



**Project #16-008  
200 East Subdivision  
Located at 2<sup>nd</sup> East between 2<sup>nd</sup>/3<sup>rd</sup> South**

**REPORT SUMMARY...**

*Project Name:* 200 East Subdivision  
*Proponent / Owner:* Logan City  
*Project Address:* 200 East between 2<sup>nd</sup>/3<sup>rd</sup> South  
*Request:* 8 Lot Subdivision  
*Current Zoning:* Neighborhood Residential (NR-6)  
*Type of Action:* Quasi-Judicial  
*Hearing Date:* February 25, 2016  
*Submitted By:* Mike DeSimone, Director

**RECOMMENDATION**

Staff recommends that the Planning Commission **conditionally approve** a Subdivision Permit for Project #16-008, 200 East Subdivision, in the Neighborhood Residential (NR-6) located on the east side of 2nd East between 2nd & 3rd South.

THE ORIGINAL TAX ID NUMBERS INCLUDE: 02-011-0014, 0015, 0016, 0017, 0018, 0019, 0020, 0021, 0022 & 0026.

*Current Land use adjoining the subject property*

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

**Subdivision Proposal**

Logan City acquired the residential lots along the east side of 2<sup>nd</sup> East between 2<sup>nd</sup> South and 3<sup>rd</sup> South in order to widen the roadway and construct the Second East road improvements through the Central Park area. The nine (9) existing homes were removed, the road was widened, and the property has sat vacant since the completion of that project in 2014. All utilities are stubbed into each of the lots and available for future development.

The proposal is to re-plat the existing lots into 8 lots, and with the exception of the northern corner lot, each lot measuring at least 60' wide and approximately 121' deep. The southern corner property will remain as a residual parcel and is not included in this subdivision. The intent is to sell these lots for new residential construction along this block. Lot 4 is sized to accommodate a future right of way that may potentially serve the interior of the block if the City or others are able to consolidate properties for future development. Lot 8 is served by an existing easement from the South; however, the easement accessing this lot is narrow and the Fire Department has indicated that in order to develop Lot 8, fire access will need to be improved. We are anticipating that Lot 8 will be used to facilitate the future development of the inner block, may remain as open area until a point that it becomes developable, or may be consolidated into surrounding parcels.

The project is consistent with the intent and technical requirements of the Neighborhood Residential (NR-6) as these lots meet minimum frontage, size and dimensional requirements.

**Access**

Residential Access will be available to each of the lots from 200 East. Lot 8 will have access from the south off of 3<sup>rd</sup> South. The easement shown north of Lot 8 no longer exists according to County records.

## **AGENCY AND CITY DEPARTMENT COMMENTS**

Comments were solicited from City departments or reviewing agencies.

## **PUBLIC COMMENTS**

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, there have been inquiries for information on the subdivision but no comments in favor or against have been received.

## **PUBLIC NOTIFICATION**

Minimum public notification requirements have been met for this proposal.

## **RECOMMENDED CONDITIONS OF APPROVAL**

*This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.*

1. All standard conditions of approval will be recorded with the Subdivision Permit and are available in the Community Development Department.
2. Eight (8) lots are approved with this subdivision permit.
3. The final plat shall be recorded within one (1) year of this action or comply with LDC 17.58 Expirations and Extensions of Time.
4. Prior to issuance of a Building Permit for Lot 8, the Director of Community Development shall work with the Logan City Fire Department to ensure minimum requirements for fire access are met.

## **RECOMMENDED FINDINGS FOR APPROVAL FOR THE SUBDIVISION PERMIT**

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

1. The proposed subdivision is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because the subdivision meets the minimum requirements of the LDC.
2. Each lot conforms to the requirements of Title 17 of the Logan LDC in terms of lot size and development requirements.
3. Each lot is suitable for development within the NR-6 zone.
4. The Subdivision Permit conforms to the requirements of Title 17.47 concerning hearings, procedures, application requirements and plat preparations.
5. The project meets the goals and objectives of the NR-6 zoning designations within the Logan General Plan.
6. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



# APPLICATION FOR PROJECT REVIEW

Planning Commission    Board of Adjustment    Board of Appeals    Other

Date Received <b>1-25-16</b>	Received By	Receipt Number	Zone <b>NR</b>	Application Number <b>PC 16-008</b>
<b>Type of Application (Check all that apply):</b>				
<input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____				
<b>PROJECT NAME</b>				
<b>SECOND EAST SUBDIVISION (LOGAN CITY)</b>				
PROJECT ADDRESS				COUNTY PLAT TAX ID #
<b>EAST SIDE OF 2<sup>ND</sup> EAST BETWEEN 2<sup>ND</sup> AND 3<sup>RD</sup> SOUTH</b>				- -
AUTHORIZED AGENT FOR PROPERTY OWNER ( <u>Must</u> be accurate and complete)				MAIN PHONE #
<b>LOGAN CITY COMMUNITY DEVELOPMENT DEPARTMENT</b>				<b>(435) 716-9021</b>
MAILING ADDRESS		CITY	STATE	ZIP
<b>290 NORTH 100 WEST</b>		<b>LOGAN</b>	<b>UTAH</b>	<b>84321</b>
EMAIL ADDRESS				
<b>WWW.LOGANUTAH.ORG; MIKE.DESIMONE@LOGANUTAH.ORG</b>				
PROPERTY OWNER OF RECORD ( <u>Must</u> be listed)				MAIN PHONE #
<b>LOGAN CITY</b>				
MAILING ADDRESS		CITY	STATE	ZIP
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) <b>8 LOT SUBDIVISION OF CITY OWNED PROPERTY LOCATED AT SECOND EAST. REPLAT EXISTING LOTS INTO EIGHT RE-CONFIGURED LOTS TO CREATE LARGER BUILDING SITES FOR FUTURE RESIDENTIAL DEVELOPMENT. THE ORIGINAL TAX ID NUMBERS INCLUDE: 02-011-0014, 0015, 0016, 0017, 0018, 0019, 0020, 0021, 0022 &amp; 0026.</b>				Size of Proposed New Building (square feet)
				Number of Proposed New Units/Lots
<i>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 permits on behalf of the property owner.</i>		Signature of Property Owner's Authorized Agent		
		Signature of Property Owner		
<i>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.</i>				

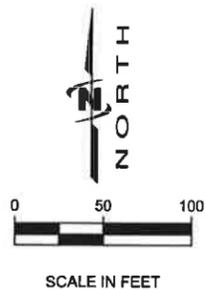
PREPARED BY



JUB ENGINEERS, INC.  
488 South 200 West  
Logan, Utah 84302  
Phone (435) 747-0000  
PROJECT #57-15-046  
JANUARY 2016

# 200 EAST SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN, LOGAN CITY, CACHE COUNTY, UTAH  
PRELIMINARY PLAT

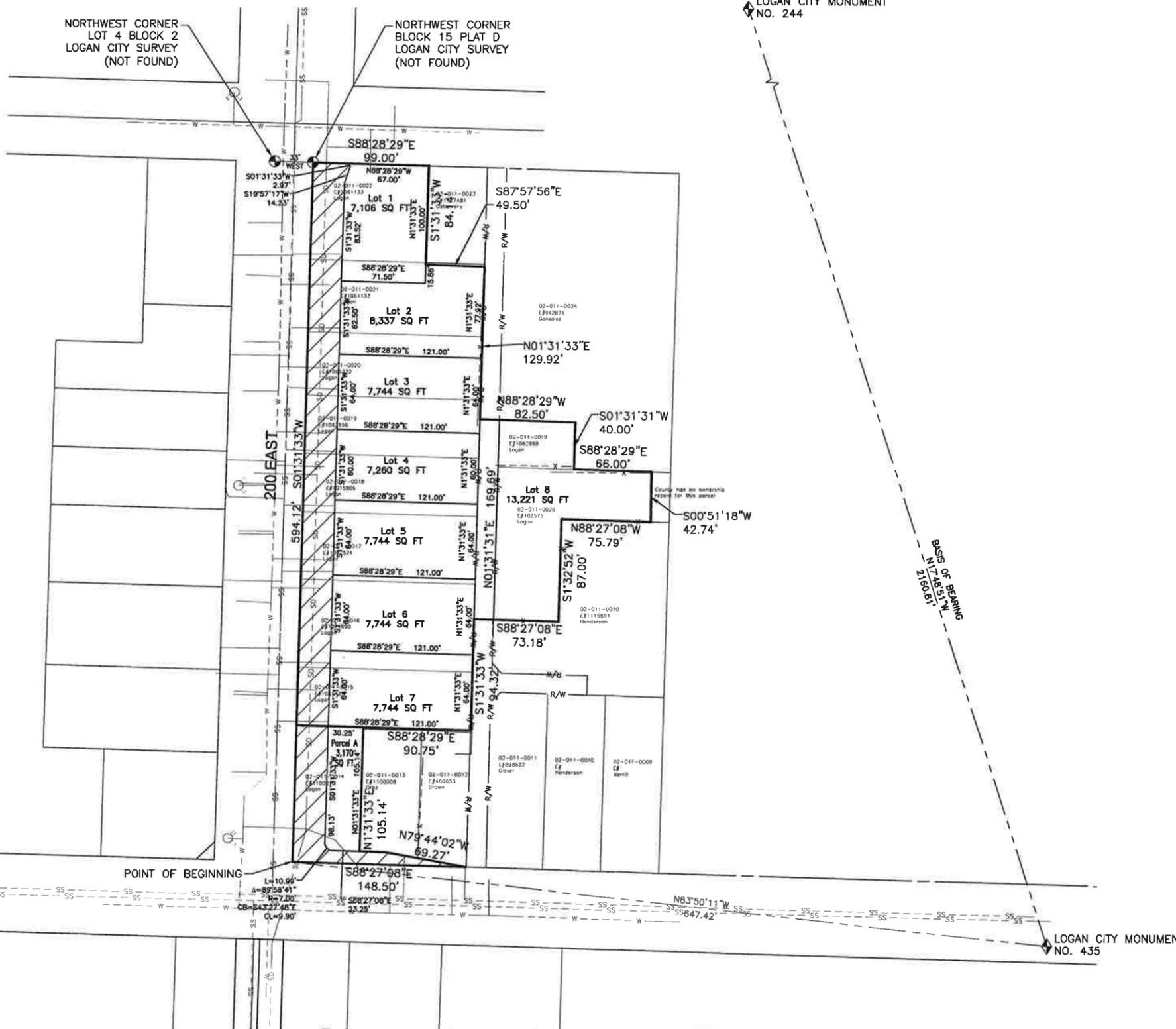


**LEGEND**  
8" SEWER ----- SS ---  
8" WATER ----- W ---  
STORM DRAIN ----- SD ---

NORTHWEST CORNER  
LOT 4 BLOCK 2  
LOGAN CITY SURVEY  
(NOT FOUND)

NORTHWEST CORNER  
BLOCK 15 PLAT D  
LOGAN CITY SURVEY  
(NOT FOUND)

LOGAN CITY MONUMENT  
NO. 244



## SURVEYOR'S CERTIFICATE

I, DAVID D. STRONG, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5331568 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, AS AMENDED. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW. I CERTIFY THAT SAID SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, AS AMENDED. I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT. I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

DAVID D. STRONG, PLS

DATE

## BOUNDARY DESCRIPTION

Located in the Northwest Quarter of Section 3, Township 11 North, Range 1 East, Salt Lake Base and Meridian.

Beginning at a point being 647.42 feet North 83°50'11" West from the Logan City monument #435 (Basis of Bearing North 17°48'51" West 2160.81 feet from said monument #435 to Logan City Monument #244), and running:

North 01°31'33" East 594.12 feet to the south line of 200 South Street; thence  
South 88°28'29" East 99.00 feet along said south line; thence  
South 01°31'33" West 84.14 feet; thence  
South 87°57'56" East 49.50 feet; thence  
South 01°31'33" West 129.92 feet; thence  
South 88°28'29" East 82.50 feet; thence  
South 01°31'33" West 40.00 feet; thence  
South 88°28'29" East 66.00 feet; thence  
South 00°51'18" West 42.74 feet; thence  
North 88°27'08" West 75.79 feet; thence  
South 01°32'52" West 87.00 feet; thence  
North 88°27'08" West 73.18 feet; thence  
South 01°31'33" West 94.32 feet; thence  
North 88°28'29" West 90.75 feet; thence  
South 01°31'33" West 105.14 feet; thence  
South 88°27'08" East 22.28 feet; thence  
South 79°44'02" East 69.27 feet to the north line of 300 South Street; thence  
North 88°27'08" West 148.50 feet along said north line to the point of beginning.

The above described part of an entire tract of land contains 82,903 square feet or 1.903 acre in area, more or less.

## OWNER'S CERTIFICATE

I/WE, THE UNDERSIGNED, DO HEREBY AFFIRM THAT I/WE ARE RECORD OWNERS OF THE SUBJECT PROPERTY PROPOSED ON THIS MAP FOR SUBDIVISION, AND I/WE CONSENT TO THE FILING OF THIS PRELIMINARY PLAT MAP.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

## ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF CACHE JSS  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION  
RESIDING AT: \_\_\_\_\_ WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION EXPIRES: \_\_\_\_\_ PRINT NAME \_\_\_\_\_

## SUBDIVIDER

Logan City, Bill Young.  
Address: 290 North 100 West, Logan, UT 84321  
Phone: 435-716-9000