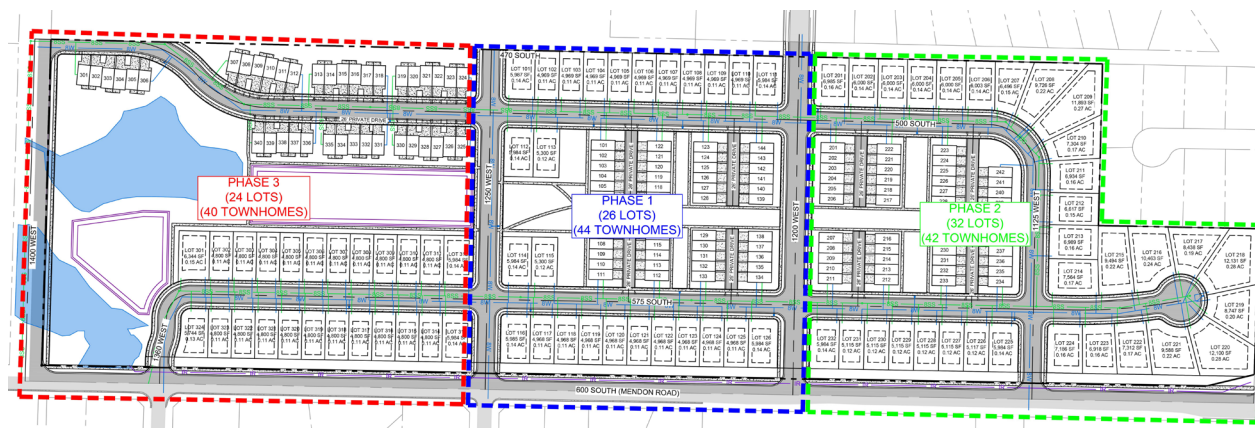


<i>Project Name:</i>	Sugar Creek
<i>Proponent/Owner:</i>	Ben Steele / Rivergate LLC
<i>Project Address:</i>	Approximately 1095 West 600 South
<i>Request:</i>	Rezone from NR-4 to MR-9 & 210 Lot Subdivision
<i>Current Zoning:</i>	Suburban Neighborhood Residential NR-4
<i>Date of Hearing:</i>	March 23 <sup>rd</sup> 2023
<i>Type of Action:</i>	Legislative & Quasi-Judicial
<i>Submitted By:</i>	Russ Holley, Senior Planner

Staff recommends that the Planning Commission **deny** a Rezone and Subdivision Permit for project PC 23-018 Sugar Creek, located on approximately 35.48 acres at approximately 1095 West 600 South; TIN #02-066-0030; -0031; -0019; -0021.

<i>North:</i>	NR-4 Vacant	<i>East:</i>	NR-4 Single Family Homes
<i>South:</i>	NR-4 Single Family Homes	<i>West:</i>	NR-6 Single Family Homes

The proponent is requesting to rezone four properties, a total of approximately 35.48 acres, from Suburban Neighborhood Residential (NR-4) to Mixed Residential Transitional (MR-9). The proposal includes subdividing 82 single family building lots, 126 townhome lots for a total of 208 new dwelling units over the course of three phases. The generally flat, vacant land shows some wetland areas along the west side of the project site. The proposed layout shows a series of smaller residential blocks accessed from 600 South and 1400 West. Historically, the property has been used for agricultural purposes. This area was annexed into Logan City in early 1980's.



## 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 recently adopted Woodruff Neighborhood Plan also indicates this project area as DR (single-family residential). The surrounding developments are single family homes built in the 1980's, 1990's and early 2000's to the south of 600 South.

### ***Woodruff Neighborhood Specific Plan***

The Woodruff Neighborhood Plan was adopted February 16<sup>th</sup>, 2021, after a multi-year public process. The Plan has recommendations and shows proposed changes to the FLUP based on the plan. The area where Sugar Creek is located, however, is proposed as unchanged and shows a DR designation.

### ***Land Development Code (LDC) - Zoning***

The current zoning district is Suburban Neighborhood Residential (NR-4), which is described as being lower density detached single-family zoning with a maximum density of four (4) homes per acre. Minimum building lot sizes are 10,000 SF (approximately quarter-acre lots) with minimum 90-foot lot widths. This zone also allows for owner-occupied accessory dwelling units and short-term rentals with certain limitations in this area of the city.

### ***Rezone***

The applicant is requesting a rezone from NR-4 to MR-9. The MR-9 zone allows for densities up to nine (9) units per acre and a mix of housing structure types. Single-Family Homes Townhomes, Duplexes, Triplexes, and similar structure types are permitted in the MR-9 zone. For single family homes, 4,000 SF minimum lot sizes and 40-foot lot widths are required. Setbacks are set at 15 feet in the front yard and 30% Open Space is required in the MR-9. The MR-9 zone is typically placed in transitional areas between lower and higher density areas of town. The overall gross density of the project is proposed at just under six units per acre.

### ***Subdivision***

The LDC 17.40 requires Subdivision Permits to be issued in accordance to zoning district standards for orderly development patterns and proper street layout. Approvals are based on conformance to lot size, lot width, access and physically suitable for development. The proposed 208-lot subdivision shows a combination of single-family detached building lots and townhome lots. 82 single-family lots are proposed ranging in size from 4,800 SF to 12,131 SF. The larger single-family lots are located to the north and west of the project site. The townhome lots essentially comprise the footprint of the townhome building unit. Setbacks and open space will be accounted for from the overall common area property. Common area and wetland areas will create remainder lots and will need to be listed as “non-buildable” on the final plat to prevent future unpermitted development potential. As submitted, the subdivision complies with minimum lot sizes and widths of the proposed MR-9 zone.

### ***Street Grid Connectivity & Site Layout***

The LDC 17.30.190 requires projects serving fifty-one (51) or more dwelling units have at least three (3) street connections or stubs for future connections unless adjustments are warranted as per LDC 17.30.170.D. The LDC street connectivity requirements also require the continuation of residential block patterns to adequately connect to surrounding areas based on context and existing conditions. These requirements ensure equitable traffic distribution, efficient utility/infrastructure networks, better walkability and the continuation of Logan City’s historic grid/block patterns. This proposal includes seven (7) new street connections (including street stubs), and the creation of several internal blocks for inner project connectivity. The block patterns align with existing developments to the north, south and east. Adjustments to street alignments are made near the wetland areas on the west side of the project to avoid unnecessary disturbance to those sensitive lands. As proposed, the project meets street layout and connection requirements in the LDC.

### ***Street Width***

The Logan City Engineering Standards and Specifications contain the adopted street cross-section designs for all areas and all types of development within the city. For standard neighborhood residential developments, a “Local Residential Street” with a 60-foot cross section

containing vehicle travel lanes, on-street parking, landscaping (park strip) and sidewalks are required. The proposed subdivision shows a 60-foot cross section throughout the interior areas of the project site with 66-foot cross sections for the gridded streets. The expansion of 600 South Street, as conditioned below by the City Engineer, will be a larger Collector category street and will have a wider “built” cross section at approximately 80 feet including buffering areas. As conditioned, the project meets the requirements in the LDC.



Figure 2 shows the proposed Sugar Creek development with the existing surrounding neighborhoods.

### **Setbacks**

The Land Development Code (LDC) requirements for setbacks in the MR-9 zone are as follows (as measured from property lines):

Front:	15' (20' minimum for front loading garages and driveways)
Corner	15'
Side:	8'
Rear:	10'

Townhome setbacks are conditioned with setback compliance with the above standards. For the single-family homes, setback compliance will be reviewed and approved on the above standards as each lot is individually proposed for construction. As conditioned, the project meets MR-9 setback compliance in the LDC.

### **Lot Coverage**

The LDC 17.07.060 limits lot coverage at a maximum of 70% (building(s) footprint) in the MR-9 zone. Townhome areas meet lot coverages when factoring total overall open space. 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.

### ***Rear Facing Homes/Fencing***

The LDC 17.30.100 regulates fencing and walls in residential developments. When subdivisions are adjacent to perimeter streets, collector or arterial streets, developers will often choose to align lots with rear yards abutting the perimeter streets. For this submittal, 36 single family lots abut 600 South with rear yards. In these configurations, a rear yard fence that is 4 feet tall or less may be placed on the property line, but a 6-foot-tall fence must be setback 10 feet from the rear property line. Corner lots are treated differently and allow 6-foot-tall fencing without setbacks in areas of the corner yard behind the home's front façade.

LDC 17.09.020 addresses these situations and requires additional landscaping buffers along the back sides of these homes. Depending on whether the street is a local, collector or arterial, the landscape buffer ranges from 10-50 feet wide. For consistency, these areas will have better long-term appearance and maintenance if they are designed as a whole, commonly owned, and maintained through an HOA. As conditioned with adherence to 17.09.020 for the rear facing lots, the project meets the requirements in the LDC.

### ***Landscaping & Usable Outdoor Space***

The LDC 17.32 requires minimum Landscaping and Usable Outdoor Space percentages per zoning district and development type. For the MR-9 zone, 30% of the project site (net land after public street dedication) is required for landscaping and useable outdoor space purposes. Landscaping is defined as trees, shrubs, native and ornamental plant materials, turf-grass, mulch and similar soft-scope ground covers suited for Logan's unique climate and soil types. Landscaping's purpose is to balance natural and built environments and enhance the city's overall aesthetics as well as buffer and screen loading docks, dumpsters, service areas and blank walls specified in the design review process. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers, and ornamental grasses per acre of land for multi-family residential projects. As conditioned with a detailed landscaping plan meeting minimum plant numbers and area percentages, the project complies with the LDC.

### ***Staff Summary***

The proposed rezone does not align with the Logan City Future Land Use Plan and the Woodruff Neighborhood Plan. Although the density is similar to NR-6, the proposal shows more multi-family units than single family units (126 & 82 respectively). The proposed plan does a good job of placing single-family around the perimeter of the site to match adjacent existing neighborhoods and placing the multi-family on the interior of the project. The project also provides well thought out open space and trail network amenities through the center of the project. The applicant has stated that this project will provide more affordable home-ownership opportunities because of the size and type of dwelling unit. Staff must honor the efforts and desires of previous planning exercises associated with the FLUP and Woodruff Plan.

### **AGENCY AND CITY DEPARTMENT COMMENTS**

Comments were solicited from the following departments or agencies:

• Environmental	• Water
• Fire	• Engineering

### **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 numerous written comments in opposition to the project. The comments are attached for review.



## **PUBLIC NOTIFICATION**

Legal notices were published in the Herald Journal on 3/11/23, posted on the City's website and the Utah Public Meeting website on 3/13/23 and mailed out to adjacent property owners within 300' on 3/6/23.

## **RECOMMENDED FINDINGS FOR REZONE DENIAL**

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

1. The Logan City FLUP identifies the area as Detached Residential (DR).
2. The Woodruff Neighborhood Plan, a subset of the Logan General Plan and adopted in 2021, plans for this area as Detached Residential (DR) and recommends that zoning remain single family detached in this area.
3. The nearest Multi-Family Zone (MR) is approximately 2,500 linear feet away.
4. The surrounding developed neighborhoods to the east, north, and south contain existing single-family homes and are zoned NR-4 and NR-6.

## **RECOMMENDED CONDITIONS OF APPROVAL FOR SUBDIVISION AND DESIGN REVIEW PENDING REZONE APPROVALS**

*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. This subdivision permits authorizes 208 total units, 82 single family lots and 126 townhome lots developed in three phases.
3. The final wetland delineation document must be completed and approved by the Army Corp of Engineers prior to any phase with wetlands.
4. The stormwater common areas and wetland areas shall be listed as non-buildable on the final plat.
5. Street design shall conform to Logan City adopted standards and specifications. All streets adjacent to or within the development shall be improved to current city standards and specifications.
6. Building setbacks, lot coverages, parking and driveway specifications shall be reviewed and approved on an individual basis and comply with the MR-9 requirements.
7. Open Space and Outdoor Space shall total 30% of the overall project area (all MR-9 zoned areas) and developed in manner that is proportionate with phase boundaries.
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.
  - b) Storm water retention areas that are adjacent to public streets shall be landscaped and designed so the trees and shrubbery screen pond areas from view at the street.
  - c) Landscaping and Usable Outdoor Space shall total a minimum of 30%.
  - d) Common Landscaping areas shall have 20 trees and 50 shrubs/perennials/ornamental grasses per acre of land.
  - e) The landscape buffer areas adjacent to 600 South shall comply with tree and shrub specifications in 17.09.020.
9. Exterior lighting, including gas canopy lighting, shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
10. 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.

11. 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.
12. All critical lands, as defined in the Logan Land Development Code, shall be identified, and listed on the final plat.
13. HOA and CC&R's shall be submitted to the City for review and compliance with applicable maintenance and landscaping requirements.
14. 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*

1. 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 of the sewer from the development needs to flow south to the existing lines in 600 S. Flowing north into 1200 W goes to a small lift station that shouldn't receive more flow.
- Install continuous 8" waterline in 1200 W from 600 S to existing waterline in 1200 W near 461 S.
- Coordinate with Public Works (Engineering and Water) to ensure that adequate looping is provided in development to meet required fire flows and maintain water quality.
- The proposed zone change will result in additional loading to the sewer collection system. This additional load will cause the existing sewer on Sundown Way to be over capacity and will have to be upsized from 8-inch to 10-inch. Logan City would prefer to construct a new 12-inch sewer main from Legend Dr. to 1580 W along 600 S. The Sugar Creek development would be expected to provide their proportional share of the cost to make these improvements. Coordinate with Public Works to determine the extent and cost sharing for upsized capacity.
- Commonly or privately owned landscape irrigation system's fed from Logan City water must have a high hazard rated backflow assembly installed and tested. Name who will be responsible for the maintenance and annually testing of any commonly owned backflow assemblies. All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.
- Project 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 prevention and cross connection protection, during and after construction, for the safety of the water and its consumption.
- If residential buildings are three levels above finish grade or higher (water meter elevation), their water main/s must have a minimum DC (ASSE1015) backflow assembly on the water main/s before any branch offs, or possible connections.

*c. Engineering – contact 716-9160*

GENERAL

- Additional water shares or in-lieu fee for indoor and outdoor increased water demands shall be provided to the City in accordance with City Code 17.29.210 and Utah Administrative Rule R309-510-7.
- All existing easement / right of way lines shall be shown on the plat and the type of easement / right of way and recording information shall be labeled on the plat. Improvements shall not infringe upon the rights of an existing easement / right of way / property owned by others. Where non-existent or insufficient, provide a 10' Public Utility Easement along all street frontages, and provide a 5' Public Utility Easement along each side of all interior property lines and perimeter property lines.

- All necessary cross access easements/agreements for private road and private utilities across all properties shall be provided to the City prior to recording for review and approval.
- This development has been identified as a multi lot subdivision and as such shall provide a subdivision plat that meets City standards to be recorded along with the improvement plans.
- CC&R's shall include language that addresses the requirement of the HOA / homeowners to maintain any private water lines, private sewer lines, common areas, parking areas, and the Storm Water management system, basins, swales, and related infrastructure along with the adjacent right-of-way park strips.
- Provide a Development Agreement and Financial Surety of at least 110% of the cost to construct all infrastructure & storm water improvements. Financial assurances shall not expire for a minimum of 2 years from date of City acceptance.
- Provide a Geotechnical Report that includes but is not limited to: 1) California Bearing Ratio (CBR) of the subgrade under the City's pavement section, 2) Historical high ground water elevation, and 3) Percolation rate of soils at bottom of all storm water retention ponds. The report shall include a City roadway cross section design based on the CBR and the 30 year projected ESALs identified in the Logan City Transportation Master Plan and the following truck percentages: 2% for residential and grided streets, 4% for collector streets, 8% for arterial streets.
- A "Pre construction meeting" shall be held with the City's Engineering Division prior to starting construction activities and a "Work in the Right of Way" permit shall be obtained for all work in the City's right-of-way and PUE prior to scheduling the Pre Construction meeting.
- Wetlands have been identified as existing or previously existing on the property. Provide a wetlands delineation study approved by the Army Corps of Engineers to confirm the location of any jurisdictional wetlands. If jurisdictional wetlands are found, provide a wetlands mitigation plan approved by the Army Corps of Engineers.
- This development is located in an area of high water table (0 to 24 inches) and classified as having moderate liquefaction potential; as such structures and stormwater management facilities shall be designed accordingly.
- Agreements between property owners and easements where necessary shall be provided to the City prior to approval of a construction plan set that shows construction improvements outside of the property boundary lines.
- The City may elect to have a 3<sup>rd</sup> party review technical studies such as a traffic study, floodplain study, noise study, vibration study, etc. provided in support of the development. Reasonable costs associated with the third-party review shall be borne by the applicant.

#### UTILITIES

- All utilities outside of the public right-of-way way shall be private lines and shall be owned, maintained, repaired/replaced by Homeowners Association. All infrastructure shall be installed, maintained, and repaired/replaced in accordance with Logan City Standards.
- Provide City with private Water Utility agreement for all private water and sewer lines (including fire lines) not located within a Public Right of Way. The agreement shall be recorded with the County Recorder.
- All lots shall have separate water service and sewer service connections to water distribution and sewer collection systems.
- Fire hydrants locations shall meet the Fire Code requirements as determined by the City's Fire Marshall.
- Construct a sewer line connection between 1200 W and 1360 W on 600 S. The City will contribute to oversizing to meet the City's master plan needs.

- Construct a sewer line along the frontage of 1400 W. The City will contribute to oversizing to meet the City's master plan needs.
- Construct water improvements to connect water north to the existing water connection in 1200 W.
- Construct a water line in 500 S (470 S on the plans) along the street frontage to 1400 W and tie in the water connection at the west townhome street.
- All existing water and sewer service lines extending to the site that are not proposed to be used with the new development shall be capped at the City main line.
- Proposed water and sewer lines in the rights of way shall typically be a minimum of 8 inches in diameter. The City may require larger diameter utility lines (proposed or existing) if required according to modeling results or if identified by the City's master plans. If required per a master plan document, the City will pay for any increase in size.

#### STORMWATER / IRRIGATION

- Provide storm water detention/retention per Logan City Design standards. This includes the retention of stormwater from an adjacent existing streets that discharges to the property. Retention of the 90% storm event is required and shall be provided through the use of Low Impact design methods.
- Except for stormwater from City rights-of-way which shall be managed on the property, the development shall either incorporate into its stormwater design or pass through in a historical manner any stormwater that flows onto the property from adjacent properties.
- Provide a stormwater maintenance agreement for City Review, approval and recordation at County Recorder's Office.
- Area is greater than 1 acre so compliance with the State Storm Water Permit is required. Development shall also provide a sediment and erosion control plan for all construction activities.
- Maintain the capacity, size, and location of all existing irrigation system infrastructure along and within the project; or where irrigation infrastructure is required to be relocated or changed, improve the infrastructure to the irrigation company's standards. The City will require all affected Irrigation companies to provide a signature approval on all final construction plans and final plats.
- The plans submitted show storm water management improvements on the property, including the provision for storm water detention/retention basins. As a detailed report or study has not been reviewed, it is noted that additional pond area may be required to comply with the City's storm water management standards which may impact the plat.
- Stormwater basins shall not be located on residential lots. A dedicated parcel for stormwater management shall be provided and language added to the CC&Rs indicating that the storm water systems and ponds shall be maintained by the HOA.
- The minimum diameter of storm drain piping in a City right of way shall be 15 inches unless a larger size is required by the design.

#### STREETS

- 600 South is identified as a minor arterial on the City's transportation master plan and as such requires a 102-foot right of way. Dedicate sufficient property to achieve a total (existing plus new) 84 feet of right of way as measured from the existing south right of way line along the entire length of the project. Prepare construction plans to build improvements associated with a modified collector street cross section. The north back of curb shall be located 24 feet south of the new north right of way line and the improvements shall include asphalt that ties into existing asphalt, curb & gutter, sidewalk, and park strip.



- 1400 W is designated as an arterial street on the City's Transportation Master Plan and as such will require 102 feet of total right of way that is in alignment with the existing preserved right of way to the south. As such, the eastern alignments of the rights of way shall match. Where the City will be constructing or participating in the construction of 1400 W to SR-30, the development will be required to construct the west half street improvements equal to the City's 80-foot collector road standard.
- Rename 470 S to 500 S and 500 S to 520 South.
- 1200 W and 500 S are gridded streets and as such shall have a total 66-foot dedicated width and shall be constructed to a gridded street cross section. A minimum of 20 feet of asphalt shall be constructed on any half street improvement.
- 470 S shall be extended west to connect to 1400 W.
- All other streets including 500 S west of 1200 W shall be 60-foot-wide rights of way and constructed to the City's residential street cross section.
- Where the existing half street or portion thereof is in poor condition in regard to cracking, or is damaged during construction; owner shall reconstruct the pavement cross section out to an area of good condition asphalt. At a minimum 3' of existing asphalt shall be removed and replaced.
- Provide a traffic impact study for review and approval by the City and follow all recommendations identified unless it conflicts with City standards.

*d. Fire – contact 716-9515*

- Fire hydrants shall be installed within 600 ft of all buildable areas, including to the back of lots, and measured along drivable routes. Include plan indicating distance to fire hydrants in construction plans.

*e. Forestry – contact 716-9749*

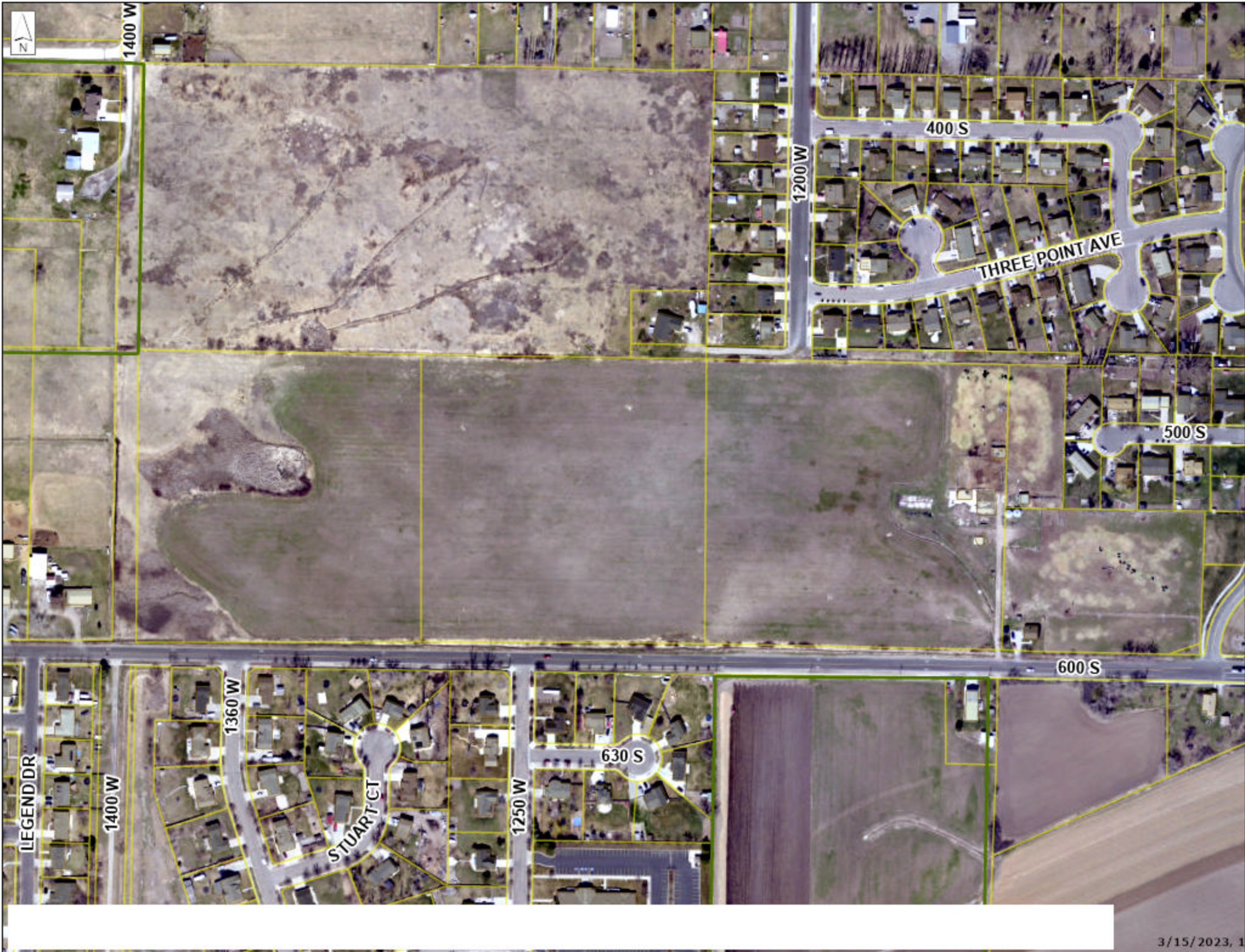
- Park strip trees shall be provided by developer for gold card sign off. \*
- Species selection must be approved by City Forester prior to planting\*
- Trees shall be planted at correct depth by International Society of Arboriculture standards. Meaning root flare shall be at final grade level.
- Tree stakes shall be loose and only provided when necessary.
- Only low growing variety of trees will be permitted under power lines.
- 30' tree setback is required on park strip trees located near corner intersections for sight distance. Rex.davis@loganutah.org

*f. Environmental – contact 716-9761*

- Residential cans will be provided. Cans need to be placed on public street for collection.

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"/> Planning Commission		<input type="checkbox"/> Land Use Appeal Board		<input type="checkbox"/> Administrative Review	
Date Received 2/10/23		Zone/Neighborhood NR-4 WOODRUFF		Scheduled Meeting Date MARCH 23	
Application Number PC 13-018					
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"/> Administrative Design Review	
				<input type="checkbox"/> Other	
PROJECT NAME Sugar Creek					
PROJECT ADDRESS 1095 West 600 South, Logan, Utah 84321				COUNTY PLAT TAX ID # 02-066-0030-0031,0019-0021	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Ben Steele				PHONE # 208-559-4016	
MAILING ADDRESS 50 East 2500 North Ste 101		CITY North Logan		STATE Utah	
				ZIP 84341	
EMAIL ADDRESS bsteele@visionaryhomes.com					
PROPERTY OWNER OF RECORD Rivergate LLC				PHONE # 435-752-1480	
MAILING ADDRESS 2427 North Main		CITY Logan		STATE Utah	
				ZIP 84341	
EMAIL ADDRESS bsteele@visionaryhomes.com					
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Housing is in demand statewide - the Cache Valley being no exception - especially housing that is built as your first or second home. The purpose of this rezone and preliminary plat application is to provide housing to this much needed clientele. With both applications submitted together city staff and officials are better able to make informed decisions and get a visual as to what the rezone provides with the subdivision built out. We request a rezone to MR-9, even though the density will be no more than 6 units/acre. However, MR-9 will grant flexibility to implement the master plan and build a variety of housing types. A deed restriction would accompany the rezone that would compel conformity to the preliminary's plat general layout and cap density to the 6 units/acre average. This design allows for considerable open space including long paseos with trails and a community playground.				Total Lot Size (acres) 35.48 +/-	
				Size of Proposed New Building (square feet) NA	
				Number of Proposed New Units/Lots 210	
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 -

City Council W: 4/18/23  
H: 5/2/23

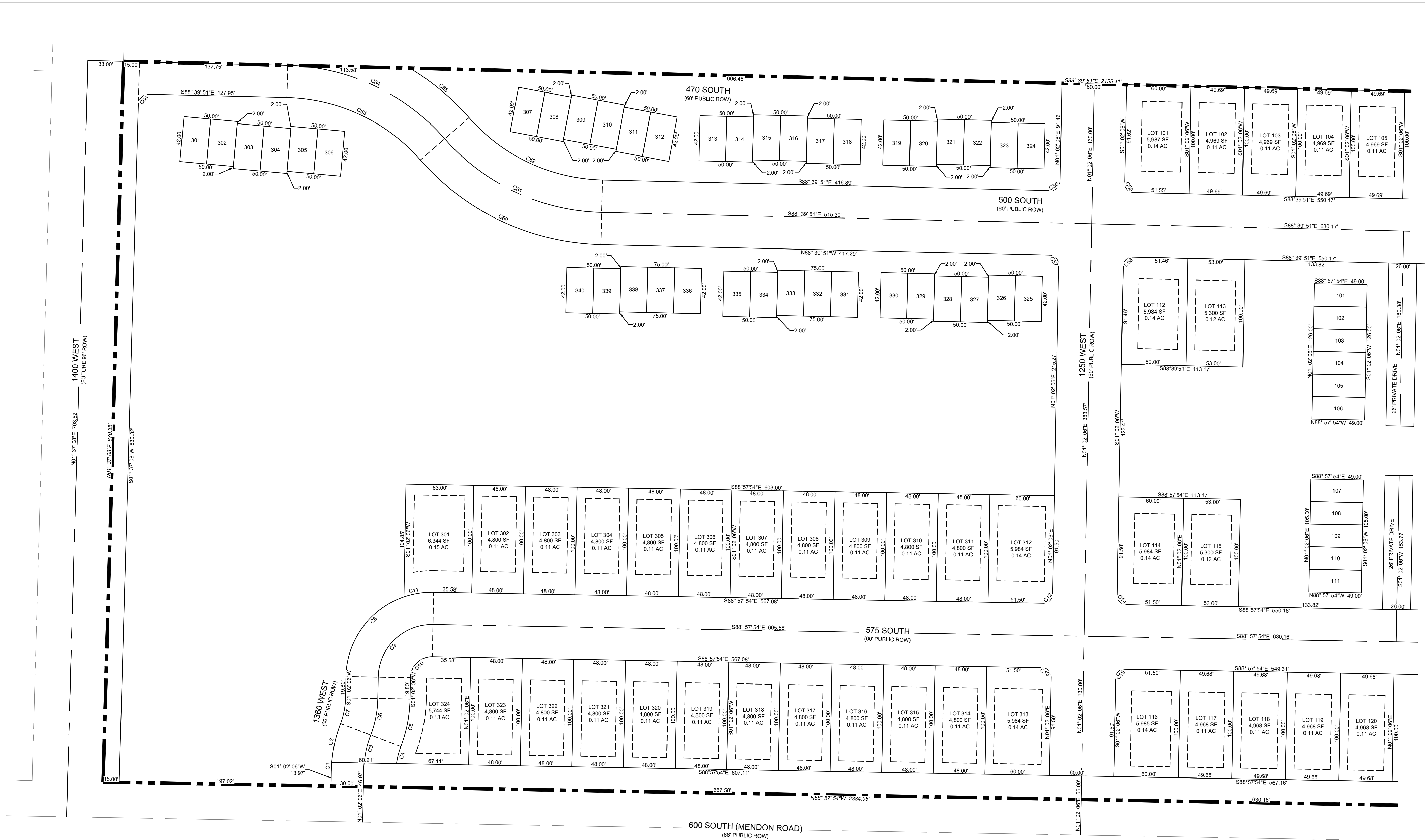














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SUBDIVISION BOUNDARY	
SHEET BOUNDARY	
PROPOSED PROPERTY LINE	
SETBACK LINE	
EXISTING ROW CENTERLINE	
EXISTING ROW CENTERLINE	
PROPOSED ROW CENTERLINE	
WIDENING DEDICATION	



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CACHE VALLEY | P: 435.213.3762  
SALT LAKE | P: 801.216.3192  
UTAH VALLEY | P: 801.874.1432  
info@civilsolutionsgroup.net  
www.civilsolutionsgroup.net

SUGAR CREEK SUBDIVISION  
PRELIMINARY PLAT

1400 WEST 600 SOUTH  
LOGAN, UT 84321

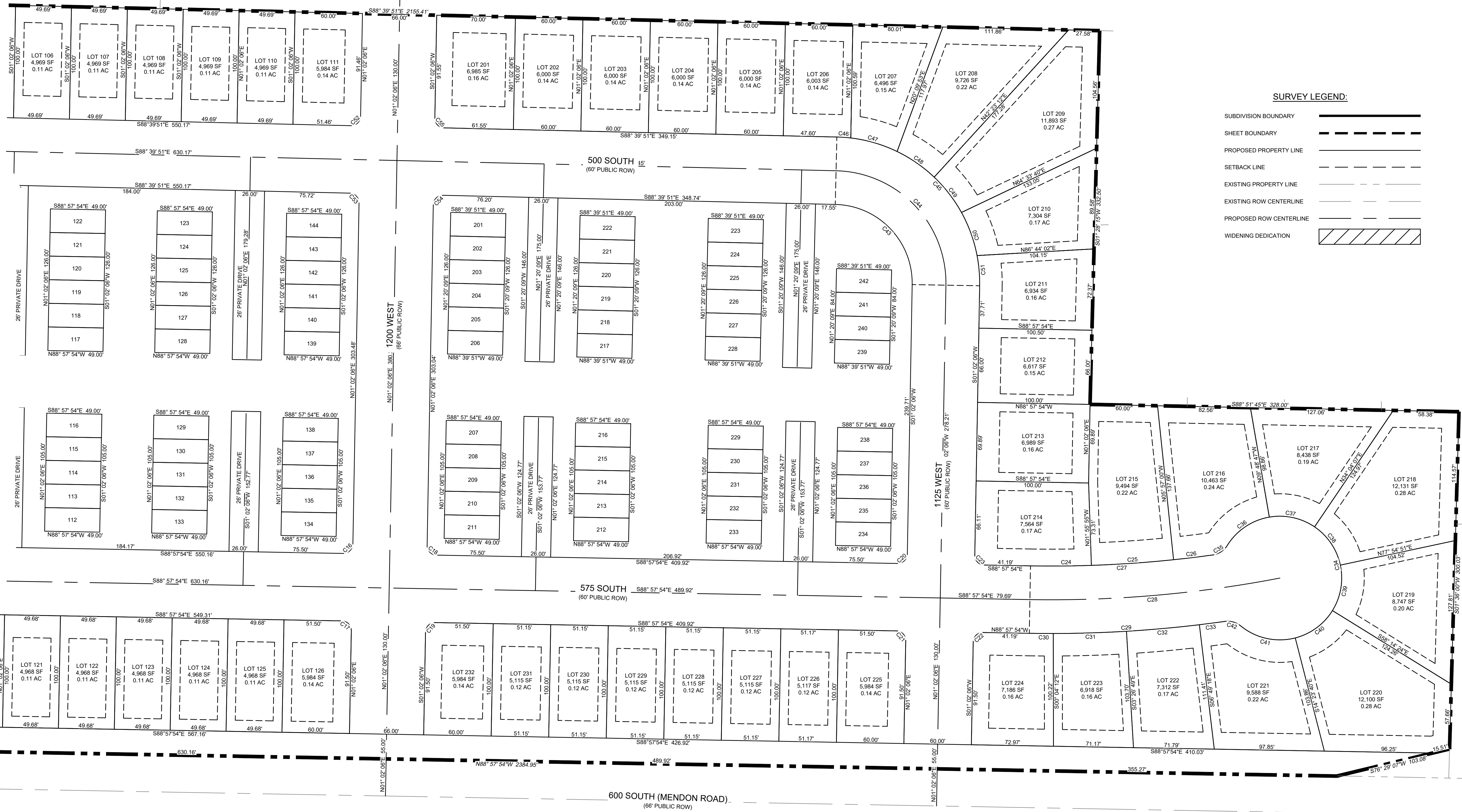
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PROJECT #: 23-040  
DRAWN BY: L. WESTON  
PROJECT MANAGER: M. TAYLOR  
ISSUED: 3/13/2023



# PRELIMINARY SURVEY PLAN





**SUGAR CREEK SUBDIVISION  
PRELIMINARY PLAT**  
1400 WEST 600 SOUTH  
LOGAN, UT 84321

[illegible]

PROJECT #: 23-040  
DRAWN BY: L. WESTON  
PROJECT MANAGER: M. TAYLOR  
ISSUED: 3/13/2023



# PRELIMINARY SURVEY PLAN

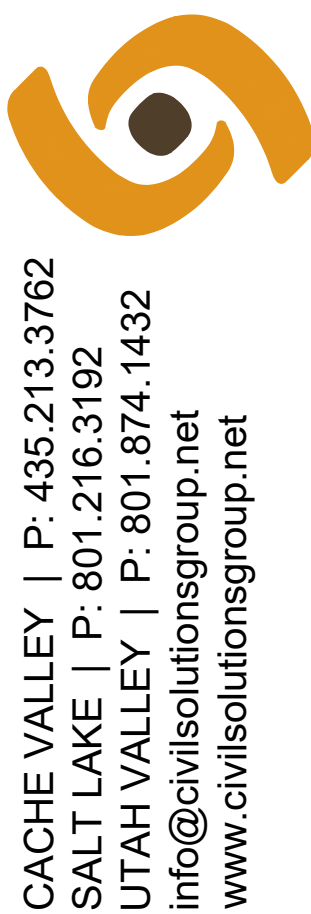


CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C1	130.0'	3°32'31"	8.04'	N2°48'21"E 8.04'
C2	130.0'	16°24'24"	37.23'	N12°46'49"E 37.10'
C3	100.0'	19°56'54"	34.82'	S11°00'33"W 34.64'
C4	70.0'	13°21'37"	16.32'	S14°18'12"W 16.29'
C5	130.0'	19°56'54"	45.26'	S11°00'33"W 45.03'
C6	100.0'	19°56'54"	34.82'	S11°00'33"W 34.64'
C7	70.0'	19°56'54"	24.37'	S11°00'33"W 24.25'
C8	80.0'	90°00'00"	125.66'	S46°02'06"W 113.14'
C9	50.0'	90°00'00"	78.54'	S46°02'06"W 70.71'
C10	20.0'	90°00'00"	31.42'	S46°02'06"W 28.28'
C11	80.0'	20°02'51"	27.99'	N81°00'41"E 27.85'
C12	8.50'	90°00'00"	13.35'	N46°02'06"E 12.02'
C13	8.50'	90°00'00"	13.35'	N43°57'54"W 12.02'
C14	8.50'	90°00'00"	13.35'	S43°57'54"E 12.02'
C15	8.50'	90°00'00"	13.35'	S46°02'06"W 12.02'
C16	8.50'	90°00'00"	13.35'	N46°02'06"E 12.02'
C17	8.50'	90°00'00"	13.35'	N43°57'54"W 12.02'
C18	8.50'	90°00'00"	13.35'	N43°57'54"W 12.02'
C19	8.50'	90°00'00"	13.35'	S46°02'06"W 12.02'
C20	8.50'	90°00'00"	13.35'	S46°02'06"W 12.02'
C21	8.50'	90°00'00"	13.35'	N43°57'54"W 12.02'
C22	8.50'	90°00'00"	13.35'	S46°02'06"W 12.02'

CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C23	8.50'	90°00'00"	13.35'	S43°57'54"E 12.02'
C24	1045.00'	2°58'04"	54.13'	N89°33'04"E 54.12'
C25	1045.00'	4°00'56"	73.24'	N86°03'34"E 73.22'
C26	1045.00'	1°54'45"	34.88'	N83°05'44"E 34.88'
C27	1045.00'	8°53'45"	162.25'	N86°35'14"E 162.08'
C28	1075.00'	11°54'32"	223.44'	S85°04'50"W 223.04'
C29	1105.00'	9°01'45"	174.13'	S86°31'14"W 173.95'
C30	1105.00'	1°06'25"	21.35'	N89°31'06"W 21.35'
C31	1105.00'	3°22'30"	65.09'	S88°14'26"W 65.08'
C32	1105.00'	3°12'23"	65.05'	S84°52'00"W 65.04'
C33	1105.00'	1°20'27"	22.65'	S82°35'35"W 22.65'
C34	55.00'	277°23'16"	266.27'	S9°24'17"E 72.61'
C35	18.50'	50°14'16"	16.22'	N57°01'13"E 15.71'
C36	55.00'	48°17'08"	46.35'	N56°02'39"E 44.99'
C37	55.00'	43°52'54"	42.12'	S77°52'20"E 41.10'
C38	55.00'	43°50'44"	42.09'	S34°00'31"E 41.07'
C39	55.00'	43°50'44"	42.09'	S9°50'13"W 41.07'
C40	55.00'	43°50'44"	42.09'	S53°40'58"W 41.07'
C41	55.00'	53°41'01"	51.53'	N77°33'10"W 49.67'
C42	18.50'	47°17'00"	15.27'	N74°21'09"W 14.84'
C43	70.00'	89°41'57"	109.59'	S43°48'52"E 98.73'
C44	100.00'	89°41'57"	156.55'	S43°48'52"E 141.05'

CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C45	1300.0'	89°41'57"	203.52'	S43°48'52"E 183.36'
C46	1300.0'	5°28'31"	12.42'	S85°55'35"E 12.42'
C47	1300.0'	18°58'40"	43.06'	S73°41'59"E 42.86'
C48	1300.0'	17°44'44"	40.26'	S55°20'17"E 40.10'
C49	1300.0'	17°32'39"	39.81'	S37°41'36"E 39.65'
C50	1300.0'	18°02'22"	40.93'	S19°54'06"E 40.76'
C51	1300.0'	11°55'01"	27.04'	S45°52'E 26.99'
C52	8.50'	90°18'03"	13.40'	N46°11'08"E 12.05'
C53	8.50'	89°41'57"	13.31'	N43°48'52"W 11.99'
C54	8.50'	90°18'03"	13.40'	N46°11'08"E 12.05'
C55	8.50'	89°41'57"	13.31'	S43°48'52"E 11.99'
C56	8.50'	90°18'03"	13.40'	N46°11'08"E 12.05'
C57	8.50'	89°41'57"	13.31'	N43°48'52"W 11.99'
C58	8.50'	90°18'03"	13.40'	S46°11'08"W 12.05'
C59	8.50'	89°41'57"	13.31'	S43°48'52"E 11.99'
C60	2300.0'	47°32'45"	190.86'	S64°53'28"E 185.43'
C61	200.00'	47°32'45"	165.97'	S64°53'28"E 161.25'
C62	170.00'	47°32'45"	141.07'	S64°53'28"E 137.06'
C63	170.00'	47°32'45"	141.07'	S64°53'28"E 137.06'
C64	200.00'	47°32'45"	165.97'	S64°53'28"E 161.25'
C65	230.00'	17°57'14"	72.07'	S50°05'43"E 71.78'
C66	10.00'	89°43'01"	15.66'	S46°28'39"W 14.11'

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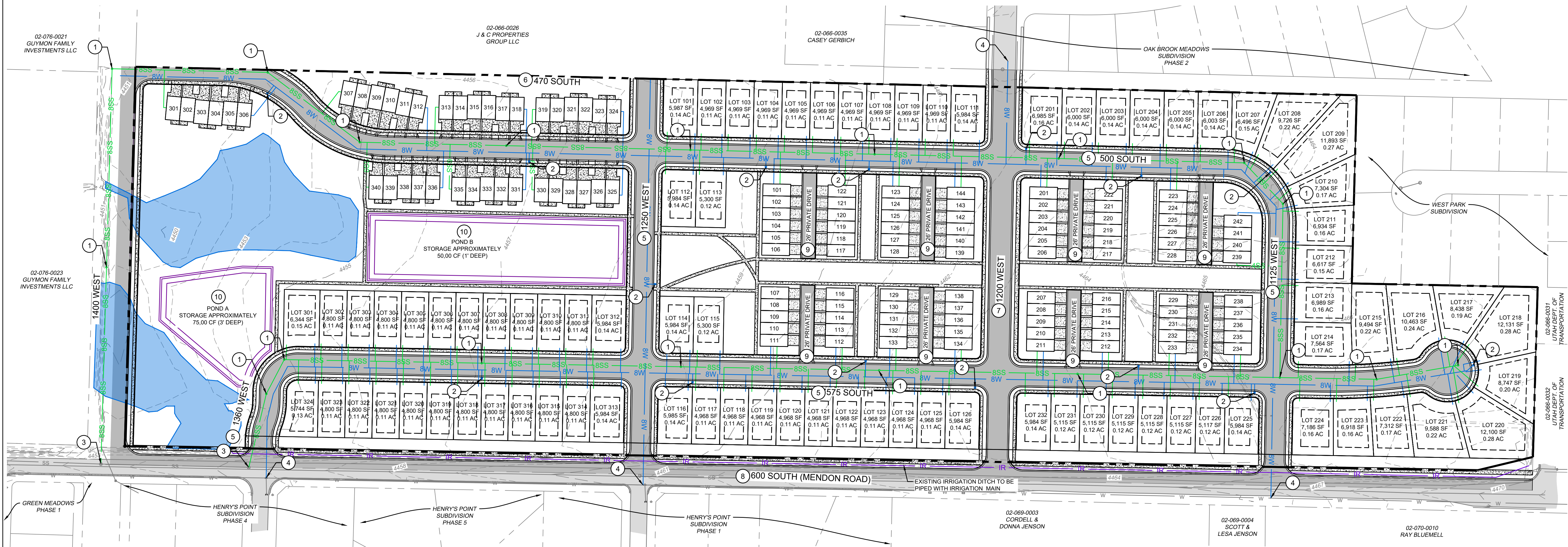
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PROJECT #: 23-040  
DRAWN BY: L. WESTON  
PROJECT MANAGER: M. TAYLOR  
ISSUED: 3/13/2023





02-076-0023  
GUYMON FAMILY  
INVESTMENTS LLC



1. CONSTRUCTION TO BE COMPLETED IN 3 PHASES (SEE SHEET 7 FOR PHASING PLAN)
2. ALL EXISTING GRADE IS A CLASS 1 SLOPE
3. THERE ARE NO KNOWN ACTIVE OR ABANDONED WELLS ON OR WITHIN 100' OF THE PROPERTY.
4. THERE ARE NO EXISTING DITCHES, CANALS, NATURAL DRAINAGE CHANNELS, OPEN WATERWAYS, OR PROPOSED ALIGNMENTS ON OR WITHIN 100' OF THE TRACT.
5. DRIVEWAY LOCATIONS, WIDTHS AND SECTIONS FOR ALL LOTS SHALL CONFORM TO CITY STANDARDS.
6. TOTAL OPEN SPACE IN TOWNHOME AREAS MINUS ROW'S PROVIDED: 56%  
REQUIRED: 30%

1. ALL SINGLE FAMILY LOTS TO BE SERVICED BY A 1" Ø CULINARY WATER SERVICE & METER.
2. ALL SINGLE FAMILY LOTS TO BE SERVICED BY A 4" Ø SANITARY SEWER LATERAL.
3. ALL TOWNHOMES LINES WILL BE A MINIMUM 4FT DEEP THROUGHOUT THE PROJECT.
4. ALL TOWNHOMES TO BE SERVICED BY A 2" Ø SERVICE TO A 10" LATERAL AND METER MANHOLE.
5. TOWNHOME PLEXES WITH 6 OR MORE UNITS TO BE SERVICED BY ONE SHARED 6" Ø SEWER SERVICE, ALL TOWNHOME PLEXES WITH 5 OR LESS UNITS TO BE SERVICED BY ONE SHARED 4" Ø SEWER SERVICE












1. SEWER MANHOLE
2. FIRE HYDRANT
3. CONNECTION TO EXISTING SEWER MANHOLE
4. CONNECTION TO EXISTING WATER LINE
5. 60-FT ROW CROSS-SECTION (SEE SHEET 8)
6. 60-FT PARTIAL WIDTH CROSS-SECTION (SEE SHEET 8)
7. 66-FT ROW CROSS-SECTION (SEE SHEET 8)
8. 600 SOUTH ROW CROSS-SECTION (SEE SHEET 8)
9. 26' PRIVATE DRIVE (SEE SHEET 8)
10. STORM WATER POND

THIS SITE SHALL BE DESIGNED TO DETAIN THE CACHE VALLEY 100-YR 24-HR STORM, AND RETAIN THE CACHE VALLEY 90TH PERCENTILE STORM OF 0.60-IN. NO RETENTION WILL BE PROVIDED THE SITE'S PERCOLATION RATES ARE LESS THAN 120 MIN. STORMWATER WILL BE RELEASED AT THE SITE'S PRE-DEVELOPMENT RUNOFF RATE OF 1.30 CFS ONCE THE RETENTION VOLUME HAS BEEN ACHIEVED. THIS SITE SHALL CONFORM TO ALL STANDARDS OUTLINED IN THE CACHE VALLEY STORMWATER DESIGN STANDARDS. SEE SHEET 6 FOR STORMWATER CALCULATIONS.

ALL RUNOFF WILL BE CONVEYED AND STORED IN TWO STORMWATER PONDS. POND A WILL BE SIZED TO STORE THE MAJORITY OF THE SITE. THIS POND WILL BE APPROXIMATELY (3+/- FT). POND B IS ANTICIPATED TO BE A SHALLOW (1+/- FT) POND AND WILL BE SIZED TO STORE THE REMAINING RUNOFF. THE ENTIRETY OF THE PROJECT AS DESIGNED WILL BE PART OF A SINGLE WATERSHED DISCHARGING TO THE PROPOSED STORM WATER PONDS SHOWN ON THIS PLAN. THE CONTROLLED RELEASE WILL BE INTO THE EXISTING DITCH THAT RUNS ALONG THE NORTH SIDE OF 600 SOUTH.

REQUIRED RETENTION VOLUME: 72,293 CF  
REQUIRED DETENTION VOLUME: 125,684 CF  
ESTIMATED POND A VOLUME: 78,338 CF  
ESTIMATED POND B VOLUME: 47,941 CF

- LOTS WILL INCLUDE A 2,000 SF HOME AND A 20'x25' DRIVEWAY

EXISTING ASPHALT	
PROPOSED ASPHALT	
SANITARY SEWER LINE	 SS
STORM DRAIN LINE	 SD
CULINARY WATER LINE	 W
IRRIGATION LINE	 IR
WATER VALVE	
FIRE HYDRANT	
WATER METER	
SEWER MANHOLE	 S
WETLAND AREA (PER DELINEATION 06/27/2022)	



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PROJECT #: 23-040  
DRAWN BY: L. WESTON  
PROJECT MANAGER: M. TAYLOR  
ISSUED: 3/13/2023



## CIVIL PLAN





Description	Area (sq ft)	Area (ac)	CN	(SubArea / TotalArea) *CN
Roadway Hardscape (Asphalt, Curb&Gutter, Sidewalk, Rooftops & Driveways)	747,899	17.17	98	51
Pervious Landscaping (Soil Group B)	499,453	11.47	61	21
Pervious Landscaping (Soil Group C)	198,503	4.56	74	10
Total Area:	1,445,855	33.19 0.04	82	

90th-Percentile Storm Volume (0.60-inches): 72,293 cu-ft

<b><u>Post Development</u></b>				
10-Year Direct Runoff	1.86	acre-ft	80,930	ft3
25-Year Direct Runoff	2.57	acre-ft	111,849	ft3
100-Year Direct Runoff	3.84	acre-ft	167,437	ft3
<b><u>Pre-Development</u></b>				
10-Year Direct Runoff	0.36	acre-ft	15,769	ft3
25-Year Direct Runoff	0.67	acre-ft	29,283	ft3
100-Year Direct Runoff	1.34	acre-ft	58,265	ft3

**PRE-DEVELOPMENT HYDROGRAPH**  
(SCS TR-55 METHOD)

Runoff (cfs)

Time (hrs)

Runoff: Subbasin - Sub-01 (Template 2023-02-07 15:07:26)

Time (hrs)	Runoff (cfs)
12:00	0.00
14:00	0.20
16:00	0.70
18:00	1.15
20:00	1.28
22:00	1.15
24:00	0.95

POST-DEVELOPMENT HYDROGRAPH  
(SCS TR-55 METHOD)

Legend:

- User-Defined Max Flow
- Total Inflow; Node - Stor-01 (Template 2023-02-07 15:09:26)

The graph displays a sharp peak in total inflow at approximately 12 hours, reaching a maximum value of about 65 cfs. The inflow remains near zero for the rest of the 24-hour period.

The logo for Civil Solutions Group Inc. features a stylized orange 'C' that incorporates a human figure with arms raised in a 'V' shape. To the right of the logo, the company name 'civilsolutionsgroup inc.' is written in a lowercase, sans-serif font, with 'civil' in orange and 'solutionsgroup inc.' in black. Below the name, the contact information for the Salt Lake office is listed: 'CACHE VALLEY | P: 435.213.3762', 'SALT LAKE | P: 801.216.3192', and 'UTAH VALLEY | P: 801.874.1432'. At the bottom, the email address 'info@civilsolutionsgroup.net' and the website 'www.civilsolutionsgroup.net' are provided.

**civilsolutionsgroup inc.**

CACHE VALLEY | P: 435.213.3762  
SALT LAKE | P: 801.216.3192  
UTAH VALLEY | P: 801.874.1432

info@civilsolutionsgroup.net  
www.civilsolutionsgroup.net

[illegible]

PROFESSIONAL ENGINEER  
3/13/2023  
No. 8243188-2202  
MICHAEL E. TAYLOR  
*Michael E. Taylor*  
STATE OF UTAH

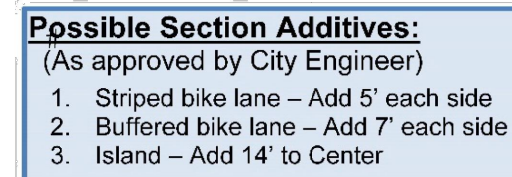
6 OF 8







- < 2000 Vehicles Per Day
- 25 mph Design Speed

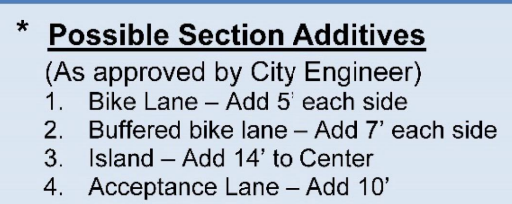


## Design Standards

ROW Width	Pavement Width	Number of Lanes	Design Speed	Pavement	Vehicle Design	Stopping Sight Distance	Horizontal Alignment & Radius	Vertical Curve Min "K" Sag/Crest Requirement	Grades
60	32	2	25	See minimum Pavement Section Table	Passenger, School Buses, Delivery Trucks	200	200	26/12	0.4 - 10
Intersection Sight Distance	Minimum Signalized Intersection Spacing	Minimum Full Movement Access Spacing	Corner Curb Radius	Minimum Un-signalized Full Movement Access Spacing (ft.) <sup>a</sup>			Minimum Right In/Right-out Access Spacing (ft.) <sup>a</sup>		Residential Driveways Permitted
280	N/A	125	13-25	N/A			N/A		Yes

FIGURE 1

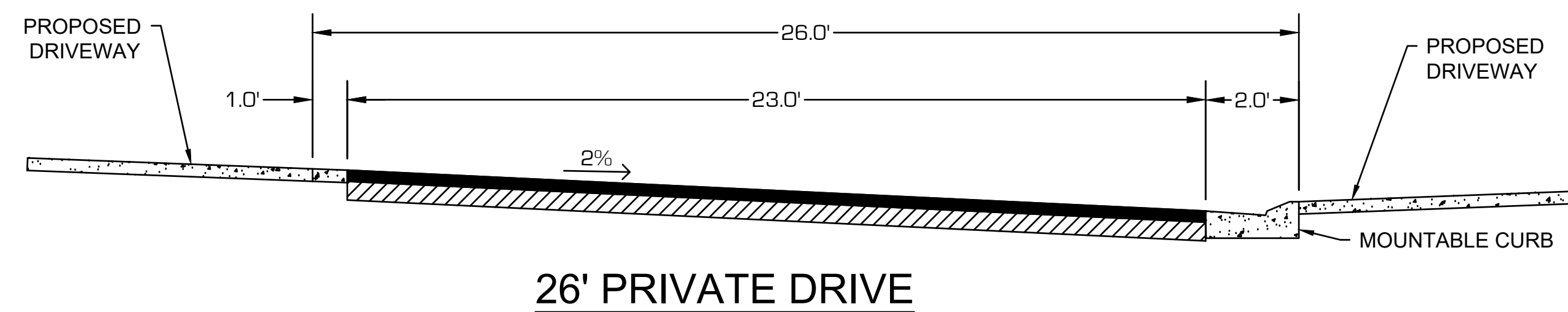
- < 6000 Vehicles Per Day
- 25 mph Design Speed



## Design Standards

ROW Width	Pavement Width	Number of Lanes	Design Speed	Pavement	Vehicle Design	Stopping Sight Distance	Horizontal Alignment & Radius	Vertical Curve Min "K" Sag/Crest Requirement	Grades
66'	35'	2'	25'	See Minimum Pavement Section Table	Passenger, School Buses, Delivery Trucks	200	200	26/12	0.4 - 10
Intersection Sight Distance	Minimum Signalized Intersection Spacing	Minimum Full Movement Access Spacing	Corner Curb Radius	Minimum Un-signalized Full Movement Access Spacing (ft.)			Minimum Right In/Right-out Access Spacing (ft.)		Residential Driveways Permitted
280	N/A	125	25'	66'			N/A		Yes

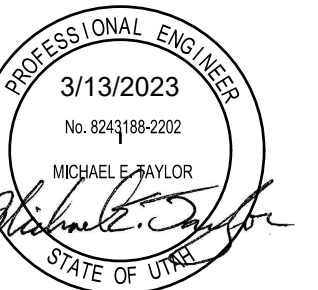
**FIGURE 2**



MARK:	DATE:	DESCRIPTION:

[illegible]

PROJECT #: 23-040  
DRAWN BY: L. WESTON  
PROJECT MANAGER: M. TAYLOR  
ISSUED: 3/13/2023



8 OF 8



Amanda Pearce <amanda.pearce@loganutah.org>

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## Comments concerning Woodruff Neighbor rezoning

1 message

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**Aaron Zilles** <arzilles@gmail.com>  
To: Amanda.pearce@loganutah.org

Wed, Mar 15, 2023 at 4:19 PM

Good afternoon Amanda. I want to start out with saying thank you for serving in this capacity.

I understand that you are considering a rezoning of 35 acres in the Woodruff Neighborhood. I know it's important to have low income housing and apartments, but I hope we are considering how far away this location is from everything ( grocery stores, Walmart style stores , work, etc.) and the lack of good public transportation in the area. It's quite a walk to a bus stop especially in the winter.

I also wanted to ask if we have a plan for the future and where we want homes, apartments, open space, retail, recreation, etc. i have been concerned for awhile. I feel like we are just letting things happen and allowing anything to be built by whoever has the money. At some point it will catch up to us and will be too late. Please let me know if we consider future planning in Logan.

I hope you will take my thoughts into consideration. Thanks for your time.

Aaron Zilles  
435-770-2136



Amanda Pearce <amanda.pearce@loganutah.org>

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## PC 23-018 Sugar Creek Project

1 message

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**Sharon Carter** <s1050carter@gmail.com>

Tue, Mar 14, 2023 at 1:44 PM

To: amanda.pearce@loganutah.org, ernesto.lopez@loganutah.org, amy.anderson.logan@gmail.com, thomascarljensen@gmail.com, jfsimmonds@comcast.net, mark.anderson@loganutah.org

Dear City Council Members,

Please do not allow this rezoning to happen.

I have lived in the area for 40+ years, and have witnessed the addition of multiple housing developments, increased road congestion, and broken promises regarding 10th west. The addition of single-family housing developments in the area has been great - until the homes become rentals that end up with multiple families living in one house, but that is another story.

I (and many of the people that live on the west side of 10th West between 200 and 600 South) access 600 South from the Oak Brook frontage road. There is already so much traffic going east on 600 South that at times it is impossible to get on the road without waiting through multiple changes of the light because the line of cars is backed up way past the frontage road.

The intersection at 10th West and 600 South is already very dangerous with an increasing number of collisions. I know of one death, and have witnessed several collisions. Multiple times a day I hear semi trucks honking their horn as they speed through a red light. We don't need more congestion in this area - especially a school zone. With the rezone, the number of added cars in the area would increase dramatically as will the number of children trying to safely cross 10th West to get to school.

Could the Woodruff and Ellis schools handle the influx of hundreds of new students?

Are there really that many people in the valley with nowhere to live? Large employers in the valley are laying off employees. We don't need to cater to the people coming from out of state that move here then attempt to make changes that will lead us into the same type of ruin they are trying to get away from.

We do not need any more monstrosities like the Meadows or Stratus in the valley that will be nothing but ghettos in 10 years. We need open spaces, farmland for animals and crops for a continued source of food, not ghettos or projects.

Please just say No, and keep the proposed single family housing.

Thank you.  
Brett Carter  
Sharon Carter



Planning Commission <planning.commission@loganutah.org>

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## Comments “Sugar Creek” redone

1 message

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**L Jenkins** <northface39@hotmail.com>

Wed, Mar 15, 2023 at 10:12 AM

To: "amanda.pearce@loganutah.org" <amanda.pearce@loganutah.org>, "planning.commission@loganutah.org" <planning.commission@loganutah.org>

Hi,  
I have attached comments about the Sugar Creek rezone.

Thanks  
Cary Jenkins

Sent from my iPhone

---



**Comments Sugar Creek rezone.pdf**

954K

3/15/2023

Dear Logan City Planning Commission & City Council,

I'm a concerned citizen who lives in the Woodruff Neighborhood. I'm concerned about the rezone of 35 acres adjacent to 600 S namely the project known as "Sugar Creek"

I recommend **denial** of the rezone for several reasons below. As planning officials know creating neighborhood plans are exhausting and take an enormous amount of time, listening to stake holders and organizing the thoughts and recommendations that benefit the area/ neighborhood.

You are aware of the recently adopted (2-16-2021) Woodruff Neighborhood Plan. Everything about this potential rezone from NR-4 to MR-9 cancels out, halts, negates and neutralizes this recently adopted well put together neighborhood plan.

Let's not throw the Woodruff Neighborhood plan in the garbage. The plan is still young and the thoughts and recommendations are fresh. The plan reflects the desires of those who live in that neighborhood.

Please let's stick to the plan and accomplish the goals and recommendations the plan makes. Let's not add more complexity and disregard the thoughts, desires, and recommendations this plan outlines. The reason many of us live on the west edge of Logan is because of the open space, the access to trails, the less crowded streets. (I'm not so sure any more about the less crowded streets) I know growth needs to happen but let's not go against the plan that has been established.

I have handpicked a few of the values and recommendations, from the plan, I believe this rezone and density change disregards and violates.

**Value Statements:**

- ***Attracting families to stay long term in the neighborhood.*** - Neighborhoods thrive on long term investment in an area. Planning for the neighborhood should provide opportunities for families of all shapes and sizes to locate, grow, and stay in the neighborhood. This will require a balance in housing development that provides for a range of housing types, especially new **low density single family homes**.
- ***West Woodruff*** - A main asset along the western edge of Woodruff is its **open space and agrarian character**. The fields that define the area have been steadily transitioning to housing over the last several decades. The area is likely to continue to receive heavy development pressure as development options elsewhere in Logan diminish.
- ***Development that matches the existing character of the area.*** – Land consumption west of 1000 W is going to continue. That growth must be balanced to **protect critical land and character defining geography**. Where development is considered, preservation of riparian corridors, passive open space, and farmland is essential to the protecting the identity of the neighborhood. **Single family homes dominate the housing character west of 1000 W. The area presents an opportunity for new low density single family development that would be attractive to families. While this type of development consumes open space and**



*infrastructure, it will be an anchor and asset to the neighborhood, as it will attract families that may become long term investors in the fabric of the neighborhood.*

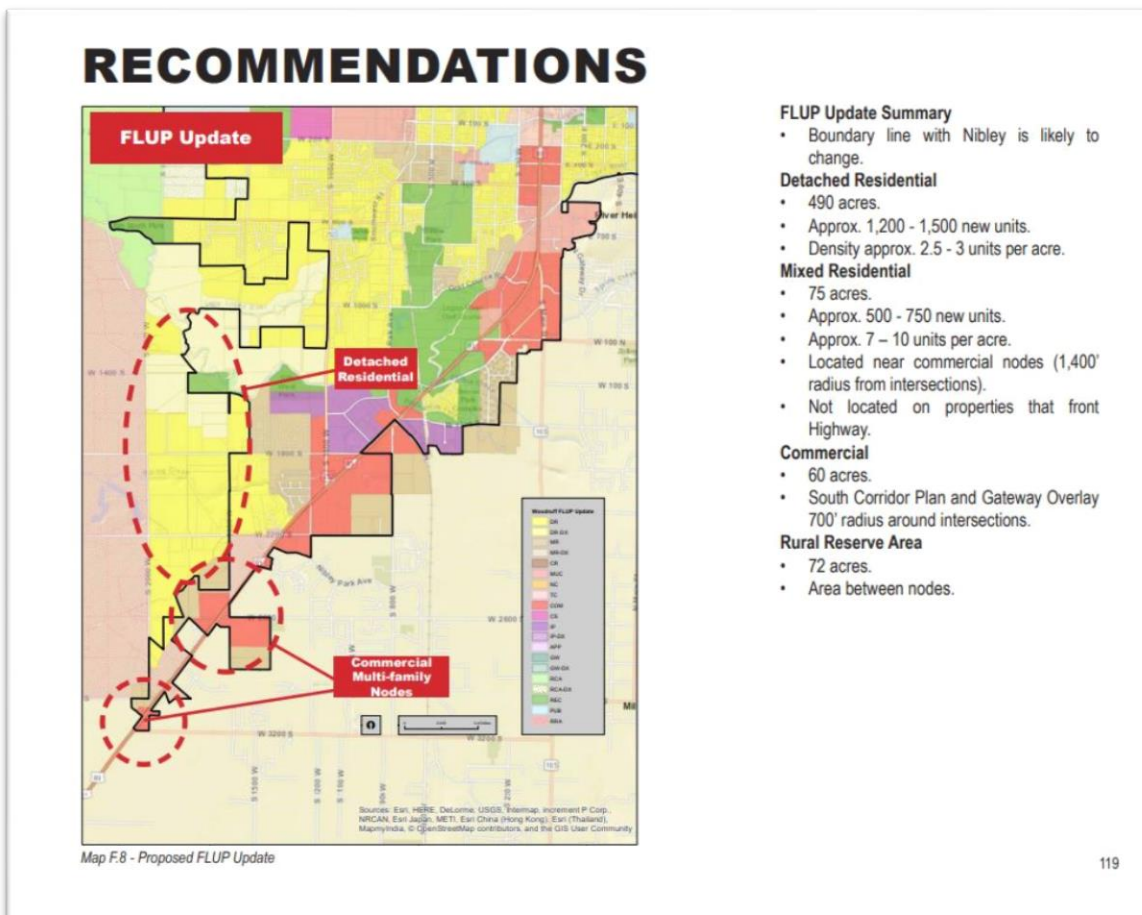
- **Improved access to 1000 W.** - *The 1000 W corridor divides West Woodruff from the rest of the community. The design of the road emphasizes north/south travel and speed. The neighborhood, which is impacted by the road, values improvements that will transform the road from a barrier into a link that connects the neighborhood instead of dividing it.*

## Recommendations:

### Attracting families to stay long term in the neighborhood.

*Recommendations: Zone additional area in the neighborhood to NR-4.*

*Building on the need for a variety of housing types, the inclusion of large lot, single family homes is essential for keeping families in the neighborhood. As families grow and look for housing to accommodate changing needs, they require options that will attract them to the neighborhood. Options for single family homes will stabilize institutions in the community by allowing for long-term housing options. Areas west of 1000 W provide the best opportunity for NR-4 development. See the West Woodruff Concept Plan, and FLUP Update.*



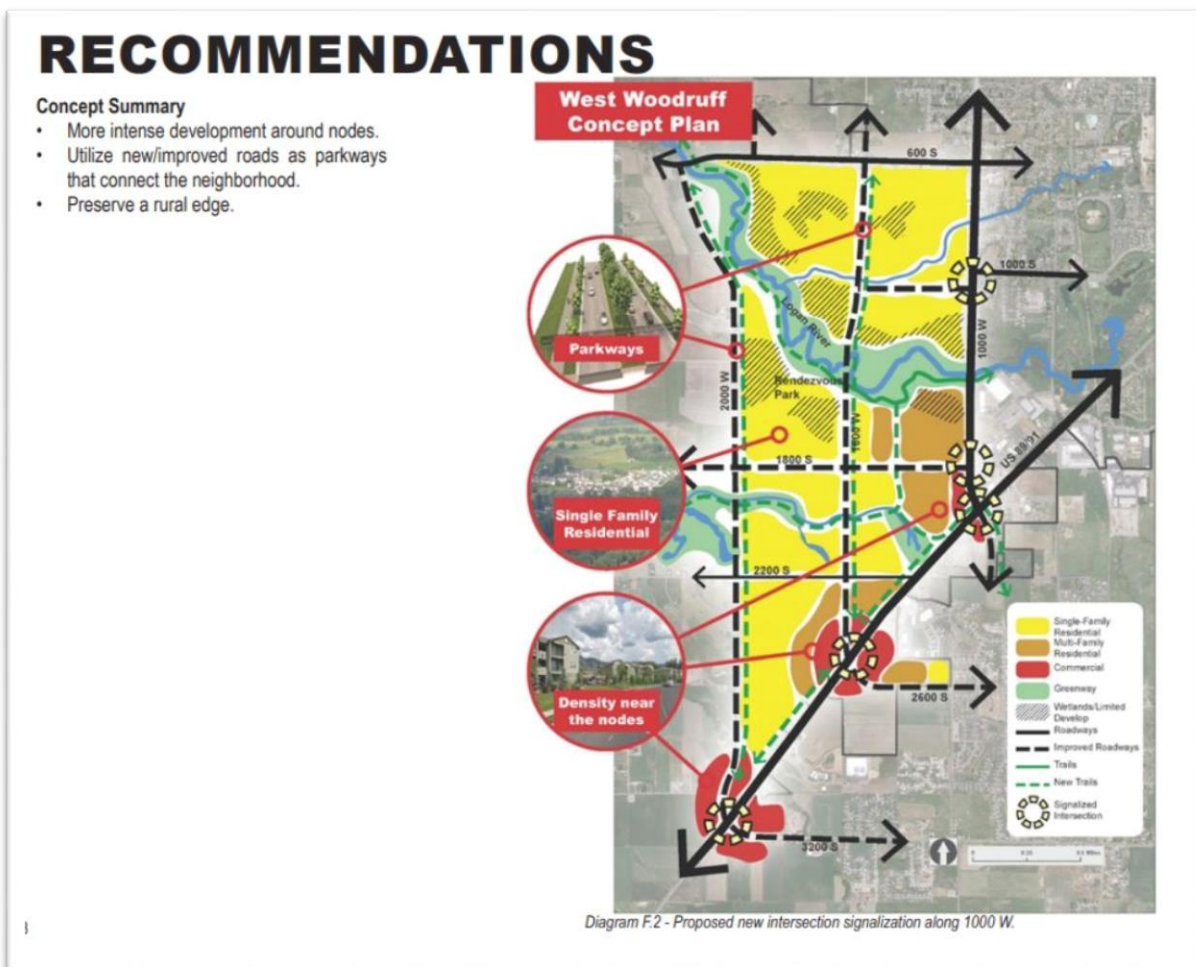


## West Woodruff Recommendations –

### ***Development that matches the existing character of the area.***

*Recommendations: Use an improved 2000 W corridor as a land use edge that divides suburban and rural development along the western edge of Woodruff.*

*The creation of a protected green belt along the western edge will help to preserve green space. Future improvements to the 2000 W corridor is a natural edge for growth. Conservation land use and zoning designations should be applied to land west of 2000 W, including Rural Reserve Area (RRA), and Rural Conservation Area (RCA) designations in the FLUP and the Resource Conservation (RC) zone. This zoning will limit density in the area and preserve agricultural character. See the West Woodruff Concept Plan.*



The last pleas that I make about this rezone is please think about the **future transportation capacity** that the surrounding roads and small after thought UDOT intersections provide. 600 S is already too narrow to handle the capacity and the 600 S 1000 W intersection is too narrow. This intersection has been turned into a major intersection that now has to handle the traffic that is diverted from the

median barriers placed at the 1800 S & 1000 W intersection. The traffic on 2000 W and 600 S (Mendon Rd) has increased because of this UDOT change.

The transportation infrastructure needs to be thought about as more traffic will come onto 600 S and 1900 W and 200 S as these new home owners try to get out onto 1000 W.

**Sidewalks and walkability** need to be thought about. What happens to the **Cow Pasture Canal** along 600 S? Does it get buried and a nice sidewalk built over top or does it just get forgotten about along with the pedestrian foot traffic?

What happens to the bike lane paint along 600 S? Does the fact that this is the only road for **road cyclist** to get out west play into the rezone decision?

Please think about the SR30 project. While SR30 is under construction where do you think most of that traffic will be diverted? The traffic will be diverted down SR 23 south to 600 S (Mendon Rd) and vice versa. Mendon Rd doesn't have the capacity or asphalt structure/ condition to handle the traffic while SR30 is under expansion.

Please let's stick to the Woodruff Neighborhood Plan and deny the increased density.

Thank you for your time.



Amanda Pearce <amanda.pearce@loganutah.org>

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## WOODRUFF NEIGHBORHOOD DEVELOPMENT

1 message

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**Curtis** <curtis@millerautobodyinc.com>  
To: amanda.pearce@loganutah.org

Wed, Mar 15, 2023 at 10:08 AM

I disapprove of this zoning being changed for multiple dwellings that tightly packed. This is an area that should stay more open for the individual housing ( 4 properties per acre as stated).

Plese forward my feelings to the deciding council meting.

Thank You

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**Curtis Mason**  
Miller Autobody, Inc.  
☎ 435.752.0525  
📠 435.752.0606  
[www.millerautobodyinc.com](http://www.millerautobodyinc.com)





Amanda Pearce <amanda.pearce@loganutah.org>

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## Proposal for 1000 W and 600 S

1 message

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**Debra Crook** <debbie.m.crook56@gmail.com>

Mon, Mar 13, 2023 at 9:20 AM

To: "amanda.pearce@loganutah.org" <amanda.pearce@loganutah.org>

There are too many new housing tracts as there is. No one is thinking about the consequences of building more and more. My biggest question is, "Where are you going to put all the children that will be moving in with their parents?" There are not enough schools already and obviously no room to build said schools, otherwise I would think new schools would be built. So our children and grandchildren and their teachers have to suffer with over crowded schools, which isn't conducive to learning. The right way to do it is to build a new school first to fit all of said children then use the land that's left to build the houses. Use your heads and not your pockets.

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## Concerns with Proposed Zone Change and Subdivision Request for 600 S

1 message

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**Jason Tubbs** <jtubbs21@gmail.com>

Wed, Mar 15, 2023 at 10:06 AM

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

Dear Planning Commission,  
I add a strong voice to each of these concerns listed below.  
Thank you for your consideration.

### Concerns and Considerations

1. Logan City is very limited on land that is available for NR-4 development. This zoning provides stability in neighborhoods.
2. Logan City invested heavily in time, funding and resources to develop a Future Development Plan and Woodruff Area Plan that would guide the decision-making process for future developments in this area (Final Report dated 3.9.21).
3. The recommendations from the Woodruff Area Plan included:
  - a. "The primary land use in the western annexation area should be detached residential."
  - b. "Attracting families to stay long term in the neighborhood. Zone additional area in the neighborhood to NR-4. As families grow and look for housing to accommodate changing needs, they require options that will attract them to the neighborhood. Options for single family homes will stabilize institutions in the community by allowing for long-term housing options. Areas west of 1000 West provide the best opportunity for NR-4 development. See the West Woodruff Concept Plan, and FLUP Update".
4. Plan states that future developments should mirror the surrounding housing, which is single-family detached homes. Subdivisions north and south of the proposed project are currently zoned NR-4, which is four homes per acre.
5. Lots smaller than the specifications in NR-4 do not allow people to build homes large enough to accommodate a growing family.
6. NR-4 stipulates four homes per acre. On 35 acres that equates to 140 homes. The MR-9 zoning for this subdivision is being requested to include an additional 68 households for a total of 208.
7. The subdivision creates increased traffic demands on 600 South. The only outlets from the subdivision are onto 600 South. There is an additional subdivision of 109 homes going in just west of this one. The road is not wide enough to handle the increased traffic.
8. There will be an increased danger for students trying to cross 1000 West.
9. There will be Increased demands on Woodruff Elementary School.
10. There is an increased crime rate associated with higher density housing.
11. Needs additional green space.

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**Jason Tubbs**

435.890.9121

[jtubbs21@gmail.com](mailto:jtubbs21@gmail.com)

**March 15, 2023**

**Comments to the Planning Commission**

**From Kae Lynn Beecher, Neighbor at 425 South 1400 West, 435-753-5258**

**Proposed Zone Change and Subdivision Request for 600 South between 1100 - 1400 West**

**Project Name: Sugar Creek**

**Project Number: PC 23-018**

**Position: The property is currently zoned Suburban Neighborhood Residential (NR-4). The NR-4 zoning strengthens Logan City and provides for neighborhood stability.**

**I am asking the Planning Commission to deny the request for a zone change to Mixed Residential Transitional (MR-9) and to deny the Subdivision Plan as presented.**

**Concerns and Considerations**

1. This property is currently zoned NR-4. Logan City is very limited on land that is available for NR-4 development. This zoning provides for neighborhood stability and strengthens Logan City, the School District and the homeowners.
2. Small homes, townhouses and apartments are typically transient within a few years and residents fail to invest their efforts into the neighborhood.
3. Logan City invested heavily in time, funding and resources to develop a Future Development Plan and Woodruff Area Plan that would guide the decision-making process for future developments in this area (Final Report dated 3.9.21).
4. The recommendations from the Woodruff Area Plan included:
  - a. "The primary land use in the western annexation area should be detached residential."
  - b. "Attracting families to stay long term in the neighborhood. Zone additional area in the neighborhood to NR-4. As families grow and look for housing to accommodate changing needs, they require options that will attract them to the neighborhood. Options for single family homes will stabilize institutions in the community by allowing for long-term housing options. Areas west of 1000 West provide the best opportunity for NR-4 development. See the West Woodruff Concept Plan, and FLUP Update".
5. Plan states that future developments should mirror the surrounding housing, which is single-family detached homes. Subdivisions north and south of the proposed project are currently zoned NR-4, which is four homes per acre.
6. Lots smaller than the specifications in NR-4 do not allow people to build homes large enough to accommodate a growing family.
7. NR-4 stipulates four homes per acre. On 35 acres that equates to 140 homes. The MR-9 zoning and subdivision permit requested add an additional 68 households for a total of 208.
8. The subdivision creates increased traffic demands on 600 South. There are four outlets from the subdivision onto 600 South. There is an additional subdivision of 109 homes going in just west of this one. The road is not wide enough to handle the increased traffic.
9. There will be an increased danger for students trying to cross 1000 West.
10. There will be Increased demands on Logan School District and Woodruff Elementary School.
11. There is an increased crime rate associated with higher density housing.
12. Needs additional green space.

**PLEASE STRENGTHEN LOGAN CITY AND THE WOODRUFF AREA BY DENYING THIS APPLICATION.  
THANK YOU.**



03/13/23

To Whom It May Concern: Logan Planning Commission,

RE: Project Number PC 23-018 Zone Change and Subdivision Permit

My name is Kathleen Buttars Olsen, I reside at 1075 West 500 south, Logan, UT 84321

I am **against** the zone change request from NR-4 to MR-9 by Ben Steele/Rivergate LLC/  
Visionary Homes.

I will start out with my obvious concerns:

1. That is a lot of dwellings on that amount of land.
2. The entrance and exits onto 600 south. The number of dwellings they are asking for is a lot of cars to funnel onto that narrow road. 208 lots, 2 cars at minimum 416 and the math goes up.
3. The frontage road (Oakbrook) off of 10<sup>th</sup> west can be trying at times, to turn left (east) onto 600 south because of the traffic going and coming from 1000 West and 600 South. This project adds more congestion.
4. Where are all those children going to go to school?

Not so obvious concerns:

1. There is flowing well on the North/east end of the property. I have enclosed a pictured of the well I am talking about in blue. This also has pipes underground from the well to disperse the water in two different directions for flow in the pasture. We have been having dry years and this field has never dried out. The cows are still sinking in this area.
2. Storm drain, overflow is piped to run down between the two homes at the end of the street and into the pasture.

2. The storm drain is at the end of the cul-de-sac,  
the overflow is piped between these two dwellings  
and also diverted to the field.

Traffic



3. If they cap the flowing wells, where is the water going to end up? Underground and therefore into the homes of unsuspecting buyers.
4. The city will need to fix the storm drainage overflow problem.

I know for a fact when the drain is overrun with water how bad it can be. A few years back the water main off Oakbrook and 500 south broke. Myself and my neighbors were out in the middle of the night making sure the drain could take as much as possible. I got 12" of water in my basement and garage. This also made a loss of over \$30,000.00 for me. The Insurance and the City of Logan will not pay on that much or that kind of loss. I was and am personally out a lot of time and money. I was told that if we had not kept the drain flowing and all of the other houses flooded then the city would have paid all of them. I would not wish that on anyone. I still have videos if you have any questions regarding the drain or overrun.

Personally, I am not against growth, Like I stated before that is too many dwellings. I do have sympathy for some of my neighbors to the north that had no idea they were building on swamp land with cattails. It is my belief that information should be disclosed before the bank paperwork. My financial institution made me put a ground water leach drain in the back of my house before I could get the funding. They did their due diligence and I am thankful for that.

Thank you for your time and consideration in this matter. My hope is that the committee will listen to the requests from the neighborhood and not grant this change to the zoning!

Sincerely,

Kathleen B. Olsen



Amanda Pearce <amanda.pearce@loganutah.org>

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## Coment for project number PC 23-018

1 message

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**Kimberly Gundersen** <gundersen.k65@gmail.com>  
To: amanda.pearce@loganutah.org

Wed, Mar 15, 2023 at 12:23 AM

I received a letter about the rezoning of the area in which I live. I object to the rezoning of this area. When my husband and I were looking for a home six years ago, we wanted to live in an area that was mostly houses with more yard space. We decided to live in the Woodruff area because of this. The zoning with 4 properties per acre means that yards are bigger and it gives the layout of houses a more open feel. Changing the zoning of this area is not fair to those who already live in the area and who chose to live in this area for that specific reason. The change in zoning will also change the dynamics of the neighborhoods. I bought my home knowing that the zoning here was NR-4. Changing that is not fair to those who are already living in this area.

Kimberly Gundersen

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## Re: Proposed 208 lot Mixed Residential

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**Woodruff Neighborhood** <woodruffhood@gmail.com>

Wed, Mar 15, 2023 at 3:42 PM

To: Russ Holley <russ.holley@loganutah.org>

Cc: Mike Desimone <mike.desimone@loganutah.org>, Aaron Smith <aaron.smith@loganutah.org>, Holly Daines <holly.daines@loganutah.org>, Amanda Hovey <amanda.pearce@loganutah.org>

Hi Russ,

Thank you for your responses. Here are the quoted comments I have received, hopefully, it is still possible to add them to the packet. I'll include the individual's name as well.

1. "There are too many new housing tracts as there is. No one is thinking about the consequences of building more and more. My biggest question is, "Where are you going to put all the children that will be moving in with their parents?" There are not enough schools already and obviously no room to build said schools, otherwise, I would think new schools would be built. So our children and grandchildren and their teachers have to suffer with overcrowded schools, which isn't conducive to learning. The right way to do it is to build a new school first to fit all of said children then use the land that's left to build the houses. Use your heads and not your pockets." - Debbie Crook

2. "Where are the resources for all these builds? Just because you can doesn't mean you should  
Does anyone recognize Cache Valley is only so big..." & "Cache Valley is only so big  
I imagine the people who is in charge of all of this development doesn't live here. This is not cool. I think all builds should be frozen. And get someone in here that cares about the infrastructure. And resources..." - Penny Love

3. "NO more houses, what about the water, school for their kids, traffic on 600 is bad now what about when they start building, the mess trying to get home, money talks and BS walks." - Janet Davis

4. "I'm not against more housing in general, but it shouldn't outpace the infrastructure." - Keegan Garrity

5. "They're doing to Logan what they did to Tremonton. I hate it here now because of all the developments." - Jeremy Ford

6. "What are the UDOT's plans for 600 South to accommodate the projected increased traffic due to the planned neighborhood?" - Richard Watkins

I appreciate your answers for these, it helps clarify a little. Please let me know if there is anything else you need from me. I also know other residents are sending in comments separately to Amanda.

Thanks,  
Melissa Dahle

[Quoted text hidden]



March 15, 2023

**Comments to the Planning Commission**

**From Paul Beecher, Neighbor at 425 South 1400 West, 435-770-2701**

**Proposed Zone Change and Subdivision Request for 600 South between 1100 - 1400 West**

**Project Name: Sugar Creek**

**Project Number: PC 23-018**

**Position: The property is currently zoned Suburban Neighborhood Residential (NR-4). The NR-4 zoning strengthens Logan City and provides for neighborhood stability. Back in 2021, Logan city and the residents of the Woodruff area, spent a lot of time, resources and blood sweat and tears to develop a Future Development Plan for the Woodruff area! I don't understand why we have to go through this again!**

**I am asking the Planning Commission to deny the request for a zone change to Mixed Residential Transitional (MR-9) and to deny the Subdivision Plan as presented.**

**I have the same Concerns and Considerations as my wife Kae Lynn Beecher, but I would like to expand on a couple of them!**

1. This property is currently zoned NR-4. Logan City is very limited on land that is available for NR-4 development. This zoning provides for neighborhood stability and strengthens Logan City, the School District and the homeowners. I have friends that would like to live in Logan but can't find suitable housing! As a result they would buy houses in surrounding communities!
2. Small homes, townhouses and apartments are typically transient within a few years and residents fail to invest their efforts into the neighborhood. When families out grow these smaller units and want to move into something more comfortable, they are forced to leave Logan as well! The "Brain Drain" continues!
3. The studies show that in communities with unstable populations, residents avoid socially investing in their neighborhoods, which hurts community organization and weakens social control which leads to increasing misbehavior and **CRIME!!** **Currently, this area is a very pleasant and safe place to live and raise families and we would like to keep it that way!**

**PLEASE STRENGTHEN LOGAN CITY AND THE WOODRUFF AREA BY DENYING THIS APPLICATION.**

**THANK YOU.**

## No re-zone in Woodruff area

1 message

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**Sharon Carter** <s1050carter@gmail.com>  
To: planning.commission@loganutah.org

Wed, Mar 15, 2023 at 2:44 PM

Please do not rezone the Woodruff area for multi-unit housing. Logan City invested heavily in time, funding, and resources to develop a Future Development Plan and Woodruff Area Plan that would guide the decision-making process for future developments in this area (Final Report dated 3.9.21).

Those decisions include:

- a. "The primary land use in the western annexation area should be detached residential."
- b. "Attracting families to stay long term in the neighborhood. Zone additional area in the neighborhood to NR-4. As families grow and look for housing to accommodate changing needs, they require options that will attract them to the neighborhood. Options for single family homes will stabilize institutions in the community by allowing for long-term housing options. Areas west of 1000 West provide the best opportunity for NR-4 development. See the West Woodruff Concept Plan, and FLUP Update."

The Plan states that future developments should mirror the surrounding housing, which is single-family detached homes. Subdivisions north and south of the proposed project are currently zoned NR-4, which is four homes per acre.

Let's stick to the plan.

Lots smaller than the specifications in NR-4 do not allow people to build homes large enough to accommodate a growing family.

NR-4 stipulates four homes per acre. On 35 acres that equates to 140 homes. The MR-9 zoning for this subdivision is being requested to include an additional 68 households for a total of 208.

The proposed housing increases the traffic demands on 600 South. The road is not wide enough to handle the increased traffic. Increasing the amount of people living in the small area by putting in multi-unit housing would only increase the problem. The intersection of 600 South and 1000 West is already extremely dangerous. I know of one death at that intersection, and have witnessed several collisions, and people (including semi trucks) running red lights.

There will be an increased danger for students trying to cross 1000 West.

There will be Increased demands on Woodruff Elementary School.

There is an increased crime rate associated with higher density housing.

We do not need any multi-family, housing developments like The Meadows or Stratus that will be nothing but ghettos in 10 years.

Those of us that live in this area value the rural feel and green space and do not want apartment buildings in our backyard, as I am believe you would not want either.

Sincerely,