



**Project #21-069
Lloyd Estates Subdivision
Located at 600 North 200 West**

REPORT SUMMARY...

Project Name: Lloyd Estates Subdivision
Proponent / Owner: Riley Duke / Cache Cal Holdings
Project Address: 600 North 200 West
Request: 44 Lot Subdivision
Current Zoning: Neighborhood Residential (NR-6)
Type of Action: Quasi-Judicial
Hearing Date: January 13, 2022
Submitted By: Tanya Rice, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Subdivision Permit for Project #21-069, Lloyd Estates Subdivision, in the Neighborhood Residential (NR-6) zone located at approximately 600 North 200 West, TIN #05-045-0016.

Current Land use adjoining the subject property

<i>North:</i>	NR-6: Residential Uses	<i>East:</i>	NR-6: Residential Uses
<i>South:</i>	NR-6: Residential Uses	<i>West:</i>	NR-6: Residential Uses

Subdivision Proposal

This request is for a 44 lot single family residential subdivision on approximately 8.5 acres. The proposal includes two new city streets connecting to 200 West. The property is currently vacant. Water, sewer, power and gas are available in the 600 North and 200 West rights-of-way and are capable of serving all of the proposed building lots.



Figure 1 Shows the project site

Zoning

The proposed subdivision is located inside the Traditional Neighborhood Residential (NR-6) zoning district. 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.

Density & Lot Size

The proposal shows lots sizes vary from 6,000 SF to 15,162 SF, are 50’ in width and contain lot depths that are between 82’ and 120’.The proposed density of the subdivision is 5.17 units per acre. As proposed, the subdivision complies with lot size, lot width and density requirements in the LDC.

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

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

Access

The Land Development Code (LDC) 17.30.170 requires subdivisions with greater than 20 lots to have at least three (3) street connections. This proposal includes two street connections onto 200 West and an unclear intention for the third connection on the west end of 700 North. On the proposed Survey Plan, an incomplete turnaround is shown and on the Civil Plan, an illegal connection is shown onto an adjacent property. The proponent is in discussion with adjacent property owners to continue 700 North through to 400 West which conforms to city grid ideals, but at the time of this report the issue is unresolved. As proposed with only two street connection and no clear third connection, the project does not meet the minimum LDC code requirements for street connectivity. As conditioned with full street stubs, better street grid conformity and street connectivity, the project meets the LDC requirements.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

Engineering	Environmental
Water/Cross Connection	Fire and Light & Power

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, one comment from the public has been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 11/27/21, and the Utah Public Meeting website on 11/29/21. Public notices were mailed to property owners within 300 feet of the project site on 11/22/21.

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. Forty-four (44) lots are approved with this subdivision permit.
3. Provide third street connection per City standards and LDC requirements.
4. Standard streetscape improvements shall be in place prior to the issuance of final occupancy for all building lots.
5. 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.

6. Setbacks for buildings shall be reviewed and approved at the time of the building permit application.
7. 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.
8. 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.
9. 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. Dedicate right of way as necessary to ensure an 80' roadway on 200 West. 200 West is considered a future Collector street in City Master Plans and shall be constructed to those standards for pavement and access.
2. Provide water shares or in-lieu fee for all indoor and outdoor demands to City system per State Sourcing requirements.
3. Construct curb, gutter, sidewalk and pavement along 200 West and 600 North per City standards.
4. Provide storm water detention/retention per City standards for the development. This includes the retention of the 90% storm event onsite using Low Impact Design methods.
5. Provide a geotechnical report that at a minimum provides the following information: 1) California Bearing Ratio of proposed road subgrade for pavement section design, 2) Historical High-Water Elevation, and 3) native soil percolation rates for storm water design.
6. Provide City with copies of recorded easements for sewer line and access to 700 N from adjacent property owners for this development
7. Provide 15-ft wide access road to allow access and maintenance to sewer and manhole at north end of development.
8. Provide an Army Corps approved Wetland Delineation and mitigation plan for all right-of-way to be dedicated to Logan City prior to any road construction activities.
9. Clearly define the storm water pond areas on the plat. The pond areas shall be maintained and operated by the HOA for the development. Add a note to plat clarifying this requirement. City recommends that these ponds be placed on common area not a private lot with an easement. Provide City with Storm Water Maintenance Agreement for review and approval prior to being recorded with County Recorder.

b. Water/Cross Connection - contact 716-9627

1. 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 water into them and annually thereafter.
2. 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 and the Utah Division of Drinking Water rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention.

c. Light and Power - contact 716-9722

1. Customer will be responsible for all cost of relocation of Logan City Power if Power is disturbed.
2. Logan City Light and Power requires 1-Line Diagram, a Logan City Load Data Sheet, a digital site plan in Auto CAD (DWG) format, a 10' Public Utility Easement (PUE) on all property lines that face a road way, and a 5' easement on all other property lines.

3. Contact Matt with Logan Light and Power for Power Location and a meet on site. (435-716-9722)

d. Environmental - contact 716-9627

1. An all-weather turn around will need to be provided on the west side of 700 N.

e. Fire - contact 716-9515

1. Provide fire apparatus access plan, fire flow analysis, and fire hydrant locations.
2. A complete fire flow analysis shall be provided by applicant. Required fire flow will be determined using the type of construction, fire area square footage and if fire sprinklers are installed.
3. Need Fire Flow Report
4. Fire hydrants will be required within 600 feet of all buildable area on lots.

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. 200 West and 600 North provide 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.

November 30, 2021

To the Logan City Planning Commission,

My name is Janice Trygstad and I have lived in this neighborhood since 1988. As a long-time resident, I am concerned about the subdivision permit at 200 West 600 North because of the potential negative impacts on the local wildlife and the population density of the neighborhood.

Building the proposed single-family homes at 200 West 600 North would result in substantial loss of wetlands and trees. This parcel of land is and should remain as wetlands. It is a migratory area for birds and other animals. The land provides a home for many migratory bird species, such as chickadees, finches, hummingbirds, pheasants, robins, and woodpeckers. In addition to these species, the wetlands are home to eagles, hawks, and owls. These predatory birds play a vital role in controlling the population of mice and voles. Removal of the wetland habitat will drive these birds away, which then allows the rodent population to grow unchecked. These rodents carry diseases which are easily transmissible to humans and are in some cases deadly. It is critical that we preserve the wetland habitat of these birds to protect human health.

In addition to destroying the wetlands, the developer would need to remove many old trees to build on the parcel. If these trees are removed, it could be decades or even hundreds of years before new trees could regrow to similar heights (assuming the trees are even responsibly replaced by the developer, which is an open question). These trees not only serve as a vital part of the wetland habitat, but they also provide us with oxygen and help clean the air, which is especially important during the winter inversions so common in our valley.

Beyond the environmental impact, the proposed addition of 44 home lots will inevitably lead to new home construction, which will in turn increase the population density of the neighborhood, bringing more children as well as more cars. It is unclear whether the local schools have the capacity to educate such a sudden influx of children. In addition, the new construction would have a negative impact on traffic patterns. The subdivision would require construction of two additional entrances onto 200 W. This will put additional strain on traffic along 200 West. This street is already a commonly used bypass from Main Street, which is sorely needed to mitigate its heavy traffic. Traffic on Main Street is only likely to increase as the years go by. Additional traffic on 200 W will endanger both drivers as well as school-aged children walking to school and/or bus stops. We should not further burden this important thoroughfare by adding additional homes, which would greatly increase the number of cars along this stretch of 200 W.

The Planning Commission already denied rezoning of this parcel for high-density housing on Sept. 9, 2021. The new proposal to subdivide the parcel into single-family home lots does not alleviate the concerns previously raised by the neighborhood, which are in fact the very same reasons why the Commission denied the rezone proposal. Just as high-density housing would negatively impact the local environment and place unnecessary strain on local education and traffic infrastructure, subdividing the parcel to allow new home construction would invite precisely the same negative impacts for which the Commission denied the zone change permit.

Thank you for your consideration.

Sincerely,

Janice Trygstad

435-757-0014
janice.trygstad@gmail.com



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			
11/1/21		DEC. 9	NR-6	PC 21-069			
Type of Application (Check all that apply): EXCISE							
<input type="checkbox"/> Design Review		<input type="checkbox"/> Conditional Use		<input checked="" type="checkbox"/> Subdivision		<input type="checkbox"/> Administrative Design Review	
<input type="checkbox"/> Code Amendment		<input type="checkbox"/> Appeal		<input type="checkbox"/> Zone Change		<input type="checkbox"/> Other	
PROJECT NAME Lloyd Estates							
PROJECT ADDRESS 600 N and 200 W						COUNTY PLAT TAX ID # 05-045-0016	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Riley Duke						PHONE # 435-890-7274	
MAILING ADDRESS		CITY		STATE		ZIP	
75 W 100 S suite 250		Logan		UT		84321	
EMAIL ADDRESS casseyballinger@gmail.com							
PROPERTY OWNER OF RECORD Cache Cal Holdings						PHONE # 801-791-0145	
MAILING ADDRESS		CITY		STATE		ZIP	
1088 Durham Circle		Syracuse		UT		84075	
EMAIL ADDRESS casseyballinger@gmail.com							
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed)						Total Lot Size (acres)	
44 lots to be developed for single family homes. According to current zone of NR-6						7.25	
						Size of Proposed New Building (square feet)	
						Number of Proposed New Units/Lots	
						44	
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 -

