



**Project #22-043  
Rocky Gardens Subdivision 10  
Located at 850 North 400 West**

**REPORT SUMMARY...**

<i>Project Name:</i>	Rocky Gardens Subdivision 10
<i>Proponent / Owner:</i>	Nick Watterson / Scott Watterson, Rocky Gardens LLC
<i>Project Address:</i>	850 North 400 West
<i>Request:</i>	10 Lot Subdivision
<i>Current Zoning:</i>	Neighborhood Residential (NR-6)
<i>Type of Action:</i>	Quasi-Judicial
<i>Hearing Date</i>	July 28, 2022
<i>Submitted By:</i>	Tanya Rice, Planner II

**RECOMMENDATION**

Staff recommends that the Planning Commission **conditionally approve** a Subdivision Permit for Project #22-043, Rocky Gardens Subdivision 10, in the Neighborhood Residential (NR-6) zone located at 850 North 400 West, TIN #05-043-0021.

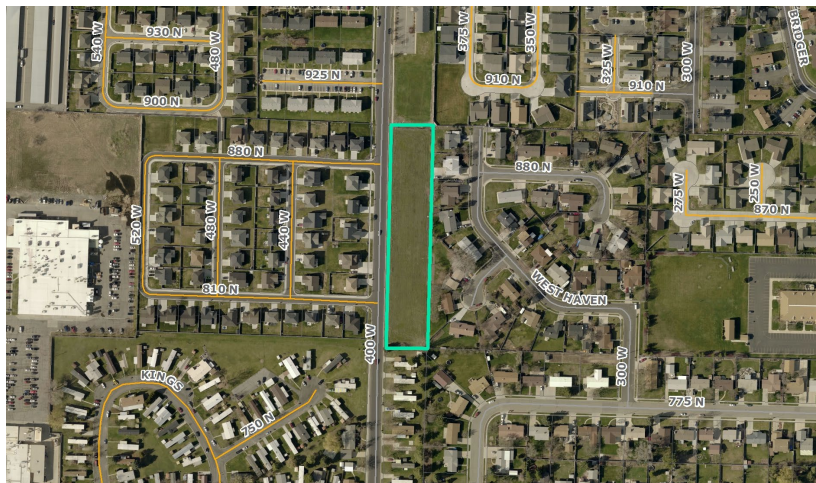
*Current Land use adjoining the subject property*

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

**Subdivision Proposal**

This request is for a 10 lot single family residential subdivision on 1.75 acres. The lot sizes vary from 6,013 SF to 10,150 SF, are over 50' in width and approximately 115' deep. The proposed density of the subdivision is 5.7 units per acre. The existing utilities within the 400 West right-of-way, including water, sewer, power and gas, are available and capable of conveniently servicing 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.



**Site Location**

## Access

The proposed subdivision is planned to be accessed via 400 West, with all building lots fronting onto this existing public street. Although individual house plans have not been submitted, it is anticipated that each home will have a driveway access onto 400 West. 400 West is classified as a "Local Street" in the Logan City Transportation Master Plan and connects to the greater Logan City street grid system both to the north and south of the proposed subdivision.

## 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.

## AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Engineering	Light and Power
• Water/Cross Connection	Environmental

## PUBLIC COMMENTS

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

## PUBLIC NOTIFICATION

Public notices were mailed to property owners within 300 feet of the project site on 07/11/22. Legal notices were published in the Herald Journal on 07/16/22, and the Utah Public Meeting website on 07/18/22.

## 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. Ten (10) 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 shall be provided within the park strip at every 30 feet on center. The City Forrester will determine tree species.
5. Setbacks for buildings shall be reviewed and approved at the time of the building permit application.
6. 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.
7. 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. Water meters and fire hydrants shall remain in the park strip.
2. The Park strip is not allowed to be used as storm water detention/retention ponds/swales for the subdivision. All storm water improvements shall be constructed

on private or common property and shall be maintained by an HOA for the development. If not in a common area, storm water/drainage easements shall be recorded on plat for storm water infrastructure and HOA access for maintenance.

3. All comments from Public Works/Engineering for Rocky Gardens subdivision previously approved by Planning Commission shall apply.
4. Maintain existing storm water and irrigation ditch along the north property line.
5. Any existing water or sewer services not used in the proposed development shall be capped at the City main.
6. Provide water shares or In-Lieu fee for increased demand to City water system to comply with State sourcing requirements per State Administrative Code R 309-510-7.
7. Provide storm water detention or retention ponds per Logan City Storm Water Design Standards. This includes the onsite retention of the 90% storm event utilizing Low Impact Design Methods. Provide a Storm Water Pollution Prevention Plan and NOI per Utah State requirements for City review and approval. Also, provide a Storm Water Maintenance Agreement for the development.
8. Building setbacks shown on plat shall be removed or shall have a note added to the plat that all setbacks will be those required by the Land Development Code at the time building permits are issued.

**b. Environmental - contact 716-9761**

9. Residential cans will be provided. Cans will need to be placed on 400 West for collection.

**c. Light and Power - contact 716-9722**

10. Requires 1-Line Diagram, A Logan City Load Data Sheet, A digital site plan in Auto CAD (DWG) Format.
11. PUE's Public Utility Easement 10' Easement on all property lines that face a roadway, and a 5' easement on all other property lines.
12. Contact Matt for power location and a meeting on site.

**d. Water/Cross Connection - contact 716-9672**

13. 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.
14. All homes points of use of water shall comply with all current Utah State plumbing codes, amendments and Utah Admin. code R 309-105-12-1 rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention, during and after construction.

**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.



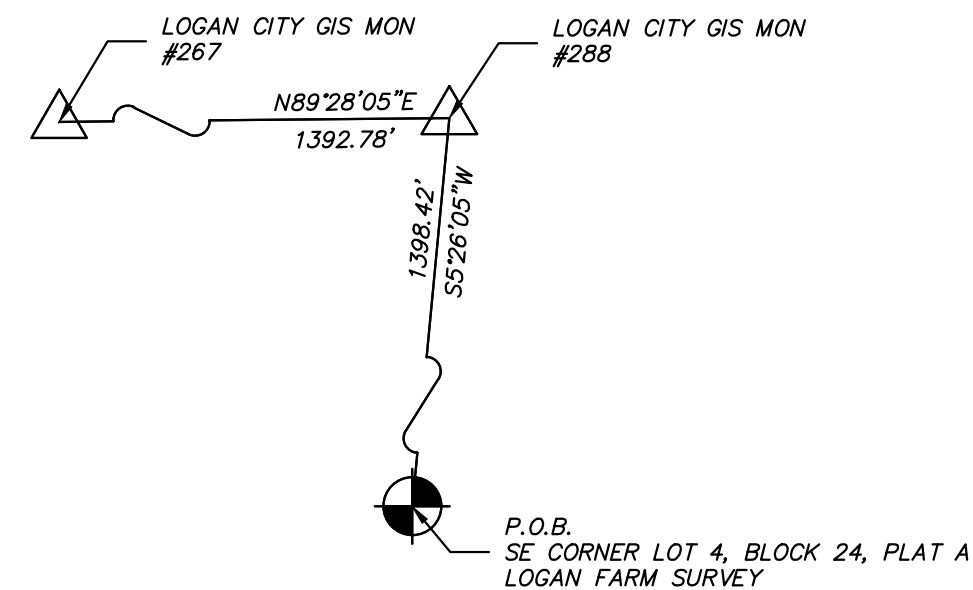
# APPLICATION FOR PROJECT REVIEW

For Staff Only <input checked="" type="checkbox"/> <b>Planning Commission</b>		<input type="checkbox"/> <b>Land Use Appeal Board</b>		<input type="checkbox"/> <b>Administrative Review</b>
Date Received <b>6/20/22</b>	Planner	Zone/Neighborhood <b>NR-6 / BRIDGER</b>	Scheduled Meeting Date <b>JULY 28</b>	Application Number <b>PC 22-043</b>
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"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Zone Change <input type="checkbox"/> Other				
PROJECT NAME Rocky Gardens Subdivision 12				
PROJECT ADDRESS 850 N 400 W			COUNTY PLAT TAX ID # 05-043-0021	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Nick Watterson			PHONE # 435 799 9022	
MAILING ADDRESS 540 S 1000 E, Logan, Utah, 84321		CITY	STATE	ZIP
EMAIL ADDRESS Nickwatterson32@gmail.com				
PROPERTY OWNER OF RECORD Scott Watterson <b>ROCKY GARDENS LLC</b>			PHONE # 435 752 9193	
MAILING ADDRESS 560 S 1000 E, Logan, Utah, 84321		CITY	STATE	ZIP
EMAIL ADDRESS Scottwatterson36@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) Rocky Gardens is looking to further develop the 1.8 acres into 12 (NR-6) single family homes adding value to the community and the area therabouts.			Total Lot Size (acres) <b>1.8 1.75</b>	
			Size of Proposed New Building (square feet) <b>NA</b>	
			Number of Proposed New Units/Lots 12	
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 -





1000 NORTH

800 NORTH

725 NORTH

200 WEST

400 WEST

MAIN STREET

Bridgeland Park

725 NORTH

### BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT;  
THENCE N88°32'30"W 114.85 FEET ALONG THE SOUTH LINE OF SAID LOT TO  
THE EAST LINE OF 400 WEST STREET;  
THENCE N01°07'08"E 661.38 FEET ALONG SAID EAST LINE TO THE NORTH  
LINE OF SAID LOT;  
THENCE S48°02'00"W 115.99 FEET ALONG SAID NORTH LINE TO THE  
NORTHEAST CORNER OF SAID LOT;  
THENCE S01°13'02"W 660.44 FEET ALONG THE EAST LINE OF SAID LOT TO  
THE POINT OF BEGINNING.



1. ALL SETBACKS WILL BE THOSE REQUIRED BY THE LAND DEVELOPMENT CODE AT THE TIME BUILDING PERMITS ARE ISSUED.
2. STORM WATER IMPROVEMENTS TO BE CONSTRUCTED ON LOTS 1 & 6. EASEMENTS TO BE RECORDED FOR STORM WATER INFRASTRUCTURE AND MAINTENANCE.
3. EXCESS STORM WATER TO BE RELEASED INTO THE 2 EXISTING INLET BOXES.
4. EXISTING FIRE HYDRANT TO BE RELOCATED.
5. 3 NEW WATER AND SEWER SERVICES TO BE ADDED FOR LOTS AS SHOWN.
6. STORM WATER CHANNEL ON LOT 1 TO BE PIPED.
7. LOTS 7-10 ARE PROPOSED TO HAVE SHARED DRIVEWAYS WITHIN CROSS-HATCHED AREAS ON EVERY OTHER LOT LINE.

BY: SCOTT WATTERSON, MANAGER

COUNTY OF CACHE )

NOTARY

	BOUNDARY
	LOT LINE
	MINIMUM BUILDING SETBACK (SEE NOTE #1)
	FRONT=25 FEET SIDE=8 FEET REAR=10 FEET
	PUBLIC UTILITY EASEMENT 10 FEET WIDE, EXCEPTIONS NOTED
	RIGHT-OF-WAY LINE
	FENCE
	EX. WATER LINE & SIZE
	EX. SANITARY SEWER LINE
	EX. STORM DRAIN LINE
	PROPOSED WATER SERVICE LINE (1")
	PROPOSED SANITARY SEWER SERVICE (4")
	PROPOSED STORM DRAIN LINE & SIZE
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED STORMWATER RETENTION BASIN
	WATER METER
	WATER VALVE
	EX. FIRE HYDRANT
	EX. SANITARY SEWER MANHOLE

LICENSED PROFESSIONAL  
CACHE-LANDMARK ENGINEERING  
STEVEN C. EARL, P.E., P.L.S.  
95 GOLF COURSE RD #101  
LOGAN, UT 84321  
(435) 713-0099

•	WATER METER
⌘	WATER VALVE
⦿	EX. FIRE HYDRANT
Ⓢ	EX. SANITARY SEWER MANHOLE

ROCKY GARDEN SUBDIVISION  
850 N 400 W  
LOGAN, UT



S. EARL



18 July 2022

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

RE: Project Number PC 22-043

Project Name: Rocky Gardens Subdivision 12 at approx. 850 North 400 West

Dear Mr. DeSimone,

I am responding with a comment on behalf of Spring Street HOA (aka Spring Street PUD) located on 350 West and 375 West from 910 North to 1000 North comprised of 31 residences and adjacent common area. The south-west corner of Spring Street touches on the above project.

There is an existing drainage and irrigation ditch running west at approximately 900 North and which goes into a culvert crossing under 400 West. Spring Street uses that existing drain and relies on its availability to be maintained at the approximate grade and capacity as is and has been for at least the last 15 years. Our neighbor to the east, CAPSA, also relies on the same ditch for their drainage. I also observe that the same ditch is used for irrigation during the summer. If the proposed project impacts this area, provision needs to be made to maintain access and flow.

Please let me know if you have any questions about Spring Street's concern regarding the proposed project. Thanks for the work you do so that community development is accomplished in support of all involved.

Sincerely yours,



Paul D. Campbell  
Management Committee Vice Chair  
Spring Street HOA  
981 North 375 West  
Logan, UT 84321



Planning Commission &lt;planning.commission@loganutah.org&gt;

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## Rocky Gardens Subdivision 12

1 message

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**Janell Johnson** <janellsmail@aol.com>

Tue, Jul 19, 2022 at 7:16 AM

Reply-To: Janell Johnson <janellsmail@aol.com>

To: "planning.commission@loganutah.org" <planning.commission@loganutah.org>

To Whom it May Concern:

RE: Rocky Gardens Subdivision 12

When we moved to our home more than 26 years ago, we were surrounded by fields, some that were cultivated and some that had horses and even llamas on them. We were on the edge of town with farmland around us. It was peaceful and serene and we loved being here.

Since that time, we've watched as facilities such as CAPSA have taken some of the fields, and others were filled by homes. We are no longer in the middle of agricultural country but an urban space. It was inevitable that the last open space, the proposed Rocky Gardens Subdivision 12, should also be developed. We accept it with a heavy sigh.

But seriously! Twelve homes in that one tiny space? That's really packing them in there. Look at the subdivisions both to the east and the west of the piece. At most there are eight homes in an equivalent space. The west side of Logan is already plagued with high density housing with neither the roads nor infrastructure to efficiently manage the load placed on them.

I recommend that no more than eight homes be approved for that subdivision. It is far more reasonable and will be a better match for the surrounding area.

I recognize that Mr. Watterson won't make as much money doing that as he'd probably like, but to be honest, I believe having so many homes packed into such a small space will devalue the existing homes, and that's money out of the pockets of a whole lot of citizens. He'll more than make a handsome profit as it is, even with eight homes.

Please do not approve the proposed twelve homes, rather eight or less.

Sincerely,  
Janell Johnson  
605 Westhaven Drive  
Logan, Utah 84321  
435-764-1524