

**CITY OF LOGAN, UTAH
ORDINANCE NO. 26-15**

**AN ORDINANCE AMENDING TITLE 17 THE LAND DEVELOPMENT CODE OF
LOGAN CITY, UTAH**

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF LOGAN, UTAH AS
FOLLOWS:

SECTION 1: That certain map or maps entitled "Official Zoning Map of Logan City, Utah" is hereby amended and the following properties in the Woodruff Neighborhood and as specifically identified in Exhibit A, as attached, are hereby zoned from Neighborhood Residential 4 (NR-4) to Neighborhood Residential 4 Planned Development Overlay (NR-4/PD Overlay)

SECTION 2: That certain code entitled "Land Development Code, City of Logan, Utah" Chapter 17.27C: PD-3 "Maple View Subdivision" are amended as attached hereto as Exhibit B.

SECTION 3: This ordinance shall become effective upon publication.

ADOPTED BY THE LOGAN MUNICIPAL COUNCIL THIS ____ DAY OF _____, 2026.

Dahle, Melissa	☐ Aye	☐ Nay	☐ Abstained	☐ Excused
Johnson, Mike	☐ Aye	☐ Nay	☐ Abstained	☐ Excused
Koven, Katie-Lee	☐ Aye	☐ Nay	☐ Abstained	☐ Excused
López, Ernesto	☐ Aye	☐ Nay	☐ Abstained	☐ Excused
Simmonds, Jeannie F.	☐ Aye	☐ Nay	☐ Abstained	☐ Excused

Mike Johnson, Chair

ATTEST:

Teresa Harris, City Recorder

PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for approval or disapproval on the ____ day of _____, 2026.

Mike Johnson, Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby _____ this ____ day of _____, 2026.

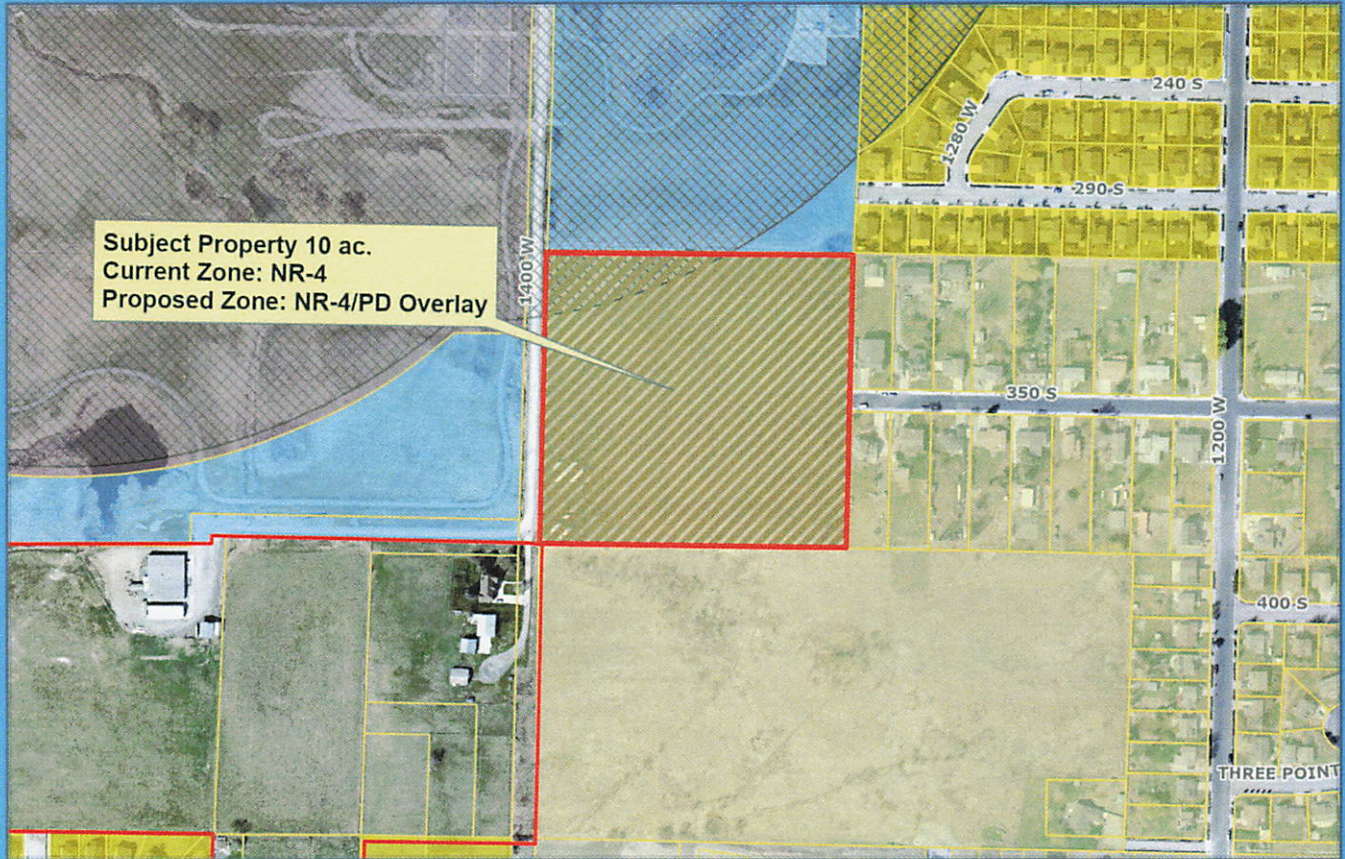
Mark A. Anderson, Mayor

EXHIBIT A

Maple View Subdivision PDO Approx. 350 S 1400 W



Subject Property 10 ac.
Current Zone: NR-4
Proposed Zone: NR-4/PD Overlay



Proposed Overlay Zone

EXHIBIT B

Chapter 17.27C: PD-3: Maple View Subdivision

§17.27C.010 Location and Purpose

- A. The location of the PD-3 Maple View Subdivision Planned Development is limited to the 10-acre Maple View Subdivision land area. This area is located approximately 420 S 1400 W within the City of Logan, Utah. The Planned Development consists of approximately forty (40) single-family residential lots together with public streets, open space tracts, and associated utility and drainage improvements.
- B. The purpose of this Planned Development Overlay is to allow for coordinated single-family residential development with flexible lot sizes and subdivision design while remaining generally consistent with the intent of the underlying NR-4 zoning district, including the following:
1. Establish a mix of lot sizes and configurations that respond to site conditions, utilities, drainage patterns, and neighborhood design objectives.
 2. Provide common open space, pedestrian connections, and other subdivision amenities in locations shown on the approved Development Plan.
 3. Construct public streets, private drives or shared driveways, and utility infrastructure that serve the subdivision in an efficient and coordinated manner.
 4. Allow limited modification of otherwise applicable zoning and development standards only as expressly identified in this Chapter and the approved Development Plan.

§17.27C.020 Applicability and Context

- A. This Planned Development will be labeled as PD-3 Maple View Subdivision Planned Development. The entire site contains approximately 10 acres. The underlying zoning of the site remains Neighborhood Residential (NR-4).
- B. Reference Planning Commission project PC# 26-025 for meeting minutes, staff reports, project exhibits, and details for this Planned Development. Reference the approved Maple View Subdivision Preliminary Plat and related approvals for subdivision layout, lot configuration, and infrastructure design.

§17.27C.030 Compliance with Adopted Land Use Standards & Building Codes

Unless otherwise modified in this PD Overlay, all construction and development contained within the PD-3 Maple View Subdivision Planned Development shall comply with all City land use and development standards and specification and building codes as adopted. Unless otherwise specified in this chapter, all development is subject to NR-4 zoning regulations.

§17.27C.040 Site Requirements and Approved Residential Densities and Unit Count

The approved Planned Development includes a maximum of forty (40) single-family residential dwelling units for an overall density of approximately 4 units per acre on the 10-acre site.

A. Lot and Setback Standards.

1. Lot sizes, configuration, and setbacks shall be as shown on the approved Development Plan and/or subdivision plat.

2. 20-foot front setbacks are approved for lots less than 5,000 square feet and for lots that have a rear property line along 1400 West.
3. A minimum of fourteen (14) lots shall be a minimum of 10,000 square feet, and an additional thirteen (13) lots shall be a minimum of 6,000 square feet. Remaining lots may be less than 6,000 square feet.)
4. Minor adjustments to the number, location, and configuration of lots within particular size categories may be approved through the subdivision review process, provided that the total number of dwelling units does not exceed forty (40), the project maintains a variety of lot sizes, the approved development pattern is substantially preserved, and the project remains in substantial compliance with this Planned Development Overlay.

§17.27C.050 Development Standards – Additional Requirements

A. Public Improvements.

1. All residential building lots shall be accessed by public streets that meet minimum street cross-section requirements.
2. 1400 West shall be dedicated with a 51-foot minor arterial half street right-of-way. The developer shall construct the half street improvements of an 80-foot-wide collector road including sidewalk, curb & gutter, and park strip improvements.
3. A minimum 24-foot-wide asphalt road shall be constructed from the north boundary of the property to 200 South (approximately 700 linear feet).
4. A 60-foot-wide residential street shall connect from the development to 290 South.
5. Public street connections within and adjacent to the development, including connections toward 200 South and 290 South shall be constructed as required by the approved Development Plan, subdivision plat, construction drawings, and City engineering approvals.

B. Open Space and Pedestrian Improvements.

1. A meandering 8-foot-wide pedestrian path shall be provided within landscaped buffer along 1400 West, extending generally from the north to south ends of the project as shown on the approved Development Plan. This path is intended to serve as a special pedestrian amenity and enhanced frontage improvement for the Planned Development. Minor adjustments to its alignment, landscaping interface, and related design details may be approved through subdivision and civil plan review.
2. A public trail shall be provided through the open space area to connect the subdivision pedestrian system to the adjacent city park, with the exact alignment to be coordinated through final engineering and Parks and Recreation review.
3. Mid-block crossings, internal sidewalk connections, and related pedestrian safety features shall be provided where required by the approved Development Plan and City standards.
4. A 25-foot landscaping buffer in conformance with 17.09.20.B.3 shall be provided along 1400 West. The 25 feet shall be measured from the back of curb to the western property line of the lots. Park strips and sidewalks are permitted to be part of the landscape buffer.
5. Ownership, maintenance, and irrigation responsibility for landscaped areas, open space tracts, trails, and other common improvements shall be identified on the plat, in project notes, or in recorded project maintenance documents acceptable to the City.

§17.27C.060 Compliance with Approved Development Plan

All site development, subdivision improvements, and building construction shall occur as approved in the PD-3 Maple View Subdivision Planned Development, including the associated Development Plan, Preliminary Plat, Final Plat, and any Design Review Permits issued for the project.



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: July 27, 2026
FROM: Aaron Smith, Senior Planner
SUBJECT: Ordinance #26-15 Maple View Subdivision PDO

Summary of Planning Commission Proceedings

Project Name: Maple View Subdivision PDO
Request: LDC Amendment
Project Address: ~350 S 1400 W
Recommendation of the Planning Commission: **Approval**

On July 23, 2026, the Planning Commission **recommended approval** of an amendment to the LDC to the Municipal Council for the Maple View Subdivision PDO.

Planning Commissioners vote (3-2):

Recommend Approval: Duncan, McNamara, Maughan

Nay: Heare, Lewis

Abstain: none

Staff Notes

The PDO Code Amendment was revised to reflect recommended conditions of approval provided by the Planning Commission, including the following:

- A maximum of 46 lots.
- A minimum of 9 lots are required to be a minimum of 10,000 SF.
- An additional 15 lots are required to be a minimum of 6,000 SF.
- That the remaining lots may be less than 6,000 SF.
- That the front yard setback for lots less than 5,000 SF or along 1400 W may be reduced to 20'.
- That all lots are required to be accessed by public streets.
- A 51' ROW dedication is required along 1400 W.
- That 1400 W will be constructed to the Collector Street standard.
- A 24' asphalt road connection is required along 1400 W to 200 S.
- That a 8' sidewalk will be provided along 1400 W.
- That a 25' landscaping buffer is required along 1400 W.
- That a 60' local street connection will be provided to 290 S.
- That trails will be provided through the open space and connect to the adjacent park.

Following the workshop with City Council, the following changes were made to the Maple View Subdivision Code Amendment:

- A maximum of 40 lots permitted.

- A minimum of 14 lots are required to be a minimum of 10,000 SF.
- An additional 13 lots are required to be a minimum of 6,000 SF.
- The remaining lots may be less than 6,000 SF.

The proponent has provided an updated development plan in response to the 40 lot requirement.

Attachments

Meeting Minutes

Ordinance #25-25

Staff Report

Slides

New Development Plan with 40 Lots

PLANNING COMMISSION MINUTES

Meeting of July 23, 2026

DRAFT. Not yet approved by PC.

PUBLIC HEARING:

PC 26-025 Maple View Subdivision (PD Overlay) [Subdivision, Zone Change, Code Amendment]
Steward Land Company/Adams Family Trust, authorized agent/owner is requesting approval of a Planned Development Overlay to allow development of a residential subdivision on approximately 10-acres. The proposal includes 51 residential lots ranging in size from 4,000 to 11,000 sq ft, along with associated open space and a stormwater detention facility. The site is located at approximately 350 South 1400 West (TIN 02-066-0013), within the Suburban Neighborhood Residential (NR-4) zone in the Woodruff Neighborhood.

Staff: Planner Aaron Smith reviewed the requested Planned Development Overlay, explaining that PDOs are intended for unique projects that do not fit within a specific zoning designation. The overlay provides flexibility in zoning regulations for projects larger than three acres. He explained that the PDO approval process includes a zone change to apply the overlay, a project-specific code amendment, and subdivision approval. While the Planning Commission makes a recommendation on the zone change and code amendment, final approval rests with the Municipal Council.

A. Smith reviewed the location of the approximately 10-acre site, noting that it is bordered by public parkland to the north and west and existing single-family residential development to the south and east. The property will remain zoned NR-4, with the PDO creating project-specific development standards, including required amenities and additional design requirements.

He reviewed the Future Land Use Plan (FLUP), which designates the property as Low Density Residential, which could accommodate single-family and attached two-family residential development at a density of one to nine dwelling units per acre.

A. Smith explained that the proposed subdivision includes 51 residential lots ranging from approximately 4,000 to 10,000 square feet, resulting in an overall density of approximately five dwelling units per acre. While the NR-4 zone typically allows up to four dwelling units per acre, he noted that due to the amount of land that would be needed for public street construction under a conventional subdivision, the site would likely only achieve a density of approximately two to three dwelling units per acre if developed as NR-4 zoning without the Planned Development Overlay.

A. Smith reviewed the proposed street connections, which include access to both 350 South and 1400

West, along with future street stubs to the north and south to provide connectivity with adjacent properties. He explained that the applicant will be required to dedicate 51 feet of right-of-way from the centerline of 1400 West to preserve sufficient width for a future minor arterial. However, only a collector street cross-section will be constructed at this time, including 27 feet of roadway. Additionally, a minimum 24-foot-wide pavement section will be required along 1400 West from the northern boundary of the development to 200 South as well as a 60-foot local street from the proposed street stub to the north to connect to 290 South.

A. Smith noted that a 25-foot landscaping buffer is required along the rear of residential lots adjacent to public streets. The buffer must include trees spaced every 40 feet and shrubs spaced every 30 feet. Because only 27 feet of the required right of way will be paved, the remaining 24 feet will accommodate the park strip and sidewalk and may also be used to satisfy a portion of the landscape buffer.

A. Smith also reviewed the proposed 20-foot-wide private drive located in the center of the subdivision, which would provide access to three residential lots. Staff is recommending that all lots within the subdivision be accessed from public streets rather than a private drive. He also noted that the applicant will need to provide pedestrian crossings at intersections and along the proposed trail corridors connecting to the open space.

A. Smith reviewed the City's Moderate Income Housing Plan, adopted in 2022, which includes strategies to address housing affordability through rezoning to facilitate the production of moderate-income housing, and by creating or reducing regulations related to multifamily residential development that is compatible in scale and form with detached single-family neighborhoods.

A. Smith also reviewed the Woodruff Neighborhood Plan, adopted in 2021. He explained that the plan's vision is to attract families who will remain in the neighborhood long term, value the area's diversity, and encourage development that compliments the existing neighborhood character. The plan also recommends providing a variety of housing types, expanding areas zoned NR-4, emphasizing detached residential housing west of 1000 West, and locating higher-density residential development closer to the highway and commercial nodes.

A. Smith stated that the commission should consider whether the proposed subdivision provides an appropriate mix of lot sizes, whether reduced setbacks are appropriate for lots smaller than 5,000 square feet and for lots adjacent to 1400 West, and whether the proposed private drive is appropriate.

A. Smith reviewed a comparison of the proposed lot distribution with two alternative methods of allocating lot sizes. The proposed subdivision includes six large lots (1.38 acres), nine medium lots (1.28 acres), and 36 small lots (3.56 acres), for a total of 51 lots. One alternative distributes one-third of the site's land area among each lot size, resulting in nine large lots (2.07 acres), 15 medium lots (2.07 acres), and 22 small lots (2.07 acres), for a total of 46 lots. The second alternative distributes an equal number of each lot type, resulting in 14 large lots (3.21 acres), 13 medium lots (1.79 acres), and 13 small lots (1.19 acres), for a total of 40 lots.

A. Smith also noted an amendment to Condition number 3 under the Fire Department comments, adding the requirement that the fire access comply with "the minimum requirements of the International Fire Code".

Proponent: Brad Brown with Steward Land Development stated that creating a project that meets the Planned Development Overlay requirement for a unique development has been challenging due to the relatively small size of the site. He explained that the proposal includes a pump track and a network of pedestrian paths through the subdivision that connect to the City's existing trail system and park located to the west.

Commissioner McNamara asked how many people attended the neighborhood meeting. Mr. Brown responded that approximately 12 residents attended.

Commissioner Maughan asked who would be developing the subdivision. Mr. Brown explained that Steward Land Development would complete the site improvements but would not construct the homes. Once the infrastructure is completed, the individual lots will be sold.

Public: Aaron Zillis stated that he did not receive notice of the neighborhood meeting until the day it was held and believed other nearby residents may have also received their notices too late to attend. He stated that the proposed smaller lots do not match the character of the neighborhood and expressed the opinion that larger lots better accommodate growing families, encouraging them to remain in their homes longer.

Paul Beecher stated that water has historically collected in the southwest corner of the project site and expressed concern that development of the property could increase flooding onto his property.

Jamin Bingham expressed concern about increased traffic from the proposed subdivision using 350 South as its primary access and the potential safety impacts for children who live along the street.

Lisa Bowen stated that the property should remain consistent with NR-4 development standards. She expressed the opinion that the proposed subdivision does not fit the character of the existing homes along 350 South and does not provide the unique features expected of a Planned Development Overlay.

Commission: Commissioner Heare stated that the PDO ordinance requires projects to be unique, innovative, and well planned. He stated that, in his opinion, the proposal does not meet those criteria and is not appropriate for approval as a Planned Development Overlay.

A. Smith stated that another purpose of a PDO is to allow development where no existing zoning district is either sufficiently permissive or sufficiently restrictive to accommodate a proposed project.

Commissioner Lewis stated that the balance between the larger and smaller lots was not appropriate and said he would prefer an equal distribution of the different lot sizes.

Commissioner McNamara stated that the proposal felt too dense, was not compatible with the surrounding neighborhood, and did not offer anything unique to justify a PDO.

Commissioner Duncan stated that she liked the idea of providing some smaller lots to increase housing opportunities.

Commissioner Heare stated that a mix of lot sizes ranging from 6,000 to 10,000 square feet could be accomplished under the NR-6 zoning district and that the proposed project should not require a new section of code through a PDO.

Commissioner Maughan acknowledged the need for more affordable housing and stated that it was encouraging to see a proposal attempting to accommodate a variety of homeowners. However, he agreed with Commissioner Heare that the project did not qualify for a PDO.

Commissioner Heare noted that the original concept for the project included townhomes, which was one of the reasons a PDO had initially been suggested because it provided a greater mix of housing types.

Commissioner Heare also expressed concerns about the proposed private drive, stating that private streets are generally not favorable for homeowners because maintenance responsibilities, including repairs to utilities beneath the roadway such as water lines, fall on the property owners rather than the City. He stated that many homebuyers do not fully understand those long-term maintenance obligations.

Commissioner Heare stated that the project may be more compatible with the surrounding neighborhood if a greater proportion of the lots were larger, creating a better transition to the smaller lots within the subdivision.

Russ Holley, Community Development Director stated that the Planning Commission could approve a specific distribution of lot sizes as part of the PDO.

The Commission reviewed the lot size comparison table presented by A. Smith. Commissioner Maughan suggested an alternative that would provide an equal number of each lot type, consisting of 14 lots at 10,000 square feet, 13 lots at 6,000 square feet, and 13 lots at 4,000 square feet.

Brad Brown stated that one of the project's primary goals is to provide housing affordability and that the more affordable homes would be built on the smaller lots. He added that it could be difficult to accommodate a prescribed number of each lot size on the site while maintaining a functional subdivision layout.

Following discussion, the Commission agreed to amend the following conditions:

- Reduce the subdivision to a maximum of 46 lots, with the lot size distribution based on the land area comparison table: 9 lots at approximately 10,000 square feet, 15 lots at approximately 6,000 square feet, and 22 lots at approximately 4,000 square feet. (Condition No. 3)
- Eliminate all private streets, requiring all lots to be served by public streets. (Condition No. 11)
- Allow a reduced front setback of 20 feet for lots smaller than 5,000 square feet and for lots adjacent to 1400 West. (Condition No. 8)
- Require an 8-foot-wide sidewalk along 1400 West. (Condition No. 9)
- Provide pedestrian trail connections to the open space and adjacent public park. (Condition No. 10)
- Amend Fire Department Condition No. 3 to require that street connections meet the minimum requirements of the International Fire Code.

MOTION: Commissioner Maughan made a motion to **approve a subdivision permit** and **forward a recommendation of approval** to the Municipal Council on a zone change and code amendment for PC 23-025 with the amended conditions of approval as stated and the findings for approval as listed below. Commissioner McNamara seconded the motion. The motion passed unanimously.

AMENDED CONDITIONS OF APPROVAL (Subdivision)

1. All standard conditions of approval will be recorded with the Subdivision Permit and are available in the Community Development Department.
2. The Subdivision Permit is subject to the final approval, by the Municipal Council, of the proposed LDC amendment creating the Planned Development Overlay. Substantive changes to the enabling legislation for the Planned Development Overlay may require that this project, including Subdivision Permit, Rezone and Code Amendment, to be re-considered by the Planning Commission. The Planned Development Overlay rezone and code amendment must be formally adopted by the Logan City Council or the Subdivision Permits become null and void.

3. The Planning Commission conditionally approves 46 54 single-family building lots (9 - 10,000 sq ft lots, 15 - 6,000 sq ft lots, and 22 - 4,000 sq ft lots), and one common area.
4. The specific land use and development standards approved as part of the PD-3 supersede the relevant standards contained in the LDC.
5. Any changes to the approved PD-3: Maple View Subdivision are required to amend the original PD-3 through the same approval process.
6. The open space common area shall be listed as non-buildable on the final plat
7. A 25' landscape buffer consistent with Alternative B Collector Streets shall be provided along 1400 W.
8. lots that are less than 5,000 sf and along 1400 West may have a reduced front setback of 20 feet.
9. Sidewalk along 1400 west shall be 8 feet wide.
10. Provide trails to open space and public park.
11. All streets adjacent to or within the development shall be improved to current city standards and specifications. No streets shall be private.
12. Exterior lighting, including gas canopy lighting, shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
13. 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.
14. All new fences shall be approved and permitted by staff in accordance with the Land Development Code.
15. HOA and CC&Rs shall be submitted to the City for review and compliance with applicable maintenance and landscaping requirements.
16. 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

3. Residential carts will be provided.
4. All carts will need to be placed on city streets. Collection vehicles will not access private drives.
5. During the construction phase, residents will be required to place carts at the nearest roadway currently accessible to and serviced by collection vehicles.
6. Individual residential collection in front of the home will not start until a minimum of 90% of home construction is complete and approved all-weather turnarounds have been constructed and are accessible.

b. Engineering —contact 716-9160

GENERAL

1. The following documents are required to be provided with the 1st submittal of construction plans. Insufficient submittals will not be started until all required information has been provided:
 - a. Construction Plans that at a minimum include demo sheets, utility sheets, grading and drainage, a sediment and erosion control plan along with a state storm water permit, and a geotechnical report.
 - b. Provide a Final Plat and a draft copy of the CC&Rs for City review with the first submittal of construction plans for this development. The Final Plat and CC&Rs shall be executed by the property owner prior to issuance of the construction permit. At a minimum the CC&Rs shall include language that addresses the requirements of the HOA / POA to maintain private water lines, private sewer lines, common areas, shared parking areas, and the Storm Water management system (basins, swales, and related infrastructure) along with the adjacent right-of-way park strips.
 - c. The Geotechnical Report shall include but is not limited to: 1) Historical high ground water elevation including piezometric measurements for developments identified as having critical lands due to high groundwater, 2) Percolation rate of soils at the bottom of all unlined storm water holding facilities and 3) When roadway improvements are to be City owned, the report shall include a pavement structural section design based on

site specific CBR tests performed on the subgrade soil and 30-year projected ESALs as identified in the Logan City Transportation Master Plan. The design shall account for the following truck percentages: 2% for residential and grided streets, 4% for collector streets, 8% for arterial streets. These roadway sections shall be compared to the City's minimum section, and the more robust section shall be used for the design.

- d. A traffic impact study shall be completed by a 3rd party consultant hired by and paid for by the developer. The developer shall follow and be responsible for all recommendations identified in the study, these recommendations may be both on-site or off-site.
 - e. A Public Works Development Agreement and associated Financial Assurance calculations, chip seal calculations, and water right calculations shall be provided with the first submittal of construction plans. An executed development agreement, physical financial assurance, chip seal fee, and water rights, shares, or in lieu fee shall be provided to the City prior to issuance of a construction permit.
 - f. A private Water Utility agreement shall be provided for all private water and sewer lines (including fire lines) not located within a Public Right of Way. The agreement shall be executed prior to approval of construction plans and shall be recorded with the County Recorder.
 - g. An executed Public Works Stormwater Maintenance Agreement shall be provided to the City prior to construction plan approval. The agreement shall be recorded at the Cache County Recorder's Office.
2. PUEs shall be dedicated as 10' wide on the front and side yards adjacent to the City right of way. 5' PUEs shall be dedicated on all other lot lines.
 3. The City may elect to have a 3rd party review technical studies such as a traffic study, floodplain study, wetlands 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.
 4. City right-of-way shall not be used for storage of construction materials or parking of construction equipment or related vehicles during construction.
 5. A "Preconstruction 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 or for any tie-in to City utilities.

UTILITIES

6. At a minimum, 8" water lines and 8" sewer shall be constructed throughout the development.
7. The development will be required to provide two points of water supply that provide sufficient fire flow needs to meet the City standards.
8. The development will construct the frontage of 1400 W and will need to construct an 18-inch water line under the roadway for future use. The city would pay for additional cost related to oversizing the line from the minimum 8-inch size required of a development, pending execution of an oversizing agreement.
9. All utilities outside of the public right-of-way way shall be private lines and shall be owned, maintained, repaired/replaced by the homeowners or Homeowners Association. All infrastructure shall be installed, maintained, and repaired/replaced in accordance with Logan City Standards.
10. Each individual lot shall have separate water service and sewer service connection to the City's water and sewer systems.
11. Fire hydrant locations shall meet the Fire Code requirements as determined by the City's Fire Marshall.
12. Sewer from the adjacent development located to the west (350 S) shall be extended to tie-in to the sewer system in the development such that it eliminates the lift station in that development.
13. The development shall construct a 10-inch sewer in 1400 W to connect to the existing 10-inch sewer line located to the north of the development. The city will pay for oversizing

costs after an oversizing agreement is executed. There is no requirement for this sewer line to be installed along the frontage of the property.

STORMWATER / IRRIGATION

14. Storm water detention/retention shall be designed and constructed according to Logan City standards. This includes the management of stormwater from internal and adjacent street frontages. The development shall provide management / pass through of stormwater that currently discharges to the property from adjacent properties. Retention of the 90% storm event is required and shall be provided using Low Impact design methods.
15. 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 standards. The City will require all affected Irrigation companies to provide a signature approval on all final construction plans and final plats.
16. This property meets the definition of Critical Lands due to high groundwater (0 to 24 inches). If stormwater is stored below existing grade, a geotechnical study for that area shall identify the Historic High Groundwater Elevations on the property as determined by piezometric measuring performed on a frequency equal to the greater of, 1 per acre of land or 1 per proposed stormwater basin, whichever is greater. Piezometric measurements shall include at least one measurement per month during the months of April through August to establish the Historic High Groundwater Elevation. More than normal stormwater pond area may be required to maintain the pond elevation sufficiently above the historic high groundwater elevation.
17. This development is located in an area of moderate to high liquefaction potential. Liquefaction should be addressed in the geotechnical report.
18. 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.
19. Above ground and below ground stormwater facilities shall be designed to be a minimum 1 foot above the historic high groundwater elevation as determined by the geotechnical engineer. Regardless of the design, stormwater facilities that are found to be constantly wet by groundwater will be required to complete a design revision that revises the facility to meet the City's standard.
20. The minimum diameter of storm drain piping in a City right of way shall be 15 inches and private storm drain lines shall be 12 inches in diameter; unless larger sizes are required by the design.

STREETS

21. The length of the private drive shall meet Fire Department standards.
22. The traffic impact study requires a number of corrections. While it does not appear changes will affect the layout, the traffic study shall be revised appropriately prior to approval of construction plans. The developer shall follow and be responsible for all recommendations identified in the final approved study, these recommendations may be both on-site or off-site.
23. Per Table 17.30.170.E.2 a minimum of 2 vehicular connections to the City's existing right of way is required for properties within the development. Right of way and improvements shall be provided to meet the minimum required connections.
24. 1400 W shall be dedicated with a 51' minor arterial half street right of way. The developer shall construct the half street improvements of an 80' wide collector road including sidewalk, curb & gutter, and park strip improvements. Sidewalk shall be constructed at the standard arterial 1' from property line location. A minimum 24-feet of asphalt shall be constructed from the north boundary of the property to the existing asphalt at 200 South.
25. All other streets shall have a minimum 60-foot-wide right of way and shall be constructed to the City's residential street cross section.
26. If required, "No Parking" signs shall be placed at the end of the hammerhead turnaround.

27. If required, the following note shall be added to the plat, "The hammerhead drive / roadway is required to be maintained free and clear at all times, vehicles, recreational equipment, trailers, etc. shall not be temporarily or permanently stored in the turnaround areas."
28. Driveway, turnaround, and other parking surfaces shall be constructed with "hard surfaces" of asphalt, concrete, or other hard surface as approved by written letter by the Department of Public Works and the Fire Marshall.
29. Provide 60-foot-wide residential street improvements for the connection from the development to 290 N to complete this connection. This will serve as the same alignment for the water connection.

c. Fire—contact 716-9515

1. The private drive requires a 20' wide, all weather drivable surface certified to withhold #75,000 lbs. No Parking signs will be required on both sides of the private drive.
2. A turnaround has been identified on the most recent plans. (Need to confirm that the turnaround meets the size requirements of Figure D103.1 of the 2021 IFC.
3. Due to the number of lots, at least one additional vehicle access will be required **that meets the minimum requirements of the International Fire Code**.
4. If the subdivision is phased, proper turn arounds and/or second access roads will be required per 2021 IFC. Provide a fire apparatus turning analysis (two track) through the development on the plans, designed to meet not less than the minimum turning radius of the largest fire department apparatus. Please contact Logan Fire Department for the proper turning performance analysis. (include the turnaround, and the proposed bulb-outs if applicable).
5. Fire hydrant placement appears adequate with the below listed comment.
6. Need to check the distance from the Southwest corner of lot 49 to the nearest hydrant is less than 600 feet.

d. Water and Wastewater Collection—contact 716-9622

1. A fire flow analysis must be obtained from joseph.hawke@loganutah.gov or derek.holmstead@loganutah.gov once the utility alignments and pipe diameters are proposed.
2. The sewer must connect to the existing sewer lift station in 350 south and provide gravity flow for that lift station to existing sewer in 1400 W at approximately 250 S.
3. Developments with more than 30 water services (equivalent 1-inch services) must have a second connection to the water system to prevent outages of the development by a single valve closure.

e. Water Cross Connection and Backflow Prevention—contact 716-9627

1. All landscape irrigation systems 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 annual testing of any commonly owned backflow assemblies. All backflow assemblies must be tested within 10 days of turning water to them and annually thereafter.
2. Project shall comply with all currently adopted plumbing codes and their 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 source and its consumption.

f. Light and Power – contact 435-716-9722

1. A 1-Line Diagram, Data Load Sheet, and CAD Drawings required as per specifications.
2. PUE's Public Utility 10' Easement on all property lines that face a roadway and 5' Easement on all other property lines.
3. All underground electrical trenches must be inspected prior to burying conduit.

g. GIS – contact 435-716-9171

1. 1300 W needs to be 1350 W.

FINDINGS FOR APPROVAL (Subdivision)

1. The conditioned project will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, height transitions, landscaping, and setbacks.
2. The Subdivision Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The conditioned project provides required off-street parking.
4. The project meets the goals and objectives of the LDR designation within the Logan General Plan by providing residential development within the density range of the designation and providing building lot size transitions near existing neighborhoods.
5. The subdivision provides adequate street connections and circulation for both pedestrians and vehicles.
6. The conditioned project complies with density and building design, open space 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. 350 S, 290 S, and 1400 W are adequate in size and design to sufficiently handle infrastructure related to the proposed land uses.

FINDINGS FOR APPROVAL (Zone Change & Code Amendment)

1. The Rezone and Code Amendments are done in conformance with the requirements of Title 17 of the Logan Municipal Code.
2. Utah State Law authorizes local Planning Commissions to recommend rezones and Ordinance changes to the legislative body (Municipal Council).
3. The proposed Planned Development Overlay Zone and Code Amendments are consistent with the Logan City General Plan.
4. The proposed Code Amendments provide the regulatory platform for adopting and implementing a Planned Development project important for revitalizing a blighted and underutilized commercial area of Logan.
5. The proposed overlay and Code Amendments provide additional attainable housing.
6. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code

Moved: C. Maughan

Second: S. McNamara

Approved: 3-2

Yea: Duncan, McNamara, Maughan

Nay: Heare, Lewis

Abstain:

**Project #26-025
Maple View Subdivision PDO
Approx. 350 S 1400 W**

REPORT SUMMARY...

<i>Project Name:</i>	Maple View Subdivision PDO
<i>Proponent / Owner:</i>	Brad Brown/V Dean Adams & Joyce Y Adams Family Trust
<i>Project Address:</i>	Approx. 350 S 1400 W
<i>Request:</i>	Subdivision, Code Amendment, Rezone
<i>Current Zoning:</i>	Suburban Neighborhood Residential (NR-4)
<i>Type of Action:</i>	Quasi-Judicial & Legislative
<i>Hearing Date</i>	July 23, 2026
<i>Submitted By:</i>	Aaron Smith, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Subdivision Permit for Project #26-025 Maple View Subdivision PDO and **recommend approval** for a Planned Development Overlay Rezone and Code Amendment in the NR-4 zone located at approximately 350 S 1400 W, TIN# 02-066-0013.

Current Land use adjoining the subject property

<i>North:</i>	PUB: Park Uses	<i>East:</i>	NR-4 and NR-6: Residential Uses
<i>South:</i>	NR-4: Vacant	<i>West:</i>	PUB and IP: Park Uses and Unincorporated Cache County

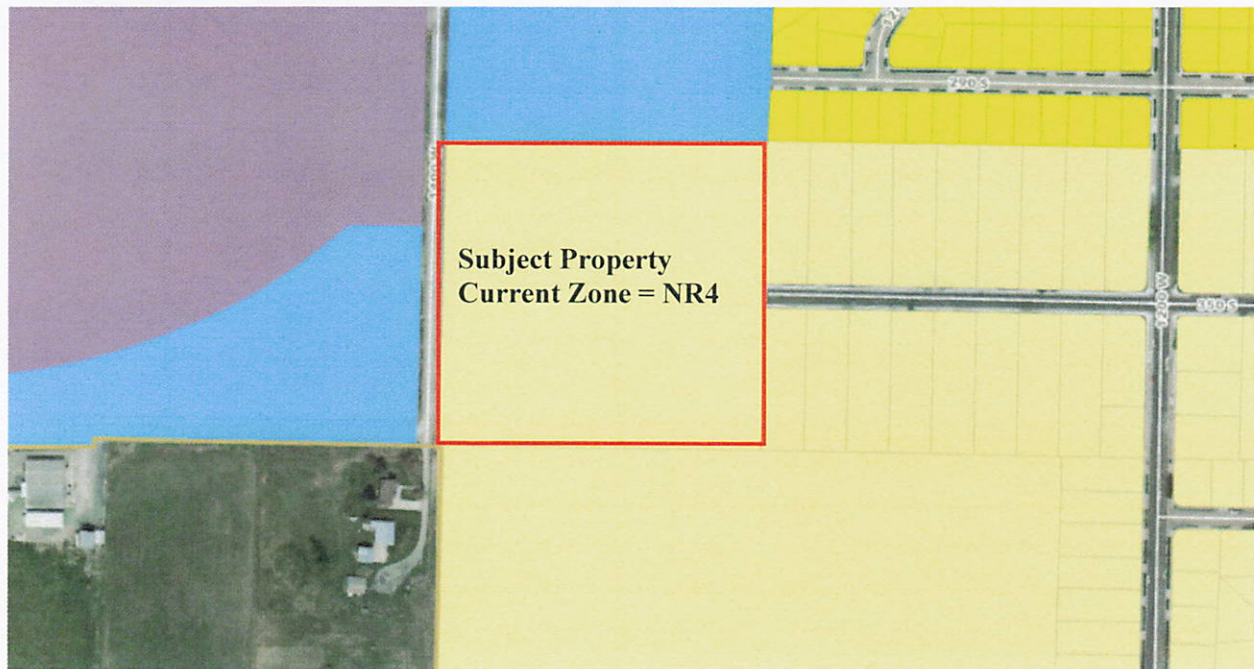


Figure 1 - Subject property with current zoning of NR-4

PLANNED DEVELOPMENT OVERLAY

The purpose of the Planned Development (PD) Overlay is to provide for flexibility in the application of the City's zoning regulations and development provisions in order to allow for unique, innovative and well-planned developments that would not be possible under one of the City's existing zoning designations at a specific project site. The PD process is intended for use primarily where no existing zoning district is both sufficiently permissive to allow uses that would

be suitable on the property and sufficiently restrictive to protect the character and quality of neighboring properties.

The PD process involves two steps, a concept plan review followed by a formal PD application that includes a zone overlay, code amendment and, in this case, a subdivision. The Maple View Subdivision concept plan was reviewed by Planning Commission on June 11 and the City Council on June 16.

Overlay Zone

The Logan City Land Development Code (LDC) specifies development standards for property within the NR-4 zone. The PD Overlay zone and corresponding code amendment permits additional or different development configurations associated with a specific project. The PD Overlay zone is proposed to overlay the existing base NR-4 zone and it is tied specifically to the project site. If this proposed PD is adopted, the Official Zoning Map will be amended with a Planned Development Overlay on this project site with NR-4 remaining as the base zone.

Planned Development Code Amendment

Chapter 17.27.C. PD-3: Maple View Subdivision proposes new language associated with this project proposal. The Planning Commission will review the proposed PD overlay code amendments and make a recommendation to the City Council who ultimately have approval authority over PD Overlay code amendments. PD Overlay code amendments include a purpose, intent, applicability, range of uses, improvement descriptions, and development standards for the overlay project site. Unless specified in the code amendment, the base zone NR-4 regulations would apply.

PROJECT PROPOSAL

The proposed Maple View Subdivision is located at approximately 350 S and 1400 W. The project site is approximately 10 acres and is currently zoned NR-4. The parcel came through Planning Commission in February 2026 as a rezone request to MR-9. At that time, the Planning Commission recommended denial of the rezone and eventually the application was withdrawn before the hearing with City Council. During the rezone application review process, the proponent expressed interest in a development agreement to restrict overall density but allow additional housing types and lot sizes. Direction was given that the PD Overlay is the preferred process to bring forward custom development options as opposed to a development agreement.

The preliminary plat shows a proposed subdivision with 51 single-family lots varying from just under 4,000 SF to just over 10,000 SF. The layout places larger lots adjacent to the existing Equestrian Estates subdivision to the east and transitions to smaller lots moving west. The layout includes a street connection at 350 S through Equestrian Estates and a connection to 1400 W. The plan also provides both a north and south street stub. The lots are primarily accessed from 60' wide local streets; with the exception of 3 lots being served by a 20' wide private drive. The northwest portion of the proposal includes an approximately 1.05 acre open space, which will include stormwater facilities for the subdivision. The open space area is located within the landfill overlay, which prohibits residential structures, and will be adjacent to a city park that is under development to the north of this property.

SUBDIVISION REVIEW

Lot Configuration and Density

The proposed lots vary greatly but are primarily smaller lots between 4,000 and 5,000 SF. Gross density for the project is 5 units per acre. It is difficult to maximize density in single family lot subdivisions due to the amount of area needed for roads. This project is also impacted by the open space within the landfill overlay. While on paper the current zoning of NR-4 would permit up to 40 units, the reality is that with the amount of roads and open space required, the actual achievable lots would be considerably less. When comparing the proposed lots to standards that are currently permitted in other Logan City zones, the proposed lots fall into three

categories, those that are similar to NR-4, NR-6, and MR-9 lots. Standard setbacks for NR-4 zone are proposed for the subdivision.

Equivalent Zone	Approximate Lot Size	Number of Proposed Lots	Percentage of Lot Acreage
NR-4	10,000 SF	6	22%
NR-6	Between 5,000 – 7,000 SF	9	21%
MR-9	Between 4,000 – 5,000	36	57%

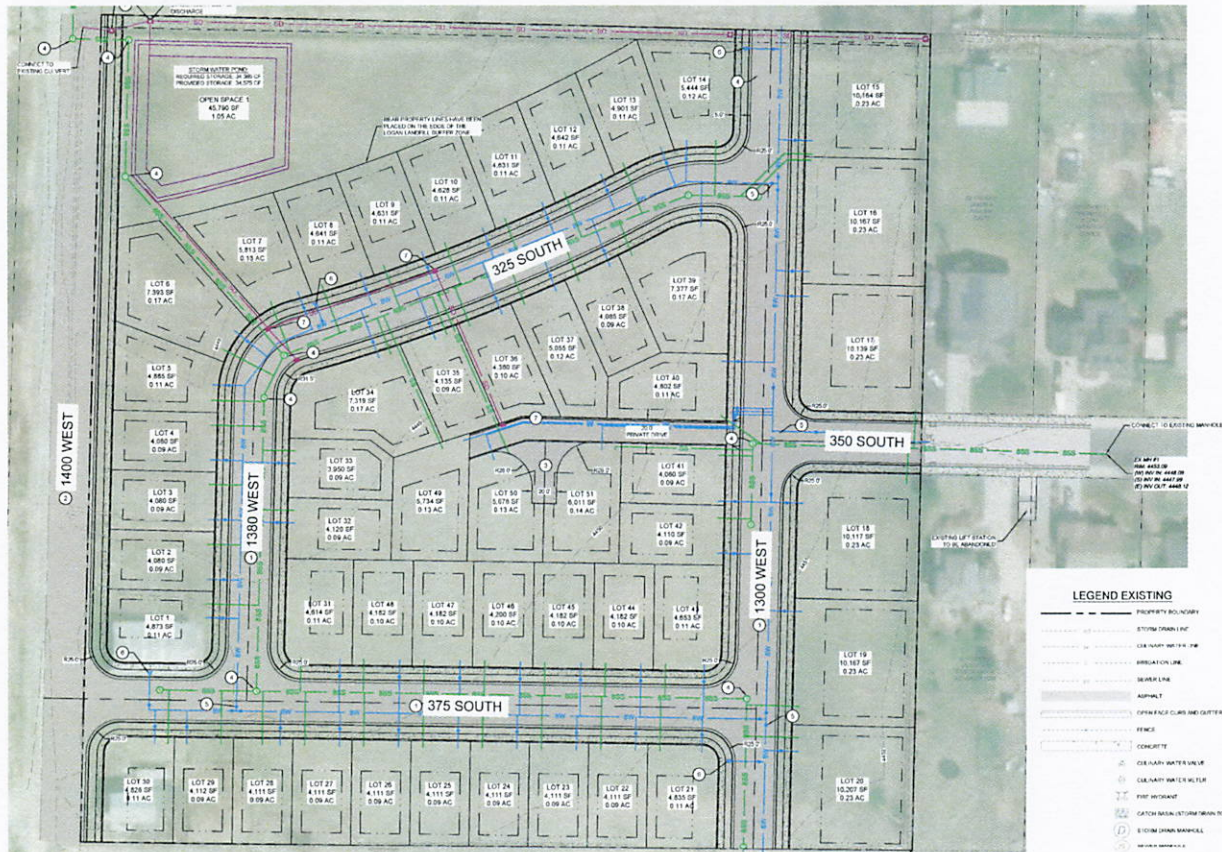


Figure 2 - Proposed Subdivision Plan

Circulation

The LDC requires a minimum of 3 street connections for a subdivision with more than 50 lots. The proposal provides a connection at 350 S and 1400 W and two stubs. The two stubs are counted towards the minimum street connections. One of the stubs goes north towards the park and could be connected to the 290 S, which is currently a dead-end street; and the other stub goes south towards an undeveloped parcel, but which would eventually tie into 1250 W. Conditions of approval require that the north stub be connected to 290 S with a full 60' wide local street.

Street improvements are also required along 1400 W. This street is designated as a minor arterial in the Transportation Master Plan, but the development of Willow Lakes has impacted the development of a minor aerial along 1400 W, especially south of 600 S. The conditions of approval for this project require that a minor arterial right-of-way (ROW) be dedicated (51' from the center line of the ROW), but only a collector road cross-section (40') is required to be constructed. This will preserve land if the roadway is upgraded to a minor arterial in the future per the Transportation Master Plan. Additionally, a minimum 24' wide pavement section is required along 1400 W from the northern edge of the development to 200 S. This is to provide

improved access to the subdivision and allow residents to access 200 S without having to travel through the subdivisions to the east. As conditioned, the project meets the street connection requirements of the LDC.

A private shared driveway is proposed for three of the lots. This driveway is 20' wide and would require an emergency turnaround (hammerhead). The private driveway does present issues with service, including snow clearance, garbage collection, and ongoing maintenance for the driveway and utilities. The private driveway proposal is similar to an infill type of subdivision. New subdivisions are not the preferred location for infill type of developments and ideally all lots would be served from public streets. All other roads in the proposed subdivision are standard 60' local streets, which will include on street parking, parks strips, and sidewalks.

Pedestrian circulation will be accommodated on the public sidewalks. There are also two proposed public access trail corridors that connect to the open space, which will serve as important connections for the neighborhood to the adjacent park. The submitted plans do not show the trails, but it has been represented by the applicant that the intention is to develop trails through this area. The proposed plans also do not currently show any pedestrian crossings at intersections, but they would be required as part of the pedestrian infrastructure. Mid-block crossings at both potential trail connections should also be required.

Open Space and Landscaping

While no open space is required for a single-family subdivision, the proposal includes a 1-acre open space within the land-fill overlay. The proposal does not directly address development in the area other than a stormwater facility. This area is ideal for trails and other neighborhood amenities.

The LDC requires a landscaping buffer along the backside of residences that abut a road. For residences with backyards along a collector road a 25' landscaping buffer is required that includes trees every 40' and shrubs every 30'. No buffer is currently proposed. A consideration in accommodating the buffer may be to allow enhanced landscaping in the larger park strip area due to the roadway being built as a collector but additional land being dedicated for a future minor arterial road. More specifically, for the 1400 W improvement, 51' of ROW will be dedicated, but only 27' of that will be paved from the center line to the back of the curb, which will leave 24' for park strip and sidewalk that could incorporate some of the landscaping buffer. Any proposed variation for the landscaping buffer would have to be approved as part of the PD code amendment.

Code Amendment

The proposed code amendment generally follows the current regulations of the NR-4 zone and existing city standards and specifications but outlines several exceptions and allowances. The exceptions proposed in the code amendment include provisions to approve the density, total number of lots, and lot configuration; to allow for the private shared driveway; and it specifies that an HOA or other entity acceptable to the city will manage the open space. There is an allowance made for alternative setbacks as shown on the plat, but staff found that the proposed plat appears to follow NR-4 setbacks.

LAND USE AND AREA PLANS

General Plan

The Future Land Use Plan (FLUP), adopted with the new General Plan in May 2026, identifies this property as Low Density Residential (LDR). The Logan City General Plan states that the LDR land use could accommodate single- and two-family attached or detached dwelling units, with densities typically ranging from one to nine dwelling units per acre, and that future development and reinvestment in these areas should align with the scale and character of existing neighborhoods to maintain a cohesive residential fabric.

Woodruff Neighborhood Plan

The Woodruff Neighborhood Plan was adopted in 2021 and articulates values to help clarify the vision for the neighborhood and provides recommendations that should be implemented to help further the vision. Regarding housing and land use, the plan envisions Woodruff as an area that attracts families to stay long term, that values the diversity of people that live in the neighborhood, and development that matches the existing character of the area. Specific recommendations of the plan include ensuring that housing policies allow for a variety of housing types in the neighborhood and that additional area in the neighborhood is zoned NR-4. The plan specifies that detached residential housing should be emphasized west of 1000 W with multi-family development closer to the highway and commercial nodes.

Moderate Income Housing Plan

The Moderate Income Housing Plan was adopted in 2022 and identifies a number of strategies to address housing affordability including rezoning for densities necessary to facilitate the production of moderate income housing, and to create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones.

OTHER PD CONSIDERATIONS

Staff's review of the development and comments received identified items that should be considered as part of this PD.

Reduced Setbacks – Reduced setbacks for smaller lots (less than 5,000 SF), and especially those that back onto 1400 W, should be considered. Staff's recommendation would be to reduce front setbacks to 20' and side setbacks to 5'. This will provide for larger building envelopes, still provide adequate driveway depth to park, and allow for more space to accommodate a landscaping buffer along 1400 W.

Exterior Light Reduction and Dark Skies – Staff received a comment regarding reduction of light trespass into the park area. An enhanced dark skies section could be considered as part of this PD code amendment to limit back yard or open space facing lighting, reduce any street lighting, and other considerations to reduce light trespass and intensity.

Complete Streets – Staff recommends requiring mid-block crossings at the trail crossings and consideration of bulb-out at intersections to improve pedestrian safety and connectivity in the development.

Staff recommends requiring all lots to be accessed via public streets. This would require alteration to the site plan to remove the proposed private driveway.

Staff recommends increasing the amount of 6,000 SF and 10,000 SF lots. The recommendation would be to set it as a percentage of the subdivision lot area. For example, a minimum of 33% of lot area should be 10,000 SF or greater lots, and a minimum of 33% should be 5,000 SF to 7,000 SF lots.

STAFF SUMMARY

The Maple View Subdivision PD property lies on the edge of various neighborhoods in the area. Directly to the east are large lot single-family homes, but both northeast and southeast are smaller 6,000 SF lots, and south and southwest of this project area are recently approved small single-family lots (similar to the proposed lots in this development), and townhomes. The approval of smaller lot and townhome developments in this area were in response to a growing need in our community to provide attainable housing. The description of the Low-Density Residential land use in the FLUP outlines the need for more housing flexibility while also being cognizant of existing neighborhood development patterns. The project proposal attempts to address these somewhat competing directives; it provides some larger lots and removed

attached housing from its original layout to help place the project into the existing neighborhood, while also providing smaller lots that will help to provide attainable housing options. While the ratio of lot sizes in this proposal is a point of discussion, staff's assessment is that developments that provide housing options are beneficial to the community and consistent with the General Plan.

The layout of the subdivision is not innovative, but as conditioned, it provides access and connections that will be a benefit to the neighborhood and future development. The trails and sidewalks will connect the surrounding neighborhood to the park space. The connection to 290 S will resolve a dead-end street, and the 1400 W improvements and dedication will help to set the design precedent for the 1400 W corridor. The private driveway is also problematic from a service perspective and is a type of access that is more appropriate in an infill application and not in a greenfield development.

There are remaining questions about the development that need to be addressed, particularly the design of the landscaping buffer along 1400 W, additional details about the open space and trail connections, setbacks, the private driveway, and other unique project specific considerations, such as a dark skies lighting component, but overall staff finds that the proposal is consistent with the character of the development in the area while providing a mixture of lot sizes that will benefit Logan City's goal to provide attainable housing.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Environmental	• Water and Wastewater Collection
• Engineering	• Water Cross Connection and Backflow Prevention
• Fire	• Light and Power
• GIS	

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. Any comments received at the time of report preparation are included with the packet.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 7/11/26, posted on the City's website and the Utah Public Meeting website on 7/13/26 and mailed out to adjacent property owners within 300' on 7/6/26.

RECOMMENDED MOTION

Staff recommends that the Planning Commission **Conditionally Approve** a Subdivision Permit for Project #26-025 Maple View Subdivision subject to the following recommended conditions of approval and findings of fact for the Subdivision Permit, and

Recommend Approval for the Planned Development Overlay rezone and PD-3 Code Amendment, in the NR-4 zone subject to the recommended findings of fact, for property located at approximately 350 S 1400 W, TIN# 02-066-0013.

RECOMMENDED CONDITIONS OF APPROVAL for the DESIGN REVIEW AND SUBDIVISION PERMITS

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 Permit and are available in the Community Development Department.
2. The Subdivision Permit is subject to the final approval, by the Municipal Council, of the proposed LDC amendment creating the Planned Development Overlay. Substantive

changes to the enabling legislation for the Planned Development Overlay may require that this project, including Subdivision Permit, Rezone and Code Amendment, to be reconsidered by the Planning Commission. The Planned Development Overlay rezone and code amendment must be formally adopted by the Logan City Council or the Subdivision Permits become null and void.

3. The Planning Commission conditionally approves 51 single-family building lots and one common area.
4. The specific land use and development standards approved as part of the PD-3 supersede the relevant standards contained in the LDC.
5. Any changes to the approved PD-3: Maple View Subdivision are required to amend the original PD-3 through the same approval process.
6. The open space common area shall be listed as non-buildable on the final plat
7. A 25' landscape buffer consistent with Alternative B Collector Streets shall be provided along 1400 W.
8. All streets adjacent to or within the development shall be improved to current city standards and specifications.
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. All new fences shall be approved and permitted by staff in accordance with the Land Development Code.
12. HOA and CC&R's shall be submitted to the City for review and compliance with applicable maintenance and landscaping requirements.
13. 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 carts will be provided.
- 2) All carts will need to be placed on city streets. Collection vehicles will not access private drives.
- 3) During the construction phase, residents will be required to place carts at the nearest roadway currently accessible to and serviced by collection vehicles.
- 4) Individual residential collection in front of the home will not start until a minimum of 90% of home construction is complete and approved all-weather turnarounds have been constructed and are accessible.

b. Engineering —contact 716-9160

GENERAL

- 1) The following documents are required to be provided with the 1st submittal of construction plans. Insufficient submittals will not be started until all required information has been provided:
 - a) Construction Plans that at a minimum include demo sheets, utility sheets, grading and drainage, a sediment and erosion control plan along with a state storm water permit, and a geotechnical report.
 - b) Provide a Final Plat and a draft copy of the CC&R's for City review with the first submittal of construction plans for this development. The Final Plat and CC&Rs shall be executed by the property owner prior to issuance of the construction permit. At a minimum the CC&Rs shall include language that addresses the requirement of the HOA / POA to maintain private water lines, private sewer lines, common areas, shared parking areas, and the Storm Water management system (basins, swales, and related infrastructure) along with the adjacent right-of-way park strips.
 - c) The Geotechnical Report shall include but is not limited to: 1) Historical high ground water elevation including piezometric measurements for developments identified as having critical lands due to high groundwater, 2) Percolation rate of

soils at the bottom of all unlined storm water holding facilities and 3) When roadway improvements are to be City owned, the report shall include a pavement structural section design based on site specific CBR tests performed on the subgrade soil and 30-year projected ESALs as identified in the Logan City Transportation Master Plan. The design shall account for the following truck percentages: 2% for residential and grided streets, 4% for collector streets, 8% for arterial streets. These roadway sections shall be compared to the City's minimum section and the more robust section shall be used for the design.

- d) A traffic impact study shall be completed by a 3rd party consultant hired by and paid for by the developer. The developer shall follow and be responsible for all recommendations identified in the study, these recommendations may be both on-site or off-site.
 - e) A Public Works Development Agreement and associated Financial Assurance calculations, chip seal calculations, and water right calculations shall be provided with the first submittal of construction plans. An executed development agreement, physical financial assurance, chip seal fee, and water rights, shares, or in lieu fee shall be provided to the City prior to issuance of a construction permit.
 - f) A private Water Utility agreement shall be provided for all private water and sewer lines (including fire lines) not located within a Public Right of Way. The agreement shall be executed prior to approval of construction plans and shall be recorded with the County Recorder.
 - g) An executed Public Works Stormwater Maintenance Agreement shall be provided to the City prior to construction plan approval. The agreement shall be recorded at the Cache County Recorder's Office.
- 2) PUEs shall be dedicated as 10' wide on the front and side yards adjacent to the City right of way. 5' PUEs shall be dedicated on all other lot lines.
 - 3) The City may elect to have a 3rd party review technical studies such as a traffic study, floodplain study, wetlands 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.
 - 4) City right-of-way shall not be used for storage of construction materials or parking of construction equipment or related vehicles during construction.
 - 5) A "Preconstruction 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 or for any tie-in to City utilities.

UTILITIES

- 6) At a minimum, 8" water lines and 8" sewer shall be constructed throughout the development.
- 7) The development will be required to provide two points of water supply that provide sufficient fire flow needs to meet the City standards.
- 8) The development will construct the frontage of 1400 W and will need to construct an 18 inch water line under the roadway for future use. The City would pay for additional cost related to oversizing the line from the minimum 8-inch size required of a development, pending execution of an oversizing agreement.
- 9) All utilities outside of the public right-of-way shall be private lines and shall be owned, maintained, repaired/replaced by the homeowners or Homeowners Association. All infrastructure shall be installed, maintained, and repaired/replaced in accordance with Logan City Standards.
- 10) Each individual lot shall have separate water service and sewer service connection to the City's water and sewer systems.
- 11) Fire hydrants locations shall meet the Fire Code requirements as determined by the City's Fire Marshall.

- 12) Sewer from the adjacent development located to the west (350 S) shall be extended to tie-in to the sewer system in the development such that it eliminates the lift station in that development.
- 13) The development shall construct a 10-inch sewer in 1400 W to connect to the existing 10-inch sewer line located to the north of the development. The City will pay for oversizing costs after an oversizing agreement is executed. There is no requirement for this sewer line to be installed along the frontage of the property.

STORMWATER / IRRIGATION

- 14) Storm water detention/retention shall be designed and constructed according to Logan City standards. This includes the management of stormwater from internal and adjacent street frontages. The development shall provide management / pass through of stormwater that currently discharges to the property from adjacent properties. Retention of the 90% storm event is required and shall be provided using Low Impact design methods.
- 15) 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 standards. The City will require all affected Irrigation companies to provide a signature approval on all final construction plans and final plats.
- 16) This property meets the definition of Critical Lands due to high groundwater (0 to 24 inches). If stormwater is stored below existing grade, a geotechnical study for that area shall identify the Historic High Groundwater Elevations on the property as determined by piezometric measuring performed on a frequency equal to the greater of, 1 per acre of land or 1 per proposed stormwater basin, whichever is greater. Piezometric measurements shall include at least one measurement per month during the months of April through August to establish the Historic High Groundwater Elevation. More than normal stormwater pond area may be required to maintain the pond elevation sufficiently above the historic high groundwater elevation.
- 17) This development is located in an area of moderate to high liquefaction potential. Liquefaction should be addressed in the geotechnical report.
- 18) 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.
- 19) Above ground and below ground stormwater facilities shall be designed to be a minimum 1 foot above the historic high groundwater elevation as determined by the geotechnical engineer. Regardless of the design, stormwater facilities that are found to be constantly wet by groundwater will be required to complete a design revision that revises the facility to meet the City's standard.
- 20) The minimum diameter of storm drain piping in a City right of way shall be 15 inches and private storm drain lines shall be 12 inches in diameter; unless larger sizes are required by the design.

STREETS

- 21) The length of the private drive shall meet Fire Department standards.
- 22) The traffic impact study requires a number of corrections. While it does not appear changes will affect the layout, the traffic study shall be revised appropriately prior to approval of construction plans. The developer shall follow and be responsible for all recommendations identified in the final approved study, these recommendations may be both on-site or off-site.
- 23) Per Table 17.30.170.E.2 a minimum of 2 vehicular connections to the City's existing right of way is required for properties within the development. Right of way and improvements shall be provided to meet the minimum required connections.
- 24) 1400 W shall be dedicated with a 51' minor arterial half street right of way. The developer shall construct the half street improvements of an 80' wide collector road

including sidewalk, curb & gutter, and park strip improvements. Sidewalk shall be constructed at the standard arterial 1' from property line location. A minimum 24-feet of asphalt shall be constructed from the north boundary of the property to the existing asphalt at 200 South.

- 25) All other streets shall have a minimum 60 foot wide right of way and shall be constructed to the City's residential street cross section.
- 26) If required, "No Parking" signs shall be placed at the end of the hammerhead turnaround.
- 27) If required, the following note shall be added to the plat, "The hammerhead drive / roadway is required to be maintained free and clear at all times, vehicles, recreational equipment, trailers, etc. shall not be temporarily or permanently stored in the turnaround areas."
- 28) Driveway, turnaround, and other parking surfaces shall be constructed with "hard surfaces" of asphalt, concrete, or other hard surface as approved by written letter by the Department of Public Works and the Fire Marshall.
- 29) Provide 60-foot-wide residential street improvements for the connection from the development to 290 N to complete this connection. This will serve as the same alignment for the water connection.

c. Fire—contact 716-9515

- 1) The private drive requires a 20' wide, all weather drivable surface certified to withhold #75,000 lbs. No Parking signs will be required on both sides of the private drive.
- 2) A turnaround has been identified on the most recent plans. (Need to confirm that the turnaround meets the size requirements of Figure D103.1 of the 2021 IFC.
- 3) Due to the number of lots, at least one additional vehicle access will be required.
- 4) If the subdivision is phased, proper turn arounds and/or second access roads will be required per 2021 IFC. Provide a fire apparatus turning analysis (two track) through the development on the plans, designed to meet not less than the minimum turning radius of the largest fire department apparatus. Please contact Logan Fire Department for the proper turning performance analysis. (include the turnaround, and the proposed bulb-outs if applicable).
- 5) Fire hydrant placement appears adequate with the below listed comment.
- 6) Need to check the distance from the Southwest corner of lot 49 to the nearest hydrant is less than 600 feet.

d. Water and Wastewater Collection—contact 716-9622

- 1) A fire flow analysis must be obtained from joseph.hawke@loganutah.gov or derek.holmstead@loganutah.gov once the utility alignments and pipe diameters are proposed.
- 2) The sewer must connect to the existing sewer lift station in 350 south and provide gravity flow for that lift station to existing sewer in 1400 W at approximately 250 S.
- 3) Developments with more than 30 water services (equivalent 1-inch services) must have a second connection to the water system to prevent outages of the development by a single valve closure.

e. Water Cross Connection and Backflow Prevention—contact 716-9627

- 1) All landscape irrigation system's fed from Logan City water must have a high hazard rated backflow assembly installed and tested. 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.
- 2) Project shall comply with all currently adopted plumbing codes and their 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 source and its consumption.

f. Light and Power – contact 435-716-9722

- 1) A 1-Line Diagram, Data Load Sheet, and CAD Drawings required as per specifications.
- 2) PUE's Public Utility 10' Easement on all property lines that face a roadway and 5' Easement on all other property lines.
- 3) All underground electrical trenches must be inspected prior to burying conduit.

g. GIS – contact 435-716-9171

- 1) 1300 W needs to be 1350 W.

RECOMMENDED FINDINGS FOR APPROVAL OF THE SUBDIVISION & DESIGN REVIEW PERMIT

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

1. The conditioned project will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, height transitions, landscaping, and setbacks.
2. The Design Review and Subdivision Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The conditioned project provides required off-street parking.
4. The project meets the goals and objectives of the LDR designation within the Logan General Plan by providing residential development within the density range of the designation and providing building lot size transitions near existing neighborhoods.
5. The subdivision provides adequate street connections and circulation for both pedestrians and vehicles.
5. The conditioned project complies with density and building design, open space standards and is in conformance with Title 17.
6. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
7. 350 S, 290 S, and 1400 W are adequate in size and design to sufficiently handle infrastructure related to the proposed land uses.

RECOMMENDED FINDINGS FOR APPROVAL OF THE PLANNED DEVELOPMENT OVERLAY REZONE AND CODE AMENDMENT

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

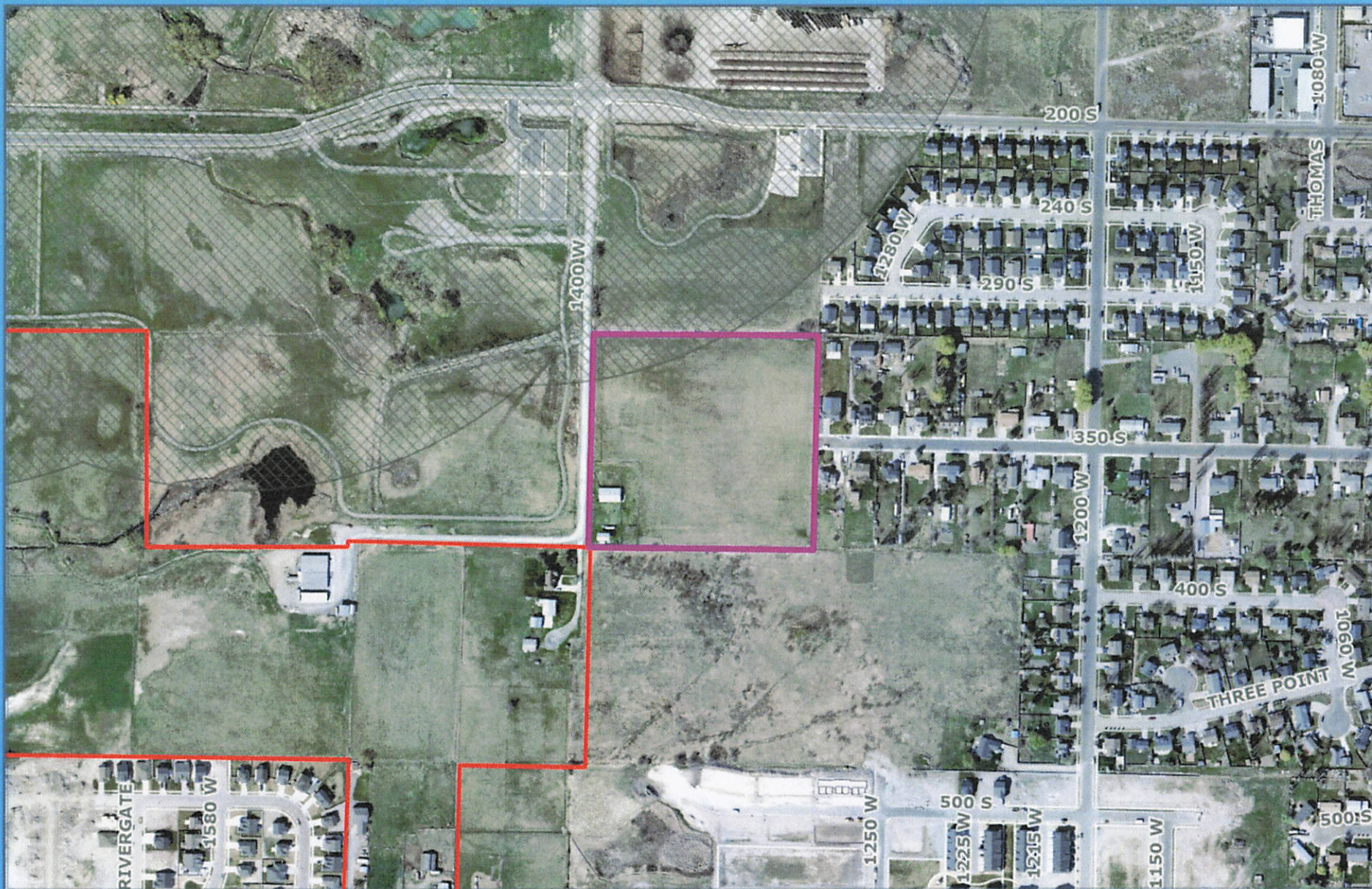
1. The Rezone and Code Amendments are done in conformance with the requirements of Title 17 of the Logan Municipal Code.
2. Utah State Law authorizes local Planning Commissions to recommend rezones and Ordinance changes to the legislative body (Municipal Council).
3. The proposed Planned Development Overlay Zone and Code Amendments are consistent with the Logan City General Plan.
4. The proposed Code Amendments provide the regulatory platform for adopting and implementing a Planned Development project important for revitalizing a blighted and underutilized commercial area of Logan.
5. The proposed overlay and Code Amendments provide additional attainable housing.
6. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code

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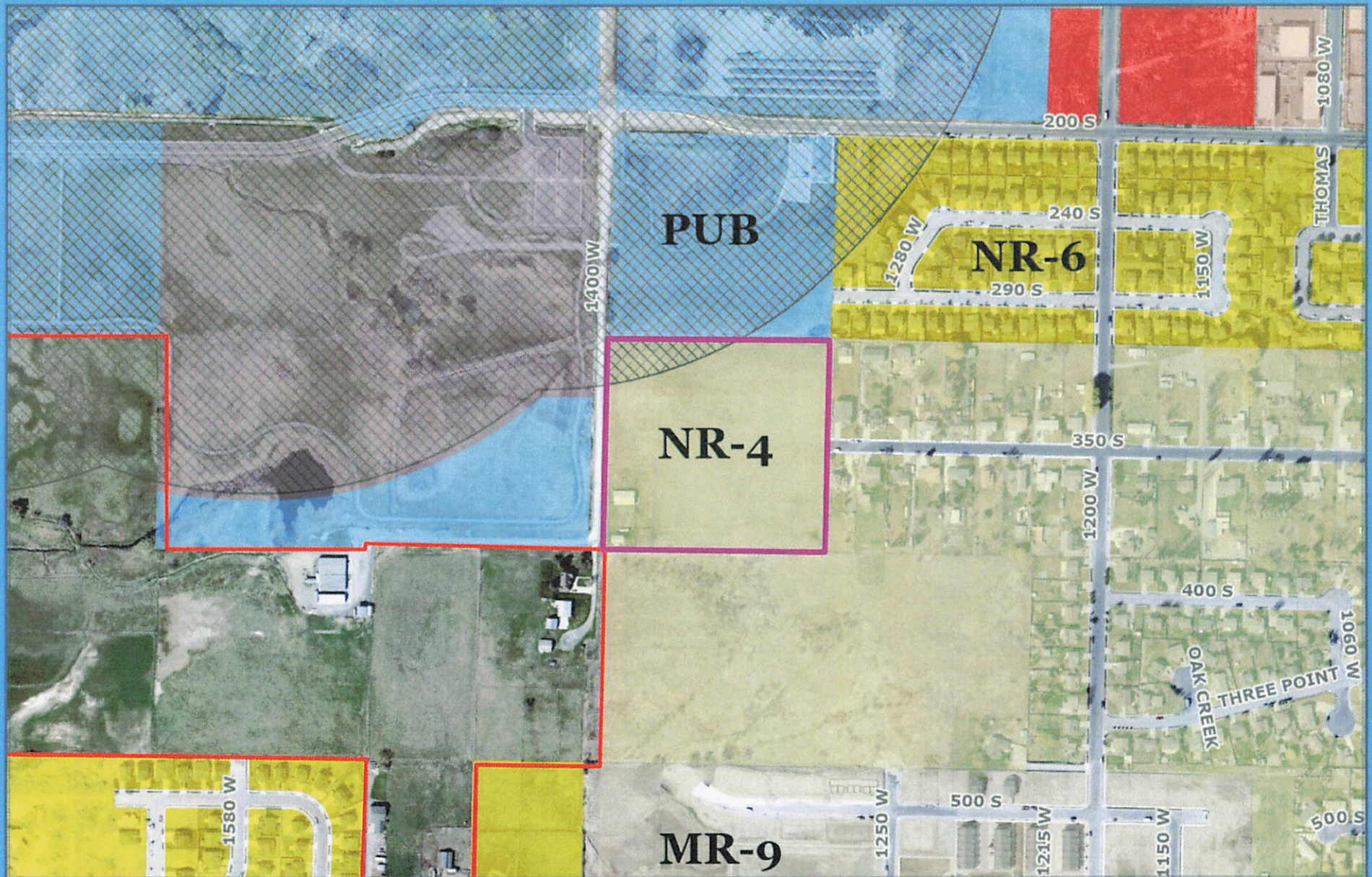
Maple View Subdivision (PD Overlay)

Zone Change, Code Amendment, Subdivision Permit

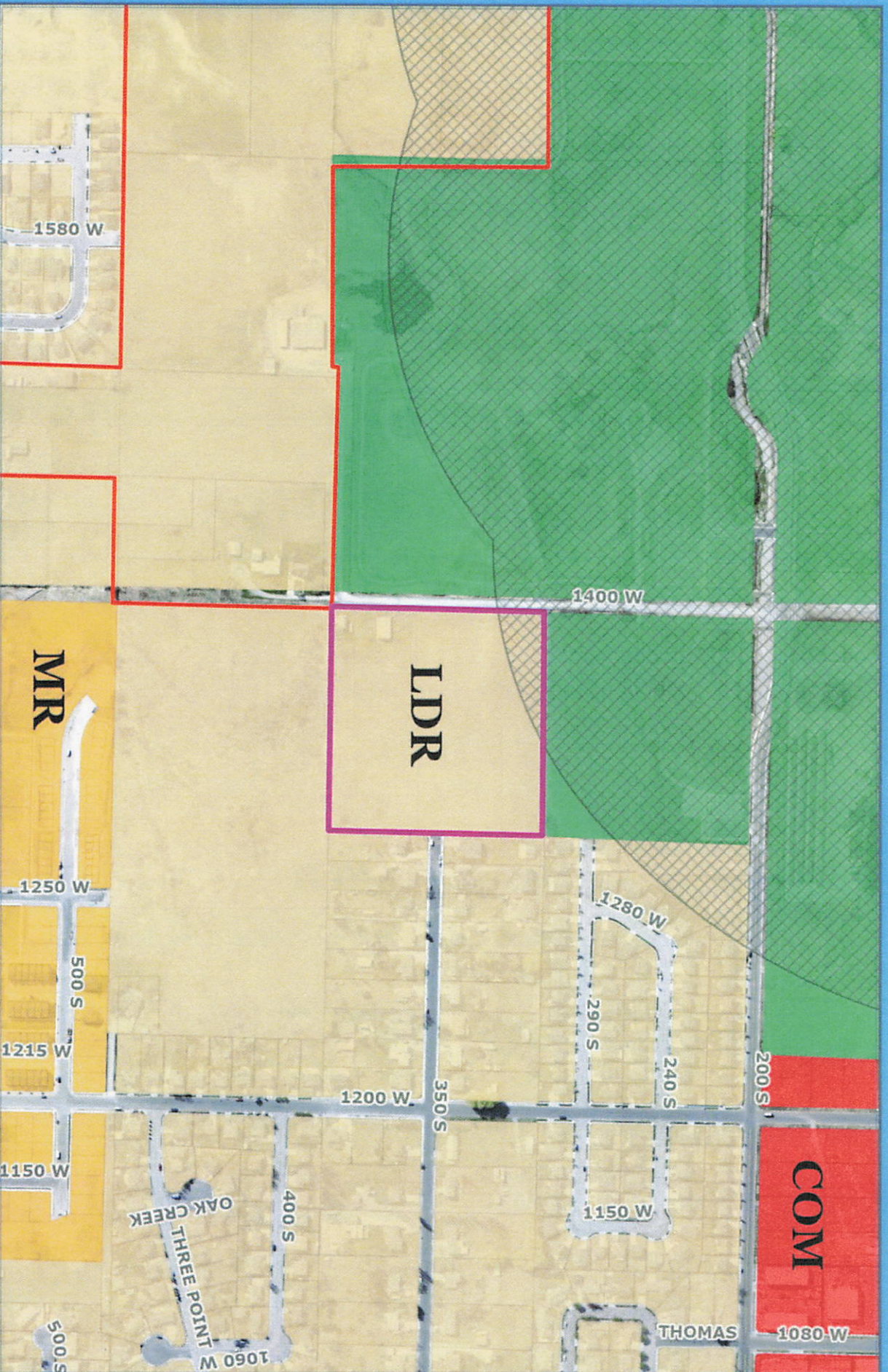
Maple View Subdivision Planned Development Overlay Approx. 350 S 1400 W



Maple View Subdivision Planned Development Overlay Approx. 350 S 1400 W



Maple View Subdivision Planned Development Overlay
Approx. 350 S 1400 W





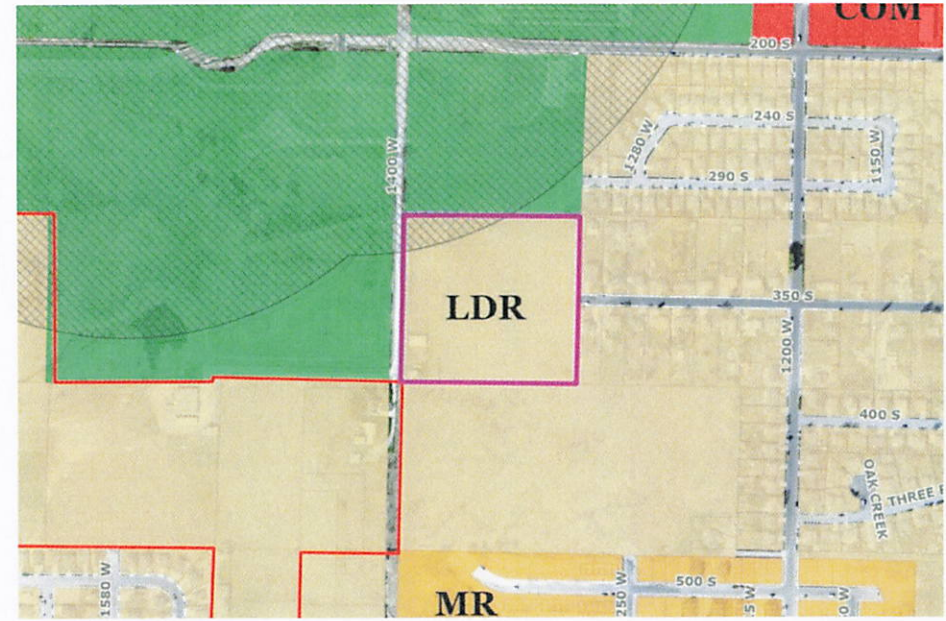
Land Use and Area Plan

General Plan

- FLUP – LDR
- could accommodate single- and two-family attached or detached dwelling units
- 1-9 units per acre
- Should align with the scale and character of existing neighborhoods to maintain a cohesive residential fabric

Moderate Income Housing Plan

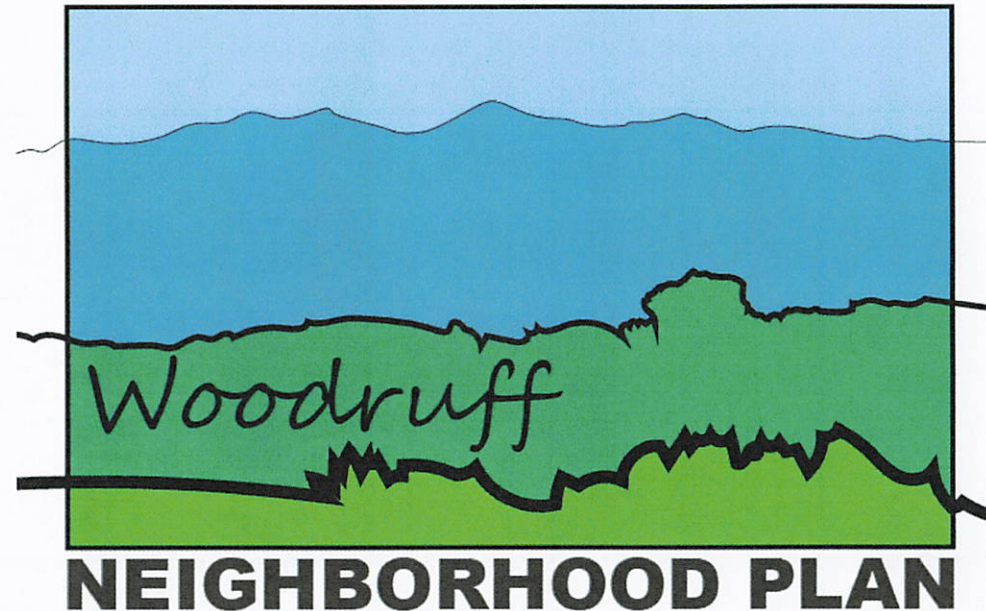
- Adopted in 2022
- Strategies to address housing affordability
- Rezoning for densities necessary to facilitate the production of moderate-income housing
- Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings

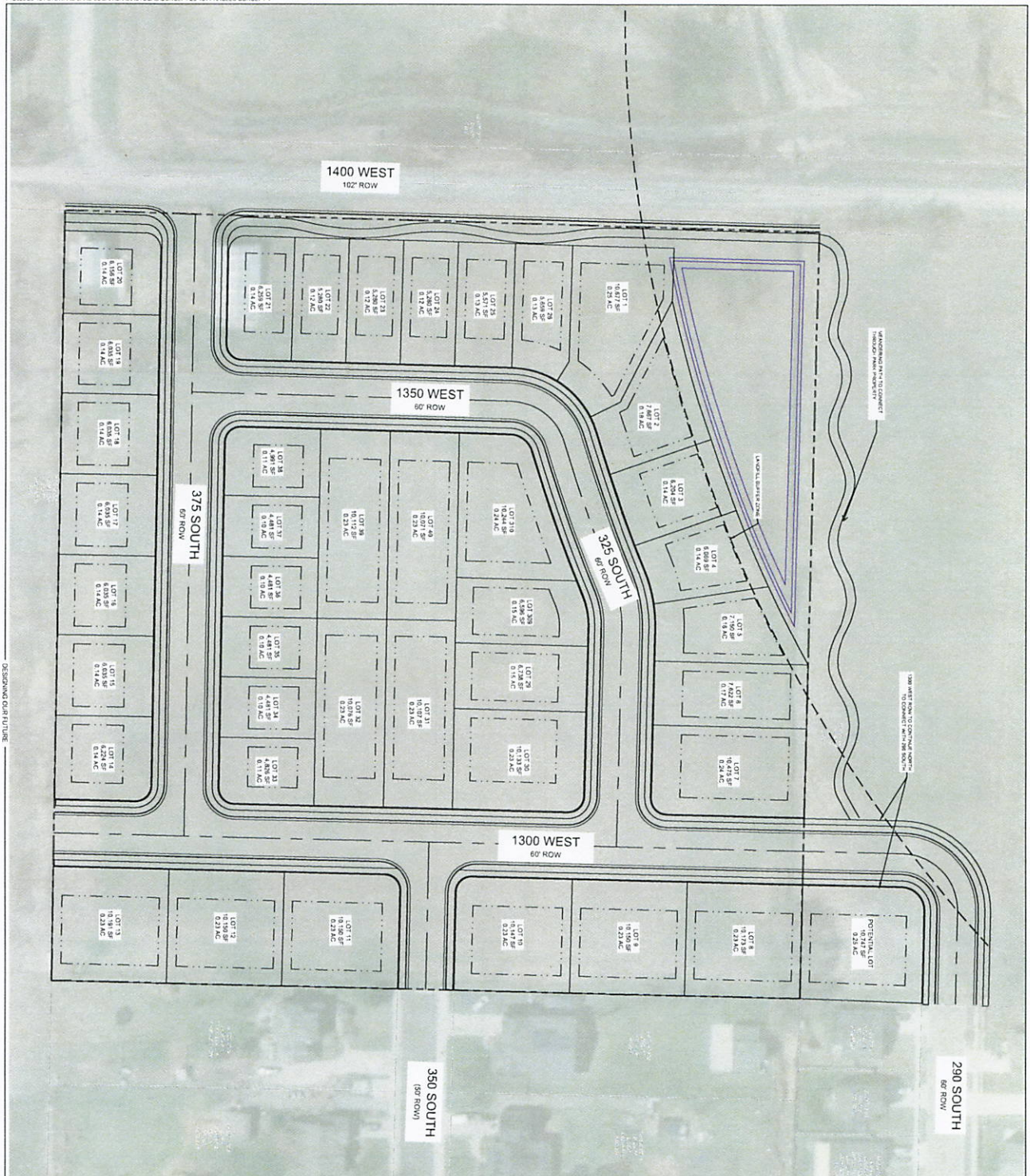


Land Use and Area Plan

Woodruff Neighborhood Plan

- Adopted in 2021
- **Vision Statements**
 - An area that attracts families to stay long term
 - Values the diversity of people that live in the neighborhood
 - Values development that matches the existing character of the area
- **Recommendations**
 - Ensuring that housing policies allow for a variety of housing types in the neighborhood
 - That additional area in the neighborhood is zoned NR-4
 - That detached residential housing should be emphasized west of 1000 W with multi-family development closer to the highway and commercial nodes





40 LOTS

>=10,000 SF+ = 14 LOTS

>=6,000 SF+ = 15 LOTS

<6,000 SF+ = 11 LOTS