

Project #21-029
The Homes at the Knoll
Located at approx. 1975 S. 800 W.

REPORT SUMMARY...

Project Name: The Homes at the Knoll
Proponent/Owner: Danny Macfarlane / Stan Checketts Properties
Project Address: 1975 South 800 West
Request: Rezone from COM to MR-20, Design Review Permit
Current Zoning: COM
Date of Hearing: May 27, 2021
Type of Action: Legislative & Quasi-Judicial
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission recommend **denial** to the Municipal Council for a rezone of approximately 5.48 acres of property located at approximately 1975 South 800 West (TIN# 03-006-0006) from Commercial (COM) to Mixed Residential Medium (MR-20)

Land use adjoining the subject property

<i>North:</i>	COM: Vacant	<i>East:</i>	Outside of City Boundary
<i>South:</i>	Mr-20: Vacant	<i>West:</i>	COM: Commercial Uses

PROJECT

The proponent is requesting to rezone 5.48 acres from COM to MR-20 and construct 95 new townhome residential units. The vacant flat land is currently associated with the Renegade Sports ATV sales and service and the former S & S Amusement ride complex. The project site contains an older mini-golf course and a dirt bike jump track. Of the 95 total townhomes, 32 are proposed at 2-stories with the remaining 63 proposed as three-story units. The project site is west of 800 West running southwards toward Nibley City.

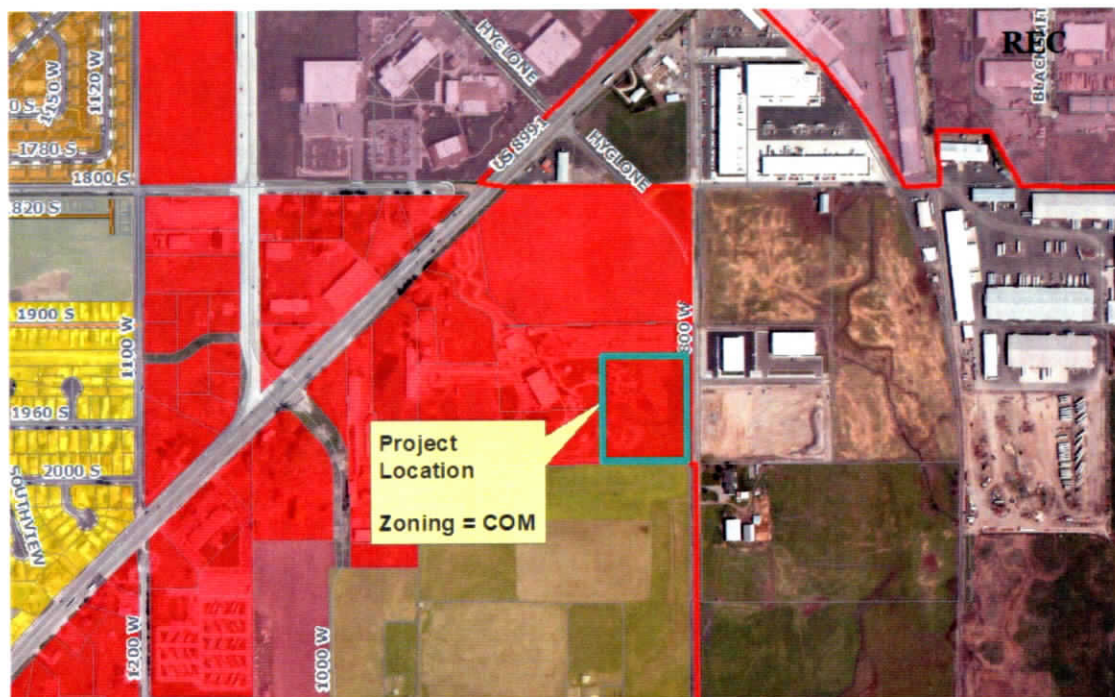


Figure 1 shows the proposed rezone location

GENERAL PLAN

The Future Land Use Plan (FLUP), adopted in 2008, identifies this property as Commercial (COM). The General Plan, a visioning plan, describes COM as areas intended for retail, service and hospitality businesses that serve city-wide or regional populations. COM uses should be located along high-capacity roads. New projects will have high architectural standards and constructed with high-quality materials. The plan describes MR areas as intended to provide a range of housing options for all stages of life and all levels of income. New developments should provide a diversity of housing types that are located near employment centers and commercial service areas for better walkability and transportation alternatives. Structures in this designation will range in density up to 30 units per acre and designed similar to Logan's traditional block pattern. The General Plan does not describe or distinguish the differences between MR-9, MR-12, MR-20 & MR-30.

LAND DEVELOPMENT CODE

The Land Development Code (LDC) regulates land uses and entitles properties with specific development allowances. The MR-20 zone allows for multi-family residential housing projects at a maximum density of 20 dwelling units per acre of land. Building heights are limited to 45 feet and front yard setbacks are set at 10 feet. Open space and outdoor space are required to total 30% of the project site.



Figure 2 shows a concept rendering of the proposed townhomes

Land Use & Density

The Land Development Code (LDC) Table 17.07.090 allows up to 20 dwelling units per acre in the MR-20 zone. The proposed 95 townhome units on the 5.48-acre site equals a 17.3 unit-per-acre density ratio and complies with the maximum density in the MR-20 zone. The proposed residential occupancy land use is permitted within the MR-20 zoning district.

Setbacks

The Land Development Code (LDC) requirements for setbacks in the MR-20 zone are as follows (as measured from property lines):

Front: 10'

Corner:	10'
Side:	8'
Side (common wall)	0'
Rear:	10'

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

Front:	12'
Side:	8+'
Side (common wall)	0'
Rear:	10+'

As proposed, the project meets setback requirements in the LDC.

Lot Coverage

The LDC 17.07.090 establishes a maximum lot coverage of 60% (building(s) footprint) in the MR-20 zone. The proposed 13-building project is shown with four 8-plex buildings and nine 7-plex buildings. The 8-plex buildings are shown as two-story townhomes and the 7-plex buildings are shown as three-story townhomes. The total building footprint(s) equal 63,772 SF on the 5.48-acre parcel for a lot coverage of 27% and complies the LDC.

Parking Requirements

The LDC requires 2.0 parking stalls for dwelling units in the MR-20 zone. The proposed townhomes provide a two-car garage per unit and 16 additional surface parking stalls. As submitted, the proposed project meets the LDC residential parking requirements.

Site Layout & Circulation

The LDC 17.30.170 requires minimum street connectivity for new projects to better circulate and integrate into Logan's existing gridded block layout. For projects containing more than 20 dwelling units, three (3) street connections are required. This project includes street frontage along 800 West and a new 2000 South street. The project shows two connections onto 2000 South and one street connection onto 800 West for a total of three street connections. The LDC also requires pedestrian connectivity to adjacent streets and throughout the project site. Most of the townhomes show sidewalk connections to the adjacent street with some areas in the project having disconnected or indirect sidewalk connectivity. As conditioned with sidewalk connections for the south townhomes to 2000 South and for interior townhomes to adjacent streets, the project complies with the LDC.

Building Orientation & Elevations

The LDC 17.09.040 indicates that buildings in the MR zone should be oriented towards the street in an inviting manner with primary pedestrian entrances positioned in a prominent position. When it is not feasible to orient buildings towards the street, modifications to building facades or inward orientation to drives or common open space and courtyards is appropriate. The corner street frontage on this site along 2000 South and 800 West is shown with four buildings at the perimeter facing the adjacent streets. The interior buildings orient to small courtyards and green space. Garage doors are oriented towards interior alleyways and out of view from the adjacent streets. LDC 17.09.040 requires multi-family façade variations for street facing buildings. No two facades shall be the same as the adjacent and must differ at least 4 of the following 8 categories. Articulation, materials, colors, rooflines, porch, fenestration, architectural style and height are the categories listed. As conditioned with façade variations, the project meets the building orientation LDC code requirements.



Figure 3 shows the façade design

Building Heights

The MR-20 zone allows building heights at 45'. The three-story townhome buildings are proposed at approximately 35 feet at mid-gable. The two-story townhomes are proposed at approximately 26 feet at mid-gable. As proposed, the project meets building height requirements in the LDC.

Open Space and Landscaping

The LDC 17.07.080 requires 20% open space and an additional 10% useable outdoor space in the MR-20 zone. The LDC 17.35 generally describes open space as vegetation or landscaped areas, while useable outdoor space is typically patios, decks and other similar outdoor amenities. The 5.48-acre townhome project site would require 47,741 SF of open space and 23,870 SF of outdoor space totaling 71,611 SF of open and outdoor space. The proposal shows the mini golf course and other conceptual green areas. Storm-water detention facilities should be located in an area away from the public streets unless it can be integrated into the landscape seamlessly.

For multi-family projects, 20 trees and 50 shrubs/grasses are required per each acre of project area. For 5.48 acres of multi-family project site, 109 trees and 274 shrubs, perennials and ornamental grasses are required. The project only shows conceptual open space and landscaping areas with this submittal. As conditioned with a performance landscape plan, the project meets the requirements in the LDC.

Lighting

The LDC 17.37.090 requires adequate lighting that adds aesthetic quality and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits freestanding pole height to 32 feet and luminaire fixtures on buildings and canopies to be concealed source, down-cast and shielded from neighboring properties. Light measurements are required to range between 0.5 – 4.0-foot candles, so areas are sufficiently safe, but not excessively bright. As

submitted, no exterior lighting has been shown. As conditioned, the project meets the requirements of the LDC.

SUMMARY

This property, along with approximately 40 acres north and west towards Highway 89/91 between 800 West and 2000 South are all currently zoned COM and are indicated on the FLUP as COM. The recently completed and adopted Woodruff Neighborhood Specific Plan also shows this land as commercial land uses in the recommended FLUP Updates (Map F.8 Proposed FLUP Update). MR-20 is not consistent with any of these long-range planning efforts. Just south of this location, the city has planned (long-range) and zoned approximately 85 acres of MR land to accommodate future area residential growth in a mixture of housing types. More than half of these existing MR areas are still vacant. Approximately 40 of these 85 acres was recently annexed into the city. These approximate 5 acres are contiguous to a larger commercial node of land near the 1000 West traffic light that can serve citywide and regional populations from a commercial standpoint. Whittling away chunks of this node will further devalue the commercial potential and could preclude a larger commercial use establishing here in the future. When the General Plan, Woodruff Neighborhood Plan and FLUP are reviewed and amended, these efforts are more comprehensive and included numerous perspectives with the overall intent of city betterment, not individual property owner desires. To compromise these larger, more comprehensive long-range planning efforts with contradictory actions is inconsistent and unpredictable for the residents of Logan City. Staff recommends denial of the rezone request.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Environmental	• Water/Cross Connection
• Engineering	• Fire

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

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 5/15/21, posted on the City's website and the Utah Public Meeting website on 5/20/21, and mailed to property owners within 300 feet on 5/20/21. Legal Notice for City Council workshop noticed on 6/19/21.

RECOMMENDED FINDINGS FOR DENIAL

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

1. The Logan City FLUP identifies the area as COM.
2. The Woodruff Neighborhood Specific Plan does not anticipate residential uses on this property.
3. The Logan City General Plan does not anticipate residential uses on this property.
2. This area is one of the larger remaining semi-vacant COM areas along the HWY 89/91 corridor allowing for the possibility of a larger commercial use to be established.
4. The COM designation is intended for commercial uses serving city-wide and regional populations not townhomes.

RECOMMENDED DESIGN REVIEW CONDITIONS PENDING THE REZONE APPROVAL

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.

1. All standard conditions of approval will be recorded with the Design Review Permit and are available in the Community Development Department.
2. Four of the eight façade variation categories in LDC 17.09.040 shall be achieved for adjacent street facing façades to avoid monotonous building repetitions.
3. Sidewalk connections shall be made between every townhome and the adjacent street. For interior townhomes not adjacent to a street, a relatively direct sidewalk connection shall be made from the nearest street and that townhome.
4. Covenants, conditions and restrictions (CC&Rs) for the common area development shall be approved by City staff prior to recordation.
5. Each townhome shall provide two (2) parking stalls as per the LDC requirements.
6. A performance landscaping plan, prepared in accordance with §17.39 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include 71,611 SF (1.64 acres) of open space and outdoor areas. A total of 109 trees and 274 shrubs, perennials and ornamental grasses is required.
7. Street trees shall be provided where they currently do not exist at every 30 feet on center along all adjacent public streets. The City Forrester will determine tree species.
8. Storm-water retention facility shall be integrated into the landscaping/open space and not positioned adjacent the any public street.
9. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
10. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
11. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
12. All fencing shall be approved and permitted by staff in accordance with the Land Development Code.
13. 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. **Fire —contact 716-9515**
 - Fire hydrants and fire apparatus access required to be submitted, reviewed and approved.
 - b. **Engineering —contact 716-9153**
 - No comment regarding the rezone portion of this application
 - Provide water shares or in-lieu fee for increased demand to City system
 - Provide storm water detention/retention per City standards. This includes the retention of the 90% storm onsite utilizing Low Impact Design methods
 - Provide Storm Water Pollution Prevention Plan, State Storm Water NOI and post construction Storm Water Maintenance Agreement.
 - Planning Commission Packet shows drawings for a proposed Property Line Adjustment (PLA). Submit application form for PLA to Public Works along with the appropriate PLA form that includes existing and new property descriptions, notarized property owner signatures, stamp and/or signature of person/firm preparing the new descriptions.
 - 2000 South meets the requirements of a gridded street and therefore needs to be a 66' right of way instead of the proposed 60' right of way.
 - Provide a geotechnical report that provides the California Bearing Ration in 800 West and 2000 South, site historical high-water table, soil percolation rate and any other data needed for road and storm water design.
 - Construct necessary road improvements in 800 West. This includes sidewalk/trail, park strip, curb & gutter and pavement.

- Measurements of existing right of way on 800 West on both the County and City GIS maps indicate that the existing right of way is less than 66'. Dedicate right of way as necessary to ensure a future right of way width of 66' (33' each side of road center line).
- The proposed sewer and water connections for this development are private lines. Use of these lines will require an agreement with current property owner(s) to connect to these lines. Provide City with private utility water agreement if these connections are made.

c. Water/Cross Connection—contact 716-9627

- No comments for zone change.
- For design review and construction, the following comments—
- All three-story tall (above finish grade) residential buildings must have a minimum DC (ASSE1015) installed and tested on the water main/s as it/they enters the building/s before any branch offs or possible connections.
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.
- Fire suppression systems that are 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 and the Utah Admin Code 309-305 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.

a. Environmental —contact 716-9761

- Minimum 60 ft. straight on access required. Approach must be level, no down or uphill slopes.
- Minimum inside measurement for a double enclosure is 24 ft. wide by 10 ft. deep. Minimum inside measurement for a single enclosure is 12 ft. wide by 10 ft. deep.
- Place bollards in the back of enclosure to protect walls.
- Gates are not required, however if desired, they must be designed to stay open during the collection process.
- Barrel hinges are suggested for the gates. We need the full 12 ft. clearance so gates must be designed to open completely.

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 4/12ce/21	Received By	Scheduled Meeting Date MAY 17	Zone COM	Application Number PC 21-029
Type of Application (Check all that apply): <input checked="" type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input checked="" 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 THE HOMES AT THE KNOWL				
PROJECT ADDRESS 1975 S. 800 W. 800 W. 2000 S.			COUNTY PLAT TAX ID # 03-006-0006	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) DANNY MACFARLANE			MAIN PHONE # 435.760.7488	
MAILING ADDRESS 498 W. 100 S.	CITY PROVIDENCE	STATE UT	ZIP 84332	
EMAIL ADDRESS danny@civilsolutionsgroup.net				
PROPERTY OWNER OF RECORD (Must be listed) STAN CHECKETTS PROPERTIES, L.L.C.			MAIN PHONE # 435.757.4182	
MAILING ADDRESS PO Box 55	CITY PROVIDENCE	STATE UT	ZIP 84332	
EMAIL ADDRESS codyldavis@gmail.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) SEE ATTACHED SUMMARY.			Total Lot Size (acres) 5.48	
			Size of Proposed New Building (square feet) 123,550 FOR 95 UNITS	
			Number of Proposed New Units/Lots 95 UNITS.	
- 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 		

* CITY COUNCIL

6/15/21 - WORKSHOP

7/16/21 - HEARING 7/20/21

SEE BOUNDARY UNIT POST. 5.48 AC

THE HOMES AT THE KNOLL:

PROJECT SUMMARY:

The Homes at the Knoll is a master planned townhome community located at 2000 South 800 West in Logan, Utah. The project is comprised of 95 townhome units. The 32 units along 800 West and 2000 South are two story, approximately 1,400 square feet, 2 car garages, 3-bedroom, 2.5-bathroom units. The interior 63 units are three story, approximately 1,250 square feet, 2 car garages, 3-bedroom, 2-bathroom units.

The project will renovate an existing miniature golf course located in the northwest corner of the project and provide it as an amenity to the property. The mini golf park will also function as a park for the tenants with picnic tables and areas to enjoy the mature landscape. A new dog park will be built west of the mini golf course for the use of the tenants. The project will also include a playground located near the southeast corner of the project.

The project is located 850 feet south of the new trail project that terminates at 1800 South and 800 West. This trail connection is an excellent amenity for the tenants and connects the project to miles of trails within the Logan City network of trails. This connection will allow tenants to walk, run, bike to Trapper Park on the west to Third Dam in Logan Canyon on the east.

The requested rezone is from Commercial to **MR-20 zone**. This is consistent with the zoning on the parcel to the south. The property owner desires to develop his property that connects to Highway 89/91 into a commercial use, but this eastern portion of the site is too far from the Highway for commercial use. This project will install the half road of 2000 South which will be a future connector to the commercial area planned on the applicant's property.

In summary this project is important to Logan City and should be rezoned and approved because of the following:

- Adjacent to existing MR-20 zoning and projects.
 - Access to existing Logan City trail network.
 - Distance from Highway 89/91 makes commercial uses difficult.
 - Existing mini golf course on property will be renovated and utilized as a mini golf course and park.
 - Proposed dog park will be an amenity for tenants.
 - Proposed playground will be an amenity for tenants.
 - There are limited residential neighborhoods near this project and this project will not have an impact on existing neighborhoods.
-



May 20, 2021

Logan City Council and Mayor Daines
Logan City Planning Commission

RE: The Homes at the Knoll – Tax Analysis

Dear Planning Commission Chair and Mayor Daines:

The Homes at the Knoll is a proposed 95-unit townhome development located on 5.48 acres owned by Stan Checketts Properties. The property is generally located at 800 West 2000 South in Logan City. One of the concerns posed by staff regarding the proposed rezone from Commercial to MR-20 is the loss of commercial tax base. The intent of this analysis is to illustrate the tax that will be collected based upon two different scenarios:

- **Scenario 1:** This scenario represents a commercial development on 5.48 acres on the same site similar in nature to the existing commercial development east of the subject parcel. The existing development consists of three commercial buildings. The buildings have the following tenant mix:
 - Mountain Peak Volleyball (non-sales tax generator)
 - Athletic Republic (non-sales tax generator)
 - Karate Dojo (non-sales tax generator)
 - Nails Mailed (non-sales tax generator, online sales)
 - Valley Fitness (non-sales tax generator)
 - ITALKRAFT Countertops (non-sales tax generator)

This scenario assumes a similar tenant mix. The 5.48-acre subject parcel is 1,300 feet from Highway 89/91 and is considered too far from needed traffic counts to be considered for retail sales.

- **Scenario 2:** This scenario is the proposed Homes at the Knoll project with 95 proposed townhome units. The unit mix is as follows:
 - 63, 3-level, 1,250 square feet, 3-bedroom, 2-bathroom, 2 car garage units.
 - 32, 2-level, 1,400 square feet, 3-bedroom, 2.5-bathroom, 2 car garage units.

Both of these scenarios were analyzed based upon the market value and taxable value of similar properties. The values for scenario 1 are based upon the listed market and taxable value of the development east of the subject parcel. The values for scenario 2 are based upon similar sized townhome projects as listed on the table below. The analysis is focused on property taxes since commercial uses in the subject area are not conducive to sales tax generation.

Table 1 below details the findings of the tax analysis. The right column, titled "Logan City Portion of Tax Collected" is based upon the published Logan City tax rate of 0.001473. This represents the money that Logan City collects from property tax.



civilsolutionsgroup inc.

Scenario 1 (Commercial development similar to development to the east):

Property Type	Building Size	Lot Size (acres)	Market Value	Logan City Tax Rate (.001473)	Logan City Portion of Tax Collected	
Proposed Building 1	12,800	1.44	\$ 937,000	0.001473	\$ 1,380.20	reference parcel 03-001-0041
Proposed Building 2	21,250	2.01	\$1,328,000	0.001473	\$ 1,956.14	reference parcel 03-001-0041
Proposed Building 3	12,800	1.44	\$ 937,000	0.001473	\$ 1,380.20	reference parcel 03-001-0041
Total Tax Collected					\$ 4,716.55	

Scenario 2 (Proposed Homes at the Knoll Project):

Property Type	Market Value	Taxable Value 55% of Market Value - Primary Residential Exemption	Proposed # of Units	Logan City Tax Rate (.001473)	Estimated Tax	
Townhome (3 level) (1250 sf)	\$ 193,000.00	\$ 106,150.00	63	0.001473	\$ 9,850.61	89% of value of parcel 02-299-0021
Townhome (2 level) (1400 sf)	\$ 215,700.00	\$ 107,850.00	32	0.001473	\$ 5,083.62	Based upon parcel 02-299-0021
Total Tax Collected					\$ 14,934.23	

Table 1 compares tax collected for Logan City based upon the different scenarios. As is shown above scenario 2 with multi-family units generates a projected total tax each year for Logan City of \$14,934.23 compared to \$4,716.55 for the commercial zoned scenario. The concern cited by Logan City planning as the reason for denial is the loss of commercial area and by extension sales tax. The intent of this analysis is to show the tax benefits that the Homes at the Knoll will provide to Logan City compared to the current zoning. **The proposed project will generate approximately 3 times the tax for Logan City, compared to the current zoning.**

Sincerely,

Danny Macfarlane, CEO
Civil Solutions Group, Inc
danny@csg.work

Prepared by and Return Recorded Deed To:

Trevin Workman
632 North Main, Suite 2C
Logan, UT 84321

Mail Tax Notice To:

Stan Checketts Properties, L.C.
350 West 2500 North
North Logan, Utah 84341

Ent-1147648 Bk 1896 Pg 1679

Date: 20-May-2016 04:02 PM Fee \$15.00

Cache County, UT

Michael Gleed, Rec. - Filed By SA

For TREVIN WORKMAN

Property Identified As: Property
Property Located At: Cache County, Utah

QUIT-CLAIM DEED

For Value Received, R & S Commercial Property, LLC, a Utah limited liability company, hereinafter called the Grantor, hereby quit-claims to Stan Checketts Properties, L.C., a Utah limited liability company, hereinafter called the Grantee, the following premises, in the County of Cache to-wit:

See Attached Exhibit A

Tax/Parcel Nos: 03-006-0004, 03-006-0006

To have and to hold the said premises, with their appurtenances, unto said Grantee and the Grantee's assigns forever.

Dated this 4 day of December, 2015.


Richard Gladfelder, Manager

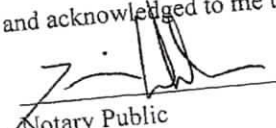
STATE OF UTAH)

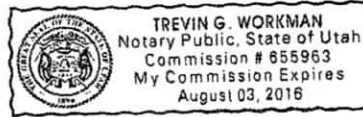
:SS.

COUNTY OF CACHE)

On this 4 day of December, 2015, before me, a Notary Public in and for said State, personally appeared Richard Gladfelder known to me to be the person whose name is

subscribed to the within instrument, and acknowledged to me that the same was executed


Notary Public



~~Encl~~ 1147648 Bk 1896 Pg 1680

EXHIBIT A**PARCEL 03-006-0004**

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF LOGAN, COUNTY OF CACHE, STATE OF UTAH, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE S89°59'10"W 33.00 FEET; THENCE S0°07'19"E 657.15 FEET ALONG THE WEST LINE OF 800 WEST STREET; THENCE S89°11'16"W 786.21 FEET TO THE POINT OF BEGINNING; THENCE S89°11'16"W 152.38 FEET; THENCE N8°19'37"W 44.92 FEET TO A REBAR WITH WAYNE CROW CAP; THENCE ALONG THE NORTHERLY BANK OF A DITCH THE FOLLOWING FOUR COURSES:

1. N58°55'09"W 199.96 FEET;
2. N8°37'57"W 93.28 FEET;
3. N74°18'30"W 67.23 FEET;
4. N77°46'14"W 64.79 FEET TO THE SOUTHEASTERLY LINE OF U.S. HIGHWAY 89 / 91; THENCE N45°51'33"E 345.12 FEET ALONG SAID SOUTHEASTERLY LINE; THENCE S7°52'33"E 354.48 FEET ALONG A FENCE; THENCE S47°55'06"E 237.04 FEET ALONG A FENCE TO THE POINT OF BEGINNING.

PARCEL 03-006-0006

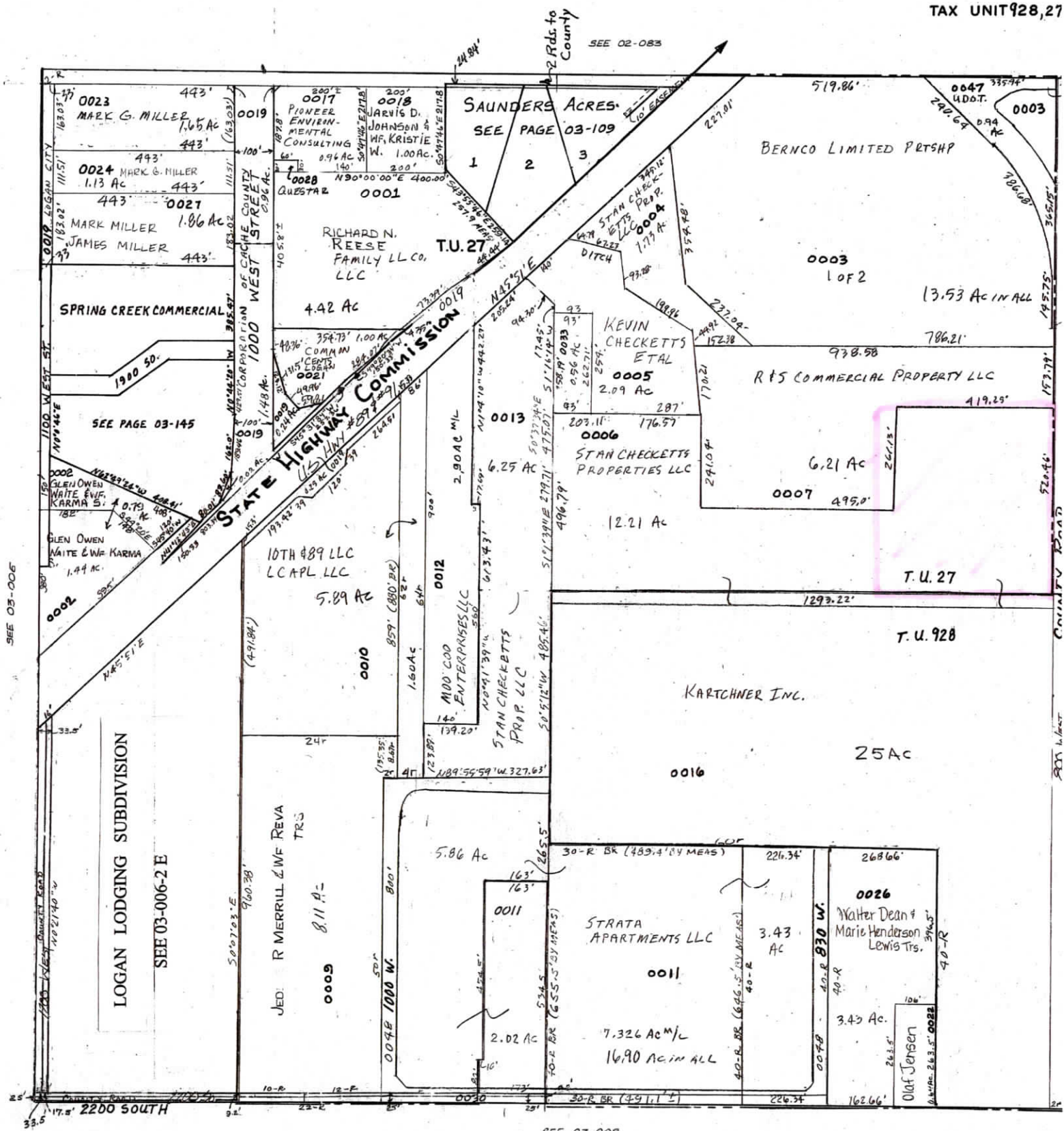
PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF LOGAN, COUNTY OF CACHE, STATE OF UTAH, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE S89°59'10"W 33.00 FEET; THENCE S0°07'19"E 810.94 FEET ALONG THE WEST LINE OF 800 WEST STREET TO THE POINT OF BEGINNING; THENCE S0°07'19"E 520.46 FEET ALONG SAID WEST LINE; THENCE S89°46'47"W 1293.22 FEET ALONG THE NORTH SIXTEENTH LINE OF SAID SECTION TO A REBAR WITH WAYNE CROW CAP AT THE NORTHEAST SIXTEENTH CORNER OF SAID SECTION; THENCE N0°12'01"W 496.79 FEET ALONG THE EAST SIXTEENTH LINE OF SAID SECTION; THENCE N89°38'11"E 203.11 FEET ALONG A FENCE TO A REBAR WITH WAYNE CROW CAP; THENCE S89°48'47"E 176.57 FEET ALONG A FENCE TO A REBAR WITH WAYNE CROW CAP; THENCE S0°07'19"E 241.04 FEET; THENCE N89°46'47"E 495.00 FEET; THENCE N0°07'19"W 261.13 FEET; THENCE N89°11'16"E 419.25 FEET TO THE POINT OF BEGINNING.

~~Ent-1~~ **1147648** Bk **1896** Pg **1681**

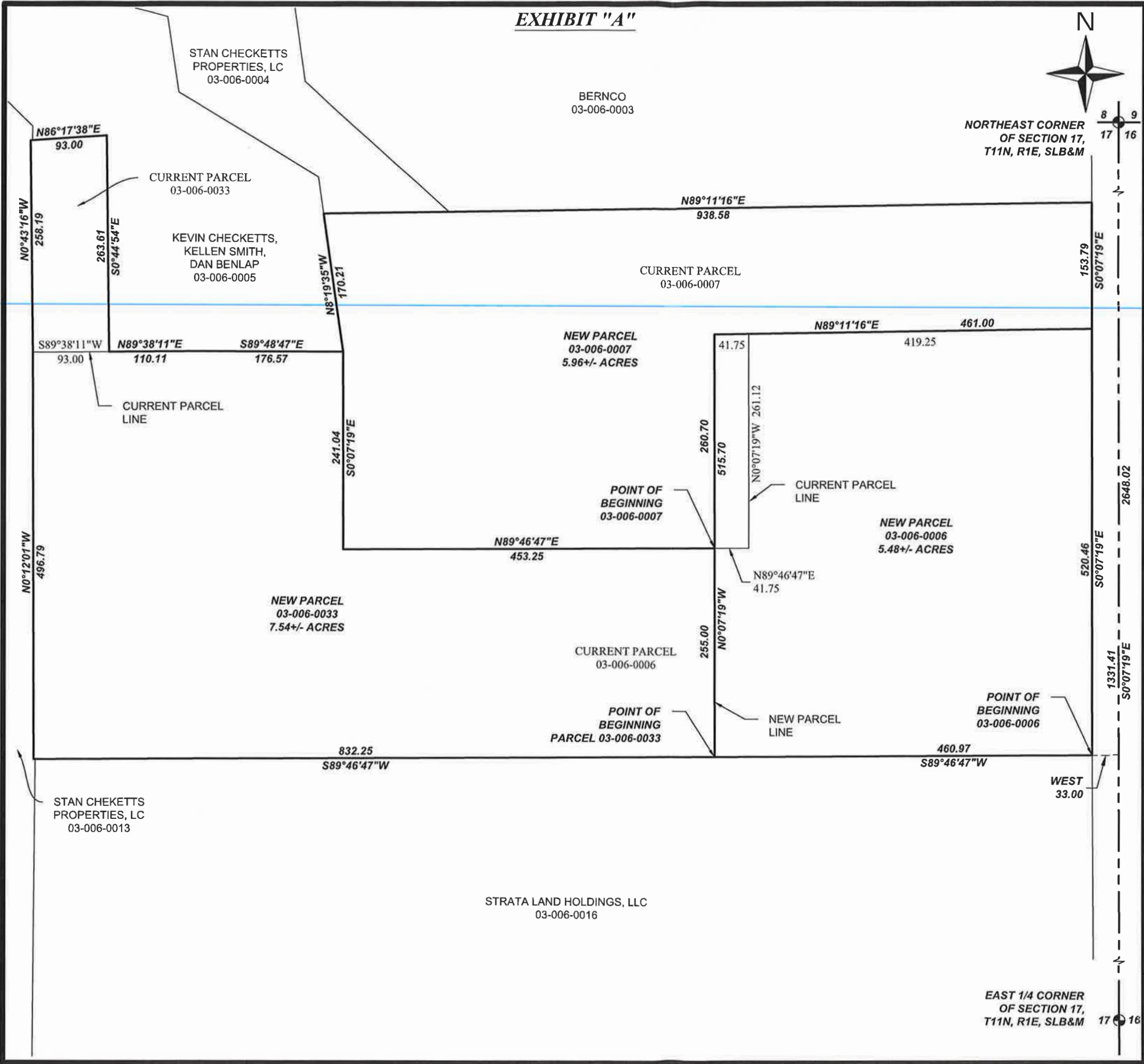
NE⁴ Section 17 Township 11 North Range 1 East


Scale 1 Inch = 3 CHAINS

TAX UNIT 928,27



SEE 03-008



civilsolutionsgroup

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

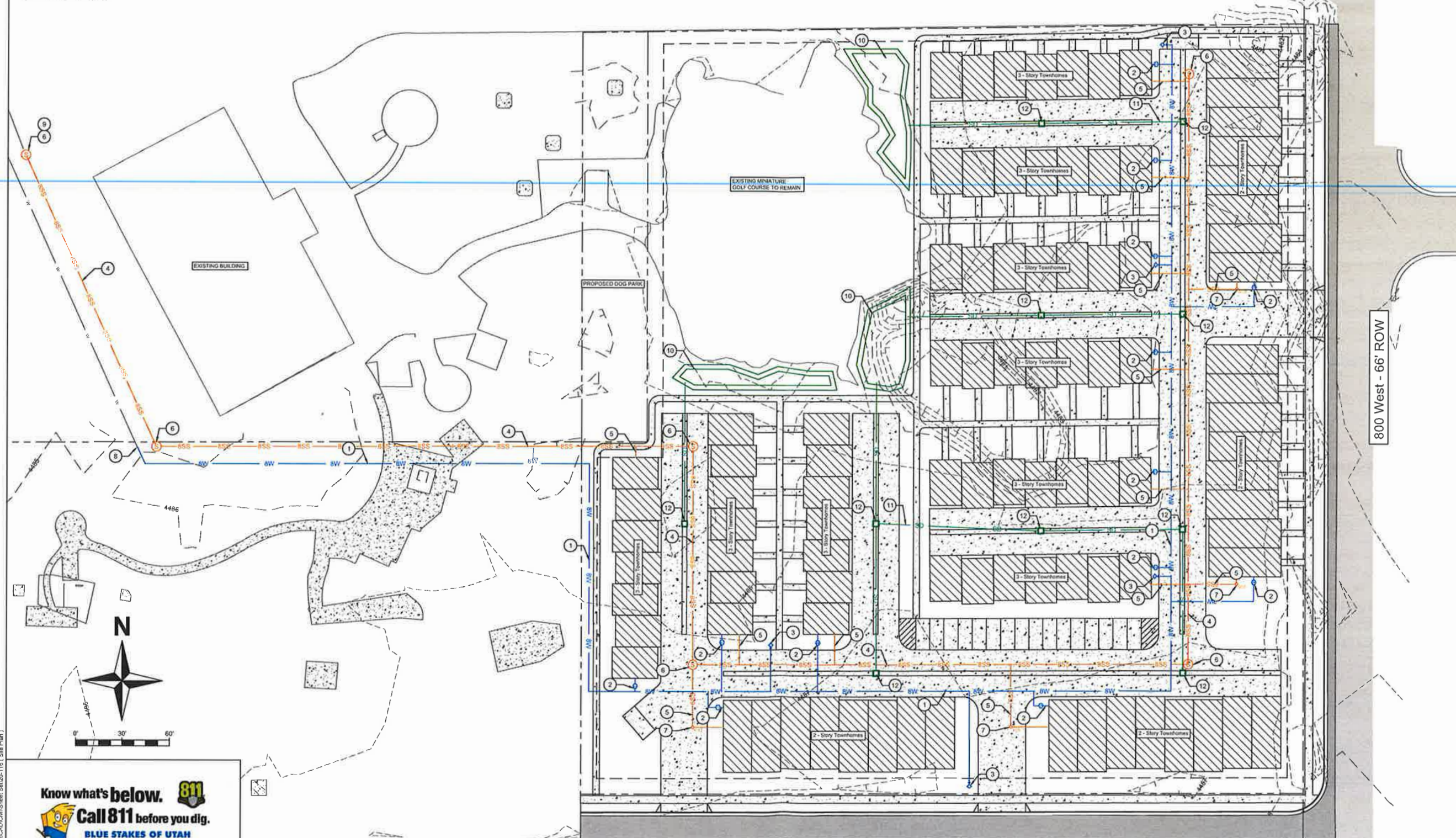
PARCEL LINE ADJUSTMENT EXHIBIT

LOCATION: NE1/4 OF SECTION 17, T11N, R1E, SLB&M,
LOGAN, UTAH

PREPARED FOR: STAN CHECKETTS

SCALE: NTS	DRAWN BY: C. BOWN
DATE: AUG 21	PROJECT #: 20-116

1. 6" CULINARY WATERLINE
2. 2" WATER SERVICE WITH WATER METER, TYP.
3. FIRE HYDRANT ASSEMBLY, TYP.
4. 6" GRAVITY SANITARY SEWERLINE
5. SANITARY SEWER SERVICE
6. 60" SEWER MANHOLE
7. SEWER CLEANOUT
8. CULINARY WATER POINT OF CONNECTION
9. SANITARY SEWER POINT OF CONNECTION
10. STORM WATER STORAGE AREA
11. STORM WATER PIPE
12. STORM WATER CATCH BASIN



Know what's below.  **Call 811 before you dig.**

 **BLUE STAKES OF UTAH**
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THE WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

DESIGNING OUR FUTURE

civil solutions group inc.



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

THE HOMES AT THE KNOLL
800 WEST 2000 SOUTH LOGAN, UT 84321

[illegible]

PROJECT #: 20-116
DRAWN BY: T.MUNK
PROJECT MANAGER: M.TAYLOR
ISSUED: 4/22/2021

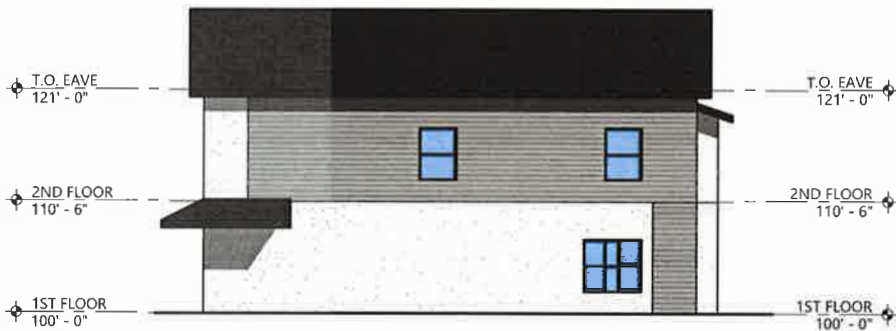


UTILITY PLAN

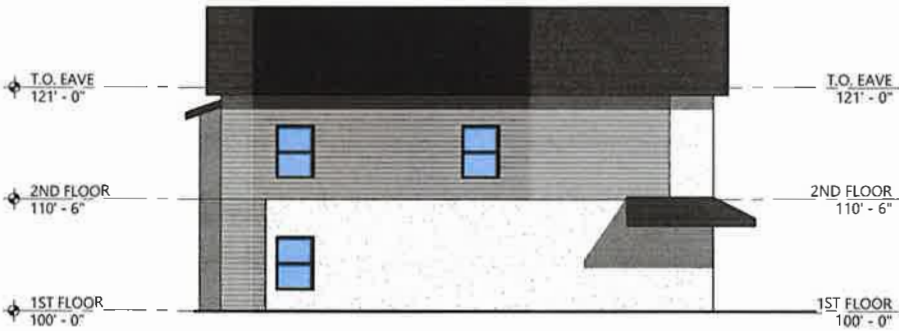
SHEET 2 OF 2



C3 NORTH FACING EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



B1 WEST FACING EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



B4 EAST FACING EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



A3 SOUTH FACING EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



CARTWRIGHT
ARCHITECTS & ENGINEERS

2120 NORTH MAIN STREET
LOGAN, UT 84341
T435 753 2850
F435 753 2851
©2019 CARTWRIGHT
<http://www.cartwright-aec.com>

HOMES ON THE KNOLL

LOGAN, UTAH

CARTWRIGHT PROJECT # 121072	
DATE:	04/14/21
DRAWN BY:	CW
CHECKED BY:	CW
APPROVED BY:	JC
DATE	REVISIONS DESCRIPTION

3D EXTERIOR
ELEVATIONS

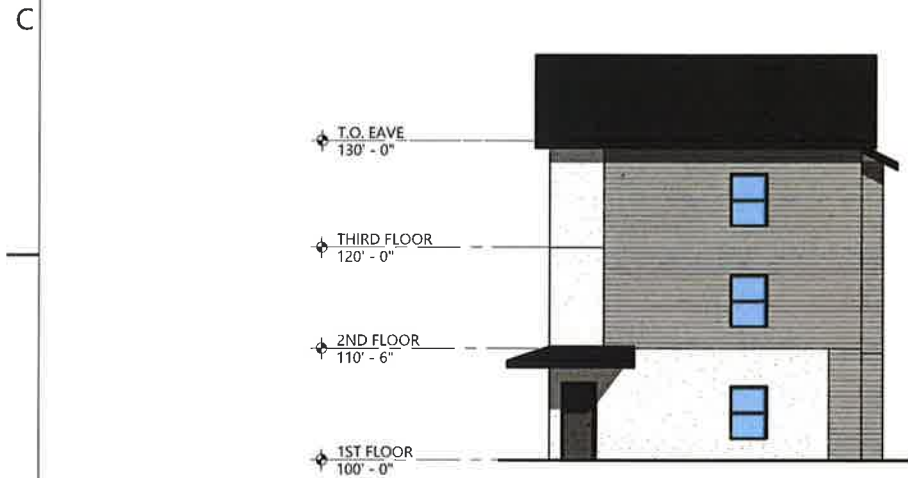
A202

CONST. DOCS

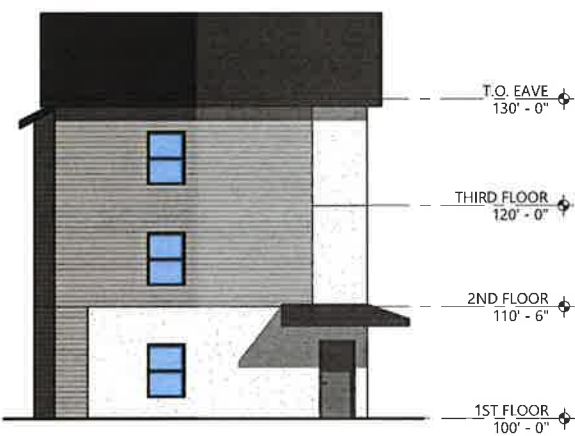
7/12/2021 10:27 AM



C3 NORTH FACING EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



B1 WEST FACING EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



B4 EAST FACING EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



A3 SOUTH FACING EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

CARTWRIGHT
ARCHITECTS & ENGINEERS

2120 NORTH MAIN STREET
LOGAN, UT 84341
T435 753 2850
F435 753 2851
©2021 CARTWRIGHT

<http://www.cartwright-aec.com>

HOMES ON THE KNOLL

LOGAN, UTAH

CARTWRIGHT PROJECT #	121072
DATE	04/14/21
DRAWN BY:	CW
CHECKED BY:	CW
APPROVED BY:	JC

DATE	REVISIONS DESCRIPTION
------	-----------------------

EXTERIOR
ELEVATIONS

A201

CONST. DOCS

4/12/2021 10:24:00 AM



HOMES ON THE KNOLL

LOGAN, UTAH

CARTWRIGHT PROJECT #	121072
DATE	04/14/21
DRAWN BY:	CW
CHECKED BY:	CW
APPROVED BY:	JC

REVISIONS	
DATE	DESCRIPTION

3D EXTERIOR
ELEVATIONS

A202



THE HOMES AT THE KNOLL