

**Project #21-012
Quayle Meadows Subdivision Phase II
Located at ~ 500 West 1800 North**

REPORT SUMMARY...

Project Name: Quayle Meadows Subdivision Phase II
Proponent/Owner: Roger C. Jones / Doris & John Jones Fam. Trust
Project Address: Approximately 500 West 1800 North
Request: 27-Lot Subdivision Permit
Current Zoning: NR-6
Date of Hearing: March 11, 2021
Type of Action: Quasi-Judicial
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission conditional approve a Subdivision Permit for Project #21-012, Quayle Meadows Subdivision Phase II, for 27 new building lots located at approximately 500 West 1800 North; TIN #04-080-0005, 04-079-0021; -0014.

Land use adjoining the subject property

<i>North:</i>	NR-6: Undeveloped	<i>East:</i>	NR-6: Single Family Residential
<i>South:</i>	MR-12: Residential Uses	<i>West:</i>	NR-6: Undeveloped

Subdivision Proposal

The applicant is proposing a subdivision of approximately 11 acres into 27 new single-family lots. The subdivision also includes one 0.27-acre parcel intended to be owned by Logan City for open space/trails. The proposed subdivision is positioned north of 1800 North and west of Quayle Meadows Phase 1. The generally flat land is vacant from structures and has historically been used for agricultural reasons.



Figure 1 Shows the project location

Density & Lot Size

The NR-6 zoning district allows up to six (6) units per acre, a minimum lot size of 6,000 SF and a minimum lot width of 50'. The proposed subdivision has a gross density of 2.45 units per acre. New building lot sizes in the subdivision range from 11,859 SF to 20,264 SF, and lot widths vary

between 78' and 197'. As conditioned, with the common areas being designated as non-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'

As new homes are proposed on individual lots, setbacks will be reviewed and approved by City staff prior to issuing a building permit.

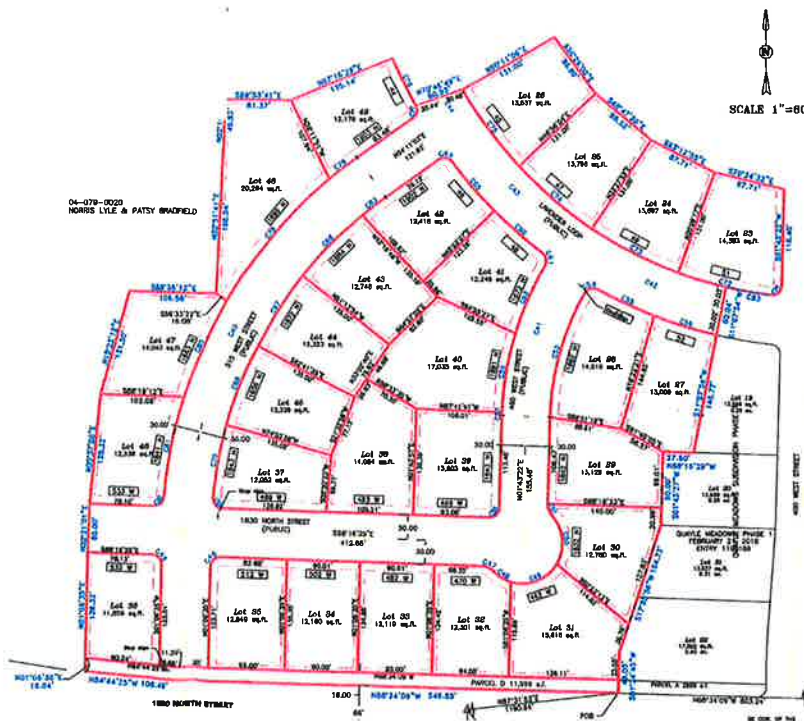


Figure 2 shows the proposed subdivision layout

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.

Access & Streets

The proposed subdivision includes the continuation of the Quayle Meadows Phase 1 circular street grid pattern. The proposal includes a new intersection onto 1800 North at 515 West and the continuation of Lavender Loop along the north side of the subdivision. All proposed streets are shown as public 60' rights-of-way.

The LDC requires 3 points of connection for subdivisions greater than 20 lots. The subdivision meets this requirement with the intersection of 515 West 1800 North and the east and west stubs/connections of Lavender Loop. In conjunction with Phase 1 and Quayle Hollow Subdivision, the area provides four (4) street connections onto 1800 North and at least one future connection onto 200 West when future phases are proposed.

Summary

The proposed subdivision is the anticipated continuation of the Quayle Meadows community north of 1800 North, providing larger lot single-family residential opportunities. The 16-foot wide trail/open space along the south border provides a visual and noise buffer from the busy 1800 North street and will provide neighborhood recreational opportunities for the surrounding residents.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Environmental	• Water/Cross Connection
• Engineering	

PUBLIC COMMENTS

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

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 2/27/21 and the Utah Public Meeting website on 3/3/21. Public notices were mailed to all property owners within 300 feet of the project site on 2/19/21.

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. Twenty-seven (27) new single-family lots and one non-buildable open space parcels are approved with this subdivision permit.
3. All street cross-sections must follow Logan City Public Works Standards and Specifications.
4. Provide 10' public utility easement on all property lines at the bounds of the subdivision and 5' PUE on all other property lines.
5. A 16-foot-wide landscape buffer shall be installed along 1800 North streets where lots have back yards adjacent to exterior streets. The landscaping shall be uniform throughout the entire block and contain at least 50% coverage in plant material and trees at a minimum overall spacing of 40 feet. Fencing shall be uniform through the entire subdivision perimeter adjacent to streets and placed outside of the 16' wide buffer adjacent to the building lots.
6. The landscape buffers shall have automatic irrigation systems for regular watering and maintenance. A written binding agreement shall be submitted to the city detailing landscape buffer responsibility and funding for regular maintenance. A note shall be placed on the final plat referencing the responsibility of the landscape buffer and submitted written agreement.
7. Street trees shall be provided on park-strips at every 30 linear feet.
8. The final plat shall be recorded within one (1) year of this action or comply with LDC 17.58 Expirations and Extensions of Time.
9. 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. **Environmental —contact 716-9515**
 - Residential cart (cans) will be provided.
 - b. **Engineering —contact 716-9153**

- Perform a traffic impact study on impacts to roads and intersections around development. This study to be performed by Logan City Public Works and billed to developer.
- Pipe canal along the east side of development (along 200 West) and widen 200 West to a 66' ROW. All canal improvements will need to be approved in writing by the canal company.
- Dedicate right-of-way along 200 West and also along 1800 North support current City project to realign intersection at 1800 North 600 West and associated intersection/railroad crossing improvements.
- Coordinate with North Logan for installation and/or easement needed for future alignment of a new sewer line from North Logan. This is per a proposed alignment previously studied and accepted by both Logan City and North Logan.
- Provide water shares or in-lieu-of fee for new development
- Provide City with development agreement prior to plat recordation
- Must comply with new stormwater design criteria including retention of the 90th percentile storm on site and also the implementation of low-impact design concepts.
- Work with City to address potential cross section improvements along 1800 North. This would potentially include a section that matches the road section east of 200 West.
- Dedicate a 60' right of way from the west end of 1830 North to the west property line of parcel 04-079-0021. Construction of the road extension shall be done by City or as part of the next phase of construction.
- Access from Quayle Meadows to 1800 North in Phase 2 has been modified from the original preliminary plat submitted in 2016 to accommodate access spacing requirements and railroad cross bars and improvements associated with the City's planned project to signalize the intersection of 600 West and 1800 North.
- Show remainder parcel of 04-079-0021 between Lots 36, 46 and 47 and parcel 04-079-0020 on subdivision plat.

c. Water/Cross Connection—contact 716-9627

- All landscape irrigation system's fed from Logan City water must have a high hazard rated backflow assembly installed and tested. All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.
- All points of use of water must comply with the 2018 IPC and State of Utah Amendments, during and after construction.
- Project shall comply with all current plumbing codes, Utah State Amendments, Utah Division of Drinking Water rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE SUBDIVISION PERMIT

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

1. The proposed subdivision is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because the subdivision meets the minimum 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. The Subdivision Permit conforms to the requirements of Title 17.47 concerning hearings, procedures, application requirements and plat preparations.
4. The project meets the goals and objectives of the NR-6 zoning designations within the Logan General Plan.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

6. Infrastructure and utilities are adequate in size to handle anticipated traffic and use.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



APPLICATION FOR PROJECT REVIEW

Planning Commission Land Use Appeal Board Administrative Review

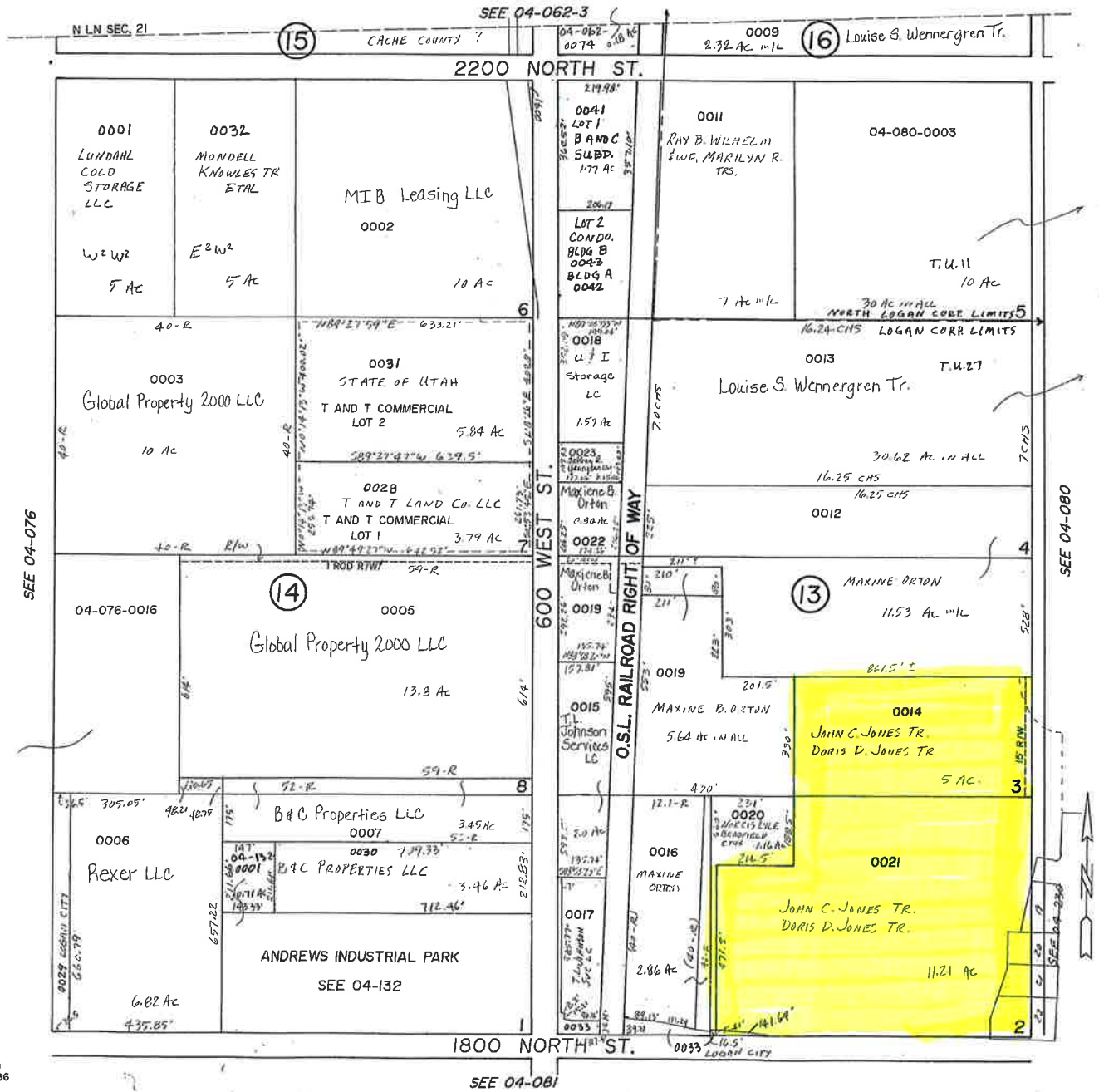
Date Received <i>Feb 8 2021</i>	Received By <i>RH</i>	Scheduled Meeting Date <i>March 11</i>	Zone <i>NR-6</i>	Application Number <i>PC 21-012</i>
Type of Application (Check all that apply):				
<input checked="" type="checkbox"/> Design Review	<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Subdivision	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Code Amendment	<input type="checkbox"/> Appeal	<input type="checkbox"/> Other	<input type="checkbox"/> Administrative Design Review	
PROJECT NAME <i>Quayle Meadows Subdivision - Phase 2</i>				
PROJECT ADDRESS <i>400-550 West on 1800 North</i>			COUNTY PLAT TAX ID # <i>04-080-0000</i> <i>04-079-0021; 0014</i>	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) <i>Roger C. Jones</i>			MAIN PHONE # <i>435.757.8363</i>	
MAILING ADDRESS	CITY	STATE	ZIP	
<i>308 Paintbrush Circle</i>	<i>Logan</i>	<i>Utah</i>	<i>84321</i>	
EMAIL ADDRESS <i>rogerj@brag.utah.gov</i>				
PROPERTY OWNER OF RECORD (Must be listed) <i>Doris D. & John C. Jones Family Trust</i>			MAIN PHONE # <i>435.757.8363</i>	
MAILING ADDRESS	CITY	STATE	ZIP	
<i>same as above</i>				
EMAIL ADDRESS <i>" " "</i>				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) <i>a 27 lot subdivision with lot sizes 1/4 acre and above.</i>			Total Lot Size (acres) <i>11 acres</i>	
			Size of Proposed New Building (square feet)	
			Number of Proposed New Units/Lots <i>27 Lots</i>	
- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -				
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permit on behalf of the property owner.			Signature of Property Owner's Authorized Agent	
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.			Signature of Property Owner <i>Roger C. Jones</i>	

NW⁴Section 21 Township 12 North Range 1 East

04-079

Scale 1 Inch = 200 Feet
 PLAT "D" LOGAN FARM SURVEY

TAX UNIT 27



M. GLEED
 DEC, 1986

Section 21 Township 12 North Range 1 East

Scale 1 Inch = 200 Feet
PLAT "D" LOGAN FARM SURVEY

T.U. 27 B II

SEE 04-062-4

NORTH LINE OF SEC. 21

2.5 Ac 0001

2

162

0.85 Ac 0002

1

THE MEADOWS SUBDIVISION
SEE 04-245

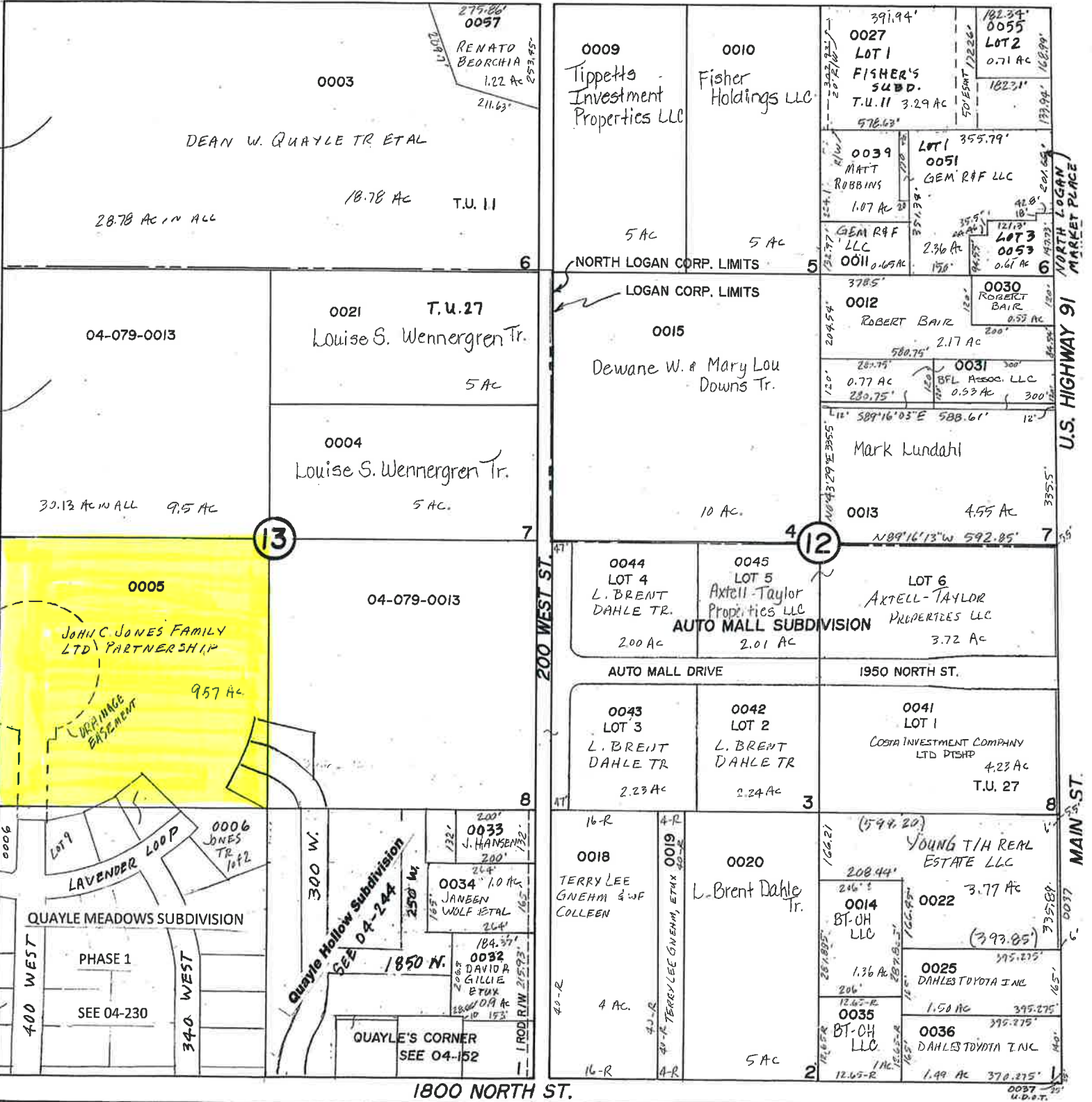
2

17

PIONEER PLAZA
SEE 04-136

1

2200 NORTH ST.



NORTH LOGAN MARKET PLACE

U.S. HIGHWAY 91

MAIN ST.

1800 NORTH ST.

SEE 04-082

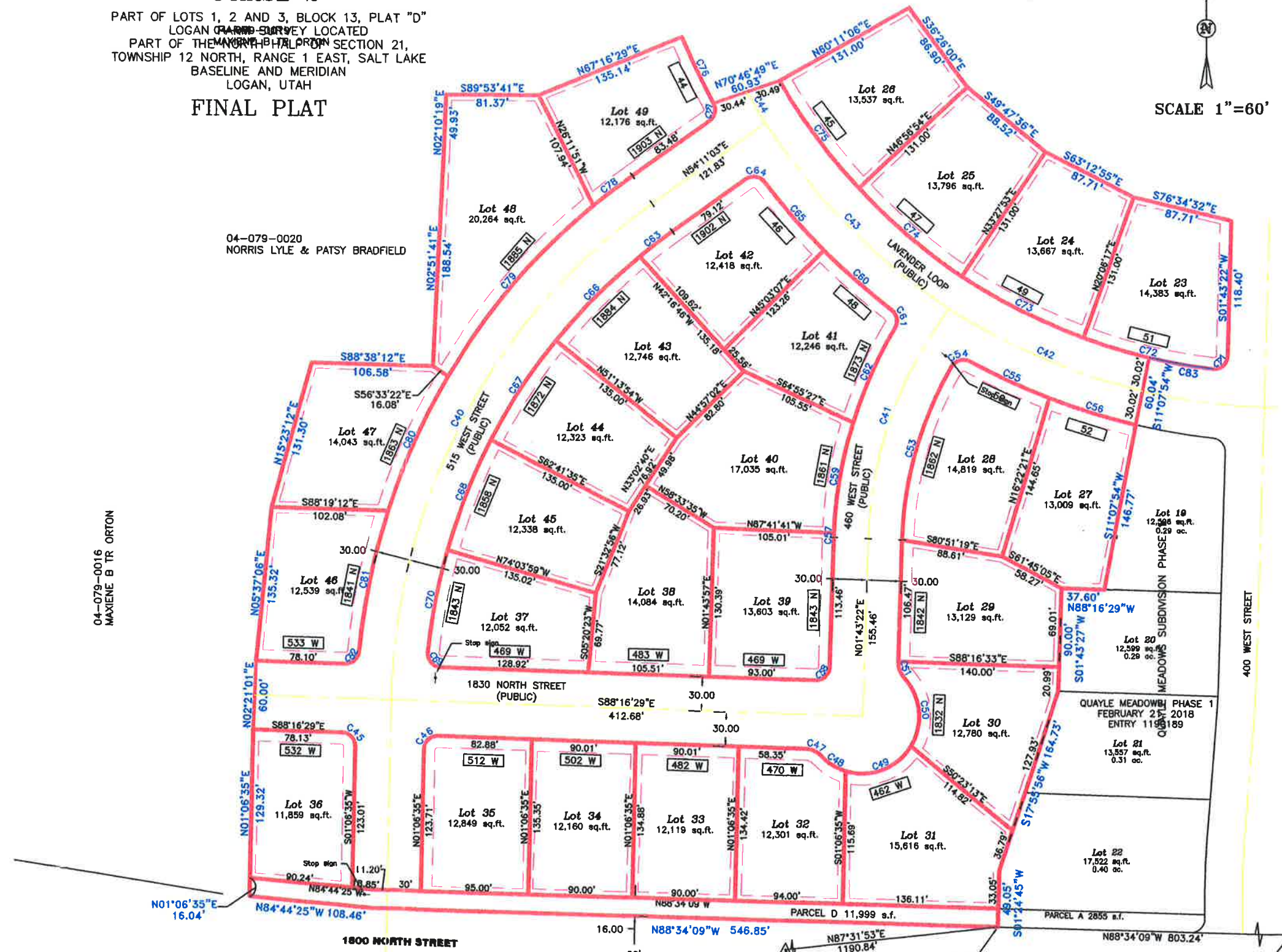
QUAYLE MEADOWS SUBDIVISION PHASE 2

PART OF LOTS 1, 2 AND 3, BLOCK 13, PLAT "D"
LOGAN FARM SURVEY LOCATED
PART OF THE NORTH PLATZ SECTION 21,
TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE
BASELINE AND MERIDIAN
LOGAN, UTAH

FINAL PLAT

SCALE 1"=60'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C40	509.48	550.00	53°04'29"	S27°38'49"W	491.46
C41	217.20	350.00	35°33'24"	S19°30'04"W	213.74
C42	184.64	538.00	19°39'49"	S67°01'42"E	183.73
C43	230.78	538.00	24°34'39"	S44°54'28"E	229.01
C44	31.94	538.00	3°24'05"	S30°55'07"E	31.93
C45	18.72	12.00	89°23'04"	N43°34'57"W	16.88
C46	18.98	12.00	90°36'56"	S46°25'03"W	17.06
C47	15.50	20.00	44°24'55"	N66°04'01"W	15.12
C48	25.46	50.00	29°10'40"	S58°26'54"E	25.19
C49	66.42	50.00	76°08'40"	N68°54'26"E	61.64
C50	64.18	50.00	73°32'38"	N05°55'14"W	59.86
C51	15.50	20.00	44°24'55"	S20°29'05"E	15.12
C53	159.85	320.00	28°37'16"	S16°02'00"W	158.19
C54	18.51	12.00	88°23'05"	S74°32'10"W	16.73
C55	75.52	568.00	7°37'06"	S65°04'51"E	75.47
C56	80.07	568.00	8°04'35"	S72°55'41"E	80.00
C57	3.86	380.00	0°34'57"	S02°00'51"W	3.86
C58	18.85	12.00	90°00'09"	N46°43'27"E	16.97
C59	98.29	380.00	14°49'10"	S09°42'54"W	98.01
C60	78.98	568.00	7°58'01"	S48°58'35"E	78.92
C61	17.56	12.00	83°50'54"	N11°02'09"W	16.04
C62	91.28	380.00	13°45'49"	S24°00'24"W	91.06
C63	35.80	520.00	3°56'41"	S52°12'43"W	35.79
C64	18.60	12.00	88°48'52"	N81°24'31"W	16.79
C65	79.23	568.00	7°59'30"	S40°59'50"E	79.16
C66	104.05	520.00	11°27'52"	S44°30'26"W	103.88
C67	104.05	520.00	11°27'53"	S33°02'34"W	103.88
C68	104.05	520.00	11°27'53"	S21°34'40"W	103.88
C69	19.70	12.00	94°04'26"	S41°14'16"E	17.56
C70	91.18	520.00	10°02'46"	S10°49'20"W	91.06
C71	19.94	12.00	95°12'19"	N49°19'32"E	17.72
C72	116.83	508.00	13°10'35"	S76°29'01"E	116.57
C73	118.45	508.00	13°21'37"	S63°12'55"E	118.19
C74	119.55	508.00	13°29'01"	S49°47'36"E	119.27
C75	117.36	508.00	13°14'12"	S36°26'00"E	117.10
C76	64.84	568.00	6°32'27"	S25°24'52"E	64.81
C77	17.36	12.00	82°52'08"	N12°44'59"E	15.88
C78	42.61	580.00	4°12'34"	S52°04'46"W	42.60
C79	197.48	580.00	19°30'29"	S40°13'15"W	196.53
C80	129.70	580.00	12°48'46"	S24°03'37"W	129.43
C81	125.86	580.00	12°26'01"	S11°26'14"W	125.62
C82	18.12	12.00	86°30'18"	N48°28'22"E	16.45
C83	56.13	508.00	6°19'49"	S79°54'24"E	56.10



04-079-0020
NORRIS LYLE & PATSY BRADFIELD

04-079-0016
MAXIENE B TR ORTON

NOTES

1. THE BASIS OF BEARING IS N 01°01'41" E BETWEEN LOGAN GPS MONUMENT #264 AND #289B.
2. CURB PINS TO BE SET IN THE CURB AT PROPERTY LINE PROJECTIONS.
3. NO BUILDING CONSTRUCTION SHALL HAVE THE LOWEST INHABITABLE FLOOR LOWER THAN 1 FOOT ABOVE THE HISTORICAL HIGH WATER ELEVATION WITHOUT PRIOR APPROVAL OF LOGAN CITY ENGINEER.
4. LOT PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE NOTED ARE AS FOLLOWS:
FRONT YARD = 10 FEET
SIDE YARD:
ALL LOTS = 5 FEET FOR INTERIOR LOTS
CORNER LOT = 10 FEET SIDE ON STREET
REAR YARD = 10 FEET