



Project #21-047
Blue Springs Subdivision
Located at approximately 1000 West 1000 North

REPORT SUMMARY...

<i>Project Name:</i>	Blue Springs Subdivision
<i>Proponent / Owner:</i>	Jason Larsen / Blue Springs Business Park LLC
<i>Project Address:</i>	Approx. 1000 West 1000 North
<i>Request:</i>	Subdivision Permit
<i>Current Zoning:</i>	Industrial Park (IP)
<i>Type of Action:</i>	Quasi-Judicial
<i>Hearing Date</i>	Aug. 12, 2021
<i>Submitted By:</i>	Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Subdivision Permit for project #21-047, Blue Springs Subdivision, in the Industrial Park (IP) zone located at approximately 1000 West 1000 North., TIN #05-050-0006; -0008.

Current Land use adjoining the subject property

<i>North:</i>	IP: Vacant	<i>East:</i>	IP: Industrial Uses
<i>South:</i>	IP: Vacant	<i>West:</i>	IP: Industrial Uses

Project Proposal

This proposal is for a six (6) lot industrial subdivision. All of the land included inside the boundary of the subdivision is vacant and relatively flat. Historically used for agricultural purposes, the intention of this subdivision is for future commercial and industrial development. The site is located east of 1000 West and directly across 10th West from Gossner Foods. The under-construction Blue Springs Industrial Park is located directly east of this subdivision.



Figure 1 shows proposed subdivision

Land Use

The Land Development Code (LDC) Table 17.11.030 permits a range of commercial and industrial uses in the Industrial Park (IP) zoning district. Uses are centered around manufacturing, warehousing and supply services and also include commercial uses such as gas stations, automobile service, office space, big box, restaurant and hotel. As building(s) are proposed for development, land use will be reviewed for compliance.

Setbacks

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

Front:	20'
Side:	20'
Rear:	10'
Parking (Front):	20'
Parking (Side):	15'

As building(s) are proposed in the future, setbacks will be reviewed for compliance. All other design and development standards will be reviewed for compliance at the time of project submittal.

Subdivision

The IP zone does not require a minimum lot size or minimum lot width. Subdivisions in the IP zone do need to consider setbacks, open space, parking and other associated site improvements so that adequate acreage is provided for industrial/commercial land uses. Lot #1 is proposed at 17.65 acres. Lot #2 is proposed at 1.09 acres. Lot #3 is proposed at 1.03 acres. Lot #4 is proposed at 0.98 acres. Lot #5 is proposed at 1.27 acres. Lot #6 is proposed at 3.99 acres.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Environmental	• Water
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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 7/31/21, posted on the City's website and the Utah Public Meeting website on 8/2/21, and mailed to property owners within 300 feet on 7/26/21.

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 Design Review and are available in the Community Development Department.
2. Six (6) lots are approved with this subdivision.
3. Streetscape improvements along all city streets shall include curb, gutter, park-strip and sidewalks.
4. Cross access through interior areas for better project circulation and transportation shall be implemented as future projects develop on these parcels.

5. Surface storm-water retention and detention facilities shall not be located in front yard areas if open and should be located in areas away from public streets and buffered from view.
6. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. *Engineering—contact 716-9160*
 - Provide storm water detention/retention per Logan City Standards for this development. This includes the onsite retention of the 90% storm utilizing Low Impact Design methods
 - Provide water rights for this development to the City in accordance with Land Development Code 17.29.210. The City will accept an in-lieu fee for this requirement as approved by the City Engineer.
 - Developer shall provide a geotechnical report that shows the historical high ground water level, historical high-water table, and a California Bearing Ration for the final subgrade depth for the proposed pavement section in 1200 North and 800 West. These roads shall be constructed to meet the Gridded and Collector road section per the City's current road design standards. Due large number of trucks utilizing roads, minimum pavement sections shall be per design standards for a collector road section
 - Dedicate right of way on 1200 North for a collector road width with potential widths needed for turn lanes at 1000 West. This will be finalized with final plat preparation with Public Works staff.
 - Provide a 10' public utility easement on all right of way frontage and a 5' public utility easement on each side of all interior property lines.
 - Accesses to site shall be per Logan City design standards and as approved by City Engineer.
 - Dedicate any right of way needed along 1000 West to UDOT for acceleration/deceleration lanes, park strips and sidewalks based on approved road cross section.
 - Show all proposed cross access easements and shared utility easements for subdivision
 - b. *Water—contact 716-9627*
 - 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.

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 project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties.
2. The proposed project complies with subdivision regulations in the IP zoning district.
3. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
4. 1000 North and 1000 West provides access and is adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

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

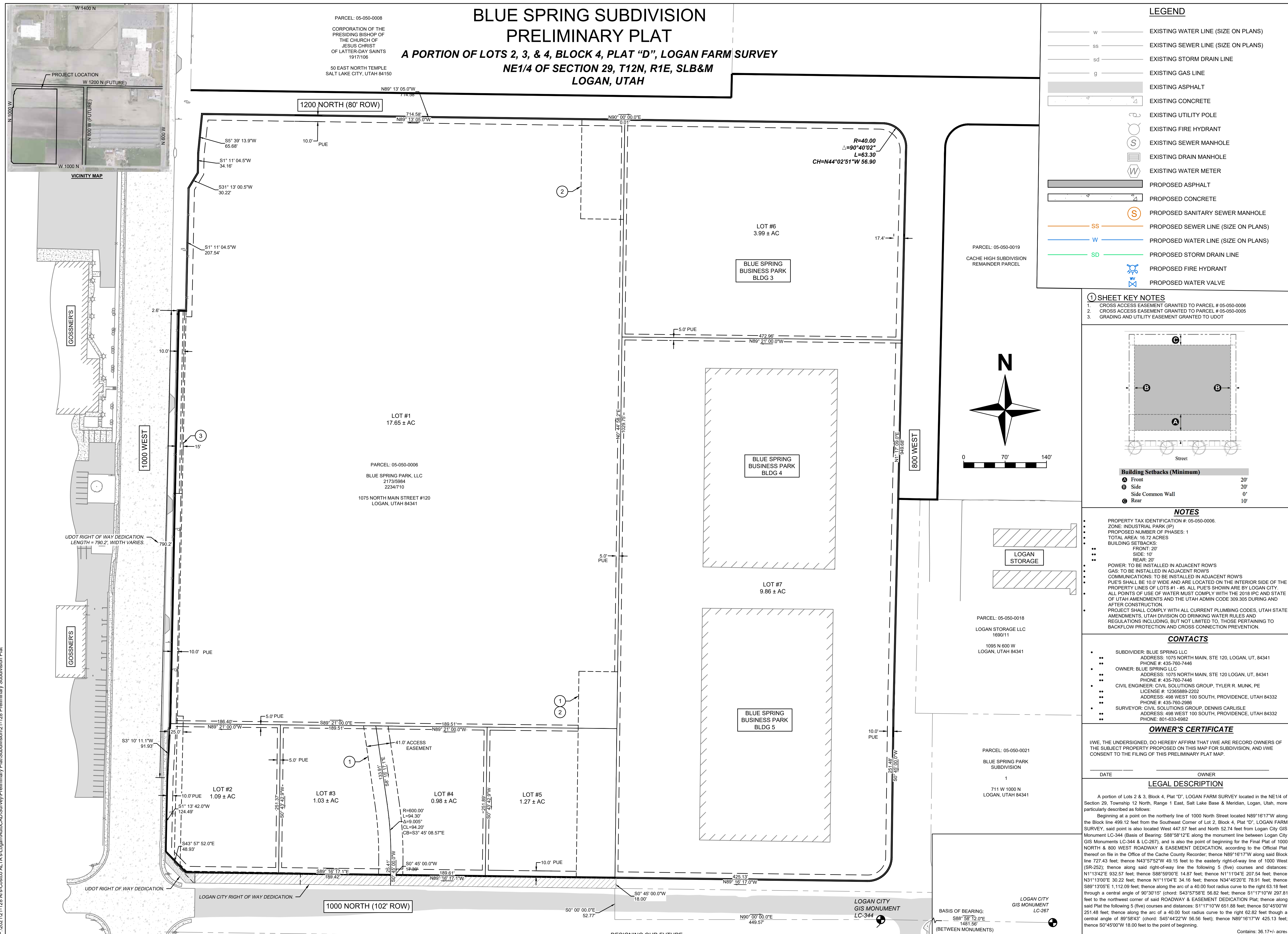


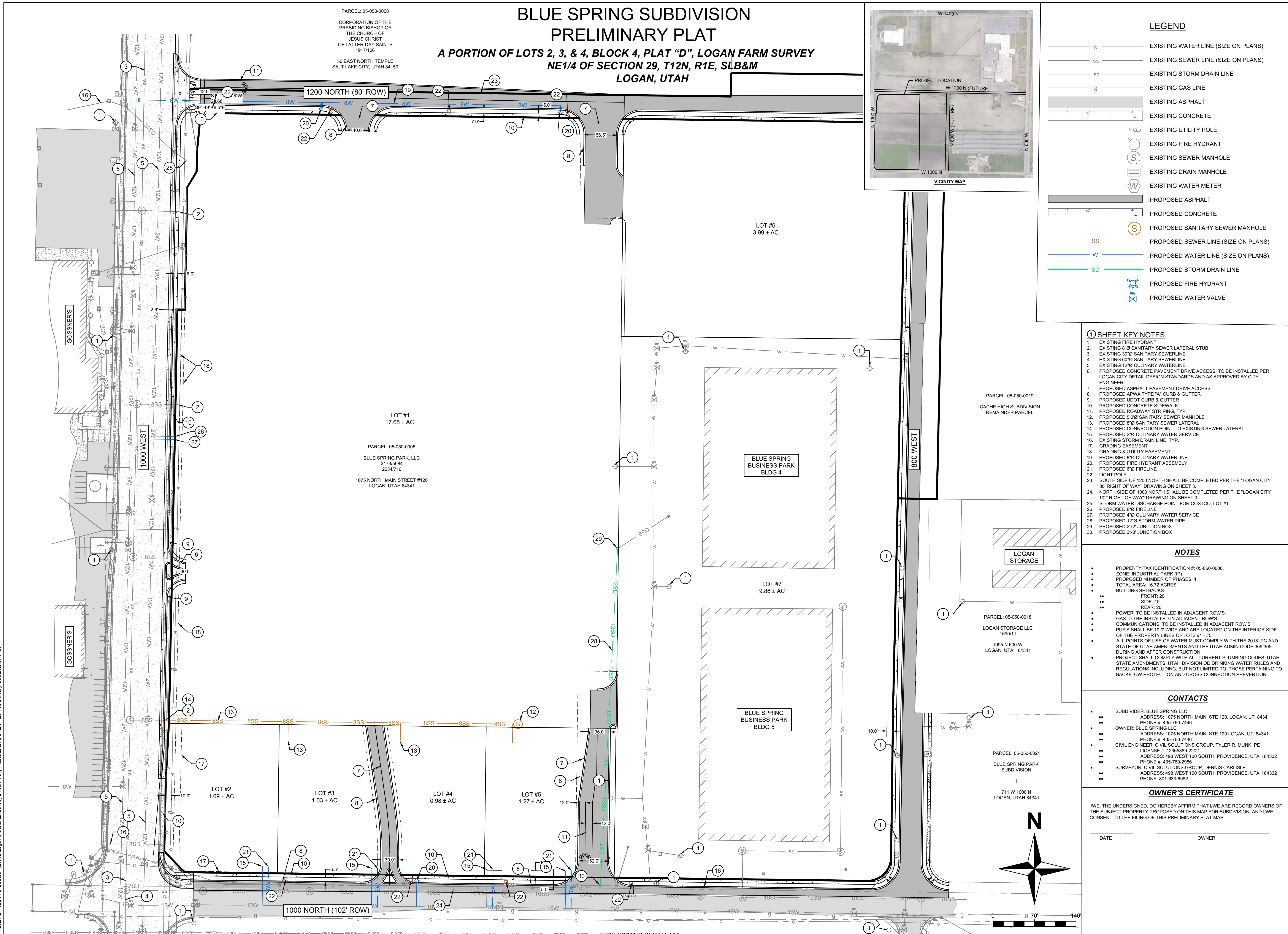


APPLICATION FOR PROJECT REVIEW

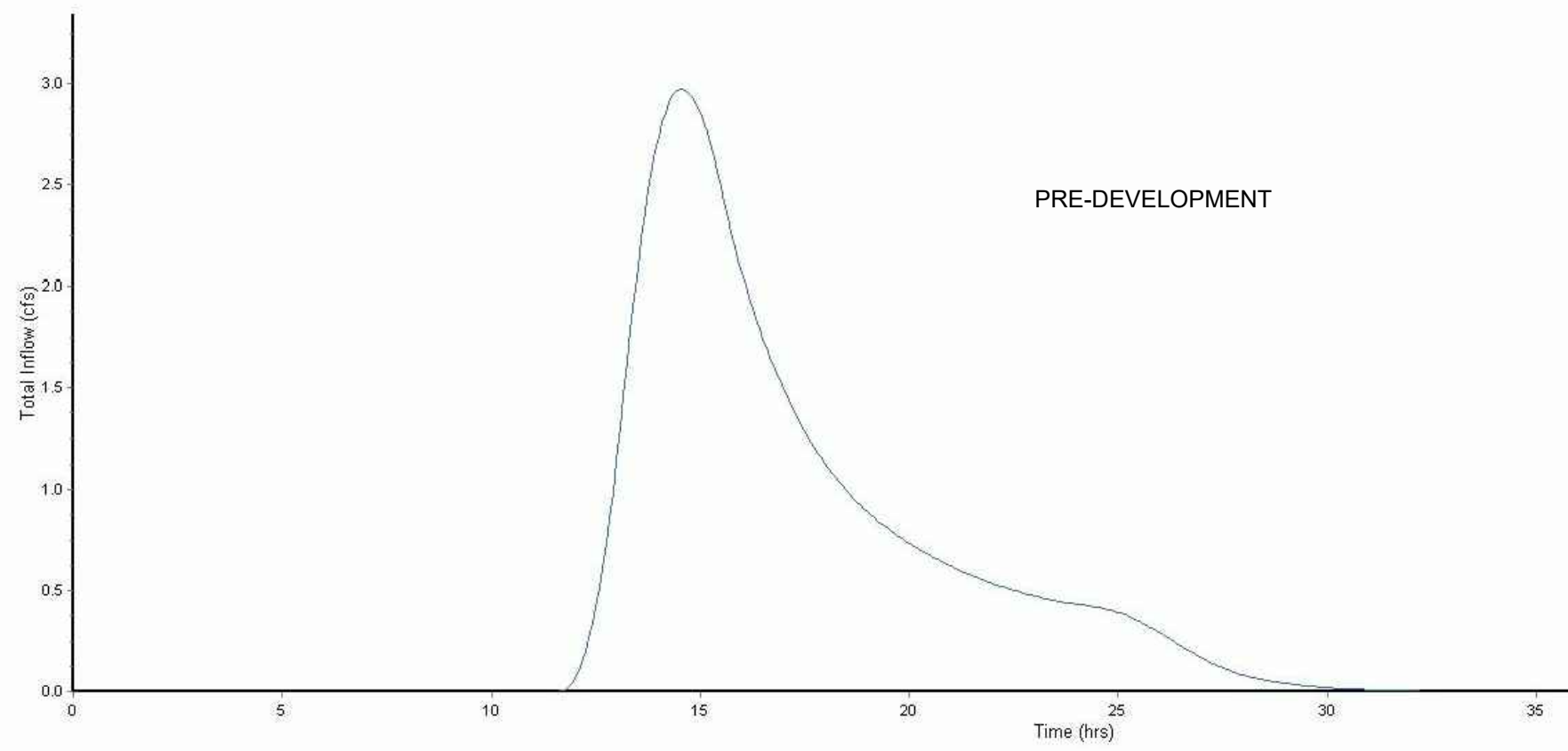
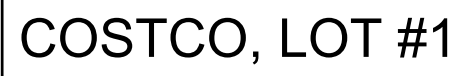
For Staff Only <input type="checkbox"/> Planning Commission		<input type="checkbox"/> Land Use Appeal Board		<input type="checkbox"/> Administrative Review	
Date Received 7/2/21	Received By	Scheduled Meeting Date Aug. 12	Zone IP	Application Number PC 21-047	
Type of Application (Check all that apply): <i>BRIDGE</i>					
<div style="display: flex; flex-wrap: wrap;"> <div style="width: 33%;"><input type="checkbox"/> Design Review</div> <div style="width: 33%;"><input type="checkbox"/> Conditional Use</div> <div style="width: 33%;"><input checked="" type="checkbox"/> Subdivision</div> <div style="width: 33%;"><input type="checkbox"/> Administrative Design Review</div> <div style="width: 33%;"><input type="checkbox"/> Code Amendment</div> <div style="width: 33%;"><input type="checkbox"/> Appeal</div> <div style="width: 33%;"><input type="checkbox"/> Zone Change</div> <div style="width: 33%;"><input type="checkbox"/> Other</div> </div>					
PROJECT NAME <i>Blue Spring Subdivision</i>					
PROJECT ADDRESS <i>NE Corner of 1000 N 1000 W Logan Utah</i>				COUNTY PLAT TAX ID # <i>05-050-0006</i>	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER <i>Jason Larsen</i>				PHONE # <i>435-760-7446</i>	
MAILING ADDRESS <i>1075 N Main St</i>		CITY <i>Logan</i>		STATE <i>Utah</i>	
				ZIP <i>84341</i>	
EMAIL ADDRESS <i>Jason @ als.com</i>					
PROPERTY OWNER OF RECORD <i>Blue Spring Business Parks LLC</i>				PHONE # <i>435 760 7446</i>	
MAILING ADDRESS <i>1075 N Main St</i>		CITY <i>Logan</i>		STATE <i>Utah</i>	
				ZIP <i>84341</i>	
EMAIL ADDRESS <i>Jason @ als.com</i>					
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed) <i>See attached pre plat</i> <i>Subdivision of approximately 25 acres into</i> <i>new parcels of various sizes</i>				Total Lot Size (acres) <i>25+</i>	
				Size of Proposed New Building (square feet)	
				Number of Proposed New Units/Lots <i>5</i>	
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 Project Representative 		
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 		

APPLICATION MUST BE ACCURATE AND COMPLETE
NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -

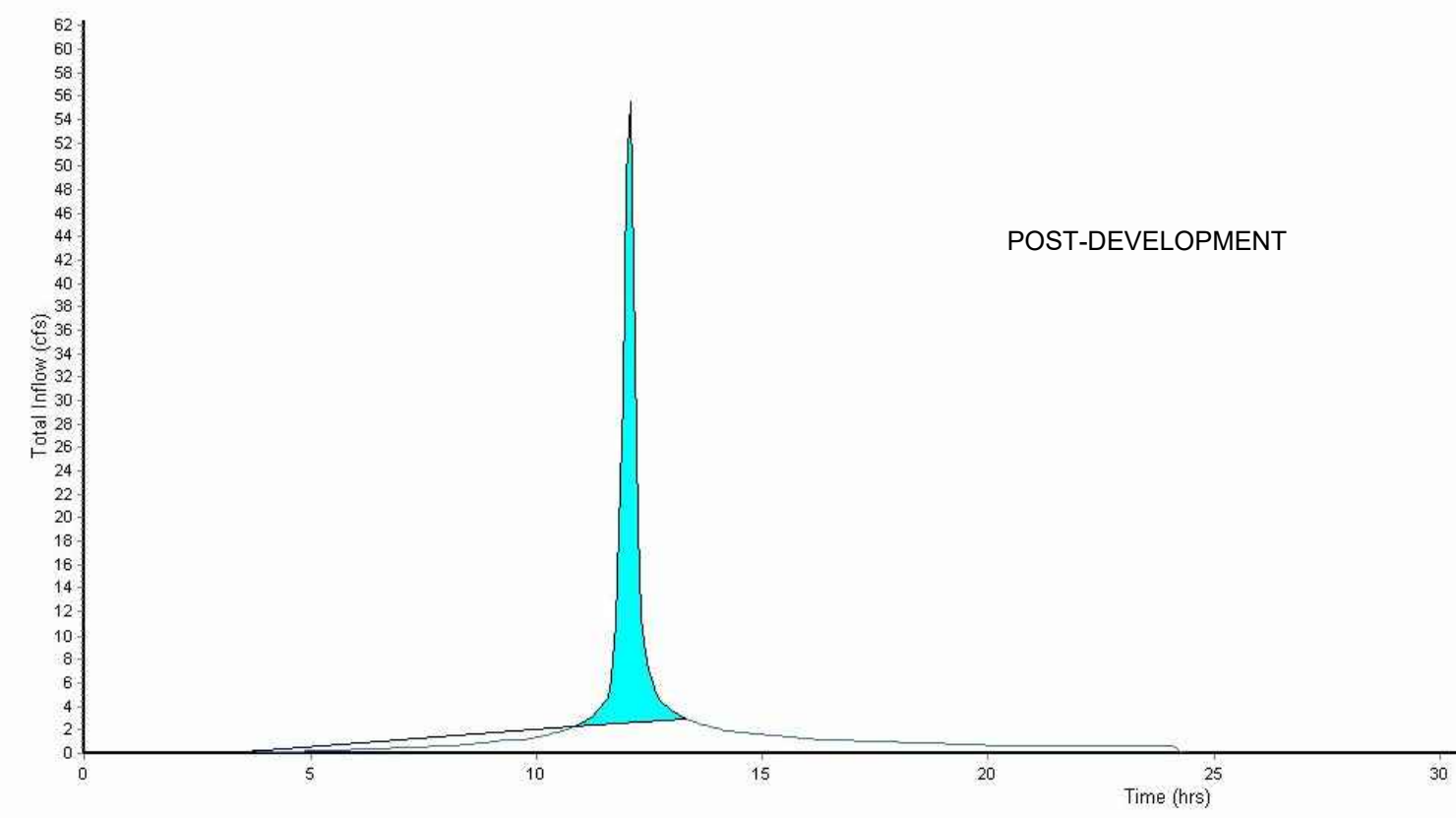




STORM WATER CALCULATIONS



Total Inflow Summary Table		
Time period	Element ID	Out-Put
From: 06/12/2013, 12:00:00 AM	Maximum Total Inflow (cfs)	2.97
To: 06/14/2013, 12:00:00 AM	Minimum Total Inflow (cfs)	0.00
	Event Mean Total Inflow (cfs)	0.29
Thresholds	Duration of Exceedence (hrs)	N/A
Exceedence: 0	Duration of Deficit (hrs)	N/A
Deficit: 0	Number of Exceedences	N/A
	Number of Deficits	N/A
Detection stage	Volume of Exceedence (BF)	N/A
Max flow: 0	Volume of Deficit (BF)	N/A
	Total Inflow Volume (BF)	58294.38
	Detention Storage (BF)	N/A



Time period		Total Inflow Summary Table	
From:	06/12/2013, 12:00:00 AM	Element (Q)	Out-Post
To:	06/14/2013, 12:00:00 AM	Maximum Total Inflow (cfs)	55.99
Thresholds		Minimum Total Inflow (cfs)	0.00
Exceedance (h)		Event Mean Total Inflow (cfs)	0.01
Deficit	0	Duration of Exceedances (hrs)	N/A
		Duration of Deficits (hrs)	N/A
Detection storage		Number of Exceedances	N/A
Max flow:	2.97	Number of Deficits	N/A
		Volume of Exceedances (RF)	N/A
		Volume of Deficit (RF)	N/A
		Total Inflow Volume (RF)	1573.19.5
		Detention Storage (RF)	5352.13

STORM WATER NARRATIVES

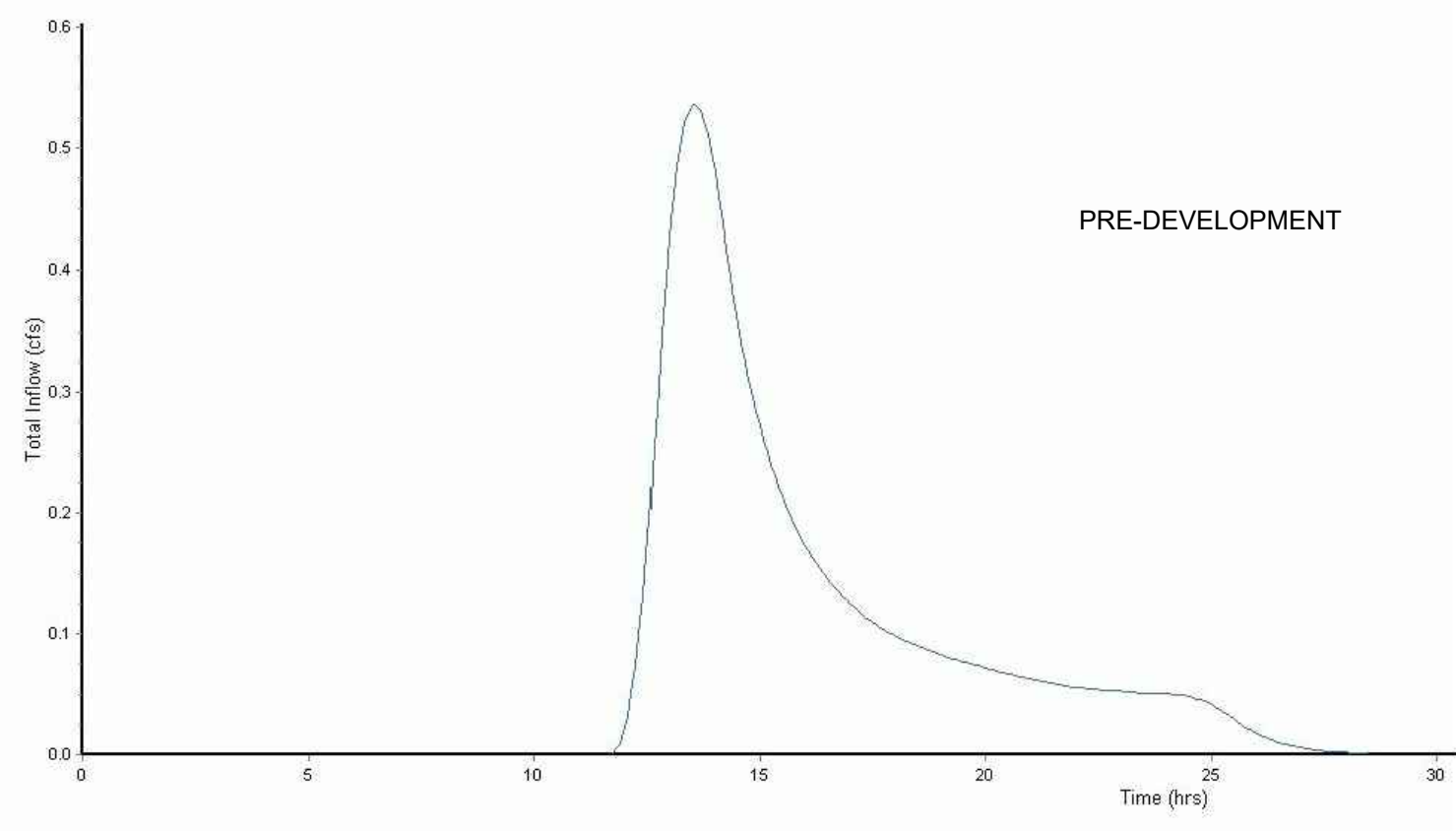
1000 WEST: STORM WATER IN THE UDOT ROW WILL BE MITIGATED THROUGH CURRENT UDOT STORM WATER INFRASTRUCTURE.

1200 NORTH AND 1000 NORTH: STORM WATER IN THE CITY ROW WILL BE CONVEYED INTO ROADSIDE SWALES THAT WILL RETAIN THE 80TH PERCENTILE STORM.

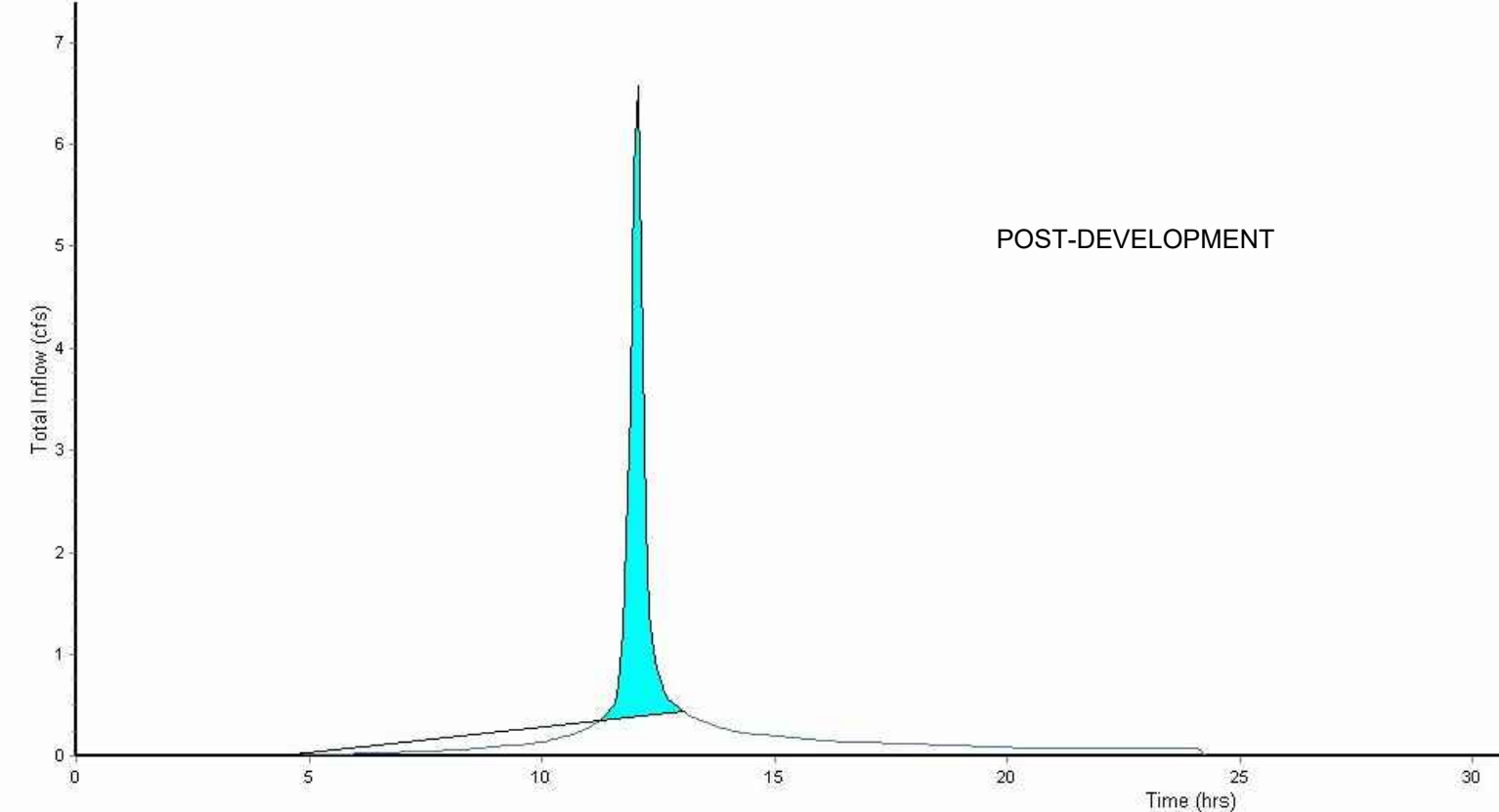
COSTCO, LOT #1: 75,375 CF OF STORM WATER WILL BE DETAINED ON SITE AND RELEASED AT 2.97 CFS INTO THE EXISTING STORM DRAIN SYSTEM STUB LOCATED NEAR THE NORTH WEST CORNER OF THE PROPERTY. THE DISCHARGE LOCATION IS NOTED AS KEYNOTE 25 ON SHEET 2. THE 80TH PERCENTILE STORM WILL BE RETAINED ON SITE.

COMMERCIAL LOTS #2 & #3: 8,141 CF OF STORM WATER WILL BE DETAINED ON SITE AND RELEASED AT A CONTROLLED RATE OF 0.44 CFS INTO THE EXISTING STORM DRAIN SYSTEM LOCATED ON THE NORTH SIDE OF 1000 NORTH. THE 80TH PERCENTILE STORM WILL BE RETAINED ON SITE.

COMMERCIAL LOTS #4 & #5: 8,221 CF OF STORM WATER WILL BE DETAINED ON SITE AND RELEASED AT A CONTROLLED RATE OF 0.44 CFS INTO THE EXISTING STORM DRAIN SYSTEM LOCATED ON THE NORTH SIDE OF 1000 NORTH. THE 80TH PERCENTILE STORM WILL BE RETAINED ON SITE.

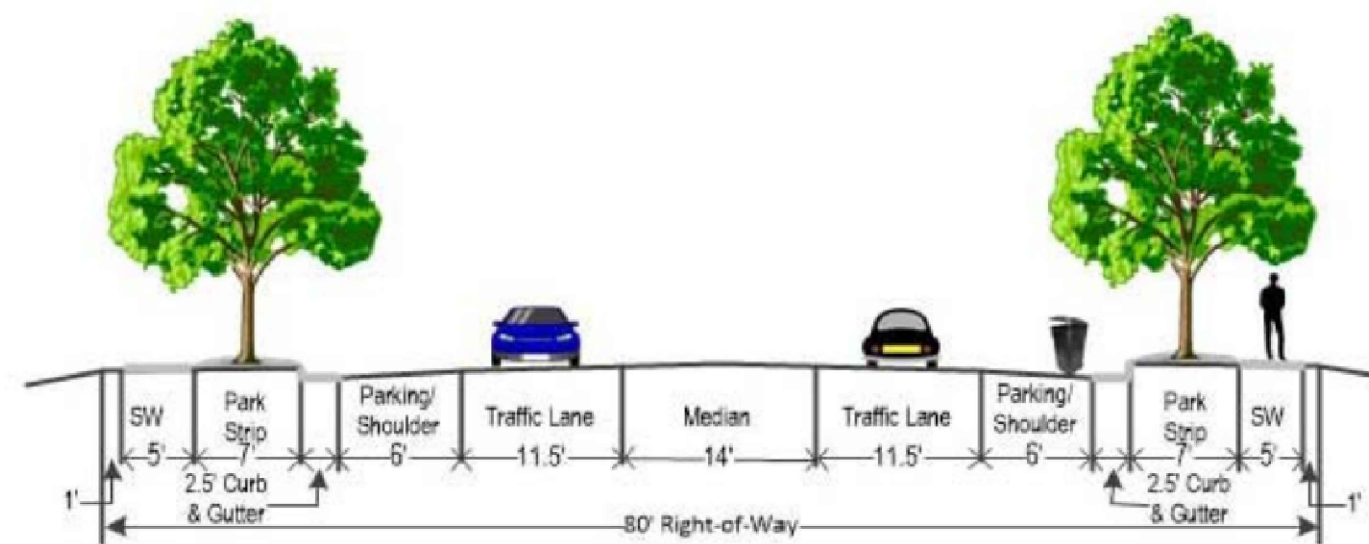


Time period			Total Inflow Summary Table		
From:	06/12/2013, 12:00:00 AM	Element ID	Out-Pie		
To:	06/14/2013, 12:00:00 AM	Maximum Total Inflow (cfs)	0.54	0.2CFS/ACRE * 2.18 ACRE = 0.44 CFS	
		Minimum Total Inflow (cfs)	0.00	0.44 CFS = 0.54 CFS THEREFORE 0.44 CFS USED AS RELEASE RATE	
		Event Mean Total Inflow (cfs)	0.04		
Thresholds:		Duration of Exceedances (hrs)	N/A		
Exceedance:	0	Duration of Deficits (hrs)	N/A		
Deficit:	0	Number of Exceedances	N/A		
		Number of Deficits	N/A		
Deterioration storage		Volume of Exceedance (RF)	N/A		
Max flow:		Volume of Deficit (RF)	N/A		
		Total Inflow Volume (RF)	7259.09		
		Deterioration Storage (RF)	N/A		

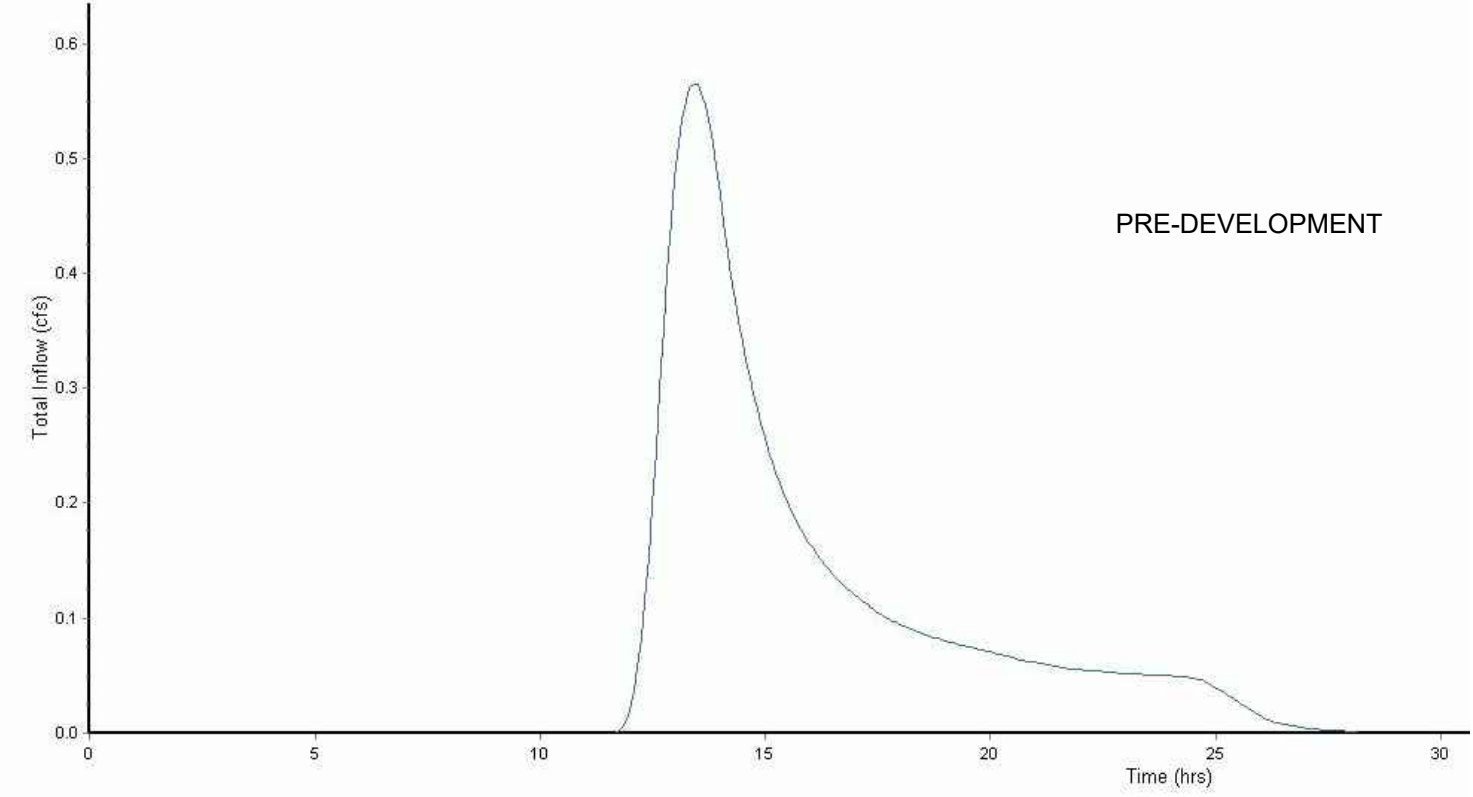


Time period		Element ID	Out-Post
From:	<input type="text" value="06/12/2013, 12:00:00 AM"/>	Maximum Total Inflow (cfs)	6.58
To:	<input type="text" value="06/14/2013, 12:00:00 AM"/>	Minimum Total Inflow (cfs)	0.00
Thresholds:		Event Mean Total Inflow (cfs)	0.10
Exceedance: <input type="text" value="0"/>		Duration of Exceedance (hrs)	N/A
Deficit: <input type="text" value="0"/>		Duration of Deficits (hrs)	N/A
Detention storage:		Number of Exceedances	N/A
Max flow: <input type="text" value="436"/>		Number of Deficits	N/A
		Volume of Exceedance (BF)	N/A
		Volume of Deficit (BF)	N/A
		Total Inflow Volume (BF)	18079.81
		Detention Storage (BF)	6740.39

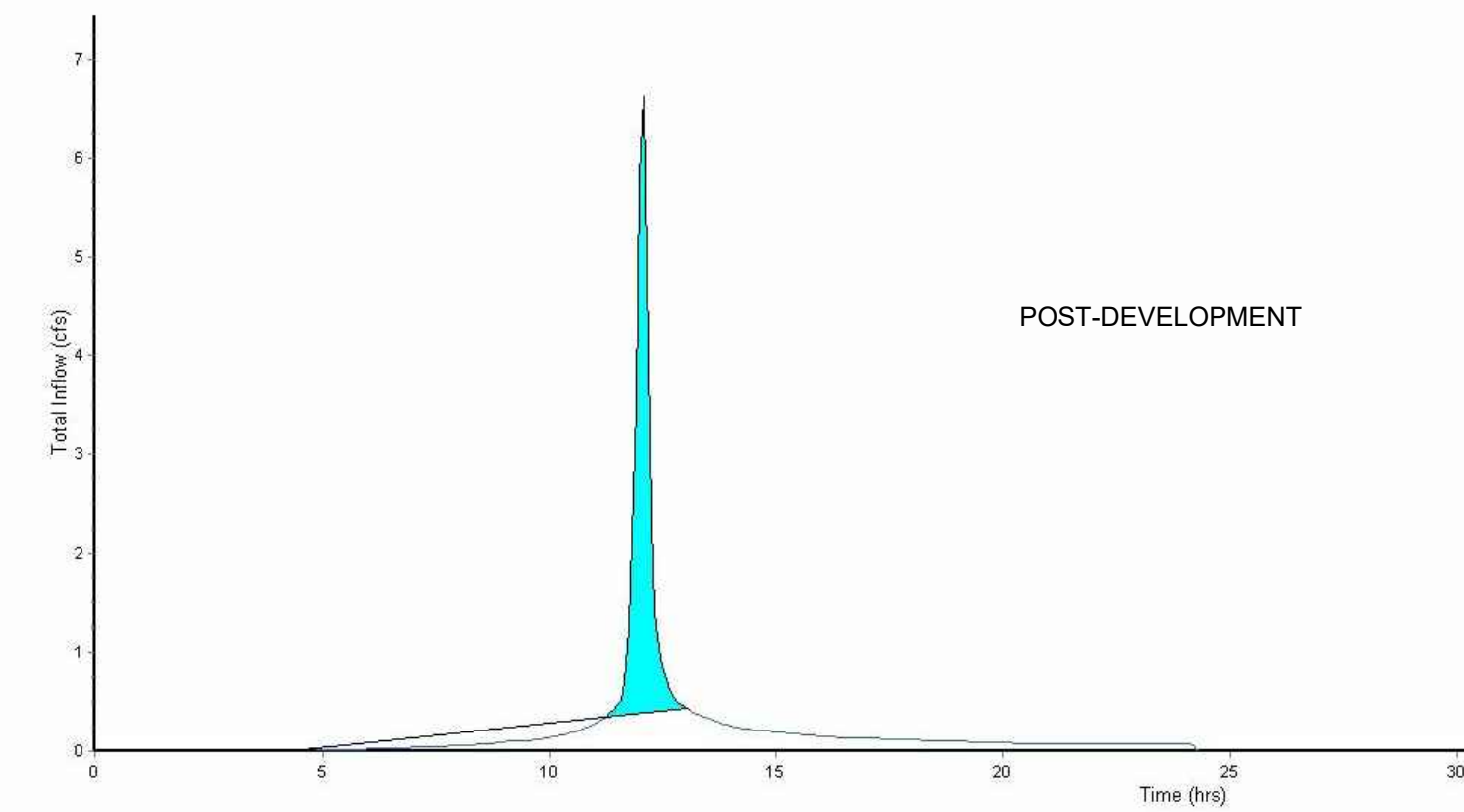
← TOTAL DETENTION STORAGE REQUIRED ON SITE



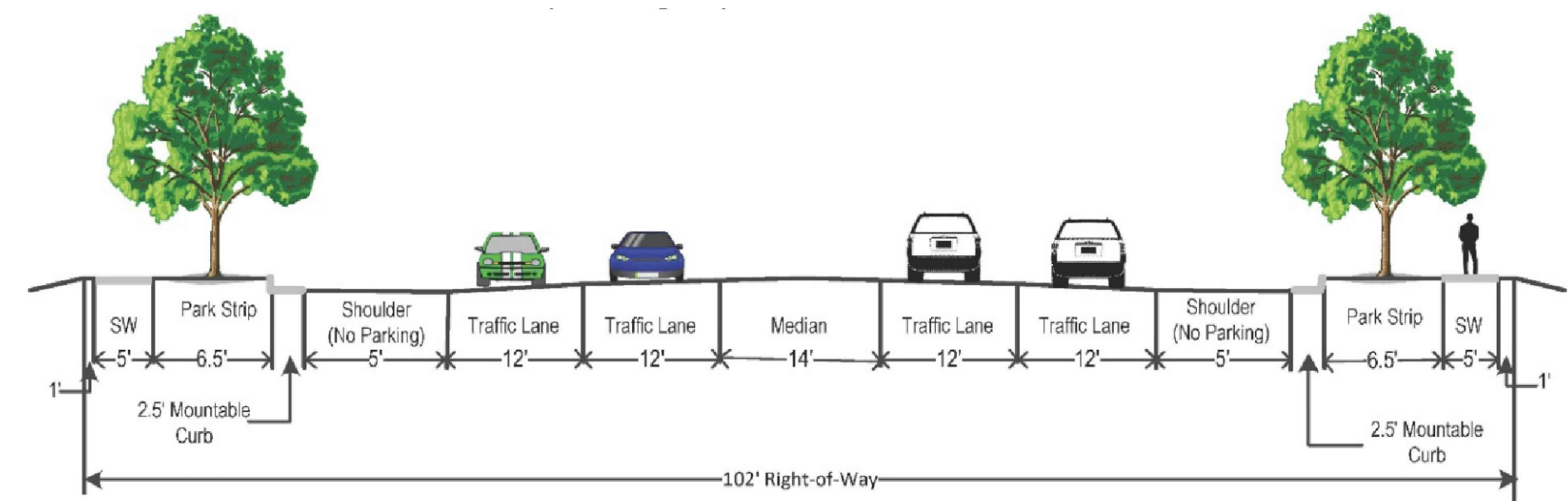
LOGAN CITY 80' RIGHT OF WAY



Total Inflow Summary Table		
Time period	Element ID	Out-Pre
From: 06/12/2013, 12:00:00 AM	Maximum Total Inflow (cfs)	0.57
To: 06/14/2013, 12:00:00 AM	Minimum Total Inflow (cfs)	0.00
	Event Mean Total Inflow (cfs)	0.04
Thresholds:	Duration of Exceedences (hrs)	N/A
Exceedence: 0	Duration of Deficits (hrs)	N/A
Deficit: 0	Number of Exceedences	N/A
	Number of Deficits	N/A
Detention storage	Volume of Exceedence (RF)	N/A
Max flow: 0	Volume of Deficit (RF)	N/A
	Total Inflow Volume (RF)	7312.86
	Detention Storage (RF)	N/A



Time period		Element ID		Out-Post
From:	06/12/2013, 12:00:00 AM	Maximum Total Inflow (cfs)	6.6	
To:	06/14/2013, 12:00:00 AM	Minimum Total Inflow (cfs)	0.00	
		Event Mean Total Inflow (cfs)	0.11	
Thresholds:		Duration of Exceedences (hrs)	N/A	
Exceedence:	0	Duration of Deficits (hrs)	N/A	
Deficit:	0	Number of Exceedences (days)	N/A	
		Number of Deficits	N/A	
Detention storage:		Volume of Exceedences (B)	N/A	
		Volume of Deficits (B)	N/A	
Max flow:	438	Total Inflow Volume (B)	132.45	
		Detention Storage (B)	1922.6	TOTAL DETENTION STORAGE REQUIRED ON SITE



LOGAN CITY 102' RIGHT OF WAY



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

info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

BLUE SPRING SUBDIVISION
PRELIMINARY PLAT

PRELIMINARY PLAT
A PORTION OF LOTS 2, 3, & 4, BLOCK 4, PLAT "D", LOGAN FARM
SURVEYNE1/4 OF SECTION 29, T12N, R1E, SLB&M
LOGAN, UTAH

LOGAN, UTAH

[illegible]

PROJECT #: 21-128

DRAWN BY: T. MUNK

PROJECT MANAGER: M. TAYLOR

ISSUED: 7/28/2021



STORM WATER & DETAILS

SHEET 3 OF 4