



**Project #22-009
Foothill Residential Subdivision
Located at approx. 1250 N. 1300 E.**

REPORT SUMMARY...

Project Name: Foothill Residential Subdivision
Proponent/Owner: Rick Champlin / Foothill Lofts Residential LLC
Project Address: 1250 N. 1300 E.
Request: 25-lot subdivision
Current Zoning: NR-4
Date of Hearing: February 10, 2022
Type of Action: Quasi-Judicial
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a single family subdivision of approximately 8.37 acres located at approximately 1250 N. 1300 E. (TIN# 05-011-0005)

Land use adjoining the subject property

| | | | |
|---------------|----------------------|--------------|------------------------------------|
| <i>North:</i> | NR-4: Vacant | <i>East:</i> | NR-4: Residential Uses |
| <i>South:</i> | NR-4: Religious Uses | <i>West:</i> | MR-20: Multi-Fam. Residential Uses |

PROJECT PROPOSAL

The proponent is requesting a 25-lot single-family subdivision in the Hillcrest Neighborhood near 1300 East. The square-shaped property slopes slightly downward from east to west and sits between older single-family homes to the east and the Foothill Lofts Apartments to the west. To the south, sits two churches and partially vacant land with significant slopes is positioned to the north. The proposal shows lot sizes ranging from 10,004 SF to 12,483 SF. The layout creates a smaller inner block of six lots and a perimeter of lots accessed by a looping 60' wide road. The proposed layout shows only two street connections onto 1300 East.

BACKGROUND INFORMATION

This is the fourth subdivision proposal from this owner for this property in the last two years. First, in August of 2020 (PC #20-011), a 23-lot subdivision was proposed with a northeast street stub with the potential of connecting to 1400 East. After debating neighborhood issues, the proposal was denied by the Planning Commission. Second, in October of 2020 (PC #20-052), a 25-lot subdivision was proposed showing no street stubs to the east and only two street connections onto 1300 East. After debating street connectivity standards, the Planning Commission also denied that application. Thirdly, in December of 2020 (PC-#20-059), a 25-lot subdivision was submitted showing three street connections onto 1300 East. The Planning Commission approved this application. In December of 2021, PC #20-059 expired since the final plat had not been approved and recorded.

Previously in 2017 and under different ownership, the 8.37-acre piece was part of the 19.36-acre property that was approved with a split zoning designation of Mixed Residential Medium (MR-20) and Suburban Neighborhood Residential (NR-4). A 19-lot Subdivision was approved as part of the multi-family Design Review Permit. The 19-lot subdivision did not propose stubbing streets or a third street connection. That subdivision permit expired in 2018.

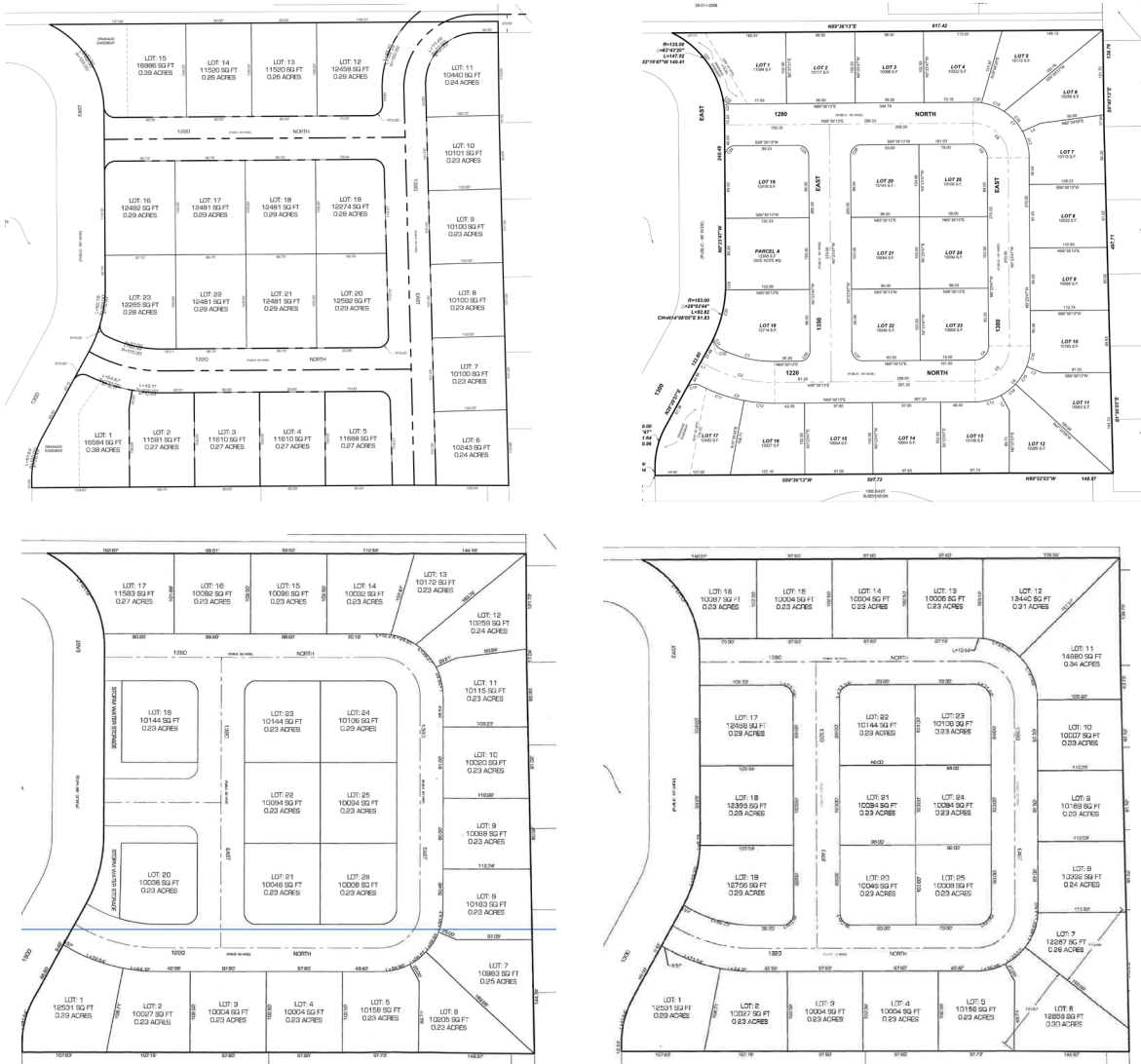


Figure 1 shows all four proposals. Top left PC 20-011, Top right PC 20-052, bottom left PC 20-059, bottom right PC 22-009

DENSITY

The Logan City Land Development Code (LDC) 17.07.050 NR-4 zoning district allows up to four (4) units per acre and a 10,000 SF minimum lot size and a 90-foot minimum lot width. The proposed subdivision has a gross density of 2.98 units per acre and lot sizes in the subdivision range from 10,004 SF to 14,680 SF. Lot widths are shown at 90’ wide or greater (measured at the midpoint between the front and rear lot line). As proposed, the subdivision meets the minimum standards in the LDC.

SETBACKS

The LDC requirements for building setbacks in both the NR-4 zones are as follows (as measured from property lines):

- Front: 25’
- Corner 20’
- 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.

Table 17.30.170.E.2: Minimum Number of Street Connections by Size of Residential Development

| <i>Number of Dwelling Units Served</i> | <i>Number of Connections</i> |
|--|------------------------------|
| <i>Greater than 20</i> | <i>3</i> |
| <i>9-20</i> | <i>2</i> |
| <i>1-8</i> | <i>1</i> |

Figure 2 shows the LDC table for street connections per number of dwelling units

STREETS

The proposed 60' wide street rights-of-way meet the recently adopted Logan City Standards and Specifications. The LDC requires 3 points of connection for subdivisions greater than 20 lots in typical situations. LDC 17.30.070 outlines standards for block layout, street stubbing and neighborhood connectivity. The subdivision proposes 2 points of connection onto 1300 East. The other three sides of this development contain existing development or steep topography creating barriers for street connection possibilities to the north, east and south.

The applicant is requesting a deviation from the street connections standards due to the constraints associated with this project site. The applicant considers two street connections appropriate in this situation considering the surrounding development and steep slopes. As per LDC, the Planning Commission may, upon substantiating findings, approve alternatives to the street connection standards when there are no practical design alternatives for compliance. As conditioned, with the Planning Commission determining the street grid connectivity, the subdivision meets the requirements in the LDC.

§17.30.170 Connectivity Standards

- A. *All streets must connect to other streets, forming a grid street pattern that extends Logan's historic street grid. Mini-blocks are the preferred road configuration (See Figure 17.30.170.A.1), except where physical conditions of the site or abutting properties preclude street connections. Wherever the street layout cannot conform exactly to the grid pattern due to topographic constraints, pre-existing development patterns, or the presence of critical areas, a modified grid which provides a close match shall be achieved.*
- B. *Stubbing of streets to allow for future street extensions through adjoining developable parcels is required for all new developments. The street system shall be designed to connect with existing, proposed, and planned streets outside of the development. All street stubs shall be provided with a temporary turn-around unless specifically exempted by the Fire Chief. The restoration and extension of the street shall be the responsibility of any future developer of the abutting land.*
- C. *The installation of street stubs to connect with future development on adjoining parcels is consistent with the connectivity requirements of this Chapter; however, all development will be reviewed for impacts created by incremental growth including an analysis of the impacts on future connectivity and compliance with minimum fire access requirements. Depending upon the project location and regardless of the number of dwelling units or lots proposed within a specific phase, stubbing a road for a future connection to an adjoining parcel may be determined to be inadequate. Logan City may require, as a condition of project approval, that rather than install a street stub, the proponent is required to construct a public road connecting to a public roadway consistent with the provisions of this Title and Fire Code access requirements.*
- D. *The hearing body may grant adjustments to the standards in Section 17.30.160 upon finding that the proposal is consistent with the purpose of the zone in which it is located, is consistent with the intent of this section, and there are no practical design alternatives for complying with the subject standard.*

Figure 3 shows the LDC Street Connectivity Standards

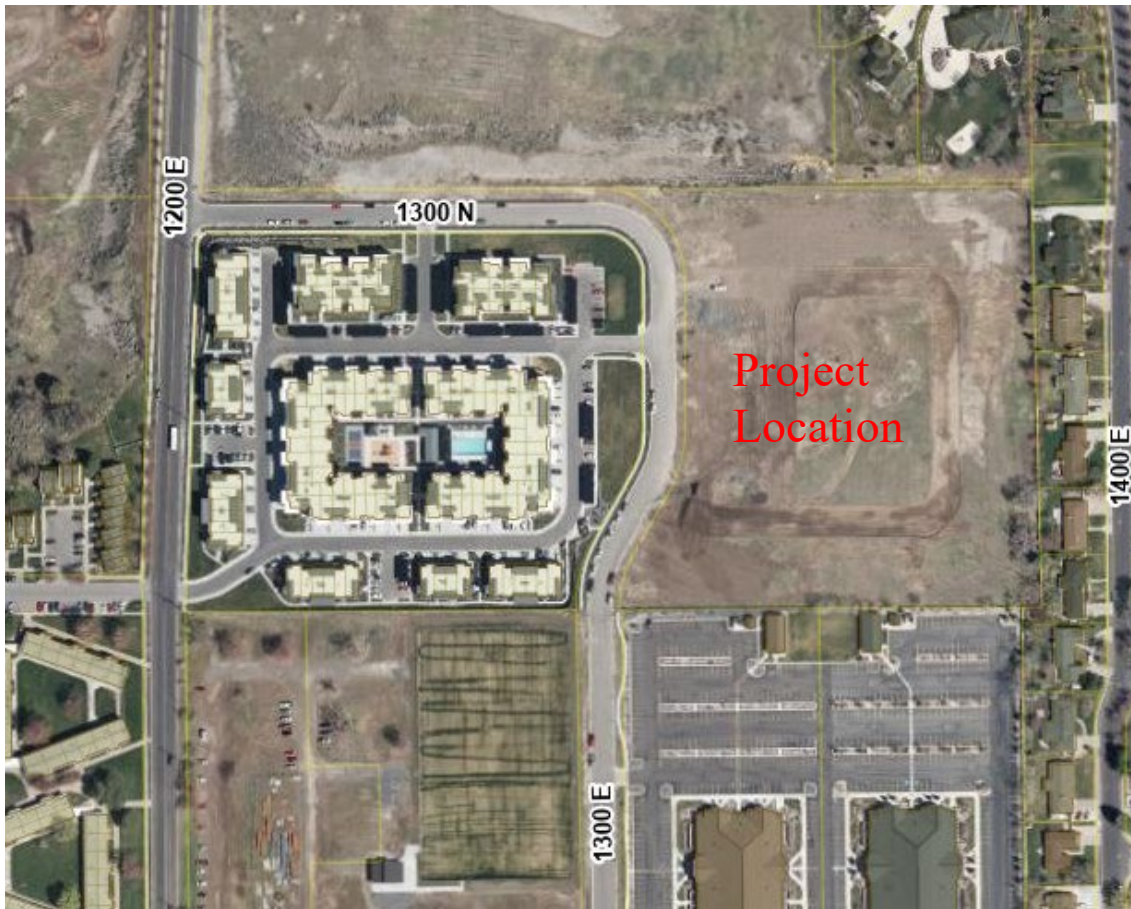


Figure 4 shows the surrounding areas.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

| | |
|---|--|
| <ul style="list-style-type: none"> ● Fire | <ul style="list-style-type: none"> ● Water/Cross Connection |
| <ul style="list-style-type: none"> ● Engineering | |

PUBLIC COMMENTS

One written comment from Marc and Gail Leager was received at the time this report was prepared expressing opposition to the proposal.

PUBLIC NOTIFICATION

Legal notices were posted on the City's website and the Utah Public Meeting website on 1/31/22, and Legal notices published in the Herald Journal on 1/29/22 and a Public Notice mailed to property owners within 300' were sent on 1/24/22.

RECOMMENDED CONDITIONS OF APPROVAL

1. All standard conditions of approval will be recorded with the Subdivision Permit and are available in the Community Development Department.
2. 25 building lots and one common area (non-buildable) are approved with this permit
3. The Planning Commission will determine the number of street connections for this subdivision.
4. Street cross-sections must follow Logan City Standards and Specifications.
5. Street trees shall be provided on both sides of all streets every 30' on center.
6. Fencing shall comply with the LDC and receive a permit prior to installation.
7. The final plat shall be recorded within one (1) year of this action or comply with LDC 17.58 Expirations and Extensions of Time.

8. 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

- Place hydrants within 600 feet of all buildable area of all lots.

b. Engineering —contact 716-9153

- Roads between 1300 East and 1335 East shall be a public road and shall be 66' in width. All other roads shall be a minimum of 60' unless approved otherwise by planning commission.
- Provide water shares or an in-leu fee for increase water demand on City system.
- Provide storm water detention/retention per Logan City storm water design standards. This shall include the full retention of the 90% storm event on site and the use low impact design methods for the retention of the 90% storm event.
- The minimum pavement section for this development shall be 3" of asphalt, 4" untreated base, and 12" of granular borrow. Provide a geotechnical report with the California Bearing ratio at subgrade of the pavement section, if less than 5 provide a engineered pavement section.
- Provide CC&R's for HOA maintenance of storm water pond, swales, utility lines, roads, and any other items which are private.
- Provide a storm water maintenance agreement.
- Provide all private utility agreements required for all private utility lines.
- Provide landscaping irrigation meter(s) for detention/retention ponds and open spaces separate from individual lots. These to be assigned to Homeowners Association.

c. Water/Cross Connection—contact 716-9627

- All landscape irrigation system's fed from Logan City water must have a high hazard backflow assembly installed and tested. No dual source feed systems allowed without Logan Cities prior approval and installation criteria (RP & swing joint) is met and inspection is passed.
All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.
- Water meter setters must meet City standards.
- All points of use of water must comply with the 2018 IPC and State of Utah Amendments, during and after construction.

d. Environmental —contact 716-9760

- Residential carts will be provided

FINDINGS FOR APPROVAL FOR THE SUBDIVISION PERMIT

1. The conditioned subdivision meets the requirements in the LDC.
2. The conditioned subdivision meets the goals and objectives for the NR-4 zone in the LDC and the General Plan.
3. Any adjustments to the Land Development Code standards are allowed in conformance to adjustment criteria and due to unique constraints posed on this project.
4. The surrounding streets and infrastructure can adequately service the proposed development.
5. As conditioned, the subdivision meets the City's minimum subdivision design, road layout, and infrastructure design standards and specifications.

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.

February 7, 2022

Michael A. DeSimone
Director of Community Development
290 North 100 West
Logan, UT 84321

Re: Foothill Lofts Residential Subdivision-Plat Modification, PC 22-009

Dear Sir:

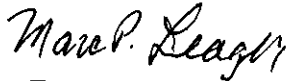
The applicant, Champlin Development, now wants an exception to legal zoning requirements. This is because its most recently approved plat layout is a horrendous and untenable mistake. Applicant wants the Planning Commission to remedy the applicant's mistake by granting an exception to the requirements.

The zoning requirements are reasonable and wise. The applicant does not deserve an exception because of their foolish plat layout in an unreasonable and unwise desire to increase lot counts.

We (the Leagers) pray that the Planning Commission will deny this amendment to the approved plan. This will give the applicant an opportunity to submit a new plat layout that is legal, reasonable, marketable and acceptable. The applicant's attempt to increase lot counts regardless of existing regulations should be denied.

For this reason, we request that approval of the Champlin amendment be denied.

Sincerely,



Marc and Gail Leager



APPLICATION FOR PROJECT REVIEW

| | | | | |
|---|---------|---|---|---|
| For Staff Only <input checked="" type="checkbox"/> Planning Commission | | <input type="checkbox"/> and Use Appeal Board | | <input type="checkbox"/> Administrative Review |
| Date Received 12/22/21 | Planner | Zone/Neighborhood NR-4/HILLCREST | Scheduled Meeting Date FEB. 10 | Application Number PC 22-009 |
| Type of Application (Check all that apply): | | | | |
| <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"/> Zone Change |
| | | | | <input type="checkbox"/> Administrative Design Review |
| | | | | <input type="checkbox"/> Other |
| PROJECT NAME Foothill Lofts Residential Subdivision - PLAT MODIFICATION | | | | |
| PROJECT ADDRESS 1300 E 1250 N | | | COUNTY PLAT TAX ID # 05-011-0005 | |
| AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Rick Champlin | | | PHONE # | |
| MAILING ADDRESS 195 W 1600 N Ste 140 | | CITY Logan | STATE UT | ZIP 84341 |
| EMAIL ADDRESS rick@champlinhomes.com | | | | |
| PROPERTY OWNER OF RECORD Foothill Lofts Residential LLC | | | PHONE # 4355126594 | |
| MAILING ADDRESS 195 W 1600 N Ste 140 | | CITY Logan | STATE UT | ZIP 84341 |
| EMAIL ADDRESS rick@champlinhomes.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) 8.37 | |
| Application to remove 3rd access requirement 1300 E. | | | Size of Proposed New Building (square feet) | |
| | | | Number of Proposed New Units/Lots 25 | |
| 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.

