



**Project #22-056  
Mountainside Estates Subdivision Amendment  
Located at 1200 East 1400 North**

**REPORT SUMMARY...**

<i>Project Name:</i>	Mountainside Estates Subdivision Amendment
<i>Proponent/Owner:</i>	Brent Lawyer / Capstone Consulting LLC
<i>Project Address:</i>	Approximately 1200 East 1400 North
<i>Request:</i>	Subdivision Amendment w/ 4 additional lots
<i>Current Zoning:</i>	NR-4
<i>Date of Hearing:</i>	<b>Feb 9<sup>th</sup>, 2023 (Amended Conditions Shown Below)</b>
<i>Type of Action:</i>	Quasi-Judicial
<i>Submitted By:</i>	Russ Holley, Senior Planner

**RECOMMENDATION**

Staff recommends that the Planning Commission **consider** a Subdivision Permit for project PC 22-056 Mountainside Estates Subdivision Amendment, located on ~26.14 acres at approximately 1200 East 1400 North: TIN #05-011-0006.

*Land use adjoining the subject property*

<i>North:</i>	MR-9 Attached Residential	<i>East:</i>	NR-4 Single Family Homes
<i>South:</i>	MR-20 Attached Residential	<i>West:</i>	PUB: Utah State University

**Request**

The proponent is requesting an amendment to the 64-lot Mountainside Estates Subdivision (PC-21-032). The proposal is to convert the southern-most 8 building lots into 12 new buildings for a net increase of 4 additional building lots. The property is currently being developed with new streets and other infrastructure currently under construction.

**BACKGROUND INFORMATION**

The overall 26.14 parcel was formerly used as a gravel pit. In 2016, while zoned NR-6, this 26.14-acre parcel was approved by the planning commission for a 76-lot subdivision which then expired prior to recordation. Since then, the parcel has been rezoned to NR-4 and in June of 2021 a 64-lot subdivision was approved by the Planning Commission. The 64-lot subdivision final plat was signed and recorded on May 20<sup>th</sup>, 2022.



Figure 1 shows the proposed amendment area highlighted in red



### General Plan

The Future Land Use Plan (FLUP) adopted in 2008 identifies this property as Detached Residential (DR) and explains that designation as being areas for detached single-family homes developed at a density range of 4-6 units per acre of land. The adopted Hillcrest Neighborhood Plan also indicates this area as single-family residential.

### Land Development Code (LDC) - Zoning

The current zoning designation is Suburban Neighborhood Residential (NR-4), which is a detached single-family zoning district with a maximum density of four (4) homes per acre. Minimum building lot sizes are 10,000 SF with minimum 90-foot lot widths. At 26.14 acres, and with the additional proposed 4 lots (original is 64 lots) the total lot count is 68 and at a density of 2.6 homes per acre. The proposed lots are all above the minimum 10,000 SF and wider than the minimum 90 feet. As submitted the subdivision complies with NR-4 density, lot size and lot width.

### Street Grid Connectivity & Site Layout

The LDC 17.30 street connectivity requirement ensures equitable traffic distribution, efficient utility/infrastructure networks, better walkability and the continuation of Logan City's historic grid patterns. This proposal does not request any changes to the already approved street grid patterns. It does propose that six (6) of the amended single family lots will now gain access from the upper existing 1300 North Street. 1300 North does not currently have sidewalk and park-strip along the northern edge adjacent to these proposed lots.

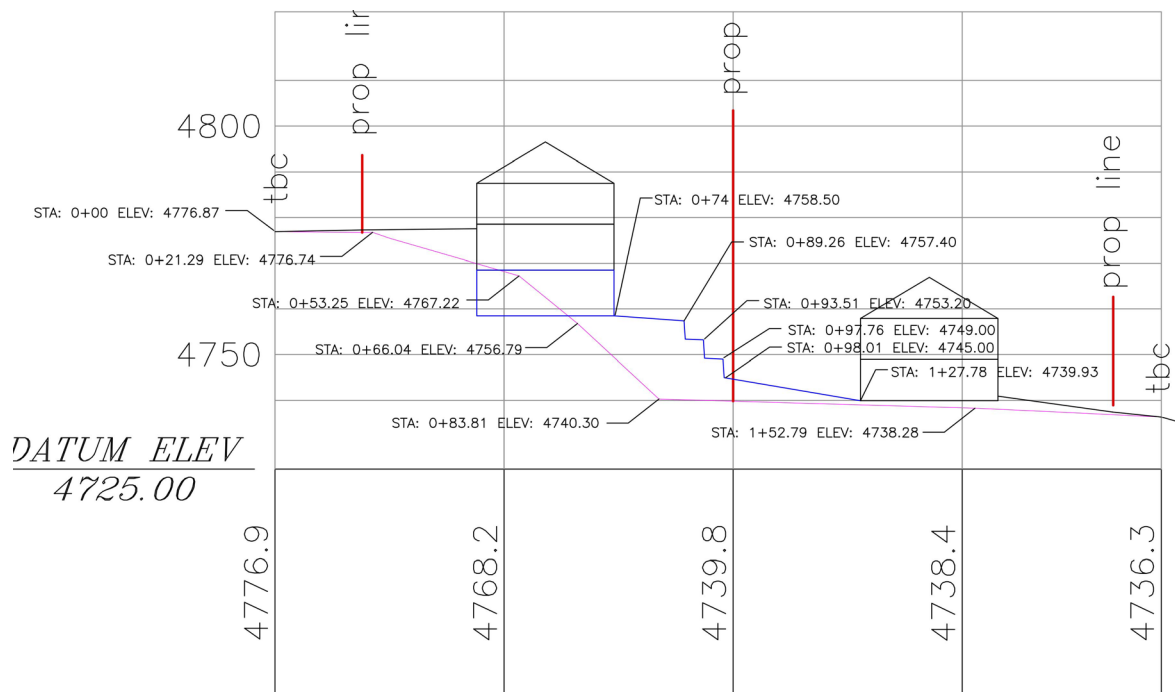


Figure 2 shows the proposed cross section of the upper and lower lots.

### Setbacks

The Land Development Code (LDC) requirements for setbacks in the NR-4 zone are as follows (as measured from property lines):

Front:	25'
Corner	20'
Side:	8'
Rear:	10'



Setbacks will be reviewed and approved with compliance to LDC standards by city Staff when building permit applications are submitted for new single-family homes.

### ***Lot Coverage***

The LDC 17.07.060 limits lot coverage at a maximum of 50% (building(s) footprint) in the NR-4 zone. Lot coverage will be reviewed and approved with compliance to LDC standards when building permit applications are submitted for new single-family homes.

### ***Parking Stall Requirements***

The LDC 17.31.040 requires two (2) parking stalls per every dwelling unit. The parking stalls must be located outside of building setbacks in either a garage, carport or paved parking lot. Driveway cuts are limited to 24-foot max width at the curb to preserve street character and limit ingress/egress onto public streets. Parking and driveways will be reviewed and approved with compliance to LDC standards when building permit applications are submitted for new single-family homes.

### ***Fencing and Retaining Walls***

The LDC 17.30.100 regulates fencing and walls in residential developments. Generally fencing is limited to 4 feet in height in front yard areas and 6 feet in height in side and rear yard areas. Retaining walls are limited to 4 feet in height. When more than 4 feet is needed to retain, a series of 4-foot-tall walls and 4-foot-wide landings may be established creating a terraced effect. Because of the approximate 38-foot drop in elevation across the ~84-foot-deep (property depth) lots proposed on the southern boundary, retaining walls will likely be needed in certain areas. As conditioned to compliance with fence and wall requirements, the proposed project meets the standards in the LDC.

### ***Critical Lands***

The LDC 17.24.070 regulates unstable slope areas. Areas with slope greater than 30% are limited in their cut and fill activities and vegetation disturbance. These areas must be reviewed and approved by certified and licensed Engineers specializing in slope stability and slope development (Geotechnical and Civil). The proposal shows new homes on the upper southern lots at the same finished top floor elevation as the adjacent 1300 North Street. The homes then show two lower levels with the lowest level exiting (walk-out basement) at finished grade in the rear yard (rear yards ~20 feet lower than the front yards). Four foot retaining walls are also shown on these lots to account for the approximate overall 38-foot elevation loss. As conditioned with adherence to the LDC and the inclusion of notes on the plats for individualized geotechnical and civil engineering certifications, the project meets the requirements in the LDC.

### ***Open Space***

The LDC does not require open space in the NR-4 zoning district. With generous setbacks and limited lot coverages, NR-4 projects contain larger areas between homes for private landscaping and vegetation. As subdivisions are approved and building permit impact fees collected, the Logan City Parks and Recreation Department acquires and develops lands for nearby neighborhood parks.

### ***Staff Summary***

The proposed subdivision complies with the LDC density, lot sizes and width for the NR-4 zone. 1300 North provides access to the newly proposed lots and only requires additional sidewalk and park strip. Being a former gravel pit and approximate 38 feet of elevation loss, well above the 30% slope steepness threshold, staffs biggest concern is the long-term stability of these lots. The attached documents from licensed geotechnical and civil engineers state that measures can be taken to ensure slope stability, storm water collection and on-site grading.



## AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Environmental	• Water
• Fire	• Engineering
• Light and Power	

## PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, staff has received phone calls from a concerned neighbor but has not received any written comments.

## PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 12/03/22, posted on the City's website and the Utah Public Meeting website on 12/05/22 and mailed out to adjacent property owners within 300' on 11/28/22.

## 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 Design Review and are available in the Community Development Department.
2. The project is approved for 4 additional single family building lots to the original subdivision and a total of 13 lots with this plat (lots 102-114) and only as conditioned below.
3. The required three lower walls, tiebacks and structure fill materials specified by the submitted geotechnical report shall be built entirely on lots 103, 110-114 as common infrastructure prior to the recordation of the final plat. The required upper walls on these lots may be built in conjunction with the home construction.
4. A third-party structural peer review will be required prior to the issuance of a home building permit for lots 103, 110-114 as per the Logan City Chief Building Official.
5. A note shall be added to the final plat stating that lots 102-114, all lots included in this amendment, shall have stamped and certified geotechnical and civil engineering plans associated with each future home that places liability on that geotechnical engineering firm for any future slope failures.
6. Retaining walls on all 12 lots included with this amendment shall not exceed four (4) feet in height. Multiple wall terracing shall be utilized for retention of more than four vertical feet. These retaining walls shall also be designed by a licensed engineer with stamped plans submitted to the City for review and approval prior to construction.
7. Building setbacks, lot coverages, parking and driveway specifications shall be reviewed and approved on an individual basis and comply with the NR-4 requirements.
8. A performance landscaping plan, prepared in accordance with §17.32 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
  - a) Street trees along all streets provided every thirty (30) feet on center unless otherwise noted by the City Forrester.
9. All streets adjacent to or within the development shall be improved to current city standards and specifications. 1300 North shall have sidewalk and park-strip added to the north edge.
10. Exterior lighting, including gas canopy lighting, shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
11. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.



12. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
13. All critical lands, as defined in the Logan Land Development Code, shall be identified, and listed on the final plat.
14. HOA and CC&R's shall be submitted to the City for review and compliance with applicable maintenance and landscaping requirements.
15. 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. *Environmental—contact 716-9760*
    - Residential cart/cans will be provided.
    - Place all carts at or above the minimum separation distance and clear of all overhead obstacles.
  - b. *Water—contact 716-9622*
    - 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.  
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. *Engineering – contact 716-9160*
    - 1) An apparent gap in property ownership exists between the proposed lots and the 1300 North City right of way. The boundaries of this property do not appear to have ever extended across this gap. As a condition of approval, the gap or portion thereof will need to be obtained and dedicated to the City by the developer such that a minimum 66 foot right of way is achieved and constructed per the City's 66' road standard and any remaining property is added to the lots such that the lots are contiguous with the right of way.
    - 2) A 10 foot Public Utility Easement shall be dedicated adjacent to the north side of the 1300 North right-of-way.
    - 3) An HOA entity separate from the Mountainside Estates Subdivision shall be created for the lots in the plan amendment. This separate HOA shall bear the responsibilities and obligations identified in the conditions of approval. The CC&R's for the HOA must be reviewed and approved by the City Logan.
    - 4) Prior to the issuance of any permits, the developer shall file a lien in favor of the homeowner association against each residential lot equal to the pro rata share of ten percent (10%) of the total cost of the common area and facility improvements. Upon payment of the liens, the homeowner association shall place the proceeds in a restricted fund to be used solely for the maintenance, repair and replacement of the common area and facility improvements.
    - 5) Specific access and maintenance easements or a blanket access and maintenance easement shall be dedicated over the non-building portions of the lots in the development for the purpose of the HOA and it's contractors to access, inspect, and maintain the walls, stormwater facilities, and sewer services. Reference to this easement shall be included in the dedication language on the plat.
    - 6) Critical Lands as identified in chapter 17.24 and specifically part 070 of the City's Land Development Code identifies that slopes in excess of 30% is a factor in determining that lands are geologically unstable. Slopes identified on this site reach and may exceed 70%. The development of lots in the plat amendment area shall follow the "Mountainside Estates Plat Amendment Narrative" as amended below:



- 7) The following language shall be reflected in the narrative, added as notes to the final plat, and included in the subdivision CC&Rs:
- a) Sewer service and stormwater lines located inside PUEs between properties are subject to periodic inspections by the HOA, and the HOA will be responsible for any maintenance of the same.
  - b) A geotechnical report and detailed finished grading, utility, and retaining wall plan that adequately demonstrates how grading on the lot addresses erosion and prevents stormwater discharge onto other lots shall be provided for each individual lot in the amendment area; the report and plan shall be reviewed and approved by the Logan City Engineering Division prior to starting construction.
  - c) Proposed Finish Grades shall generally follow the proposed grading on the preliminary plat, with lower retaining walls to be located at the back of the upper lots, and upper retaining walls located between residential buildings.
  - d) The HOA shall have a professional geotechnical engineer inspect all retaining walls constructed in the plat amendment area, to ensure ongoing structural integrity; the HOA shall provide any required maintenance of the retaining walls as identified by inspections. Inspections shall be completed on the following schedule: annually for the first two years in the spring, followed by every 5 years thereafter and a report of the findings shall be forwarded to the City Engineer.
  - e) Sewer services and stormwater facilities located on the upper lots and in between the lower lots are the responsibility of the HOA to provide regular and long-term maintenance.
  - f) Maintenance, repairs, or any work affecting a retaining wall in the plat amendment area shall be completed by a licensed and bonded contractor.
  - g) Potential buyers of both upper and lower lots shall be informed, in writing, prior to any purchase, by the developer and the HOA, of the following lot entry and access conditions:
  - h) The requirement for an access way to be maintained on or through their lots to adjacent lots for the benefit of the HOA and their contractors for the purpose of regular inspections, maintenance, and construction (if necessary),
  - i) All final grading and landscaping improvements around the home shall be 100% completed prior to issuance of a Certificate of Occupancy and shall be certified by a professional landscape architect that the improvements are sufficient to prevent erosion.
  - j) The HOA shall maintain an insurance policy sufficient to provide coverage related to the inspection and maintenance responsibilities of the retaining walls, stormwater facilities, and sewer service facilities located on the upper lots and in between the lower lots of the plat amendment area.
  - k) Installation of the lower tiers of retaining wall shall be constructed in a consecutive manner from east to west or west to east and shall be constructed on an upper lot prior to the start of building construction on the adjacent lower lot.
- 8) A minimum 8-inch water shall be constructed in 1300 North such that it ties into the City's existing water line to the east. The line will dead end at 1200 East with a hydrant. An additional hydrant shall be constructed on the east end of the frontage to maintain the minimum City standard hydrant spacing.
- 9) The north side of 1300 North shall be improved with asphalt, park strip, and sidewalk improvements pursuant to the dimensions in the City's Gridded/Connection/Residential Collector Street Cross Section and the City's design and land use standards.
- 10) The City has been made aware that current construction activities have removed a substantial amount of material from the hillside slope in this portion of the property, which removal has resulted in current slopes that are significantly steeper than



conditions when the original subdivision was approved and steeper conditions than naturally occurring slopes for soils in the area. The new slope condition has a greater potential of slope failure and negative impacts to the City's 1300 North right of way improvements. Developer shall complete a geotechnical evaluation of the current slope condition that is reviewed and approved by the City Engineer, which documents the current slope conditions, will not fail in the interim condition, ie. until the homes and upper retaining walls are constructed; or identifies required improvements that shall be constructed prior to final plat recordation to the effect of reasonably reducing the risk of impacts to 1300 North.

- 11) Per section 17.29.060.A.2 only one driveway is permitted on a single family residential lot. As such, remove the proposed 16' access easement identified east of lot 103. If an existing easement exists through this area, a description of the easement, width, and recording information shall be included on the Final Plat and construction plans.
- 12) Provide a Storm Water Maintenance Agreement for review and approval by the City and recorded with County Recorder
- 13) Dedicate a 10' public utility easement along all property frontages to existing and planned City roads and a 5' public utility easement along all other property lines.
- 14) Sewer services shall be extended to all lots. Provide City with water shares or in-lieu fee for increased demand to City system. This requirement shall be per City Code and Utah Administrative Rule R509-519-7

*d. Fire & Light and Power– contact 716-9515/9722*

- 1300 North Street from 1200 East to 1300 East has no existing fire hydrants will need to have fire hydrants installed.
- Logan City Light and Power; Requires A New Digital Site Plan in Auto-Cad format, with PUE's for the new 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 project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the conditioned building design, site layout, materials, landscaping, building orientation, heights and setbacks.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The proposed project provides adequate open space and useable outdoor space in conformance with Title 17.
4. The proposed project provides off-street parking in compliance with the LDC.
5. The project meets the goals and objectives of the Neighborhood Residential designation within the Logan General Plan by providing high quality projects designed in way for easy circulation of both pedestrian and vehicles.
6. The proposed project complies with maximum height, density and building design standards and is in conformance with Title 17.
7. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
8. The surrounding streets provide access, utilities and are 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.





## MEMORANDUM TO PLANNING COMMISSION

DATE: Planning Commission Meeting of February 12, 2023  
FROM: Russ Holley, Senior Planner  
SUBJECT: Continued PC 22-056 Mountainside Estates Amendment

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### **Summary of the December 15th, 2022, Planning Commission Proceedings**

PC 22-056 was continued because of a number of engineer concerns with storm water, utilities, site grading and construction and sequencing of retaining walls and homes. The applicant has provided geotechnical engineering reports and plans that suggest these lots can be developed but certain limitations and strategic construction methodology are required for safe and lasting development.

The applicant has provided some new plans and documents for consideration. The City Engineer and not yet taken a final position on this new information but is preparing to do so at the January 26<sup>th</sup> meeting.

Staff considers the originally staff report still applicable except for the above-mentioned issues.

### **Summary of the January 26th, 2023 Planning Commission Proceedings**

The City Engineer proposed new conditions and were presented by the Public Works Director. The Planning Commission is still concerned with long-term maintenance and stability. The sequence of home construction was further discussed.

Staff has made amendments to the conditions of approval based on feedback from the City Engineer, Chief Building Official and City Attorney. Otherwise, the originally staff report is still applicable.

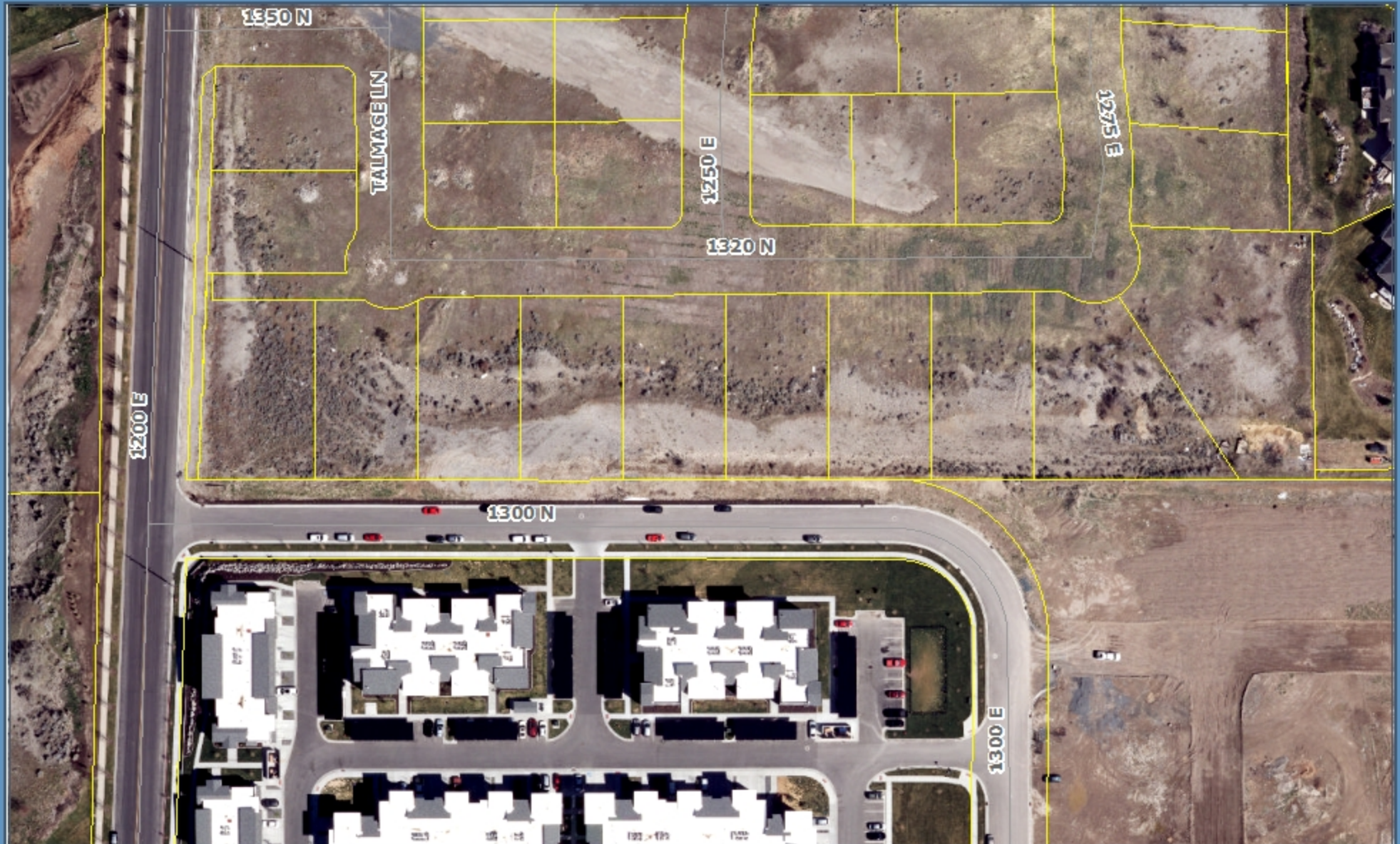






# Mountainside Estates Amendment

1200 East 1400 North



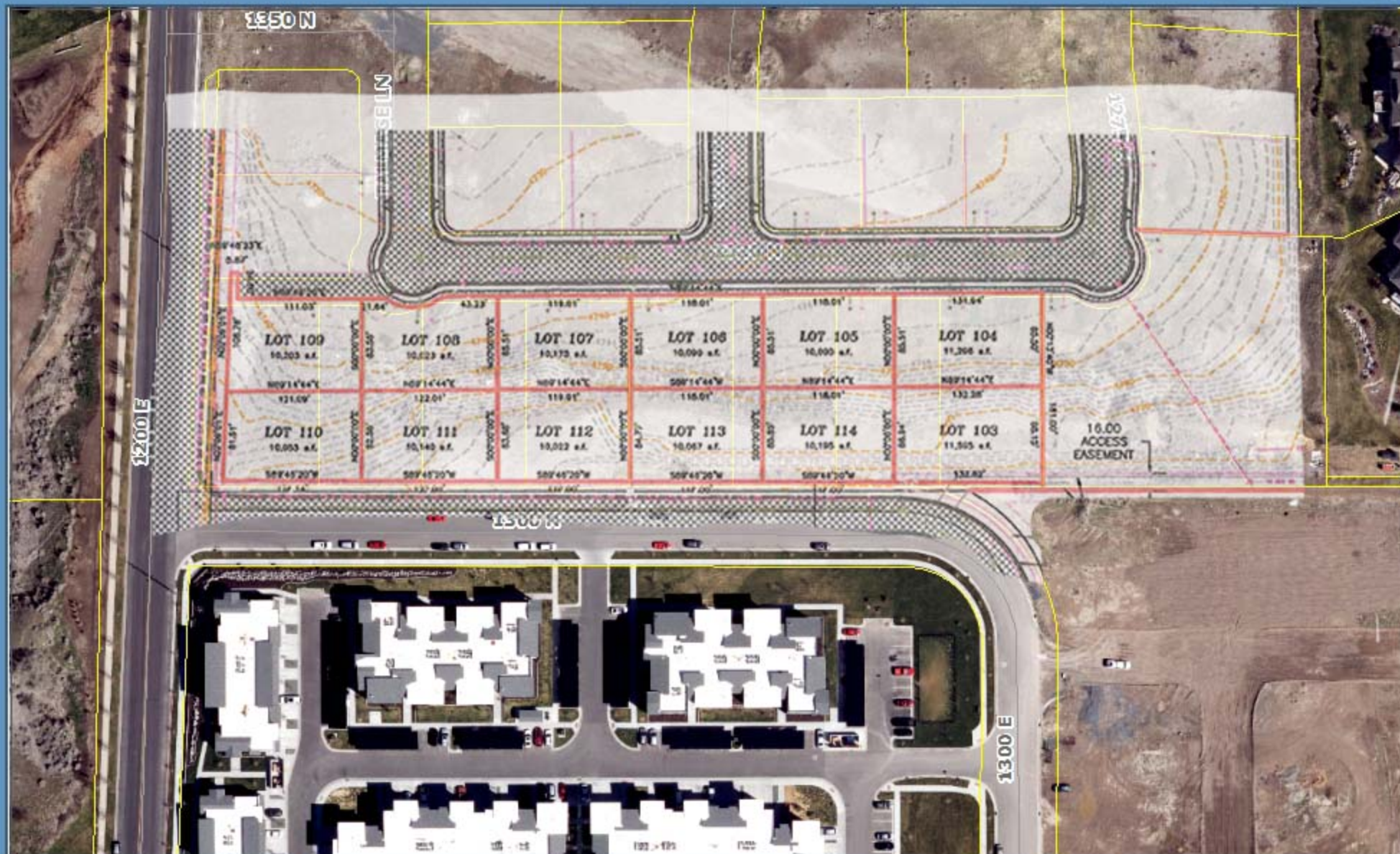
**Existing Zoning**

December 15, 2022



# Mountainside Estates Amendment

## 1200 East 1400 North



**Existing Zoning**

December 15, 2022









# 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 <b>9/2/22</b>	Planner	Zone/Neighborhood <b>NR-4 / Hillcrest</b>	Scheduled Meeting Date <b>Oct. 13</b>	Application Number <b>PC 22-056</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 <b>Mountain Side Estates Amendment</b>				
PROJECT ADDRESS <b>1200 E 1400 N, Logan</b>			COUNTY PLAT TAX ID # <b>05-011-0006</b>	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER <b>Brent Lawyer</b>			PHONE # <b>435-770-8394</b>	
MAILING ADDRESS		CITY	STATE	ZIP
<b>1755 N 1780 E, N Logan</b>		<b>UT</b>	<b>84341</b>	
EMAIL ADDRESS <b>brent@capfundng.net</b>				
PROPERTY OWNER OF RECORD <b>Capstone Consulting, LLC &amp; Steve T. Inc</b>			PHONE # <b>435-770-8394</b>	
MAILING ADDRESS		CITY	STATE	ZIP
<b>1755 N 1780 E, N Logan</b>		<b>UT</b>	<b>84341</b>	
EMAIL ADDRESS <b>brent@capfundng.net</b>				
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)	
<b>Amendment to Mountain Side Estates plat -</b> <b>Add extra lots on south side - modifying</b> <b>8 existing lots into 12 lots.</b> <b>Note: Foothill lots north property survey</b>			Size of Proposed New Building (square feet)	
			<b>n/a</b>	
			Number of Proposed New Units/Lots	
			<b>+4 additional</b>	
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 <b>[Signature]</b> <b>to adjust sub. south</b>		
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 <b>[Signature]</b>		

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



# **MOUNTAINSIDE ESTATES**

## **Plat Amendment Narrative**

Mountainside Estates consists of 64 Single Family residential lots, zoned NR-4. Proponent is requesting an amendment to the 64-lot subdivision, to convert the southern-most 8 building lots into 12 new building lots for a net increase of 4 additional building lots. The property is currently being developed with new streets and other infrastructure currently under construction.

The amendment was previously considered at the December 2022 Planning Commission meeting. At that time, certain concerns were raised that the Planning Commission requested additional information in regards to, as follows:

### **Groundwater collection and distribution**

Catchbasins/sumps for stormwater collection were originally proposed. Concerns were raised regarding long term maintenance of the sumps, and also a concern regarding the effect of water stored in sumps behind retaining walls. There was some concern that, left to the homeowners, a potential lack of maintenance could result in failure and harm to the lower properties.

In an effort to err on the side of caution, the proposal now shows the stormwater being collected and directed via the side PUE to the existing stormwater system in the development. Utilities located in side PUEs will be subject to periodic inspections by the HOA, which will also be responsible for any maintenance for the same.

### **Sewer collection and distribution**

Sewer now shows using the side PUE to run sewer for the upper (new South lots) to existing sewer lines on 1320 North, thus eliminating the need for sump pumps on the part of homeowners on the upper lots. Utilities located in side PUEs will be subject to periodic inspections by the HOA, which will also be responsible for any maintenance for the same.

### **Geotechnical considerations**

#### **Slope Stability**

The additional addendum by the geotechnical engineer determined that the existing slopes are stable, and that use of home foundations and accompanying retaining walls would be sufficient to address any slope stability concerns.

#### **Construction Grading**

Access to the upper lots for construction purposes will be dependent on location and availability of access through adjacent and lower lots. Access can come from above via ramps, from below and from the west via adjacent lots. The developer will preserve access by retaining lots as necessary.

#### **Finish Grading**

Proposed Finish Grade shall typically follow the proposed grading on the Phase 2 plat submitted, as well as attached Exhibit A, with lower retaining walls to be located at the back of



the upper lots, and upper retaining walls to be dependent on the home designs and location. Tie-in of adjacent retaining walls is detailed below.

For each lot a detailed finished grading, utility and retaining wall plan that adequately demonstrates how grading on the lot addresses erosion, and prevents stormwater discharge onto other lots shall be provided; the plan will be reviewed and approved by the Logan City Engineering Division prior to starting construction.

## **Retaining walls**

### **Upper lot side retaining walls**

Retaining walls between homes on the upper lots, will be coordinated by the architectural and control committee of the HOA and Logan City Engineering. The Committee and Logan City Engineering are responsible for reviewing and approving any and all plans proposed for construction in the development. As such, the placement, elevation, type and other details of proposed retaining walls shall be controlled by the Committee and Logan City Engineering in such a manner as to ensure a continuous aesthetic, as well as tie retaining walls together from adjacent lots to ensure both wall and slope stability.

### **Upper lot lower retaining walls (between lots)**

Retaining walls and the installation thereof, between upper and lower lots, will be coordinated by the architectural and control committee of the HOA (the Committee), Logan City Engineering, the developer, and homeowners. The Committee and Logan City Engineering are responsible for reviewing and approving any and all plans proposed for construction in the development. As such, the placement, elevation, type and other details of proposed retaining walls shall be controlled by the Committee and Logan City Engineering in such a manner as to ensure a continuous aesthetic, as well as tie retaining walls together from adjacent lots to ensure both wall and slope stability.

Installation of the lower retaining wall on any upper lot shall occur prior to building construction on the upper lot.

## **Inspections and Maintenance**

The HOA shall have a professional geotechnical engineer inspect any retaining walls placed in the development, including in the area of the plat amendment, to ensure ongoing structural integrity, and shall maintain the same or require lot owners to do so where not required by the HOA. Inspections shall be on the following schedule: annually for the first two years in the spring, followed by every 5 years thereafter. This is the schedule recommended by CMT, the geotechnical firm that provided the existing geotechnical reports on the site.

Maintenance or repairs on any retaining walls shall be done by a licensed and bonded contractor.

## **Considerations for lot owners**



Potential buyers of both upper and lower lots shall be informed, in writing, prior to any purchase, by the developer and the HOA, of any potential impacts to their lots as a result of a) the requirement for access to be maintained on or through their lots to adjacent lots for inspections, access for construction (if necessary), and of any requirements on the part of the HOA for maintenance of improvements on their property, including retaining walls. Sewer services, stormwater collection boxes, fittings and pipes on the upper lots and in between the lower lots will be the responsibility of the HOA to provide regular and long-term maintenance.

#### **Geotechnical Requirements**

A geotechnical report shall be provided and approved by the City Engineering Division for the construction of each home on any upper lot.

#### **Landscaping Requirements**

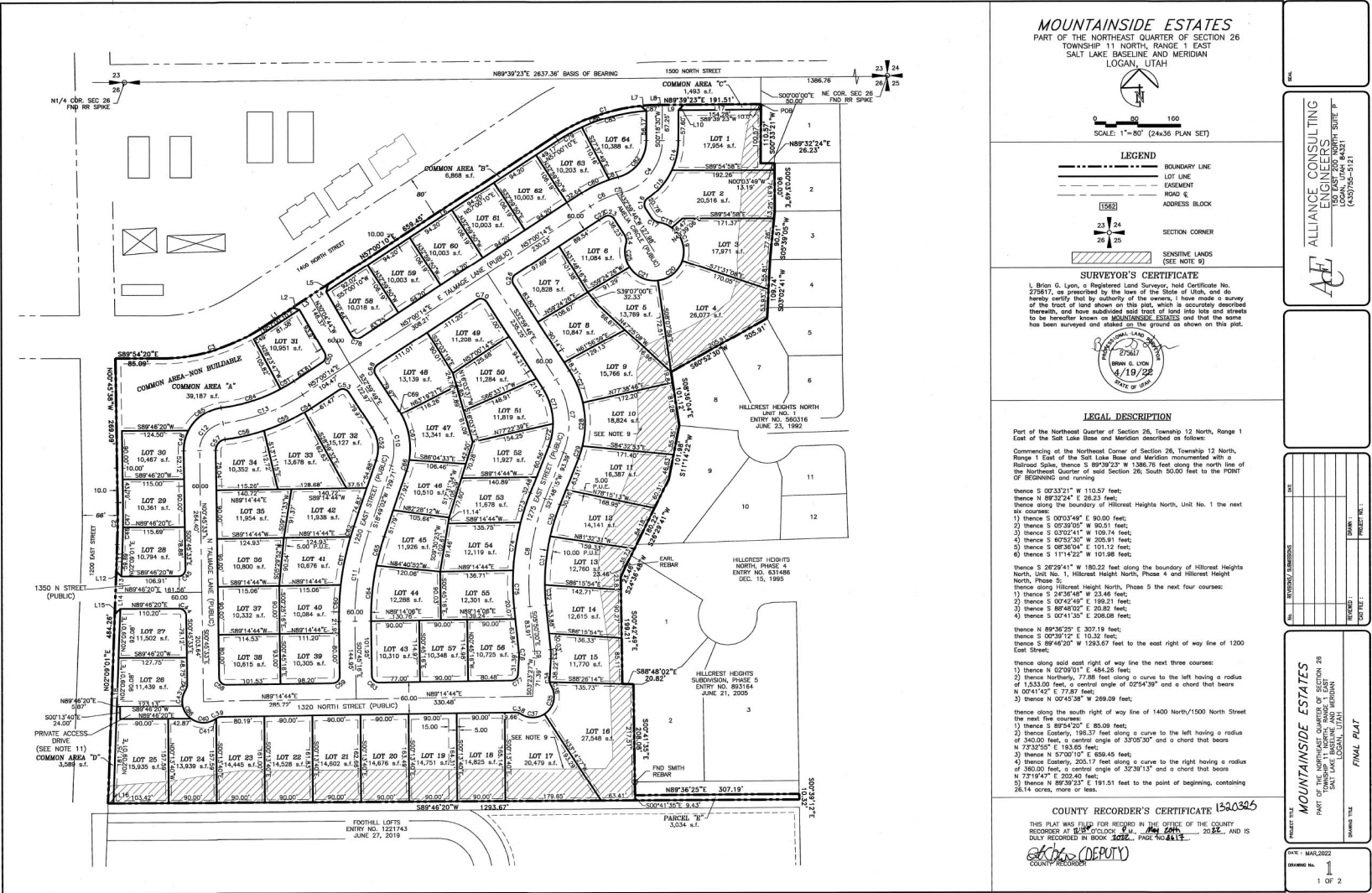
All final grading and landscaping improvements around the home shall be 100% completed prior to issuance of a Certificate of Occupancy and the landscaping plan will specifically certify that the improvements are sufficient to prevent erosion.

#### **Insurance**

The HOA shall maintain an insurance policy sufficient to provide coverage for any issues or other items in relation to the above.



2022-36174







SCALE: 1"=60' (24x36 PLAN SET  
SCALE: 1"=120' (11x17 PLAN SET

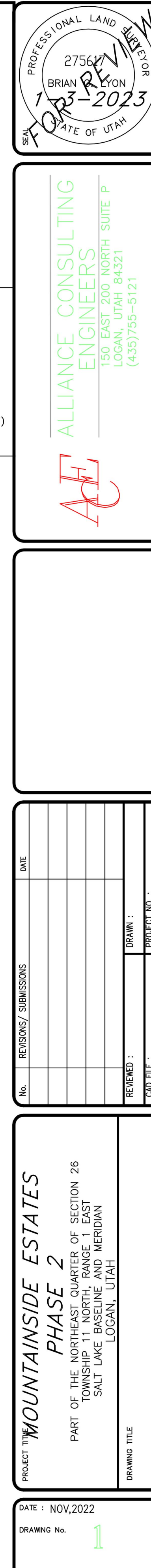
- ## Notes:
1. Number of Lots: 12
  2. Open Spaces: 0
  3. Acres=2.845± acres
  4. The overall datum for this project is the Logan City GP Station UTLN with an Elevation of 4566.935
  5. The project is not located within a 100 yr flood plain.
  6. Proposed setback lines:
    - Front: 25'
    - Back: 10'
    - Side: 8' — 20' around corners
  7. Proposed 10' utility easements
  8. Project to be completed in one phase.



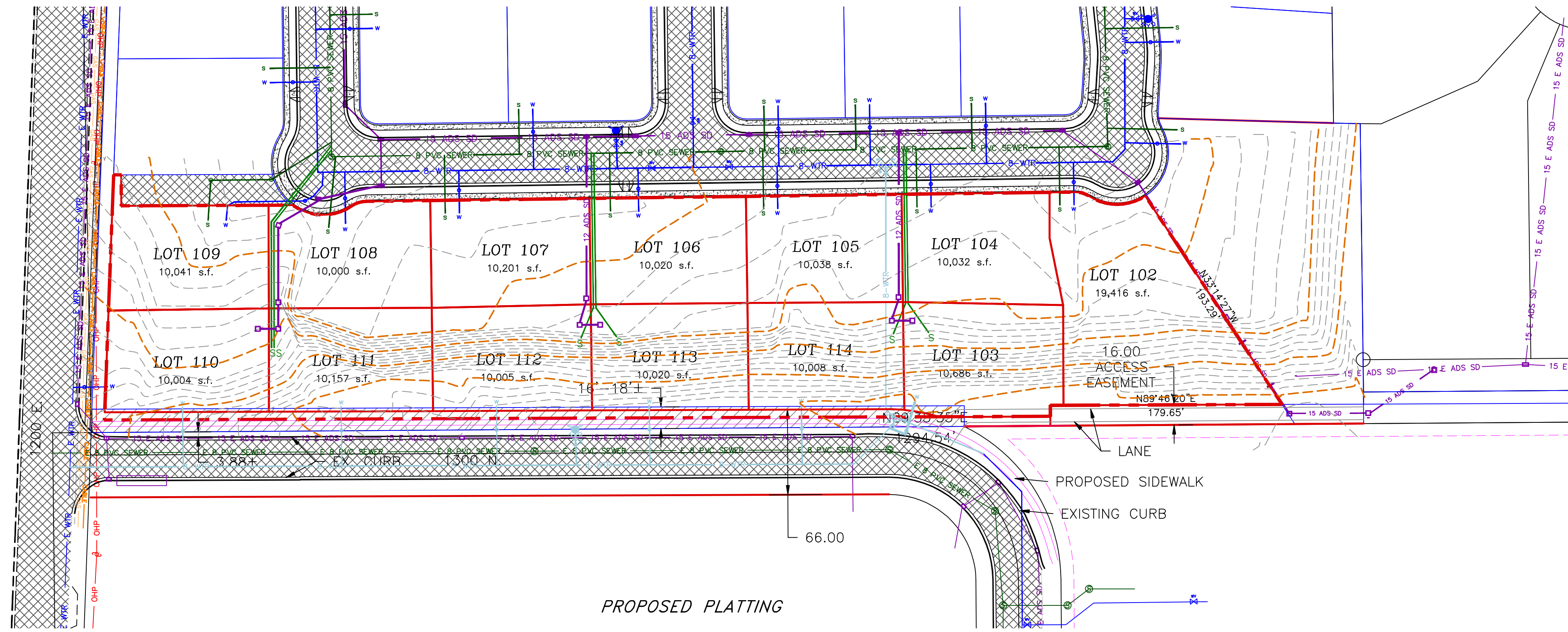
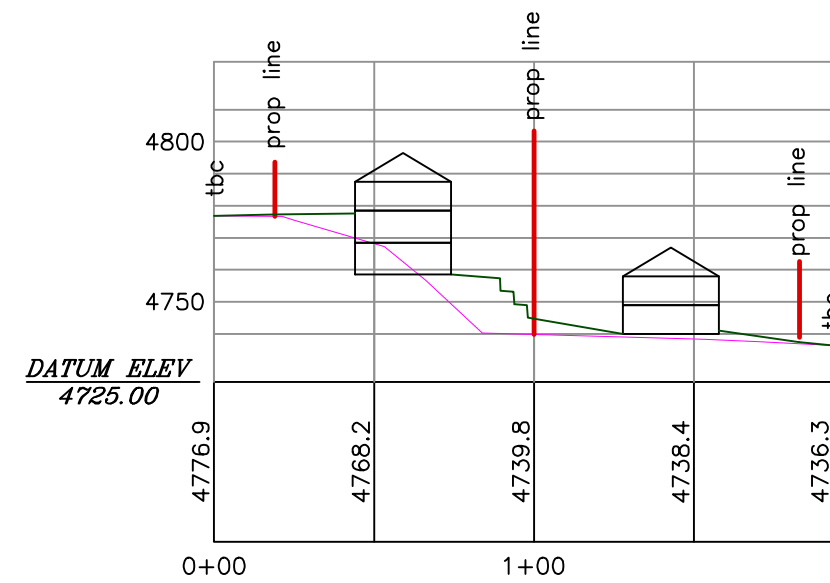
1. Additional storm water from the new lots/houses to be controlled with sumps, owners will be required to tie the rain gutters from the houses to the installed sumps as shown below. The calculation proposed capturing all of the runoff from the impervious surfaces created from the new lots. The pervious areas will continue to flow to the pond in the northwest corner per the original design.

House: 2,250 sf  
Driveway: 600 sf  
Rainfall: 3.02 inches

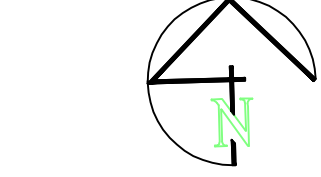
Description	Area (sq ft)	Area (ac)	CN	Area*CN	
Impervious Area	0	0	95	0	
Commercial	0	0	92	0	
Open Space	0	0	39	0	
Residential	2850	0.065427	58	3.79476584	
Mixed Use/Institutional	0	0	92	0	
Pre Development	2850	0.065427	49	3.205922865	
Average CN		0.065427	58.0		
Initial Abstraction		1.45	inches		
for pre dev		2.08	inches		
Watershed Storage		7.24	inches		
for pre dev		10.41	inches		
Precipitation (10 Yr)	24 hour storm	2.04	inches		precipitation
Precipitation (25 Yr)	24 hour storm	2.42	inches		
Precipitation (100 Yr)	24 hour storm	3.02	inches		
Direct Runoff (10 Yr)	24 hour storm	0.04	total runoff depth		
for pre dev (10 Yr)	24 hour storm	0.00	total runoff depth		
Direct Runoff (25 Yr)	24 hour storm	0.11	total runoff depth		
for pre dev (25 Yr)	24 hour storm	0.01	total runoff depth		
Direct Runoff (100 Yr)	24 hour storm	0.28	total runoff depth		
for pre dev (100 Yr)	24 hour storm	0.08	total runoff depth		
<b><u>Post Development</u></b>					
10-Year Direct Runoff		0.00	a cre-ft	10.61618121	
25-Year Direct Runoff		0.00	a cre-ft	27.30500766	
100-Year Direct Runoff		0.00	a cre-ft	66.517135427	







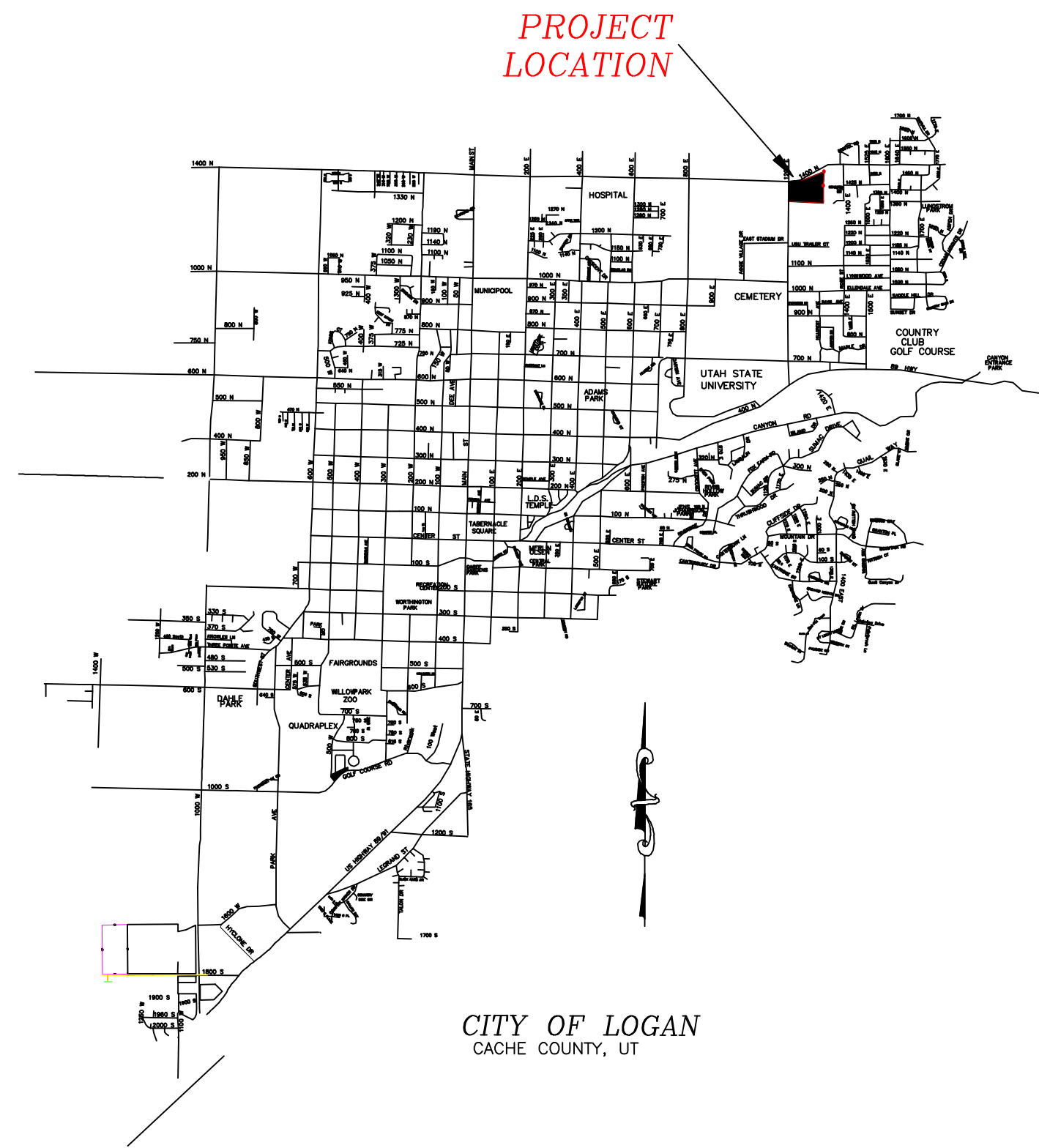
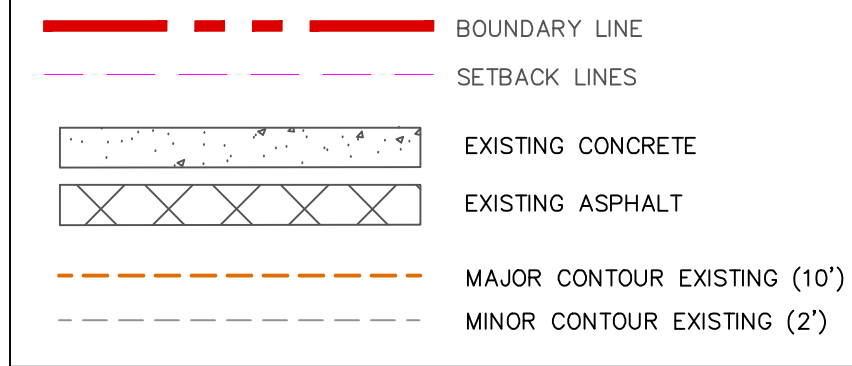
PART OF THE NORTHEAST QUARTER OF SECTION 26  
TOWNSHIP 11 NORTH, RANGE 1 EAST  
SALT LAKE BASELINE AND MERIDIAN  
LOGAN, UTAH



0 60 120  
SCALE: 1" = 60' (24x36 PLAN SET)  
SCALE: 1" = 120' (11x17 PLAN SET)

- Notes:
1. Number of Lots: 12
  2. Open Spaces: 0
  3. Acres=2.845± acres
  4. The overall datum for this project is the Logan City GPS Station UTLN with an Elevation of 4566.935
  5. The project is not located within a 100 yr flood plain.
  6. Proposed setback lines:
    - Front: 25'
    - Back: 10'
    - Side: 8' -- 20' around corners
  7. Proposed 10' utility easements
  8. Project to be completed in one phase.

Legend:

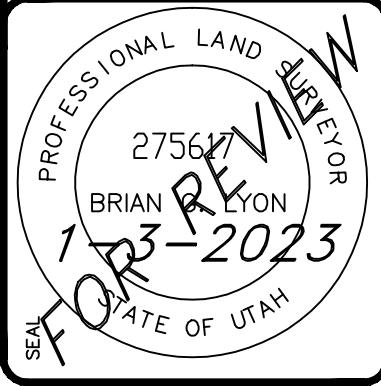


### PROPOSED STORM CONTROL

1. Additional storm water from the new lots/houses to be controlled with sumps, owners will be required to tie the rain gutters from the houses to the installed sumps as shown below. The calculation proposed capturing all of the runoff from the impervious surfaces created from the new lots. The pervious areas will continue to flow to the pond in the northwest corner per the original design.

House: 2,250 sf  
Driveway: 600 sf  
Rainfall: 3.02 inches

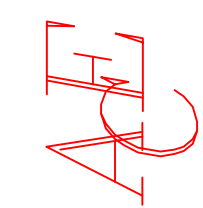
Description	Area (sq ft)	Area (ac)	CN	Area*CN
Impervious Area	0	0	95	0
Commercial	0	0	92	0
Open Space	0	0	39	0
Residential	2850	0.065427	58	3.79476584
Mixed Use/Institutional	0	0	92	0
<b>Pre Development</b>	<b>2850</b>	<b>0.065427</b>	<b>49</b>	<b>3.205922865</b>
<b>Average CN</b>		<b>0.065427</b>	<b>58.0</b>	
<b>Initial Abstraction</b>				
for pre dev		1.45 inches		
		2.08 inches		
<b>Watershed Storage</b>		7.24 inches		
for pre dev		10.41 inches		
Precipitation (10 Yr)	24 hour storm	2.04 inches		precipitation
Precipitation (25 Yr)	24 hour storm	2.42 inches		
Precipitation (100 Yr)	24 hour storm	3.02 inches		
Direct Runoff (10 Yr)	24 hour storm	0.04 total runoff depth		
for pre dev (10 Yr)	24 hour storm	0.00 total runoff depth		
Direct Runoff (25 Yr)	24 hour storm	0.11 total runoff depth		
for pre dev (25 Yr)	24 hour storm	0.01 total runoff depth		
Direct Runoff (100 Yr)	24 hour storm	0.28 total runoff depth		
for pre dev (100 Yr)	24 hour storm	0.08 total runoff depth		
<b>Post Development</b>				
<b>10-Year Direct Runoff</b>		0.00 acre-ft		10.61618121 ft <sup>3</sup>
<b>25-Year Direct Runoff</b>		0.00 acre-ft		27.30500766 ft <sup>3</sup>
<b>100-Year Direct Runoff</b>		0.00 acre-ft		66.57135427 ft <sup>3</sup>



ALLIANCE CONSULTING  
ENGINEERS

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150 EAST 200 NORTH SUITE P  
LOGAN, UTAH 84321  
(435)755-5121



No.	REVISIONS / SUBMISSIONS	DATE
<b>REVIEWED :</b>		<b>DRAWN :</b>
<b>CAD FILE :</b>		<b>PROJECT NO. :</b>

**MOUNTAINSIDE ESTATES**  
**PHASE 2**  
PART OF THE NORTHEAST QUARTER OF SECTION 20  
TOWNSHIP 11 NORTH, RANGE 1 EAST  
SALT LAKE BASLINE AND MERIDIAN  
UTAH

DATE : NOV,2022

DRAWING No. 1



