Maps (FIRM) as administered by the City Engineer. Development within a designated Floodway is prohibited. All construction, and substantial improvement of any structure, shall have the lowest habitable floor, including basement, elevated to a minimum of 1' above the base flood elevation.

§17.24.060 Development Standards for Riparian Areas

All development within a Riparian Area shall comply with the following standards:

- A. All structures shall maintain a 25' setback from the top of stream bank within a riparian area with the exception of bridges, docks, viewing platforms, public recreational amenities, or other similar features.
- B. No more than 50% of the land area with the riparian area may be disturbed, including grading, clearing, grubbing, tree removal, etc. All disturbed areas shall be revegetated within 60 days of initial disturbance. Erosion control measures shall be implemented during all construction.
- C. Trees larger than 12" dbh shall not be removed from a riparian area unless they are considered a hazard tree, diseased or dead.
- D. Existing utilities may be maintained and/or replaced within a riparian area provided any disturbed areas are restored.
- E. Additions, alterations, rehabilitation, or replacement of existing structures that do not increase the existing structural footprint in the Riparian Area are permitted provided the disturbed areas are restored using native vegetation.
- F. Stream, wetland, riparian and upland enhancement or restoration projects are authorized under this Chapter.
- G. Continuous and on-going farming practices, farm uses, and the pasturing of livestock are permitted within a riparian area. All new farming practices, farm uses, cultivation, livestock grazing and building construction shall be setback at least 25' from the top the stream bank.
- H. Routine repair and maintenance of existing structures, roadways, driveways, utility facilities, accessory uses and other development are authorized under this Chapter.

Chapter 17.29: Standards, Specifications, and Improvements

§17.29.010. Purpose

The uniform application of Public Works standards and specifications for design and construction are adopted by reference as a condition of project approval and permit issuance for all development permits, subdivisions, building permits, conditional use permits, design review permits, or other permit issued by the City. The standards of this chapter are carried out through other provisions of the Logan Municipal Code and the Public Works Design Standards Manual as approved by the Director of Public Works.

§17.29.020. Typical Road Cross Sections

Detailed current Road Cross Sections are administered by the Director of Public Works and can be found within the Public Works Design Standards Manual.

§17.29.030. Right-of-Way Access and Driveways

A. The purpose of right-of-way access regulations is to maintain and improve traffic levels of service by managing the location of access points to public rights-of-way.

B. Right-of-Way Permits.

No property owner shall be permitted to construct, develop, or begin using access from private property onto a City right-of-way without obtaining a Right-of-way Access Permit from the Department of Public Works.

C. General Standards.

The following standards apply to all development except detached single family residential structures located in the RR, RC, NR, MR, and CR zoning districts.

1. Back-Out Parking Prohibited. Parking configurations that require vehicles to back-out of parking areas directly onto public rights-of-way are prohibited.
2. Maintenance of Driveway Bridges. Driveway bridges shall be maintained in a safe and orderly manner. If parking bridges or parking areas fall into disrepair, the Public Works Director may order the portion of the facility within the public right-of-way to be repaired, removed, or abated. If the City undertakes any action that is a duty of the property owner under this chapter, the property owner shall be responsible for the cost of the City's action.
3. Access to State Highway Rights-of-Way. Uses and developments currently or planned to be accessed via state roads whether they are new, remodeled or determined to be a change of use, shall be reviewed and approved by the Utah Department of Transportation.
4. Access to City Rights-of-Way. Uses and developments currently or planned to be accessed via city roads whether they are new, remodeled or determined to be a change of use, shall be reviewed and approved by the Logan City Public Works Department.

§17.29.040. Shared Access

Shared access between adjoining parcels is strongly encouraged. It may be required by the decision-makers or the Director of Public Works as a condition of project approval. The decision-makers may require shared access if the property owner owns or controls adjoining property, or if it is feasible for separate property owners to enter into a shared access agreement.

§17.29.050. Access Adjoining Major Streets

A. Arterial and Major Collector Streets.

17.29: Standards, Specifications, and Improvements

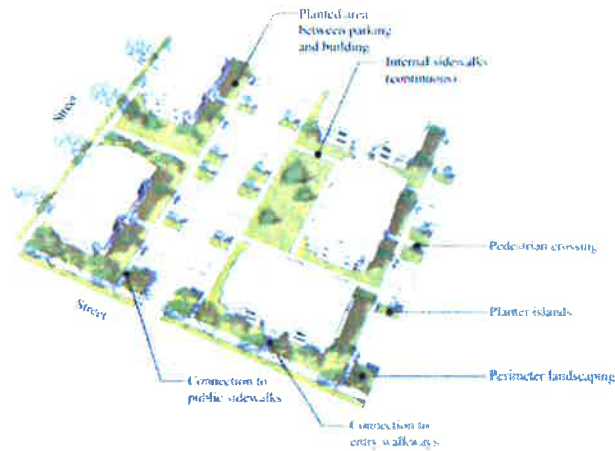
When a project proposes access to an arterial street or major collector street, whether the streets are existing or proposed, limited access to the street may be required as follows:

1. Determination shall be consistent with the currently adopted City of Logan Transportation Master Plan and General Plan Transportation Element.
2. Determination shall be based upon the recommendation of the Department of Public Works.
3. When frontage roads or alternative access are used, “no access easements” may be required between the project and the road to which access is limited.
 - a. No new driveway access shall be permitted to directly access the following city streets except as exempted in the subsections following this list:
 1. 1400 West within the Logan City Limits.
 2. 600 West between US 89/91 and 2500 North.
 3. 1000 South between Utah 165 and 600 West.
 4. 1400 North between 1400 West and 1400 East.
 5. 200 East from 1000 North to the North Logan City Limits (1500 North).
 6. 800 East from 800 North to the North Logan City Limits (1500 North).
 7. 1000 North between 1200 East and westernmost Logan City Limits.
 - b. If there are no alternatives for access utilizing existing side streets or rights-of-way, access to one of the excluded streets in this section may be approved as follows:
 1. Frontage roads may be required to create a shared access between the subject property and adjoining properties to limit the number of access points;
 2. Driveways, if permitted, shall be required to be aligned on the City’s grid system by either:
 - a. Align with existing driveways across from the proposed new driveway location, or
 - b. Align driveways in locations approved by the Director of Public Works ~~to create safe driveway separations and accommodate other potential driveways in the project area.~~
 3. If the project is a subdivision, the number of lots may be reduced to accommodate a frontage road; or
 4. An access to a street if it is designed to be or become a shared access,
 - c. If recommended by the Director of Public Works, access shall be developed to serve as an interior project street to provide access to multiple properties.
 - d. No new residential driveways shall be permitted to access excluded streets if there is any other location for access. If a legally existing lot is proposed for development and there are no alternative points of access, the Director of Public Works may approve one residential driveway with a maximum width of 22 feet at the right-of-way.
 - e. If a lot has been created in violation of subdivision regulations, the Director of Public Works may require driveways for illegally created lots to conform to the provisions of this chapter.
 - f. Other access limitations as defined in the Logan General Plan or the City’s current Transportation Master Plan shall apply.

B. Alternate Access Required.

The decision making body shall consider the long-term needs of the City in maintaining local and regional transportation corridors in the approval of any subdivisions pursuant to this Title. The decision making body may reduce density, the number of driveways or change driveway locations, or impose other design

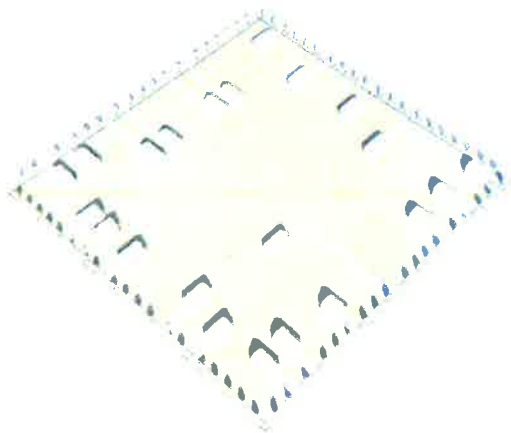
Figure 17.30.160.B.2 Pedestrian Pathway System for Multifamily Development (Typical)



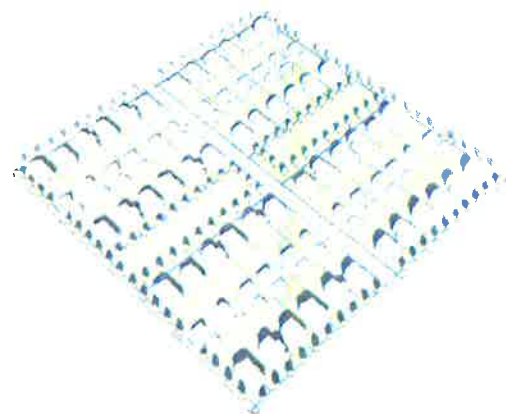
§17.30.170 Connectivity Standards

- A. All streets must connect to other streets, forming a grid street pattern that extends Logan's historic street grid. Mini-blocks are the preferred road configuration (See Figure 17.30.170.A.1), except where physical conditions of the site or abutting properties preclude street connections. Wherever the street layout cannot conform exactly to the grid pattern due to topographic constraints, pre-existing development patterns, or the presence of critical areas, a modified grid which provides a close match shall be achieved.

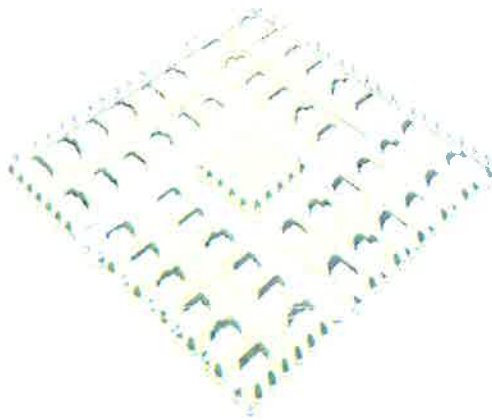
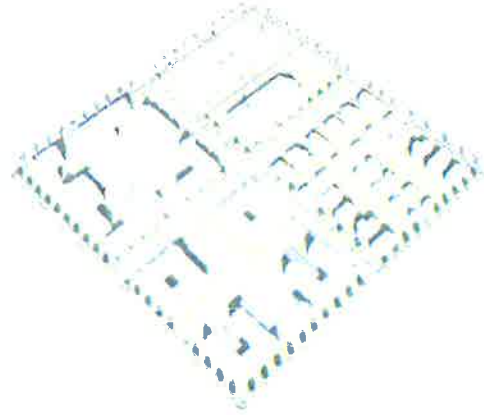
Figure 17.30.170.A.1: Examples of Mini-block Configurations



Sample Existing Block



Courtyard and Alley Block

**Pinwheel Block****Mixed Use Block**

- B. Stubbing of streets to allow for future street extensions through adjoining developable parcels is required for all new developments. The street system shall be designed to connect with existing, proposed, and planned streets outside of the development. All street stubs shall be provided with a temporary turn-around unless specifically exempted by the Fire Chief. The restoration and extension of the street shall be the responsibility of any future developer of the abutting land.
- C. The installation of street stubs to connect with future development on adjoining parcels is consistent with the connectivity requirements of this Chapter; however, all development will be reviewed for impacts created by incremental growth including an analysis of the impacts on future connectivity and compliance with minimum fire access requirements. Depending upon the project location and regardless of the number of dwelling units or lots proposed within a specific phase, stubbing a road for a future connection to an adjoining parcel may be determined to be inadequate. Logan City may require, as a condition of project approval, that rather than install a street stub, the proponent is required to construct a public road connecting to a public roadway consistent with the provisions of this Title and Fire Code access requirements.
- D. The hearing body may grant adjustments to the standards in Section 17.30.160 upon finding that the proposal is consistent with the purpose of the zone in which it is located, is consistent with the intent of this section, and there are no practical design alternatives for complying with the subject standard.
- E. Street and pedestrian connections as well as connection spacing (block length) shall be provided as shown in Tables 17.30.170.E.1 and 17.30.170.E.2, unless modified through the review process or due to other provisions of this Title.

17.30: Supplemental Development Standards

Table 17.30.170.E.1: Street and Pedestrian Connection Spacing

Block Type	Maximum Spacing Between Streets	Maximum Spacing Between Pedestrian Connections
Block	660'	330'
Superblock	1320'	1320'
Mini-block	330'	330'

Table 17.30.170.E.2: Minimum Number of Street Connections by Size of Residential Development

Number of Dwelling Units Served	Number of Connections
Greater than 20	3
9-20	2
1-8	1

§17.30.180 Residential Infill and Flag Lot Development Standards

- A. The standards in this Section apply to development proposals within the interior of existing Logan Blocks where development exists around at least 50% of the perimeter of the property.
- B. Infill or flag lot subdivisions of one (1) additional lot shall meet the following standards (see Figure 17.30.180.B.1):
 1. Minimum Lot Size. The minimum size of a proposed lot shall be 150% of the minimum lot size established by the underlying zoning district. The base lot shall meet the minimum lot size of the underlying zoning district.
 2. Road Standards. Access may be provided by a shared driveway with a minimum pavement width of 20'. Sidewalks, curb, gutter and parkstrip are generally not required. The shared driveway shall maintain a four (4) foot setback from all adjoining property lines and an eight (8) foot setback from existing residential structures. The four (4) foot setback area shall be landscaped and maintained.
 3. Building Setbacks. New construction shall maintain a 20' front setback from the paved edge of the shared driveway to ensure adequate parking is available for each of the proposed lots. All side and rear setbacks shall be consistent with the underlying zoning district.
- C. Infill or flag lot subdivisions of two (2) to eight (8) lots shall meet the following standards:
 1. Minimum Lot Size. The minimum size of a proposed lot shall be 125% of the minimum lot size established by the underlying zoning district. The base lot shall meet the minimum lot size of the underlying zoning district.
 2. Road Standards. Road access and improvements shall be provided within a separate right of way and may terminate with a cul-d-sac or loop road. The access road shall contain two travel lanes and one lane of parking within a minimum paved surface of 28'. Curb, gutter, sidewalk and parkstrip are required along the entire stretch of roadway. Minimum turn-around areas for emergency vehicles shall also be placed within the right of way. All improvements shall be constructed according to minimum City standards. Road improvements shall be located such

Chapter 17.39: Permit Authority

§17.39.010 Purpose

Permit review procedures are intended to provide an opportunity for a property owner to learn and understand the development standards and regulations of the City prior to initiating development of a site. The various permits are intended to provide the City with an opportunity to work with a property owner in ensuring safe development that meets City standards.

§17.39.020 Application Review Standards

Standards for approving, conditionally approving or denying a project are contained within the specific provisions of this Article. Table 17.39.020 identifies the decision-makers and appeals boards for all project and application types.

Table 17.39.020: Application Decision-Makers and Appeals Boards

Project Type	Chapter	Applications Heard By:
Certificate of Appropriateness	§17.20	Historic Preservation Commission
Subdivisions	§17.40	Minor Subdivision – Director Subdivision - Planning Commission.
Boundary Line Adjustment	§17.41	City Engineer
Conditional Use Permit	§17.42	Planning Commission
Design Review, all other projects	§17.43	Track 1 – Director Track 2 - Planning Commission
Amendments to the Land Development Code	§17.44	Planning Commission ¹ Municipal Council
Amendments to the Official Zoning Map	§17.44	Planning Commission ¹ Municipal Council
Amendments to the General Plan	§17.45	Planning Commission ¹ Municipal Council
Variances	§17.46	Land Use Appeal Board
Appeals of Staff Decisions	§17.50	Land Use Appeal Board
Appeals of Staff's General Plan Interpretations	§17.50	Municipal Council
Appeals of Boundary line Adjustments	§17.50	Land Use Appeal Board
Appeals of Subdivisions, Design Review, Use Permits, or Planning Commission Decisions	§17.50	Land Use Appeal Board
Appeals of Amendments to the Land Development Code, Official Zoning Map, General Plan, Variances, or actions of the Land Use Appeal Board	§17.50	District Court

§17.39.030 Permit Required Before Proceeding

The construction, alteration, repair, removal, use or occupancy of any site improvements, site development, structure, or any part thereof shall not proceed until the issuance of an appropriate permit(s).

A. Complete Applications.

A complete permit application shall be submitted prior to review by the appropriate department. Permits may be issued following a review to ensure that the proposed project is compliant with the Logan Municipal Code.

B. Permits Issued Only for Complying Projects.

Permits shall be issued only upon the approval of a site plan meeting the requirements of the Department of Community Development and the International Building Code. The Chief Building Official, the Public Works Director, City Engineer, and the

17.39: Permit Authority

Director, shall prepare a list of the requirements for site plan submittal. To obtain a permit, the project must comply with all applicable standards, specifications, and code requirements.

C. Site Plan Review Required.

1. All site plans shall be reviewed and signed by representatives of the City's development-related departments.
 - a. Generally, the development departments in the City include, and are not limited to, Building, Planning and Zoning, Public Works, Engineering, Streets, Light and Power, Water, Sewer, Environmental Health, and the Fire Department.
 - b. Other departments may be required to review site plans if the proposed project involves their areas of responsibility.
2. Any department may require additional studies or plans as necessary to review or address site specific conditions.
3. Site plans for multiple family dwellings of three (3) or more units, commercial, industrial, and all non-residential development shall be prepared by a professional architect, landscape architect, or engineer licensed in the State of Utah. Site plans shall be based upon a recorded survey prepared by a land surveyor, licensed in the State of Utah, that shows accurate dimensions, location of all monuments, existing buildings, utility structures and lines, and all easements and rights-of-way.

D. Compliance with Discretionary Conditions Required Prior To Building Permit.

When a project has been before the Planning Commission, Historic Preservation Commission, Land Use Appeal Board, or the Municipal Council, no permits shall be issued until the Director has confirmed that the project is compliant with all appropriate conditions.

- E. Should any permit or license be issued in conflict with the provisions of this chapter, such permit or license shall be voidable.
- F. Should any permit, license, or approval be granted based on inaccurate, incomplete, or fraudulent information, the permit shall be voidable.

§17.39.040 Creation of Building Site

A. Lots Shall Be Legally Existing.

Permits for the construction, alteration, use or occupancy of any building, structure or part thereof upon any tract or plot shall be issued only after a building site or lot has been created in compliance with the provisions of the Logan Municipal Code.

1. The record lot was created in full compliance with the provisions of subdivision and zoning regulations within the Logan Municipal Code and Utah law.
2. The lot is all or part of a preliminary or final plat map or site plan officially approved by the City. The site has been or is being developed in conformance with City requirements for all utility and drainage easements, alleys, streets, and other public improvements necessary to meet the normal requirements for platting including the designation of building areas, dedication of easements, alleys, streets, and other property required to be dedicated.

B. Certificate of Occupancy, Approval to Use or Occupancy.

No land shall be used or occupied nor shall a building be used or changed in use, until a Certificate of Occupancy has been issued by the Chief Building Official. Certificates of Occupancy may be issued only after the Director has issued a clearance indicating that the permit holder has complied with all appropriate conditions imposed on the project.

§17.39.050 Public Dedications

The owner may be required to dedicate streets, utility easements or rights-of-way, parklands, trail easements, water rights, or other lands for public purposes as may be

Chapter 17.40: Subdivisions

§17.40.010 Purpose

Regulating subdivisions ensures the orderly development of the City in order to protect the public health, safety, and general welfare by ensuring new lots are adequate in size, shape, design, and topography to accommodate new development; roads are adequately designed to provide community linkages and conform to the block grid system; and the character of Logan's neighborhoods are protected in the development process.

§17.40.020 Standing to Apply

Any owner of real property proposing to create a subdivision of one or more lots shall follow the procedures in this chapter.

§17.40.030 Procedures, Reports and Hearings

Subdivisions are processed under the provisions of Chapter 17.48 and the requirements of this Chapter. Applications for subdivisions are heard before the Planning Commission as required by State law and this Code. Minor subdivisions shall be processed according to Section 17.40.040 and the requirements of this Chapter.

A. Department of Community Development Standards and Procedures.

The Director shall prepare administrative procedures and requirements to ensure that the Planning Commission has adequate information to make a decision about the proposed subdivision.

B. Public Works Standards and Procedures for Infrastructure.

The Director of Public Works shall prepare administrative procedures and requirements to regulate and monitor the construction of infrastructure required as part of subdivision design and development

C. Other Department Standards and Procedures.

The directors of other departments participating in the subdivision process shall prepare administrative procedures and requirements related to the departmental needs in reviewing subdivision design.

§17.40.040 Minor Subdivisions

The Director shall be the review authority for Minor Subdivisions and shall review applications according to Section 17.47.

A. Minor Subdivisions shall meet the following:

1. The total number of lots being created shall not exceed three (3);
2. A minor subdivision shall not involve a division of land requiring the construction of a new roadway;
3. The Director may refer minor subdivision applications to the Planning Commission (Track 2) at his or her discretion where the application does not clearly demonstrate compliance with the applicable standards and criteria of Title 17; and
4. The application for a minor subdivision shall meet the application and approval criteria in this Chapter.

B. Mailed Notice. Within ten (10) calendar days of receipt of a complete application, the Director shall send a written notice to owners of real property as shown on the latest official County Assessor's rolls within three hundred (300) feet of the perimeter boundaries of the subject property. This notice shall be in addition to any other requirements as specified by Utah law. The notice shall include:

1. The case number and the project's title;
2. The project's address;

defined in the Logan Municipal Code or the City's General Plan and other master plan documents.

§17.39.060 Americans with Disabilities Act (ADA) and Federal Fair Housing Act Accommodations (FFHA)

None of the requirements of this Title shall be interpreted to limit any reasonable accommodation necessary to allow the establishment or occupancy of a residential facility for persons with a disability.

- A. Complete Application. Any person or entity wanting a reasonable accommodation shall make application to the Community Development Director and shall articulate in writing the nature of the requested accommodation and basis for the request.
- B. Decision. The Director shall render a decision on each application for a reasonable accommodation. The decision shall be based on evidence of record. The Director may approve a reasonable accommodation request, in whole or in part, if the following findings can be made:
 1. That the requested accommodation will not undermine the legitimate purposes of existing zoning regulations notwithstanding the benefit the accommodation would provide to a person with a disability; and
 2. That, but for the accommodation, one or more persons with a disability likely will be denied an equal opportunity to enjoy housing of their choice; and
 3. That the accommodation is the minimum amount necessary to provide one or more persons with a disability an equal opportunity to enjoy housing of their choice.
- C. Appeal. The decision of the Director may be appealed to the Land Use Appeal Board following the provisions of Chapter 17.50.

17.40: Subdivisions

7. The proposed name, location, and width of streets, alleys, lots, easements, building setback lines, utilities, parks, and other common spaces;
8. The location of all hydrants and known sewer and water lines within two hundred (200) feet of the subject property;
9. Date, north arrow, and an accurate bar scale;
10. Contour lines at appropriate vertical intervals if the area has irregular topography or if the Public Works Director requires them;
11. Description and drawing of the typical template for streets, roads, and utilities;
12. A proposed phasing plan identifying the unit or phase boundaries on the preliminary plat and including a timeline for recording each subsequent final plat. Failure to identify phases on the preliminary plat may require that the remaining unrecorded portion of the subdivision be reviewed by the Planning Commission when each subsequent final plat is submitted for City review;
13. Location and extent of critical lands which are not buildable as required by this code; and
14. Land Set Asides, open space, or other land held in common.

§17.40.060 Planning Commission Action**A. Required Findings.**

The Commission may approve a preliminary subdivision plat when it substantiates the following findings:

1. The subdivision is consistent with the goals and policies of the Logan General Plan;
2. Each lot conforms to the requirements of Title 17 of the Logan Municipal Code in terms of lot size, width, and depth;
3. Each lot is physically suitable for development, has an adequate buildings site, and will not require variances due to physical constraints in order to be developed;
4. Each lot has access to a street or easements to provide for connection to sewer service, water service, and other public utilities;
5. The subdivision has been revised and amended by the conditions of project approval in response to issues raised by City Departments and public agencies, and to address legitimate public concerns;
6. The subdivision meets the approval of the City Engineer for technical specifications, standards, and conforms to the conditions imposed on the subdivision by the Commission;
7. The design and layout of lots and streets conforms to the city grid to greatest extent possible;
8. The design and layout of lots and their associated building area is configured to protect critical lands, existing trees, and other natural features;
9. The subdivision conforms to the requirements of Utah law;
10. If the subdivision is proposed to be completed in phases or units, the Commission shall find that the subdivision can be completed in phases. This finding shall be required in order to provide a record of the approved phasing. The Department of Public Works shall make a recommendation on the location of phasing lines to ensure construction of infrastructure and utilities meets the requirements of the Department;
11. Approval of the subdivision includes appropriate road rights-of-way, easements, and offers of dedication meeting the needs of the City; and
12. Where adjoining streets are regulated by the Utah Department of Transportation, access to street(s) shall conform to the requirements of the Cache Access Management Plan.



Legend

City Limits

Streets

Private

Other

Parcels

Parcels

National Wetland Inventory

Potential Wetlands

FEMA Floodplain

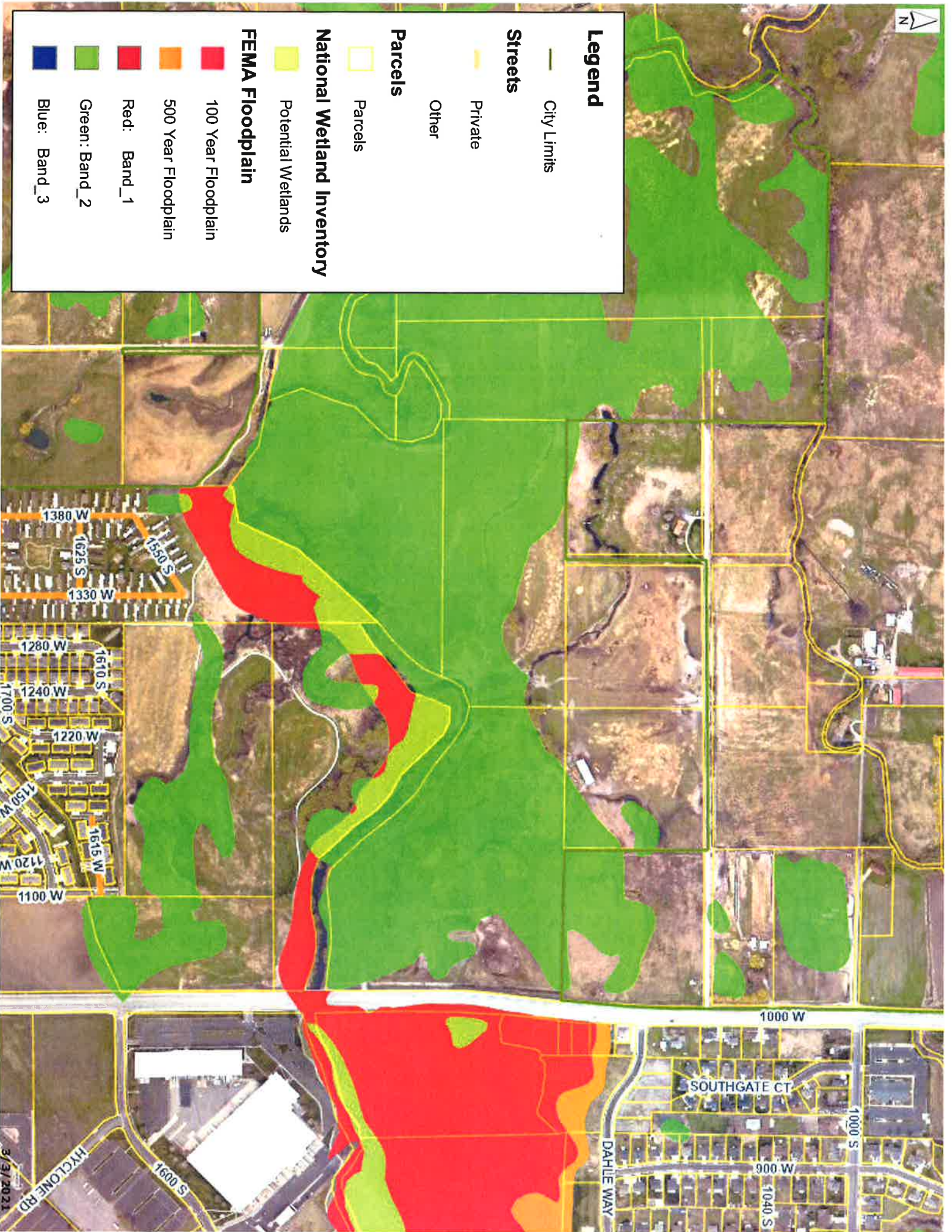
100 Year Floodplain

500 Year Floodplain

Red: Band_1

Green: Band_2

Blue: Band_3





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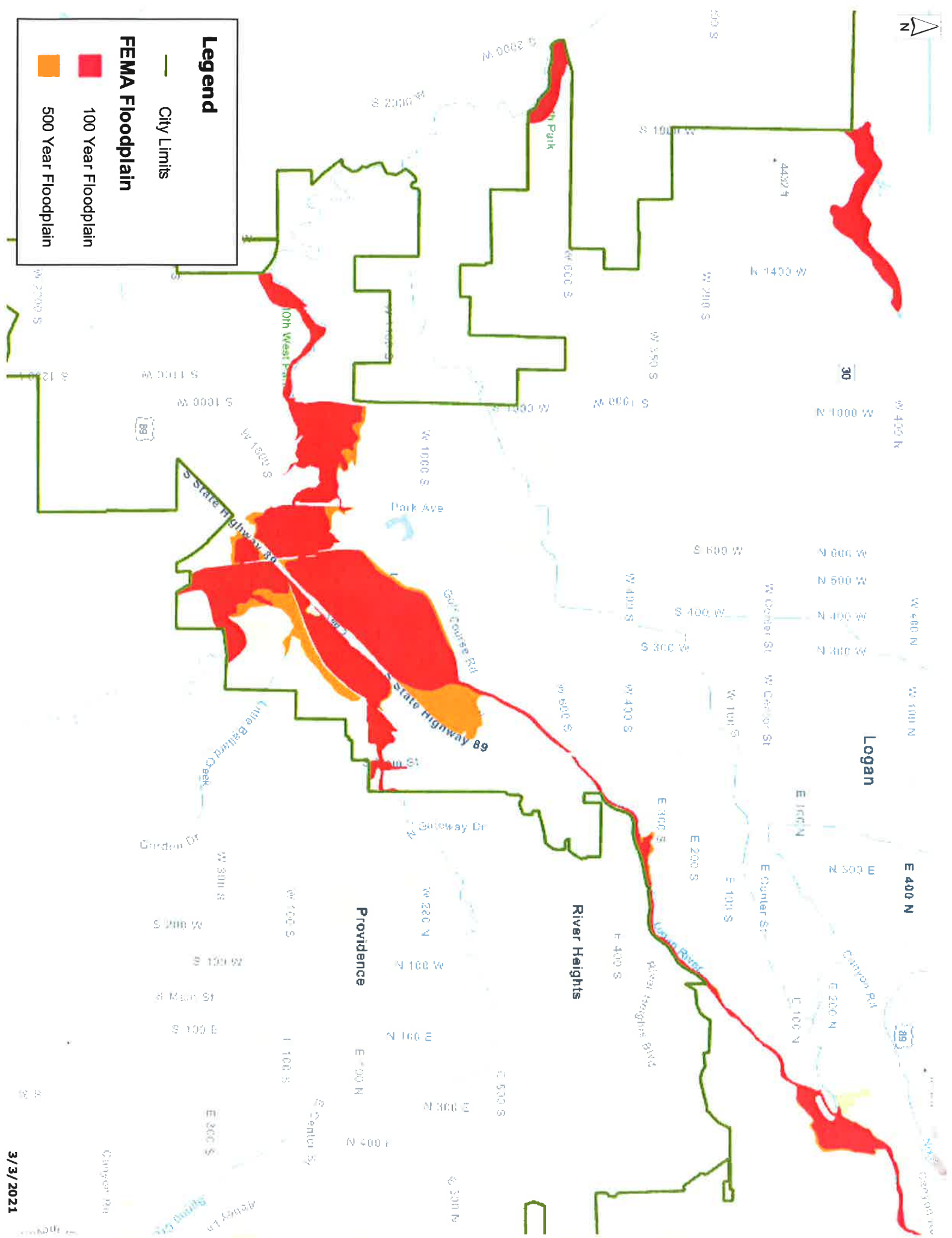


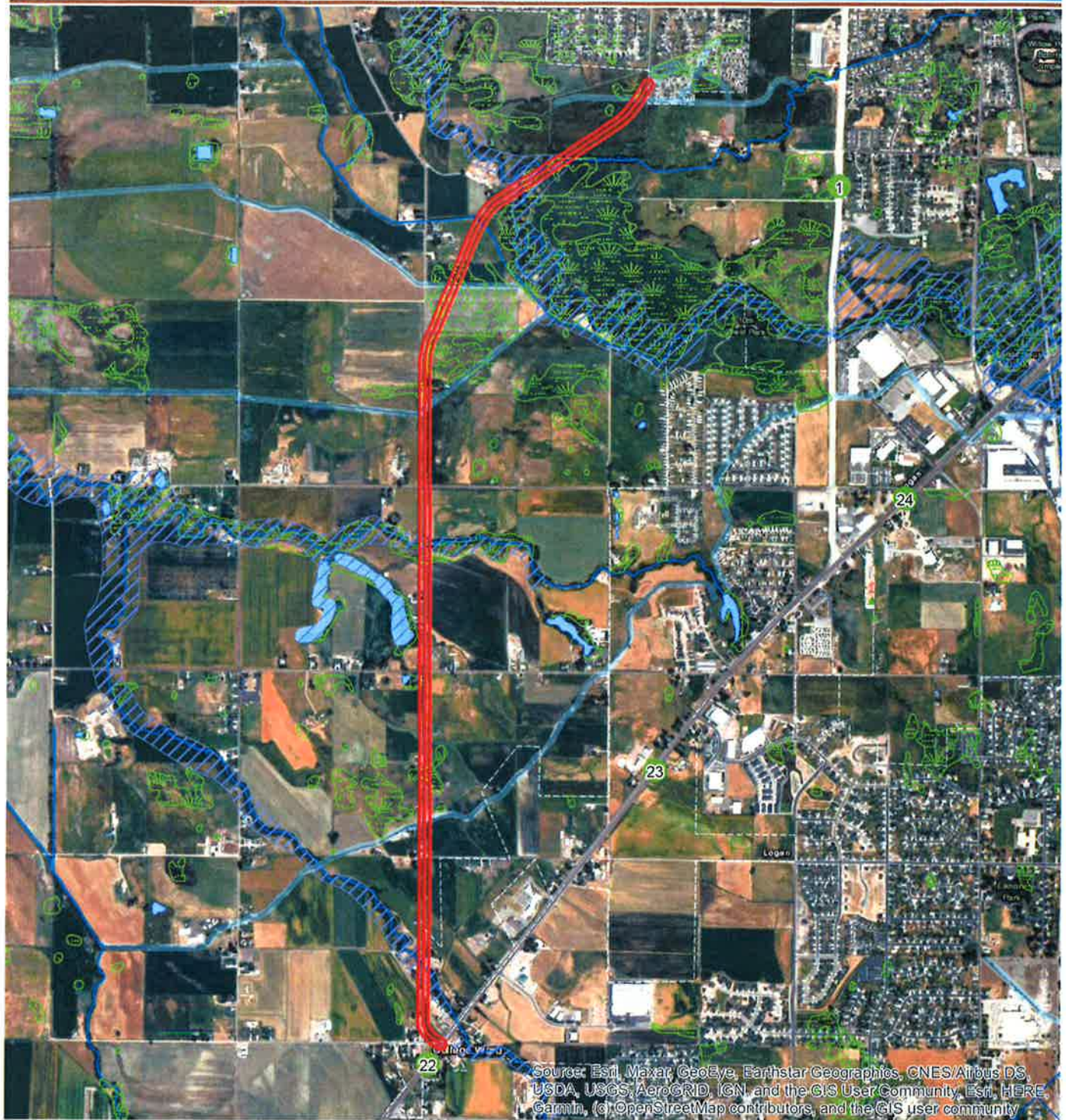
City Limits

FEMA Floodplain

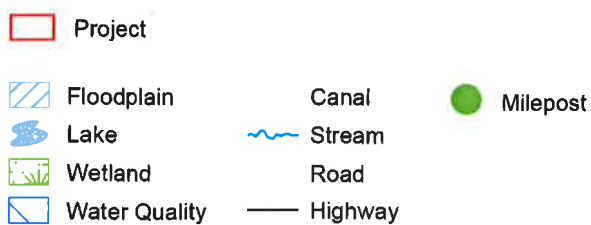
100 Year Floodplain

500 Year Floodplain



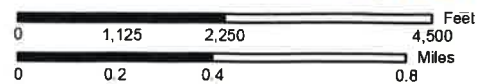


Critical Natural Environment



N
1:24,000

Red Shows Map Location



**Willow Lakes
Subdivision
PC 21-009**

PUBLIC COMMENTS

From: **Scot Chipman** <scotchchipman@gmail.com>

Date: Sat, Feb 27, 2021 at 10:33 AM

Subject: Willow Lakes

To Whom It May Concern,

I'm reaching out to offer my perspective on the Willow Lakes project currently under consideration by the planning commission. It has come to my attention that a local environmental interest group is opposing the project and making claims that in my experience are simply not true. For prospective I served as the President of the [Utah Water Ski Club](#) for 19 years and I'm very familiar with these man-made lake projects. I'm a nationally ranked slalom skier that has competed on many man-made lake communities around the Intermountain West and as far away as Florida. I currently own a lot on [Still Water Lake Estates](#) in Syracuse Utah that I bought in 2017.

While I understand a knee-jerk reaction by preservationist groups that any development near a public waterway would be inherently harmful, in fact the opposite has proven to be true in virtually all comparable ski-lake communities. These projects are just now becoming popular in Northern Utah but they have a long history in the Boise and Phoenix areas. Many times these developments are in close proximity to a stream or river including the completed [Bear Hollow Lakes](#) project on the banks of the Bear river near Riverside Utah. Preservationist groups and the uniformed use the same arguments and scare tactics to try to block these developments which include; flooding homes, erosion, wildlife damage, polluted waterways, etc. A well planned out ski-lake development attracts exactly the type of residents who don't tolerate those things.

Specifically, lake developments result in much better stewardship of the lands surrounding the adjacent waterways because residents value the beauty and quality of the natural surroundings and are willing to provide economic resources to sustain it. Common consequences of ski-lake development are;

1. Professionally engineered solutions to prevent future flooding and erosion issues.
2. Restoration and enhancement of wildlife habitat.
3. Reduced fertilizer, pesticide, and herbicide use as compared to prior agricultural use or typical residential development.
4. Increased water quality due to oxygenation introduced by boats.
5. Reduced water usage compared to agriculture (these small lakes actually use less water than most people assume).
6. Attraction of permanent homeowners to not only stabilize but diversify the community.

Finally, I'm familiar with the individuals sponsoring the Willow Lakes project as they have been actively consulting the experienced ski-lake community throughout the nation for several years to ensure that everything about the Willow Lakes project is done to the highest quality. They are very experienced and very professional. I've actually attempted for some time to convince them on doing a similar community development in Utah County where I grew up. They've suggested that they want to concentrate on Willow Lakes and ensure it results in an ideal community before considering other projects. Given the benefit that this development offers to both the community and nearby ecology, I can't understand why any municipality wouldn't welcome it.

Scot Chipman
(801) 368-2981



Debbie Zilles <debbie.zilles@loganutah.org>

Public hearing: Willow Lakes Subdivision

2 messages

Melissa Clayton Rodemack <mclayton84@gmail.com>

Tue, Feb 16, 2021 at 5:26 PM

To: planning.commission@loganutah.org

Hello,

We are the property owners at **1092 S 1000 W** in Logan. We have some concerns about the Willow Lakes Subdivision at **1000 W 1100 S**.

Traffic:

With the new Dahle Road near 1200 S on the east of 1000 W, and now more traffic from 1100 S on the west of 1000 W, what is the plan to accommodate extra traffic entering 1000 W at both of these locations? Traffic access to 1000 W has already been limited in recent years (ex closing access near 1800 S on the east side, rerouting the entire subdivision area near 1000 W 600 S to enter 600 S instead of onto 1000 W to reduce access roads to 1000 W). This will put two busy access roads very close to each other and will cause concerns with the left turn lane and adding right turn lanes.

Will the access road to this new development be routed to align with Dahle Road from 1100 S so that the access points onto 1000 West aren't getting out of control again and cause safety concerns?

Why are new/busier access roads being added/approved to 1000 W after recent efforts to condense and eliminate access roads?

Will the speed limit be adjusted?

Is there the potential of a traffic light?

In the past 6 months there have been at least 3 car crashes at this location -

1. Head on collision with very serious injuries

1. Truck and trailer went through neighbors fence and was only stopped by a power pole from hitting their house
2. Slide off into the trees on the west side of the road

Will anything be done to protect current landowners' property and homes from increased traffic and new traffic patterns (ex. barrier walls, fencing). We have personally had 2 cars end up in our yard since we've lived here when the traffic pattern was a straight flow without added traffic entering 1000 W.

If we have to put up our own protective barrier, will there be exceptions made in the city code allowing a taller barrier for our family's personal safety? What about the fire hydrant on our property? We can't put up a barrier that runs the entire width of our property because of the restrictions about barriers being too close to fire hydrants. How can we go about protecting our children and home from these traffic concerns with these current restrictions on our property in place?

Has UDOT done any traffic studies at this location? What were the results?

How many access points does UDOT allow on a state road? Has that number been met/how close is 1000 W to reaching that limit? How will that impact further future development on 1000 W?

School Transportation:

How will this affect Woodruff elementary? Currently, there are no sidewalks on the west side of 1000 W at 1100 S. Children who will potentially live in this new development will live too close to the school to be bussed. Will there be safety measures put in place for children who walk to school? What will these measures be?

We look forward to hearing responses to these concerns at the public hearing.

-Kyle and Melissa Rodemack



Debbie Zilles <debbie.zilles@loganutah.org>

Willow Lakes Subdivision

3 messages

Nathan Daus <nrdaus@gmail.com>

Wed, Feb 24, 2021 at 2:52 PM

To: debbie.zilles@loganutah.org

The Logan River and Blacksmith Fork Canal company would like to submit the following comments pertaining to the Willow Lakes Subdivision. As the city is well aware this area floods almost on an annual basis. Starting roughly a 1/4 mile west of 10th west during high water a substantial portion of the river leaves the river channel and spreads out across this property heading in a north west direction,

re-entering the river channel on the western boundary of the property. Our canal diversion is located just east of 1600 W near Trapper Park. We have great concerns that if this development moves forward as proposed it will greatly increase the risk of bank failure and flooding at the location of our diversion. A bank failure at this location not only threatens our canal but also dozens of homes and other structures to the west. Logan City lowered the southern bank of the river just east of our diversion when they installed the trail system. This area was almost breached in 2017 with the high flows. The proposed development will narrow the flood zone on the north side of the river across from our diversion from roughly 1600 ft to 400 ft. It will also redirect the historic north west flow of the flood waters back to the south increasing the pressure on our diversion. There is also no mention of how the developer plans to fill and maintain these "lakes". Depending on which water rights are being turned over to the city there may be little if any water available to use in the lakes which could result in muddy algae filled lakes. If the current small stream through the property is to be used to flow through these lakes it will result in significant temperature increases to the Logan River when it flows out of these lakes back into the river. The city along with the Logan River Task Force have been working on improving water quality and river function for many years and have plans to continue this effort. This project would be a big step backwards in that work. At a minimum we would request that the 8 lots located on Willow Lakes Circle be eliminated so the flood waters can continue across that peninsula, and not be redirected towards our diversion. We feel that allowing building in a flood zone where the city is well aware of significant flooding on an almost annual basis is setting the city up for another development plagued by flooding similar to the one along the Blacksmith Fork River. We urge the planning commission to vote against this proposal in it's current form.

Sincerely

Kent Souter

President

Logan River and Blacksmith Fork Irrigation Company

435-770-1166

Nathan Daus

water user

435-999-0051



Debbie Zilles <debbie.zilles@loganutah.org>

Willow Parks subdivision

2 messages

Robert Thomas <thomas122175@yahoo.com>

Thu, Feb 25, 2021 at 1:29 PM

To: "debbie.zilles@loganutah.org" <debbie.zilles@loganutah.org>

To whom it may concern,

I would like to go on record as a private citizen and let it be known that I think the proposed Willow Parks Subdivision with water ski lakes on the West side of 1000 West in Logan is a really bad idea. The area is in a floodplain and should either not be developed or should be developed with far less density and definitely not with water ski lakes. The development is short sited and does not account for future flooding problems in the area and additional problems with water quality in the Logan River and in Cutler Reservoir. I have nothing against private development on private land for individual profit but this development is not a good idea for several reasons and overall it will only lessen the quality of life for all citizens in Cache Valley. Our community is growing fast and the growth should be well planned so we can continue to live in a nice place far into the future.

I can be reached at (435) 890-9311

[1273 Eastridge Circle](#)[Logan, UT 84321](#)

Robert W. Thomas

Thank you.

Debbie Zilles <debbie.zilles@loganutah.org>

Thu, Feb 25, 2021 at 2:18 PM

To: Dave Newman <dtn45976@msn.com>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Jessica Lucero <jessica.lucero@usu.edu>, Regina Dickinson <regd1203@gmail.com>, Roylan Croshaw <croshaw@comcast.net>, Sandi Goodlander <sgoodlander@gmail.com>, Tanya Rice <tanya.rice@loganutah.org>, Tony Nielson <tgnm@live.com>, Mike Desimone <mike.desimone@loganutah.org>, Russ Holley <russ.holley@loganutah.org>

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Debbie Zilles <debbie.zilles@loganutah.org>

Willow Lakes subdivision

3 messages

Kimberly Sullivan <kim.sullivan@usu.edu>

Thu, Feb 25, 2021 at 2:17 PM

To: "debbie.zilles@loganutah.org" <debbie.zilles@loganutah.org>

Dear Debbie,

I wish to state my concern with the proposed Willow Lakes subdivision. The proposed housing development is in the flood plain and very close to the Logan River. In my 30+ years as an ornithologist at Utah State, I have seen a number of springs with extensive flooding in and around the Logan River. These flooded areas are extensively used by migrating birds. I am concerned that the homes in this development would flood in high water years and that there will be pressure to channelize the river to prevent flooding.

Thank you for considering this concern.

Kim Sullivan

Associate Professor

Department of Biology

Utah State University

Logan UT 84322

Debbie Zilles <debbie.zilles@loganutah.org>

Thu, Feb 25, 2021 at 2:27 PM

To: Kimberly Sullivan <kim.sullivan@usu.edu>

Thank you, I will make sure the Commission and staff receive a copy of your comments.

[Quoted text hidden]

Debbie Zilles <debbie.zilles@loganutah.org>

Thu, Feb 25, 2021 at 2:28 PM

To: Dave Newman <dtn45976@msn.com>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Jessica Lucero <jessica.lucero@usu.edu>, Regina Dickinson <regd1203@gmail.com>, Roylan Croshaw <croshaw@comcast.net>, Sandi Goodlander <sgoodlander@gmail.com>, Tanya Rice <tanya.rice@loganutah.org>, Tony Nielson <tgnm@live.com>, Mike Desimone <mike.desimone@loganutah.org>, Russ Holley <russ.holley@loganutah.org>

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Debbie Zilles <debbie.zilles@loganutah.org>

Comments to Logan City Planning Commission on Proposed Willow Lakes Subdivision

2 messages

Jean Lown <jean.lown@usu.edu>

Thu, Feb 25, 2021 at 2:38 PM

To: "debbie.zilles@loganutah.org" <debbie.zilles@loganutah.org>

Comments to Logan City Planning Commission on Proposed Willow Lakes Subdivision 2/25/21

As a Logan city resident (since 19820 and taxpayer, birder and kayaker, I strongly oppose the proposed Willow Lakes Subdivision for the following reasons:

As a birder I object to the proposal to ruin a wetland and flood plain that is replete with nesting birds in the Spring.

The area is a flood plain. With increasingly unpredictable weather patterns due to climate change, the potential for flooding of this area is substantial and will grow as our climate becomes more disrupted. I remember when the Country Manor subdivision along the Blacksmith Fork River flooded, severely damaging many homes that were subsequently demolished. Flooding occurred in this area occurred over a couple of spring run offs. This area is just upstream of the proposed development. Surely, we can expect the same disasters to occur in the floodplain where the proposed development is located. The Country Manor flooding cost Logan a fair amount of money. As a taxpayer I object to paying for stupidity.

As a kayaker I've paddled through the land proposed for development during high water. Yes, I've actually paddled my kayak across this land when it was flooded by the Logan River. The river was sufficiently high to make it easy to paddle on this land. Need I say more?

Sincerely,
Jean M. Lown
10 Heritage Cove
Logan, UT 84321

Jean M. Lown, Ph.D. (Emeritus, Utah State University)
435-760-2392
jean.lown@usu.edu
<http://fpwusu.blogspot.com/>

Respect science, respect nature, respect each other.

Debbie Zilles <debbie.zilles@loganutah.org>

Thu, Feb 25, 2021 at 2:42 PM

To: Dave Newman <dtn45976@msn.com>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Jessica Lucero <jessica.lucero@usu.edu>, Regina Dickinson <regd1203@gmail.com>, Roylan Croshaw <croshaw@comcast.net>, Sandi Goodlander <sgoodlander@gmail.com>, Tanya Rice <tanya.rice@loganutah.org>, Tony Nielson <tgnm@live.com>, Mike Desimone <mike.desimone@loganutah.org>, Russ Holley <russ.holley@loganutah.org>

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Debbie Zilles <debbie.zilles@loganutah.org>

Comments to Logan City Planning Commission on Proposed Willow Lakes Subdivision

2 messages

mimi recker <mimi.recker@gmail.com>

Thu, Feb 25, 2021 at 3:53 PM

To: debbie.zilles@loganutah.org

Comments to Logan City Planning Commission on Proposed Willow Lakes Subdivision 2/25/21

As a Cache Valley city resident (since 1998 and taxpayer), I strongly oppose the proposed Willow Lakes Subdivision for the following reasons:

I object to the proposal to ruin a wetland and critical flood plain. Study after study has shown the importance of wetlands in overall ecosystem health.

The area is a critical flood plain, important in helping control unpredictable spring run offs. Flooding cost Logan a fair amount of money. As a taxpayer I object to paying for removal of vital flood plains.

Utah is the second driest state in the nation and is currently in a state of critical drought. Water is a scarce resource in Utah that should be reserved for drinking and agriculture. It should not be wasted on silly recreational projects that are only available to privileged residents of the subdivision.

Sincerely,
Mimi Recker
280 N 400 E
Providence UT 84332

Debbie Zilles <debbie.zilles@loganutah.org>

Thu, Feb 25, 2021 at 4:03 PM

To: Dave Newman <dtn45976@msn.com>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Jessica Lucero <jessica.lucero@usu.edu>, Regina Dickinson <regd1203@gmail.com>, Roylan Croshaw <croshaw@comcast.net>, Sandi Goodlander <sgoodlander@gmail.com>, Tanya Rice <tanya.rice@loganutah.org>, Tony Nielson <tgnm@live.com>, Mike Desimone <mike.desimone@loganutah.org>, Russ Holley <russ.holley@loganutah.org>

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Debbie Zilles <debbie.zilles@loganutah.org>

Willow Lakes Subdivision

2 messages

Michael Wolfe <mlowndeswolfe@gmail.com>
To: debbie.zilles@loganutah.org

Thu, Feb 25, 2021 at 4:27 PM

Dear Ms. Zilles:

This is to voice my resolute opposition to the Willow Lakes Subdivision. The proposed development flies in the face of past and ongoing efforts of the Logan River Task Force to develop an ecologically viable plan for the river and its adjacent floodplain. In addition to creating a potential major flooding hazard the subdivision will be a blight on the landscape and mar the scenic value of the river's floodplain. It is both ecologically and socially irresponsible and reflects the penchant of local planners to develop at all costs.

Michael L. Wolfe, Ph.D.
Professor Emeritus of Wildland Resources

Debbie Zilles <debbie.zilles@loganutah.org>

Thu, Feb 25, 2021 at 4:28 PM

To: Dave Newman <dtn45976@msn.com>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Jessica Lucero <jessica.lucero@usu.edu>, Regina Dickinson <regd1203@gmail.com>, Roylan Croshaw <croshaw@comcast.net>, Sandi Goodlander <sgoodlander@gmail.com>, Tanya Rice <tanya.rice@loganutah.org>, Tony Nielson <tgnm@live.com>, Mike Desimone <mike.desimone@loganutah.org>, Russ Holley <russ.holley@loganutah.org>

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Debbie Zilles <debbie.zilles@loganutah.org>

Willow Lakes subdivision

2 messages

James Cane <jim.cane2@gmail.com>
To: debbie.zilles@loganutah.org

Thu, Feb 25, 2021 at 8:10 PM

Dear Ms. Zilles- As our climate grows more erratic, so do the risks. Building a residential theme park in a flood plain seems to me to be inviting future calamity. Will the city and county be reimbursed by the developer or the subdivision residents when governments have to step in to literally bail out the subdivision after such a disaster? Of course not. There are far more practical and safe ways to increase housing capacity in our city and county, although at some point, we will bump into a serious drought that will have us rue the day that we allowed the valley to be built out to fair-weather capacity. To that end, I would argue that water for non-culinary uses in this subdivision *not* come from Logan city's water system.

yours, jim

--

James Cane
1710 E 1140 N
Logan UT 84341

Debbie Zilles <debbie.zilles@loganutah.org>

Fri, Feb 26, 2021 at 7:38 AM

To: Dave Newman <dtn45976@msn.com>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Jessica Lucero <jessica.lucero@usu.edu>, Regina Dickinson <regd1203@gmail.com>, Roylan Croshaw <croshaw@comcast.net>, Sandi Goodlander <sgoodlander@gmail.com>, Tanya Rice <tanya.rice@loganutah.org>, Tony Nielson <tgnm@live.com>, Mike Desimone <mike.desimone@loganutah.org>, Russ Holley <russ.holley@loganutah.org>

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Debbie Zilles <debbie.zilles@loganutah.org>

Willow Lakes Subdivision

2 messages

Denise Cheung <dychung@gmail.com>

Thu, Feb 25, 2021 at 6:20 PM

To: debbie.zilles@loganutah.org

Hi Debbie,

I got notice, but am unable to attend the meeting.

I love living in Logan, while it is getting busier, I enjoy the fact that I can still find quiet spots around town. Most of all, I love the fact that we have wetlands in the middle of the arid Utah.

I was quite shocked to hear about the Willow Lakes Subdivision with two lakes for motorized sport recreation.

I think we need to protect our floodplain, our water and maintain the citizens' quality of life! Not all of us want motorized sports right in our back yard, peace and quiet is nice also.

Below are also important things to consider:

- Impede Flood Conveyance - "Maintain the river channel's ability to convey flood waters reduces the flood risk to private and public property," which includes maintaining and widening, not removing, the river's flood plain
- Decrease Floodplain Function - "Remove/pull back levees and restore banks wherever possible", rather than further channelizing and limiting the river's natural flows and overflow paths
- Reduce Riparian Vegetation - negatively impacting wildlife habitat and eliminating open space
- Degrade Water Quality - The development would very likely further degrade the already borderline water quality in this area. It would increase water temperatures and decrease dissolved oxygen likely violating state water quality standards and impacting fish and other aquatic life

Denise Cheung

Debbie Zilles <debbie.zilles@loganutah.org>

Fri, Feb 26, 2021 at 7:39 AM

To: Dave Newman <dtn45976@msn.com>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Jessica Lucero <jessica.lucero@usu.edu>, Regina Dickinson <regd1203@gmail.com>, Roylan Croshaw <croshaw@comcast.net>, Sandi Goodlander <sgoodlander@gmail.com>, Tanya Rice <tanya.rice@loganutah.org>, Tony Nielson <tgnm@live.com>, Mike Desimone <mike.desimone@loganutah.org>, Russ Holley <russ.holley@loganutah.org>

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Debbie Zilles <debbie.zilles@loganutah.org>

[ECONET] [EXT] Fwd: Tonight: Logan Planning Commission - Kunzler Housing Development

3 messages

Hilary Shughart <hilary.shughart@gmail.com>

Thu, Feb 25, 2021 at 5:19 PM

Reply-To: hilary.shughart@gmail.com

To: ECONET <econet@lists.usu.edu>

Hi again,

Here are some talking points regarding the Willow Lakes Subdivision (many thanks to Karin K. and Mike T!).

I think the best points to the Commission involve the unavoidable flood risk and the fact that the City will be left holding the bag when it comes to dealing with the flooding. That said, all of these are worth mentioning...

1. The proposed project is contrary to the [Logan River Conservation Action Plan](#), which the City of Logan and the State of Utah participated in. The project will:

- Impede Flood Conveyance - "Maintain the river channel's ability to convey flood waters reduces the flood risk to private and public property," which includes maintaining and widening, not removing, the river's flood plain
- Decrease Floodplain Function - "Remove/pull back levees and restore banks wherever possible", rather than further channelizing and limiting the river's natural flows and overflow paths
- Reduce Riparian Vegetation - negatively impacting wildlife habitat and eliminating open space
- Degrade Water Quality - The development would very likely further degrade the already borderline water quality in this area. It would increase water temperatures and decrease dissolved oxygen likely violating state water quality standards and impacting fish and other aquatic life

2. The proposed project is in a floodplain with a high water table, setting up the private property owners for future day-to-day and flood event water intrusion under and through their properties, which will require both community-wide physical structures to prevent flooding (channelizing the flood plan), as well as property owner mitigation and possible public flood response subsidies.

3. The project's size, density and building heights are out of character with the county land-use visions of limiting urbanized sprawl and maintaining natural and agricultural lands in the open valley as open space.

Original Message:

Urgent: Comments On Proposed Willow Lakes Subdivision ASAP

Hi all,

If you are so inclined, please virtually attend the Logan Planning Commission meeting tonight and provide comments on the proposed "Willow Lakes Subdivision".

See PC Agenda (attached) for how to join the meeting and PC 21-009 for the development proposal (also attached).

As you can see from the proposal, this development would replace nearly 150 ac of the Logan River floodplain and wetlands with a 300-unit development, as well as a slalom ski lake and a wakeboard lake. Also, 200 of the units would be multiple-family and up to 3 stories tall.

The development is in direct opposition to the Logan River Conservation Action Plan and will most likely create a major flooding hazard.

While the developer is willing to provide a 47 ac conservation easement and help pay for a recreational trail, the overall development would be ecologically disastrous and socially irresponsible.

Sorry for the short notice, this just came to my attention. I hope you can make it tonight.

Thanks,
fh



Debbie Zilles <debbie.zilles@loganutah.org>

Willow Lakes Subdivision

2 messages

Mike Taylor <mptaylor123@gmail.com>

Thu, Feb 25, 2021 at 5:21 PM

To: debbie.zilles@loganutah.org

To whom it may concern:

1. The proposed project is contrary to the [Logan River Conservation Action Plan](#), which the City of Logan and the State of Utah participated in. Specifically Table 1, page 4:

- Flood Conveyance - "Maintain the river channel's ability to convey flood waters reduces the flood risk to private and public property," which includes maintaining and widening, not removing, the river's flood plain
- Floodplain Function - "Remove/pull back levees and restore banks wherever possible", rather than further channelizing and limiting the river's natural flows and overflow paths

2. The proposed project is in a floodplain with a high water table, setting up the private property owners for future day-to-day and flood event water intrusion under and through their properties, which will require both community-wide physical structures to prevent flooding (channelizing the flood plan), as well as property owner mitigation and possible public flood response subsidies.

3. The project's size, density and building heights are out of character with the county land-use visions of limiting urbanized sprawl and maintaining natural and agricultural lands in the open valley as open space. At some point we have to decide to keep rural lands rural and to contain urbanization within appropriate corridors.

4. Mitigated wetlands are never effective and don't replace the biodiversity and water retention and ground-water processing as natural ones.

Mike Taylor
Karin Kettenring
Logan, Utah

Debbie Zilles <debbie.zilles@loganutah.org>

Fri, Feb 26, 2021 at 7:40 AM

To: Dave Newman <dtn45976@msn.com>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Jessica Lucero <jessica.lucero@usu.edu>, Regina Dickinson <regd1203@gmail.com>, Roylan Croshaw <croshaw@comcast.net>, Sandi Goodlander <sgoodlander@gmail.com>, Tanya Rice <tanya.rice@loganutah.org>, Tony Nielson <tgnm@live.com>, Mike Desimone <mike.desimone@loganutah.org>, Russ Holley <russ.holley@loganutah.org>

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Debbie Zilles <debbie.zilles@loganutah.org>

Proposed willow Lakes Subdivision comments

2 messages

Jean Lown <jean.lown@usu.edu>

Sun, Feb 28, 2021 at 9:18 PM

To: "debbie.zilles@loganutah.org" <debbie.zilles@loganutah.org>

To the Logan City Planning Commission:

I submitted comments regarding the proposed Willow Lakes subdivision prior to the meeting. My main concern was the environmental impact of building in an obvious flood zone that I had kayaked through during high water in 2017. The photo of the flooded area shown during the meeting was really impressive regarding the extent of the flooding which will happen again. As someone mentioned, 2017 was not an especially high flow year for the Logan River. I "attended" the full meeting, listening carefully to all comments and the commission members' discussion after the public question/comment time.

After listening to the members final discussion, I am more convinced than ever that allowing the subdivision would be a big mistake, but for a different reason than my initial concern. I find it very hard to believe that the only access for 130 homes will be directly onto 50 mph 10th west. Virtually every vehicle is exceeding the speed limit and much of the traffic is huge trucks that can't stop quickly. It will only be a short time before a serious, possibly fatal accident occurs. The woman living across the highway mentioned three recent serious accidents near her home. With so many proposed homes there will be a constant stream of vehicles leaving (many trying to turn left toward downtown Logan) and entering the subdivision across multiple lanes of high-speed traffic. If UDOT were in charge of the highway they would never allow the subdivision to be built without an added turn lane to accommodate traffic and possibly a traffic signal.

I realize that the city attorney repeatedly emphasized that the planning commission can only deny the application if it doesn't meet city code. Keep that in mind and tell the relatives of the first person killed as they try to turn in or out of the subdivision after dark across speeding traffic.

Please do not allow this proposed subdivision.

Sincerely,

Jean M. Lown

10 Heritage Cove

Logan, UT 84321

Debbie Zilles <debbie.zilles@loganutah.org>

Mon, Mar 1, 2021 at 7:49 AM

To: Mike Desimone <mike.desimone@loganutah.org>, Russ Holley <russ.holley@loganutah.org>

[Quoted text hidden]



Debbie Zilles <debbie.zilles@loganutah.org>

Fwd: Willow Lakes Project

2 messages

Debbie Zilles <debbie.zilles@gmail.com>

Mon, Mar 1, 2021 at 7:53 AM

To: Debbie Zilles <debbie.zilles@loganutah.org>

----- Forwarded message -----

From: **Sunnie Rothey** <sunnie.rothey@gmail.com>

Date: Sun, Feb 28, 2021 at 4:39 AM

Subject: Willow Lakes Project

To: <debbie.zilles@gmail.com>

Hello Debbie,

I became aware of the situation regarding this project online. I would like you to understand who I am and why I believe it is so important to support this project.

I am a native Utahn who grew up in the water ski community. For my entire family water skiing is a way of life that has brought us together and helped us through some of the most difficult of life's challenges. Namely, we have met incredible doctors that have helped my youngest brother with club foot; he is now a competitive baseball player and active water skier. We were also uplifted by these communities following a house fire, my dad actually called our boat manufacture to replace his boat before breaking the news to me while I was away at school. People in the waterski community came together for my family during these times as I have seen them do time and time again for one another and the to maintain the lakes they where they ski. I was not always so passionate about the sport but I have seen what it can do for families and communities. It creates a culture of love, support, competition, and improvement as well as a greater sense of community.

I attended college at BYU-Hawaii where I gained a greater sense of our human impact on the environment as I often participated in beach clean ups around the island of Oahu including at Oahu water ski club. I am all too aware ecological pressures that the state of Utah has decided to ignore. I am also aware as a member at SunTen water ski club that these types of communities work together directly to maintain a healthy environment for all to enjoy. What I have experienced in all my water ski travels is that people who love water skiing love each other, love the sport, and love the lake and will do all they can to take care of each of those.

One of my brothers is currently attending Utah State and the commute from school to where we waterski had a much greater impact on the environment than this development would if he were able to ski locally.

I would highly encourage you to consider all the wonderful benefits of this project.

Thank you,

Sunnie Rothey

Debbie Zilles**Debbie Zilles** <debbie.zilles@loganutah.org>

Mon, Mar 1, 2021 at 7:54 AM

To: Dave Newman <dtn45976@msn.com>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Jessica Lucero <jessica.lucero@usu.edu>, Regina Dickinson <regd1203@gmail.com>, Roylan Croshaw <croshaw@comcast.net>, Sandi Goodlander <sgoodlander@gmail.com>, Tanya Rice <tanya.rice@loganutah.org>, Tony Nielson <tgnm@live.com>, Russ Holley <russ.holley@loganutah.org>, Mike Desimone <mike.desimone@loganutah.org>

[Quoted text hidden]



Debbie Zilles <debbie.zilles@loganutah.org>

Fwd: Willow Lakes Project

2 messages

Debbie Zilles <debbie.zilles@gmail.com>

Mon, Mar 1, 2021 at 9:24 AM

To: Debbie Zilles <debbie.zilles@loganutah.org>

----- Forwarded message -----

From: **Scott Hinckley** <manaze@gmail.com>

Date: Mon, Mar 1, 2021 at 9:03 AM

Subject: Willow Lakes Project

To: <debbie.zilles@gmail.com>

Hello Debbie,

Please register this email as a vote of support for the Willow Lakes Project. I understand environmental extremist activists are once again trying to push against anything besides people living in tents still. Nevertheless, this neighborhood, if allowed to go through, will be amazing and will be an incredible blessing to the whole community.

Thanks

Scott Hinckley

Debbie Zilles

Debbie Zilles <debbie.zilles@loganutah.org>

Mon, Mar 1, 2021 at 9:25 AM

To: Dave Newman <dtn45976@msn.com>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Jessica Lucero <jessica.lucero@usu.edu>, Regina Dickinson <regd1203@gmail.com>, Roylan Croshaw <croshaw@comcast.net>, Sandi Goodlander <sgoodlander@gmail.com>, Tanya Rice <tanya.rice@loganutah.org>, Tony Nielson <tgnm@live.com>, Mike Desimone <mike.desimone@loganutah.org>, Russ Holley <russ.holley@loganutah.org>

[Quoted text hidden]



Debbie Zilles <debbie.zilles@loganutah.org>

Fwd: Beautiful waterski/boating community in Logan Utah

2 messages

Debbie Zilles <debbie.zilles@gmail.com>
To: Debbie Zilles <debbie.zilles@loganutah.org>

Mon, Mar 1, 2021 at 1:09 PM

----- Forwarded message -----

From: **Eric Liljenquist** <Eric.Liljenquist@lowvarates.com>
Date: Mon, Mar 1, 2021 at 11:03 AM
Subject: Beautiful waterski/boating community in Logan Utah
To: debbie.zilles@gmail.com <debbie.zilles@gmail.com>

I am in full support of a beautiful waterski/boating community in Logan Utah. I would buy a lot or two and love living there. Environmentalist groups are constantly using scare tactics to attempt to disparage and block these developments but that we all recognize how highly beneficial they are to both the community and the ecology.

Eric Liljenquist

LOAN OFFICER NMLS #308907

eric.liljenquist@lowvarates.com email
702 788-9993 ext 366
888 990-1197 (fax)



NMLS #1109426



2510 Wigwam Pkwy, Ste 104 | Henderson | NV | 89074
Branch NMLS 1184503

--
Debbie Zilles

Debbie Zilles <debbie.zilles@loganutah.org> Mon, Mar 1, 2021 at 1:13 PM
To: Dave Newman <dt45976@msn.com>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Jessica Lucero <jessica.lucero@usu.edu>, Regina Dickinson <regd1203@gmail.com>, Roylan Croshaw <croshaw@comcast.net>, Sandi

WILLOW LAKES SUBDIVISION
PRELIMINARY PLAT
SECTION 8, TOWNSHIP 11 NORTH, RANGE 1 EAST



NOTES

- PROPERTY TAX IDENTIFICATION # & WARRANTY DEED ENT #
 - 02-080-0011 (#s: 706357 & 728378)
 - 02-080-0012 (#s: 980766 & 981121)
 - 02-080-0013 (#s: 706357 & 728378)
 - 02-081-0004 (#s: 561742)
 - 02-080-0010 (#s: 706357 & 728378)
 - 02-081-0008 (#s: 728379)
 - 02-080-0007 (#s: 1147789)
 - 02-080-0006 (#s: 706357 & 728378)
 - 02-080-0003 (#s: 706357 & 728378)
 - 02-079-0021 (#s: 706357 & 728378)
 - 02-079-0003 (#s: 706357 & 728378)
 - 02-082-0001 (#s: 980766 & 981121)
- PROPOSED ZONE: TRADITIONAL NEIGHBORHOOD RESIDENTIAL (NR-G)
- PROPOSED NUMBER OF PHASES: 5
- PROPOSED NUMBER OF RESIDENTIAL LOTS: 135
- RESIDENTIAL TOTAL AREA IN PHASES 1-4: 69.46 ACRES
- PUBLIC RIGHT-OF-WAY AREA IN PHASES 1-4: 16.11 ACRES
- PUBLIC UTILITY EASEMENT:
 - FRONT: 10'
 - SIDE: 5'
 - REAR: 5'
- BUILDING SETBACKS:
 - FRONT: 25'
 - CORNER: 20'
 - SIDE: 8'
 - REAR: 10'

CONTACTS

- SUBDIVIDER: JENSCO INC. BRETT JENSEN
 - ADDRESS: 3094 NORTH 920 EAST, NORTH LOGAN, UT 84341
 - PHONE #: 435-881-9040
- OWNER: DARRELL KUNZLER LANDHOLDINGS
 - ADDRESS: 3215 W 3000 N, SMITHFIELD, UT 84335
- OWNER: S WILLARD & ELAINE D JESSOP
 - ADDRESS: 311 S MAIN ST, LEWISTON, UT 84320
- OWNER: CHARLES E & SALLY L CARLES TRS
 - ADDRESS: 1310 W 1100 S, LOGAN, UT 84321
- CIVIL ENGINEER: CIVIL SOLUTIONS GROUP, MICHAEL E TAYLOR, PE
 - LICENSE #: 8243189-2202
 - ADDRESS: 540 WEST GOLF COURSE ROAD, STE B1, PROVIDENCE, UT 84332
 - PHONE #: 435-890-4498
- SURVEYOR: CIVIL SOLUTIONS GROUP, DENNIS CARLISLE, PLS
 - ADDRESS: 669 NORTH 1890 WEST SUITE 4TH, PROVO, UT 84601
 - PHONE #: 801-874-1432 EXTENSION 712

OWNER CERTIFICATE

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

OWNER _____ DATE _____

LEGEND

- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING FENCE LINE
- EXISTING PROPERTY LINE
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING BUILDING
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING ELECTRICAL BOX
- EXISTING COMMUNICATIONS BOX
- EXISTING WATER METER
- NON-BUILDABLE AREA
- CONSERVATION EASEMENT
- FUTURE RIGHT-OF-WAY DEDICATION AREA
- SETBACK LINE
- CENTERLINE

civilsolutionsgroup inc.

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

WILLOW LAKES SUBDIVISION
LOCATION: 1100 SOUTH 1000 WEST, LOGAN, UTAH 84341
PROPERTY OF: DARRELL KUNZLER LANDHOLDINGS, S WILLARD & ELAINE D JESSOP, & CHARLES E & SALLY L CARLES
PREPARED FOR: JENSCO INC

REVISION	NO.	DATE	DESCRIPTION

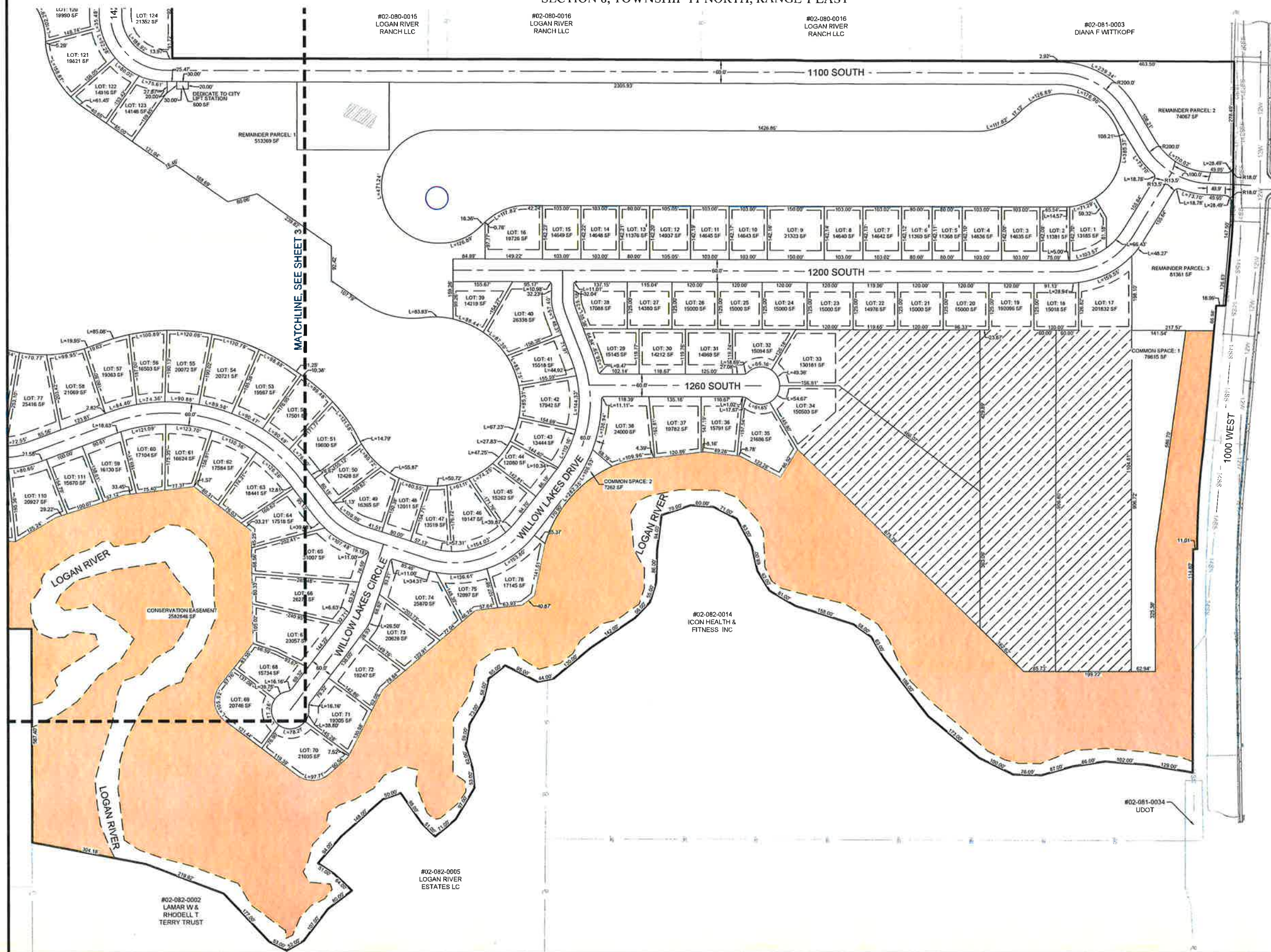
PROFESSIONAL ENGINEER
2/18/2021
No. 8243189-2202
MICHAEL E. TAYLOR
STATE OF UTAH

SCALE: 1" = 200'
DATE: 2/18/2021

DRAWN BY: L. CHUGG
PROJECT #: 19-383

SHEET 1 OF 11

WILLOW LAKES SUBDIVISION
PRELIMINARY PLAT
SECTION 8, TOWNSHIP 11 NORTH, RANGE 1 EAST



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PRELIMINARY PLAT

WILLOW LAKES SUBDIVISION
LOCATION: 1100 SOUTH 1000 WEST, LOGAN, UTAH 84341
PROPERTY OF: DARRELL KUNZLER LANDHOLDINGS, S WILLARD &
ELAINE D JESSOP, & CHARLES E & SALLY L CARLES
PREPARED FOR: JENSCO INC

REVISION BLOCK	NO.	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
2.16.2021
No. 824118-2020
MICHAEL L. CHUGG
STATE OF UTAH

SCALE: 1" = 120'
DATE: 2/18/2021

DRAWN BY: L. CHUGG
PROJECT #: 19-383

SHEET 2 OF 11



WILLOW LAKES SUBDIVISION
LOCATION: 1100 SOUTH 1000 WEST, LOGAN, UTAH 84341
PROPERTY OF: DARRELL KUNZLER LANDHOLDINGS, S WILLARD &
ELAINE D JESSOP, & CHARLES E & SALLY L CARLES
PREPARED FOR: JENSCO INC

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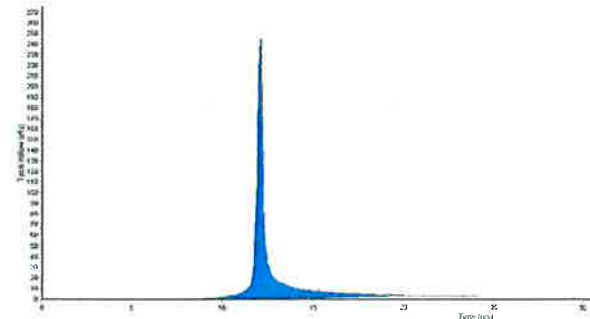
SCALE: 1" = 120'	DRAWN BY: L. CHUGG
DATE: 2/18/2021	PROJECT #: 19-383

WILLOW LAKES SUBDIVISION
PRELIMINARY PLAT
SECTION 8, TOWNSHIP 11 NORTH, RANGE 1 EAST



STORM DRAIN NARRATIVE

1. THE SITE WILL DETAIN THE 100-YR, 24-HR STORM EVENT IN THE PROPOSED LAKES.
2. THE PRE-DEVELOPMENT RUNOFF RATE WAS CALCULATED TO BE 0.03 CFS/ACRE. A DISCHARGE RATE OF 3.96 CFS WILL BE USED DUE TO THE LAKES BEING IN THE GROUNDWATER. IT IS NOT POSSIBLE TO RETAIN THE 80TH PERCENTILE STORM. AS SUCH, OTHER LOW IMPACT DEVELOPMENT METHODS WILL BE EMPLOYED TO ACCOUNT FOR THE 80TH PERCENTILE STORM SUCH AS EVAPORATION.
3. THE SITE WILL DISCHARGE FROM THE LAKES TO THE LOGAN RIVER. PRIOR TO DISCHARGE, WATER WILL PASS THROUGH A HYDRODYNAMIC SEPARATOR. BEFORE DISCHARGING STORM WATER INTO THE LAKES, WATER WILL BE CLEANED USING A SNOUT.
- 4.



Pre-Dev	Post-Dev	Design
Run	10/12/2021 12:00:00 AM	10/12/2021 12:00:00 AM
Run	10/12/2021 12:00:00 AM	10/12/2021 12:00:00 AM
Run	10/12/2021 12:00:00 AM	10/12/2021 12:00:00 AM
Run	10/12/2021 12:00:00 AM	10/12/2021 12:00:00 AM
Run	10/12/2021 12:00:00 AM	10/12/2021 12:00:00 AM
Run	10/12/2021 12:00:00 AM	10/12/2021 12:00:00 AM
Run	10/12/2021 12:00:00 AM	10/12/2021 12:00:00 AM
Run	10/12/2021 12:00:00 AM	10/12/2021 12:00:00 AM
Run	10/12/2021 12:00:00 AM	10/12/2021 12:00:00 AM
Run	10/12/2021 12:00:00 AM	10/12/2021 12:00:00 AM

STORMWATER CALCULATIONS

Description	Area (sq ft)	Area (ac)	CN (Group B/C)	(SubArea / TotalArea)*CN
Roadway Impervious Area	570,785	13.10	98	12
Structures (3500 SF per lot)	472,500	10.85	98	10
Driveways (20x30 per lot)	61,000	1.86	98	2
Lakes	1,518,211	34.85	100	32
Open Space	2,081,421	47.78	68	30
Total Area:	4,723,917	108.45	85	

Pre Development (Pasture, grassland, or range; good):	4,723,917	108.45	74
80th-Percentile Storm Volume (0.5-inches):	196,830	cu-ft	
Initial Abstraction		0.34	inches
for pre dev		0.70	inches
Precipitation (10 Yr)	24 hour storm	2.04	inches
Precipitation (25 Yr)	24 hour storm	2.41	inches
Precipitation (100 Yr)	24 hour storm	3.02	inches
Direct Runoff (10 Yr)	24 hour storm	0.85	total runoff depth
for pre dev (10 Yr)	24 hour storm	0.37	total runoff depth
Direct Runoff (25 Yr)	24 hour storm	1.13	total runoff depth
for pre dev (25 Yr)	24 hour storm	0.56	total runoff depth
Direct Runoff (100 Yr)	24 hour storm	1.64	total runoff depth
for pre dev (100 Yr)	24 hour storm	0.92	total runoff depth

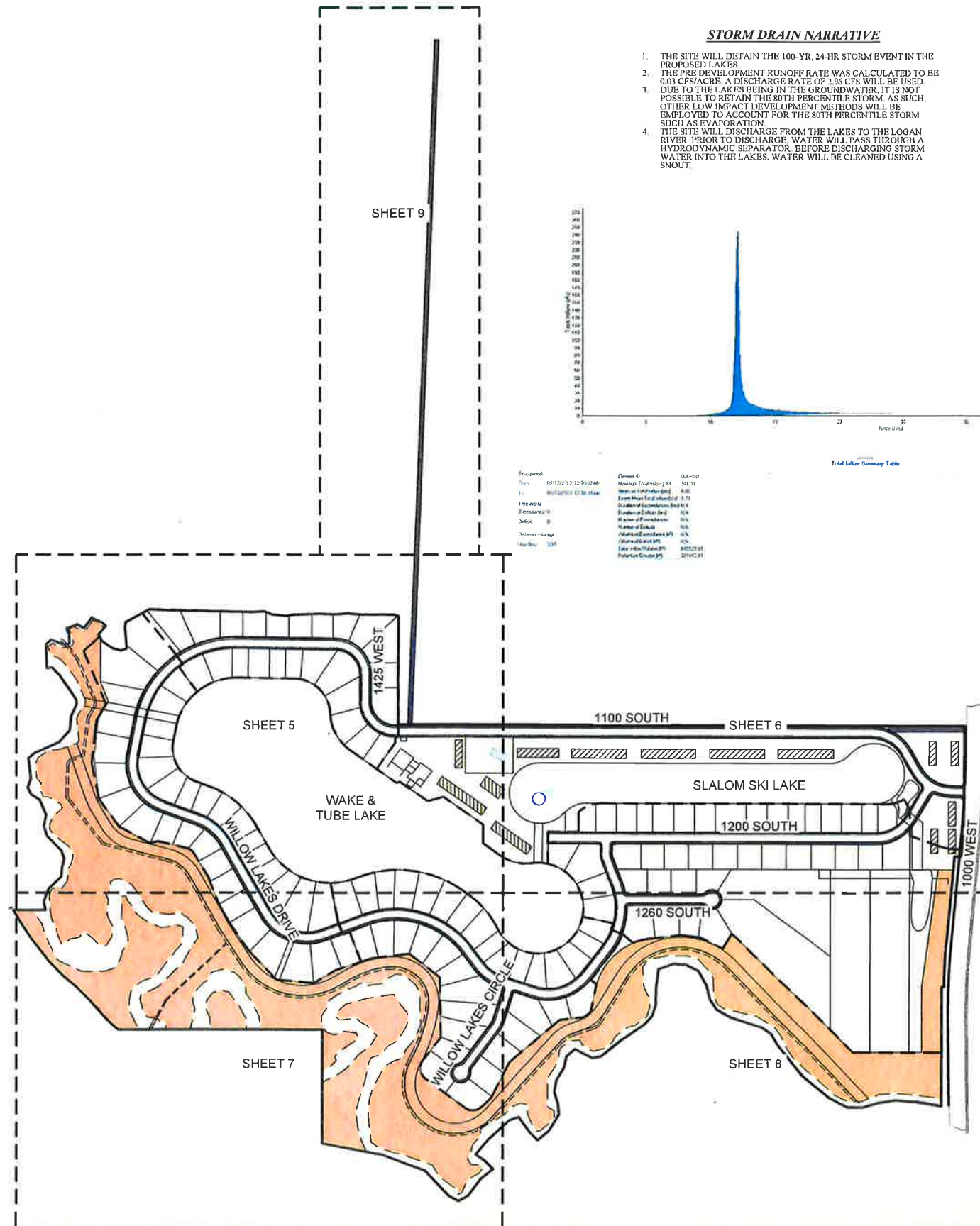
Post Development				
10-Year Direct Runoff	7.66	acre-ft	333,627	ft3
25-Year Direct Runoff	10.25	acre-ft	446,291	ft3
100-Year Direct Runoff	14.79	acre-ft	644,190	ft3
Pre-Development				
10-Year Direct Runoff	3.33	acre-ft	145,132	ft3
25-Year Direct Runoff	5.05	acre-ft	219,787	ft3
100-Year Direct Runoff	8.32	acre-ft	362,540	ft3

Pre-development runoff rate calculated	3.77	cfs
Pre-development runoff rate used	0.03	cfs/acre
	0.03	cfs/acre
	3.77	cfs

Storage Required: 509,163 cf
*Stormwater calculations exclude all non-buildable areas, phase 5, and the conservation easement.

LEGEND

- PROPERTY BOUNDARY
- W CULINARY WATER LINE (SIZE SHOWN ON PLAN)
- SS SANITARY SEWER LINE (SIZE SHOWN ON PLAN)
- SD STORM DRAIN LINE (SIZE SHOWN ON PLAN)
- #### CONTOUR MAJOR
- #### CONTOUR MINOR
- WETLAND
- ASPHALT PAVEMENT
- CURB & GUTTER
- CONCRETE PAVEMENT
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SEWER MANHOLE
- STORM DRAIN BOX
- STORM WATER CATCH BASIN
- STORM DRAIN MANHOLE



Local Residential Street Cross Section
(APPLIES TO ALL ROADS SHOWN)

- < 2000 Vehicles Per Day
- 25 mph Design Speed



- Possible Section Additives:**
(As approved by City Engineer)
1. Striped bike lane - Add 5' each side
 2. Buffered bike lane - Add 7' each side
 3. Island - Add 14' to Center

Design Standards

ROW Width	Pavement Width	Number of Lanes	Design Speed	Pavement	Vehicle Design	Stopping Sight Distance	Horizontal Alignment & Radius	Vertical Curve Min "S" Sag/Crest Requirement	Grades
60	32	2	25	See minimum Pavement Section Table	Passenger, School Buses, Heavy Trucks	200	200	25/12	0.4 - 10
Intersection Sight Distance	Minimum Signalized Intersection Spacing	Minimum Full Movement Access Spacing	Corner Curb Radius	Minimum Un-signalized Full Movement Access Spacing (ft)**		Minimum Right-of-Way Access Spacing (ft)**		Residential Driveways Permitted	
200	100	125	15-25	100		100		Yes	

**Distances to be measured from center of driveway to center of driveway

FIGURE 1

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www.civilsolutionsgroup.net

PRELIMINARY PLAT

WILLOW LAKES SUBDIVISION
LOCATION: 1100 SOUTH 1000 WEST, LOGAN, UTAH 84341
PROPERTY OF: DARRELL KUNZLER LANDHOLDINGS, S WILLARD & ELAINE D JESSOP, & CHARLES E & SALLY L CARLES
PREPARED FOR: JENSCO INC

REVISION BLOCK	NO.	DATE	DESCRIPTION



SCALE: 1" = 200'
DATE: 2/18/2021
DRAWN BY: L. CHUGG
PROJECT #: 19-383

WILLOW LAKES SUBDIVISION
PRELIMINARY PLAT
SECTION 8, TOWNSHIP 11 NORTH, RANGE 1 EAST

MATCHLINE, SEE SHEET 9

NOTES

1. EACH INDIVIDUAL UNIT AND LOT WILL BE SERVICED BY A 1" WATER METER AND SERVICE LINE.
2. EACH INDIVIDUAL UNIT AND LOT WILL BE SERVICED BY A 4" SEWER SERVICE.
3. ALL STORM WATER FROM THE SITE WILL BE COLLECTED AND DETAINED IN THE LAKES PRIOR TO DISCHARGING INTO THE LOGAN RIVER. WATER WILL BE CLEANED IN A HYDRODYNAMIC SEPARATOR.
4. IMPROVEMENTS ARE SHOWN FOR PHASES 1-4. PHASE 5 IMPROVEMENTS ARE SHOWN FOR REFERENCE ONLY.
5. LAKES WILL BE FILLED THROUGH DRAINAGE AND WELL RIGHTS. WATER RIGHTS ARE BEING USED AS ADVISED BY THE DEVELOPER'S WATER RIGHTS ATTORNEY. SALOM LAKE WILL CONNECT HYDRAULICALLY TO THE WAKE AND TUBE LAKE VIA STORM DRAIN INFRASTRUCTURE.
6. THE FLOOD PLAIN WILL BE REVISED BASED UPON MODELING THAT WILL BE COMPLETED BY THE CITY CONSULTANT. PRELIMINARY MODELING HAS BEEN DONE TO ENSURE THAT THE FLOOD PLAIN ELEVATION DOES NOT RISE DURING THE 100 YEAR STORM EVENT. TO ACCOMPLISH THE FLOOD PLAIN REVISION, A BYPASS FLOOD CHANNEL WILL BE CONSTRUCTED TO CONVEY WATER DURING A FLOOD EVENT.



SHEET KEY NOTES

1. PROPOSED 8" WATER LINE, TYP.
2. PROPOSED 1" CULINARY WATER SERVICE, TYP.
3. PROPOSED FIRE HYDRANT, TYP.
4. CONNECT PROPOSED 8" WATER LINE TO EXISTING WATER LINE VIA BORING.
5. PROPOSED 8" SEWER LINE, TYP.
6. PROPOSED 4" SEWER SERVICE, TYP.
7. PROPOSED SEWER MANHOLE, TYP.
8. PROPOSED STORM DRAIN MANHOLE, TYP.
9. PROPOSED STORM DRAIN BOX, TYP.
10. PROPOSED 15" STORM DRAIN LINE, TYP.
11. PROPOSED SETTLING BASIN.
12. PROPOSED 60" CITY CROSS SECTION PER CITY STANDARD (SHEET 4).
13. PROPOSED SALOM SKI LAKE.
14. PROPOSED RECREATIONAL LAKE.
15. PROPOSED FLOOD OVERFLOW CHANNEL.
16. PROPOSED 10' TRAIL.
17. PROPOSED PRESSURE SEWER LINE, TYP.
18. PROPOSED SEWER LIFT STATION.
19. PROPOSED STORM DRAIN OUTLET STRUCTURE WITH HYDRODYNAMIC SEPARATOR.
20. CONNECT PRESSURE SEWER LINE TO EXISTING SEWER MANHOLE.
21. 100 YEAR FLOOD PLAIN.
22. REINFORCE RIVER BANK TO PREVENT EROSION FROM CONSTRUCTION OF CHANNEL AND TRAIL.
23. EMERGENCY ACCESS DRIVE AISLE.

MATCHLINE, SEE SHEET 6

PRELIMINARY PLAT

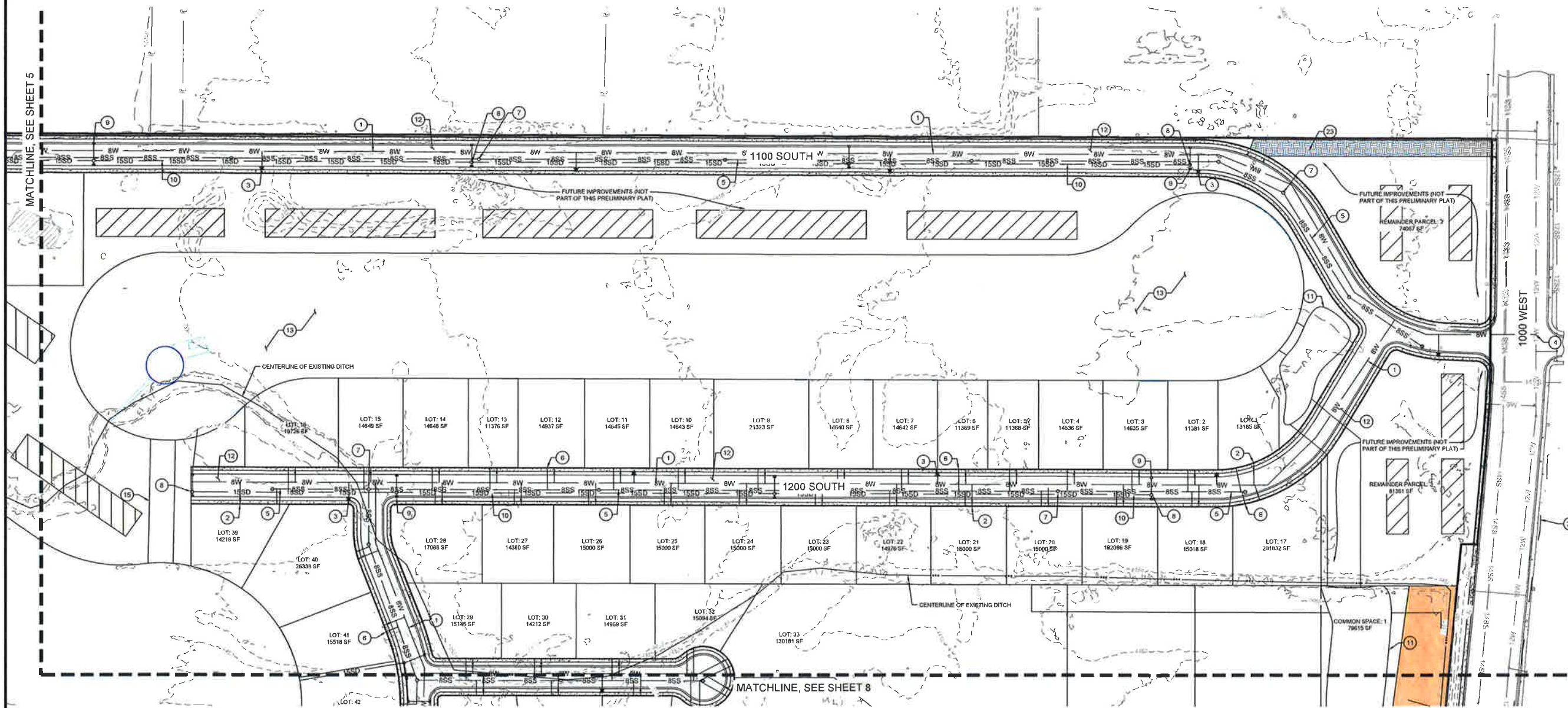
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PREPARED FOR: JENSCO INC

REVISION BLOCK	NO.	DATE	DESCRIPTION



SCALE 1" = 80'	DRAWN BY L. CHUGG
DATE 2/18/2021	PROJECT # 19-383

WILLOW LAKES SUBDIVISION
PRELIMINARY PLAT
SECTION 8, TOWNSHIP 11 NORTH, RANGE 1 EAST



1 SHEET KEY NOTES

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- PROPOSED 1" CULINARY WATER SERVICE, TYP.
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- PROPOSED STORM DRAIN MANHOLE, TYP.
- PROPOSED STORM DRAIN BOX, TYP.
- PROPOSED 15" STORM DRAIN LINE, TYP.
- PROPOSED SETTLING BASIN.
- PROPOSED 60" CITY CROSS SECTION PER CITY STANDARD (SHEET 4).
- PROPOSED SLALOM SKI LAKE.
- PROPOSED RECREATIONAL LAKE.
- PROPOSED FLOOD OVERFLOW CHANNEL.
- PROPOSED 10' TRAIL.
- PROPOSED PRESSURE SEWER LINE, TYP.
- PROPOSED SEWER LIFT STATION.
- PROPOSED STORM DRAIN OUTLET STRUCTURE WITH HYDRODYNAMIC SEPARATOR.
- CONNECT PRESSURE SEWER LINE TO EXISTING SEWER MANHOLE.
- 100 YEAR FLOOD PLAIN.
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PRELIMINARY PLAT

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PROPERTY OF: DARRELL KUNZLER LANDHOLDINGS, S WILLARD &
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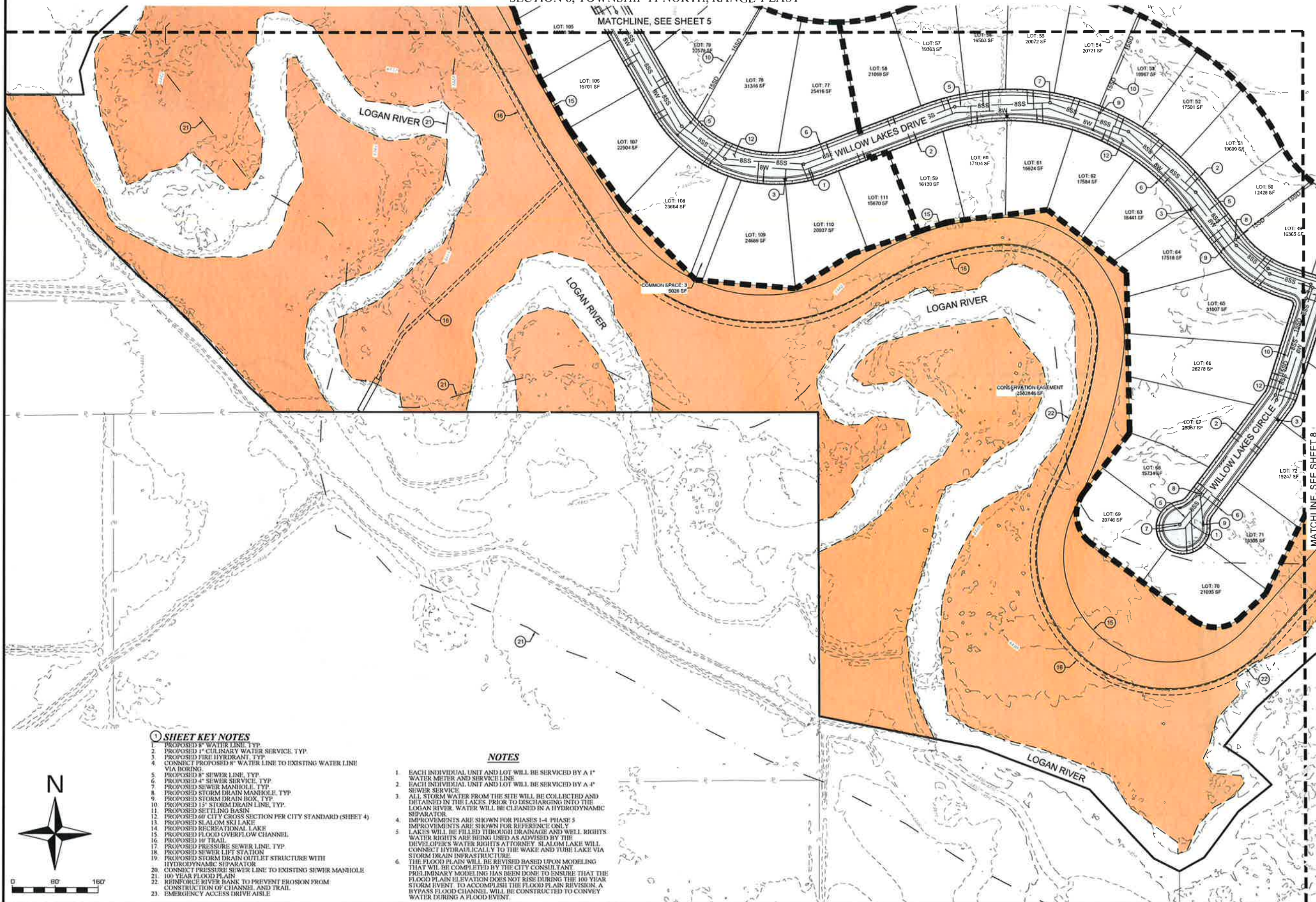
PROFESSIONAL ENGINEER
2.18.2021
No. 8243188-2202
MICHAEL E. CHUGG
STATE OF UTAH

SCALE: 1" = 80'
DATE: 2/18/2021

DRAWN BY: L. CHUGG
PROJECT #: 19-383

SHEET 6 OF 11

WILLOW LAKES SUBDIVISION
PRELIMINARY PLAT
SECTION 8, TOWNSHIP 11 NORTH, RANGE 1 EAST



- 1 SHEET KEY NOTES**
1. PROPOSED 8" WATER LINE, TYP.
 2. PROPOSED 1" CULINARY WATER SERVICE, TYP.
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 4. CONNECT PROPOSED 8" WATER LINE TO EXISTING WATER LINE VIA BORING.
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NOTES

1. EACH INDIVIDUAL UNIT AND LOT WILL BE SERVICED BY A 1" WATER METER AND SERVICE LINE.
2. EACH INDIVIDUAL UNIT AND LOT WILL BE SERVICED BY A 4" SEWER SERVICE.
3. ALL STORM WATER FROM THE SITE WILL BE COLLECTED AND DETAINED IN THE LAKES PRIOR TO DISCHARGING INTO THE LOGAN RIVER. WATER WILL BE CLEANED IN A HYDRODYNAMIC SEPARATOR.
4. IMPROVEMENTS ARE SHOWN FOR PHASES 1-4. PHASE 5 IMPROVEMENTS ARE SHOWN FOR REFERENCE ONLY.
5. LAKES WILL BE FILLED THROUGH DRAINAGE AND WELL RIGHTS. WATER RIGHTS ARE BEING USED AS ADVISED BY THE DEVELOPER'S WATER RIGHTS ATTORNEY. SLALOM LAKE WILL CONNECT HYDRAULICALLY TO THE WAKE AND TUBE LAKE VIA STORM DRAIN INFRASTRUCTURE.
6. THE FLOOD PLAIN WILL BE REVISED BASED UPON MODELING THAT WILL BE COMPLETED BY THE CITY CONSULTANT. PRELIMINARY MODELING HAS BEEN DONE TO ENSURE THAT THE FLOOD PLAIN ELEVATION DOES NOT RISE DURING THE 100 YEAR STORM EVENT. TO ACCOMPLISH THE FLOOD PLAIN REVISION, A BYPASS FLOOD CHANNEL WILL BE CONSTRUCTED TO CONVEY WATER DURING A FLOOD EVENT.

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PRELIMINARY PLAT

WILLOW LAKES SUBDIVISION
LOCATION: 1100 SOUTH 1000 WEST, LOGAN, UTAH 84341
PROPERTY OF: DARRELL KUNZLER LANDHOLDINGS, S WILLARD &
ELAINE D JESSOP, & CHARLES E & SALLY L CARLES
PREPARED FOR: JENSCO INC

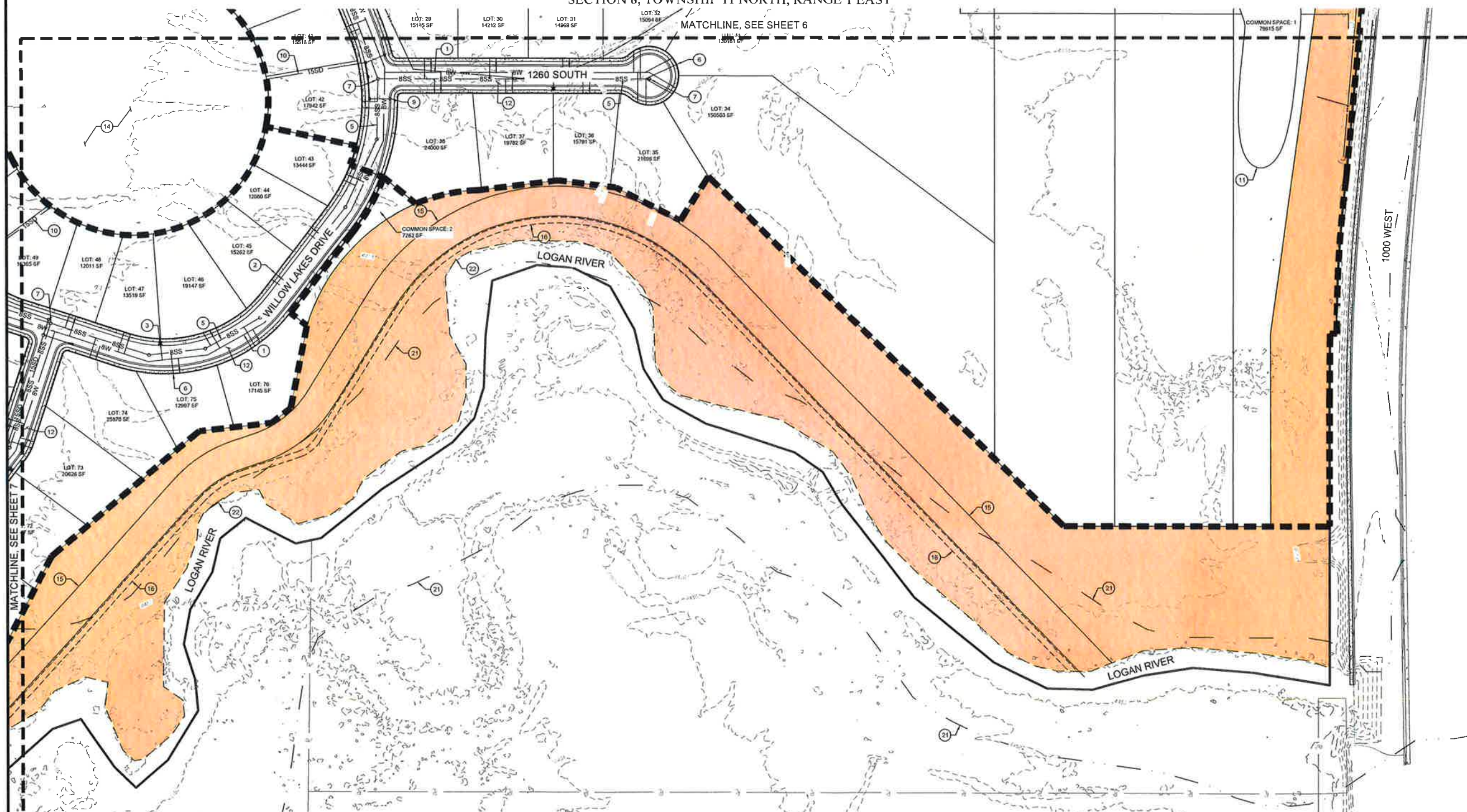
REVISION BLOCK	NO.	DATE	DESCRIPTION



SCALE 1" = 80'	DRAWN BY L. CHUGG
DATE 2/18/2021	PROJECT # 19-383

WILLOW LAKES SUBDIVISION
PRELIMINARY PLAT
SECTION 8, TOWNSHIP 11 NORTH, RANGE 1 EAST

MATCHLINE, SEE SHEET 6



1 SHEET KEY NOTES

1. PROPOSED 8" WATER LINE, TYP.
2. PROPOSED 1" CULINARY WATER SERVICE, TYP.
3. PROPOSED FIRE HYDRANT, TYP.
4. CONNECT PROPOSED 8" WATER LINE TO EXISTING WATER LINE VIA BORING.
5. PROPOSED 8" SEWER LINE, TYP.
6. PROPOSED 4" SEWER SERVICE, TYP.
7. PROPOSED SEWER MANHOLE, TYP.
8. PROPOSED STORM DRAIN MANHOLE, TYP.
9. PROPOSED STORM DRAIN BOX, TYP.
10. PROPOSED 15" STORM DRAIN LINE, TYP.
11. PROPOSED SETTLING BASIN.
12. PROPOSED 60" CITY CROSS SECTION PER CITY STANDARD (SHEET 4).
13. PROPOSED SLALOM SKI LAKE.
14. PROPOSED RECREATIONAL LAKE.
15. PROPOSED FLOOD OVERFLOW CHANNEL.
16. PROPOSED 10' TRAIL.
17. PROPOSED PRESSURE SEWER LINE, TYP.
18. PROPOSED SEWER LIFT STATION.
19. PROPOSED STORM DRAIN OUTLET STRUCTURE WITH HYDRODYNAMIC SEPARATOR.
20. CONNECT PRESSURE SEWER LINE TO EXISTING SEWER MANHOLE.
21. 100 YEAR FLOOD PLAIN.
22. REINFORCE RIVER BANK TO PREVENT EROSION FROM CONSTRUCTION OF CHANNEL AND TRAIL.
23. EMERGENCY ACCESS DRIVE AISLE.

NOTES

1. EACH INDIVIDUAL UNIT AND LOT WILL BE SERVICED BY A 1" WATER METER AND SERVICE LINE.
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6. THE FLOOD PLAIN WILL BE REVISED BASED UPON MODELING THAT WILL BE COMPLETED BY THE CITY CONSULTANT. PRELIMINARY MODELING HAS BEEN DONE TO ENSURE THAT THE FLOOD PLAIN ELEVATION DOES NOT RISE DURING THE 100 YEAR STORM EVENT. TO ACCOMPLISH THE FLOOD PLAIN REVISION, A BYPASS FLOOD CHANNEL WILL BE CONSTRUCTED TO CONVEY WATER DURING A FLOOD EVENT.

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PRELIMINARY PLAT

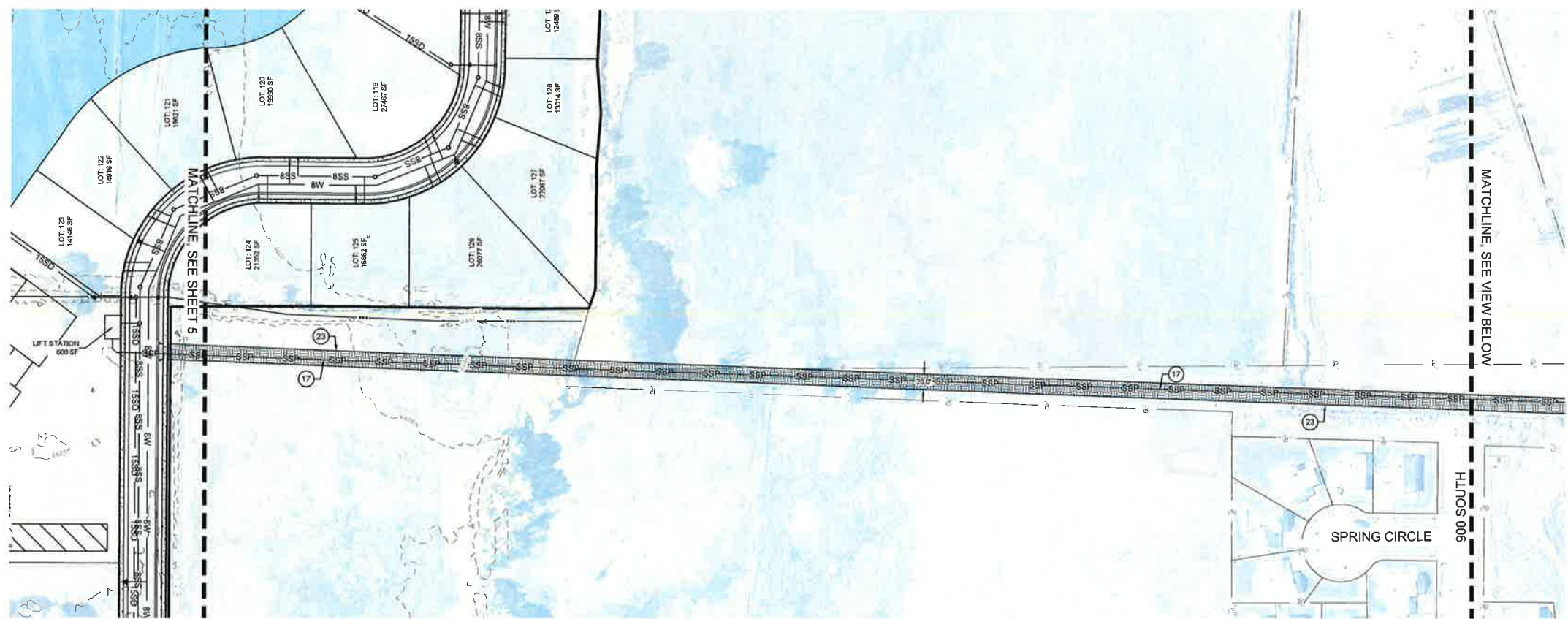
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WILLOW LAKES SUBDIVISION
PRELIMINARY PLAT
SECTION 8, TOWNSHIP 11 NORTH, RANGE 1 EAST



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6. THE FLOOD PLAIN WILL BE REVISED BASED UPON MODELING THAT WILL BE COMPLETED BY THE CITY CONSULTANT. PRELIMINARY MODELING HAS BEEN DONE TO ENSURE THAT THE FLOOD PLAIN ELEVATION DOES NOT RISE DURING THE 100 YEAR STORM EVENT. TO ACCOMPLISH THE FLOOD PLAIN REVISION, A BYPASS FLOOD CHANNEL WILL BE CONSTRUCTED TO CONVEY WATER DURING A FLOOD EVENT.

SHEET KEY NOTES

1. PROPOSED 8" WATER LINE, TYP.
2. PROPOSED 1" CULINARY WATER SERVICE, TYP.
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PREPARED FOR: JENSCO INC

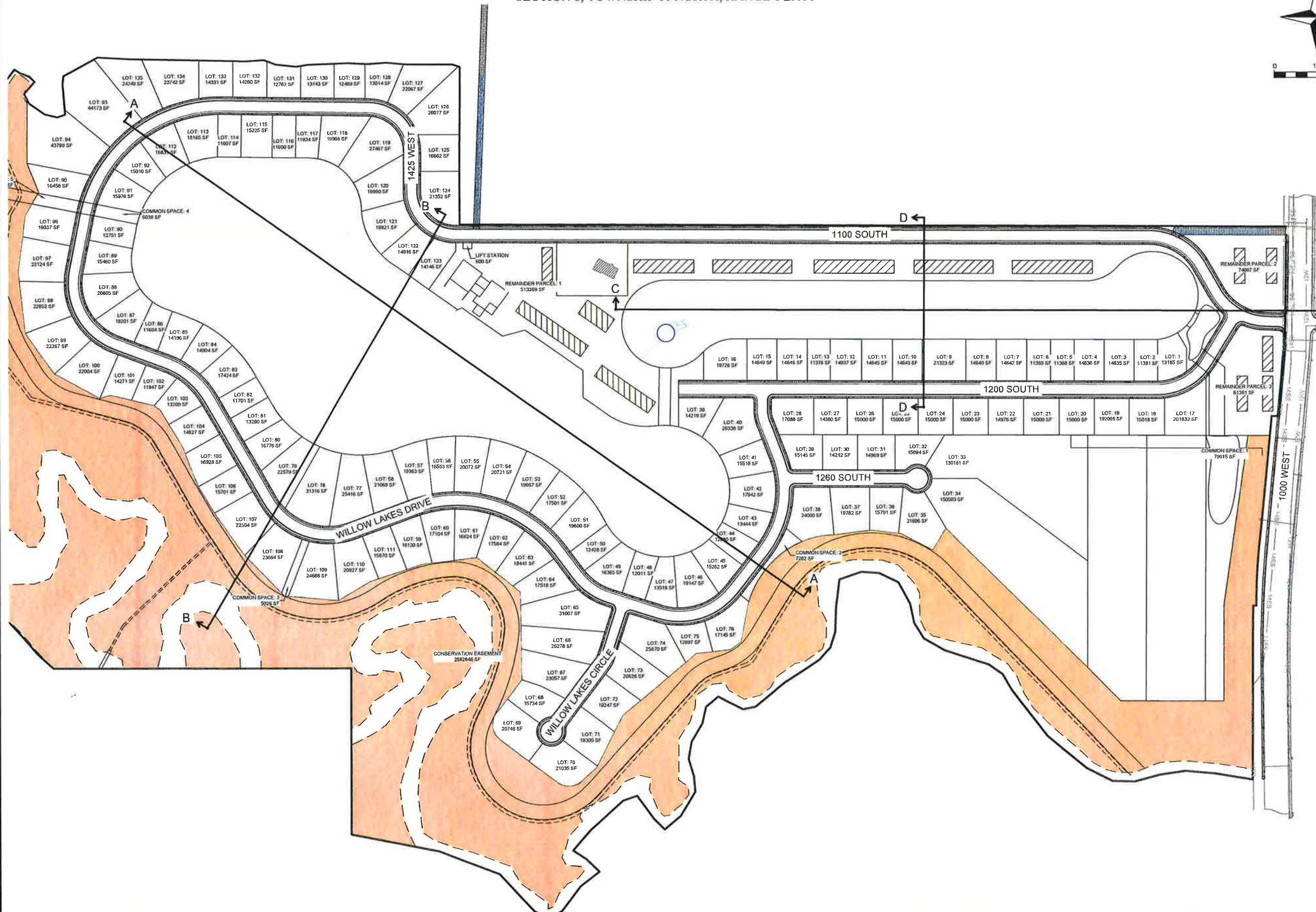
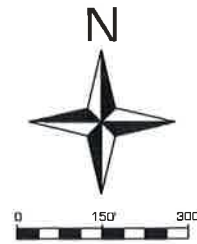
REVISION BLOCK	NO.	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
2.18.2021
No. 824318-2202
MORDE E. CHUGG
STATE OF UTAH

SCALE: 1" = 80'
DATE: 2/18/2021
DRAWN BY: J. CHUGG
PROJECT #: 19-383

SHEET 9 OF 11

WILLOW LAKES SUBDIVISION
PRELIMINARY PLAT
SECTION 8, TOWNSHIP 11 NORTH, RANGE 1 EAST



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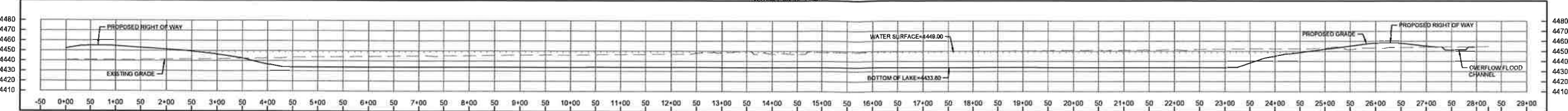


SCALE: 1" = 150'	DRAWN BY: L. CHUGG
DATE: 2/18/2021	PROJECT #: 19-383

WILLOW LAKES SUBDIVISION
PRELIMINARY PLAT
SECTION 8, TOWNSHIP 11 NORTH, RANGE 1 EAST

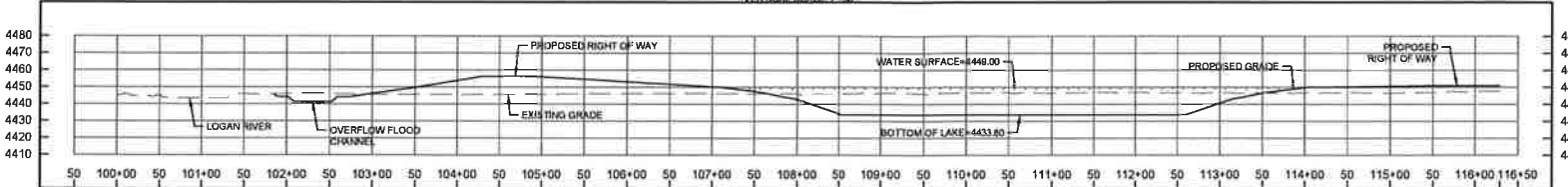
SECTION A-A PROFILE

HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: 1"=5'



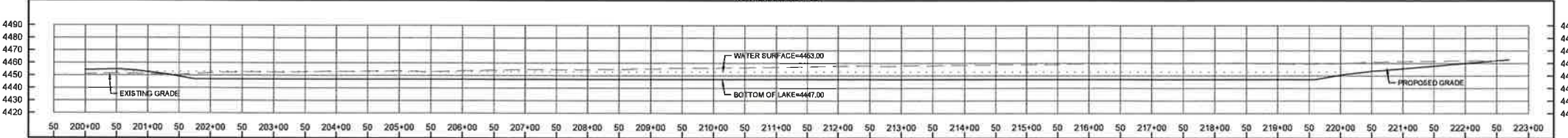
SECTION B-B PROFILE

HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: 1"=5'



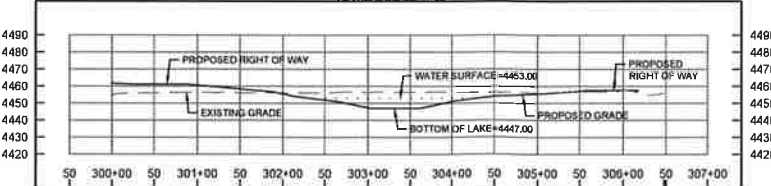
SECTION C-C PROFILE

HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: 1"=5'



SECTION D-D PROFILE

HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: 1"=5'



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