



Project #21-049
Cottonwood Park Subdivision
Located at 650 North 400 West

REPORT SUMMARY...

Project Name: Cottonwood Park Subdivision
Proponent / Owner: Matt Cook / Chad Mangum
Project Address: 650 North 400 West
Request: 12 Lot Subdivision
Current Zoning: Neighborhood Residential (NR-6)
Type of Action: Quasi-Judicial
Hearing Date: August 12, 2021
Submitted By: Tanya Rice, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Subdivision Permit for Project #21-049, Cottonwood Park Subdivision, in the Neighborhood Residential (NR-6) zone located at approximately 650 North 400 West, TIN #05-097-0008.

Current Land use adjoining the subject property

<i>North:</i>	MH and NR-6: Residential Uses	<i>East:</i>	NR-6: Residential Uses
<i>South:</i>	NR-6: Residential Uses	<i>West:</i>	REC: Recreation

Subdivision Proposal

This request is for a 12 lot single family residential subdivision on 3.11 acres. The lots sizes vary from 6,500 SF to 12,000 SF, are 50' in width and contain lot depths that are between 80' and 235'. The proposed density of the subdivision is 3.8 units per acre. Water, sewer, power and gas are available in the 400 West right-of-way and are capable of serving all of the proposed building lots.

The proposal is consistent with the Logan City General Plan as the area is designated Detached Residential which is planned for new single family residential development. The Land Development Code (LDC) permits subdivisions within the NR-6 zone at a density of six (6) units to the acre and minimum lots sizes of 6,000 SF. The LDC sets an average minimum lot width of 50 feet. As proposed, the subdivision complies with lot size, lot width and density requirements in the LDC.

Access

All of the proposed building lots in the subdivision will front onto 400 West, an existing public street. classified as a "Local Street" in the Logan City Transportation Master Plan and sufficiently sized to accommodate the proposed development.

Setbacks

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

Front: 25 feet
Side: 8 feet
Rear: 10 feet

Setbacks for buildings shall be reviewed at the time of the building permit application.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Engineering	
• Water/Cross Connection	

PUBLIC COMMENTS

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

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 7/31/21, and the Utah Public Meeting website on 8/2/21. Public notices were mailed to property owners within 300 feet of the project site 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 Subdivision Permit and are available in the Community Development Department.
2. Twelve (12) lots are approved with this subdivision permit.
3. Standard streetscape improvements shall be in place prior to the issuance of final occupancy for all building lots.
4. 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.
5. Setbacks for buildings shall be reviewed and approved at the time of the building permit application.
6. Provide 10' public utility easement on all property lines at the bounds of the subdivision and 5' public utility easement on all other property lines.
7. Final plat shall be recorded within one (1) year of this action. If the project is to be phased, a phasing plan shall be submitted to the Planning Commission for review & approval. Each phase shall be recorded in compliance with the deadlines established in the Land Development Code.
8. 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

1. 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
2. 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.
3. Construct park strip and 5' sidewalk in City right of way along 400 W frontage.
4. Developer shall provide a geotechnical report that shows the historical high ground water level, historical high-water table, and percolation rates for all storm water retention/detention/swales.
5. Maintain all existing storm and irrigation ditches and/or piping located on proposed subdivision

b. Water/Cross Connection - contact 716-9627

1. 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.

2. 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


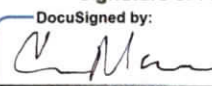
The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

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 lot sizes and maximum allowed densities for the NR-6 zone.
2. The Subdivision Permit conforms to the requirements of Title 17.48 concerning hearings, procedures, application requirements and plat preparations.
3. The project meets the goals and objectives of the Logan General Plan by providing new residential housing in areas with existing services and infrastructure.
4. 400 West provides adequate access and utility services to the subdivision.
5. 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.



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	Received By	Scheduled Meeting Date	Zone	Application Number	
7/6/21		Aug. 12	NR-6	PC 21-049	
Type of Application (Check all that apply): <u>BRIDGE</u>					
<input type="checkbox"/> Design Review		<input type="checkbox"/> Conditional Use		<input checked="" type="checkbox"/> Subdivision	
<input type="checkbox"/> Code Amendment		<input type="checkbox"/> Appeal		<input type="checkbox"/> Administrative Design Review	
		<input type="checkbox"/> Zone Change		<input type="checkbox"/> Other	
PROJECT NAME <u>Cottonwood Park Subdivision</u>					
PROJECT ADDRESS <u>400 W. 650 N.</u>				COUNTY PLAT TAX ID # <u>05-097-0008</u>	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER <u>Matt Cook</u>				PHONE # <u>435-764-4779</u>	
MAILING ADDRESS <u>P.O. Box 353</u>		CITY <u>Logan</u>	STATE <u>UT</u>	ZIP <u>84323</u>	
EMAIL ADDRESS <u>matt@cookhomesutah.com</u>					
PROPERTY OWNER OF RECORD <u>Chad Mangum</u>				PHONE # <u>435-881-9601</u>	
MAILING ADDRESS <u>P.O. Box 415</u>		CITY <u>Paradise</u>	STATE <u>UT</u>	ZIP <u>84328</u>	
EMAIL ADDRESS <u>chad@ancoraalaska.com</u>					
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed) <u>Subdivide current 3.11 acre parcel into 12 residential single family lots.</u>				Total Lot Size (acres) <u>3.11</u>	
				Size of Proposed New Building (square feet)	
				Number of Proposed New Units/Lots <u>12</u>	
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 DocuSigned by:  59E2140FF401436...		








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

05-097

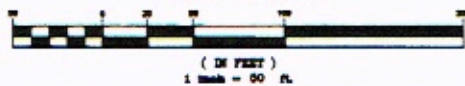
A PART OF LOTS 1 & 2, BLOCK 24, PLAT "A"
LOGAN FARM SURVEY

Tax Unit 2:

LEGEND

-  BOUNDARY LINE
 BUILDING SETBACK LINE
 *FRONT 25'; SIDE 8'; REAR 10'
 *FRONT SETBACK ON LOT 8: 30'
 PUBLIC UTILITY EASEMENT
 *FRONT 10'
 LOT LINE
 RIGHT-OF-WAY LINE
 FENCE LINE (EXISTING)
 5/8" REBAR WITH PLASTIC CAP
 MARKED "TIM V GIBBONS 156967"
 (UNLESS OTHERWISE NOTED)

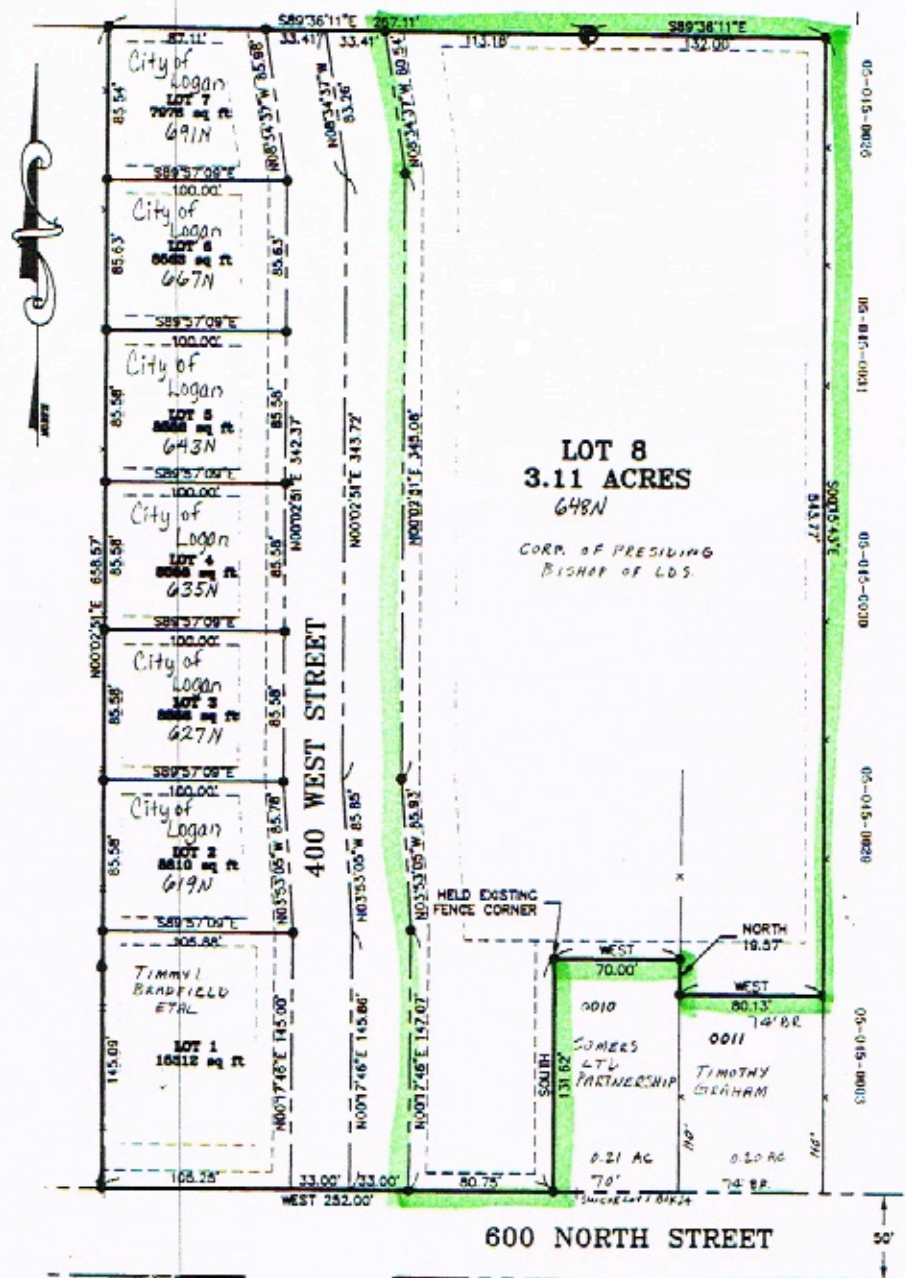
GRAPHIC SCALE



FILED 31 MARCH 2000 FILING NO. 735724
MAP NO. 2000-1333 SITE PAGE 05-044

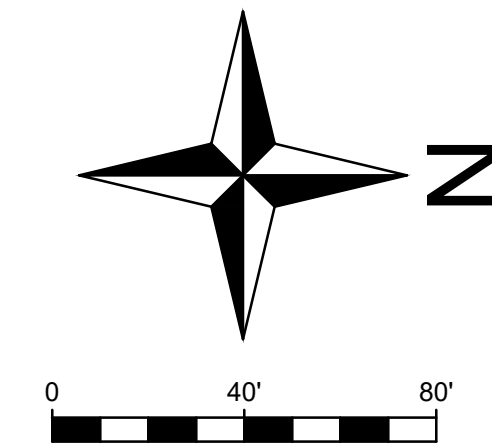
PARCEL NO. = 05-097-LOT NO.
i.e. LOT 3 = 05-097-0003












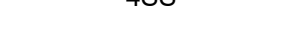
OWNER OF LOTS NOT
INDICATED OTHERWISE:
JOHN C JONES & DORIS D TRS





THE SW 1/4 OF SECTION 28 & THE NW 1/4 OF SECTION 33, T12N, R1E, SLB&M
LOGAN, CACHE COUNTY, UTAH



 EXISTING 4" WATER LINE
 EXISTING 8" WATER LINE
 EXISTING STORM DRAIN LINE
 EXISTING CONTOUR
 EXISTING FIRE HYDRANT
 EXISTING SANITARY SEWER MANHOLE
 EXISTING STORM DRAIN MANHOLE
 PROPOSED SIDEWALK
 PROPOSED 8" SEWER LINE
 PROPOSED 4" SEWER LATERALS
 PROPOSED WATER METER
 PROPOSED CURB

**COTTONWOOD PARK
SUBDIVISION**
PRELIMINARY PLAT
LOGAN, UTAH

[illegible]

PROJECT #: 21-124
DRAWN BY: D. OLSEN
PROJECT MANAGER: M. TAYLOR
ISSUED: 7/1/2021



1 OF 1