

**CITY OF LOGAN, UTAH
ORDINANCE NO. 16-17**

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, STATE OF
UTAH AS FOLLOWS:

SECTION 1: That certain map or maps entitled "Zoning Map of Logan City, Utah" are hereby
amended and the following properties identified in Exhibit A, as attached, are hereby rezoned
from Resource Conservation (RC) to Mixed Residential Medium Density (MR-20).

TIN# 03-007-0019

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, _____
THIS DAY OF _____, 2016.

AYES:
NAYS:
ABSENT:

Herm Olsen, 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 _____, 2016.

Herm Olsen, Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby _____ this ____ day of
_____, 2016.

H. Craig Petersen, Mayor

EXHIBIT A

CURRENT ZONING:



PROPOSED ZONING:



EXHIBIT B

TIN# 03-007-0019

Legal Description
----- 2016 -----

BEG AT SE COR OF SW/4 OF SEC 17 T 11N R 1E, N 30 RDS W 54 RDS S 30 RDS E 54 RDS TO BEG CONT 10.12 AC===ALSO THAT PT OF SW/4 OF SW/4 SEC 17 LYING S & E OF STATE ROAD== ALSO BEG AT PT 30 RDS N OF S/4 COR SEC 17 N 10 RD W 80 RD S 40 RD E 26 RD N 30 RD E 54 RD TO BEG== ALSO AT SE COR OF NW/4 OF SW/4 SEC 17 N 13 RDS 10 FT W 21 RD 18 FT M/L TO CO RD SWLY ALG SD RD 20 RD 18 FT M/L TO PT DUE W OF BEG E 32 RD 8 FT TO BEG CONT 54.87 AC IN ALL A 1 RD WIDE R/W ON BOTH SIDES & RUNNING FULL LENGTH OF ALL 1/4 SEC LINES WITHIN ABOVE
DESC LAND IS DEDICATED AS HIGHWAY



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: June 2, 2016
FROM: Amber Pollan, Planner II
SUBJECT: Ordinance 16-017, Nelson Farms Rezone – Resource Conservation (RC) to Mixed Residential Medium Density (MR-20)

Summary of Planning Commission Proceedings

Project Name: Nelson Farms Rezone
Request: Zoning Map Amendment
Project Address: 2352 S Hwy 89/91
Recommendation of the Planning Commission: Denial

On May 26, 2016, the Planning Commission recommended that the Municipal Council **deny** the Rezone of approximately 32 acres of a 54.87 acre property located at 2352 South Highway 89/91 from Resource Conservation (RC) to Mixed Residential Medium density (MR-20).

Planning Commissioners vote (7 - 0):

Motion for Recommendation: S. Sinclair

Second: T. Nielson

Yea: A. Davis, T. Nielson, E. Ortiz, R. Price, D. Butterfield, D. Newman, S. Sinclair Nay:

Attachments:

Staff Report (PC16-022)

Ordinance 16-017

Draft Planning Commission Meeting Minutes from May 26, 2016



PLANNING COMMISSION MINUTES

Meeting of May 26, 2016

City Hall Council Chambers * 290 North 100 West Logan, UT 84321 * www.loganutah.org

Minutes of the meeting for the Logan City Planning Commission convened in regular session on Thursday, May 26, 2016. Chairman Davis called the meeting to order at 5:30 p.m.

Planning Commissioners Present: David Butterfield, Amanda Davis, Dave Newman, Tony Nielson, Eduardo Ortiz, Russ Price, Sara Sinclair

Staff Present: Mike DeSimone, Russ Holley, Amber Pollan, Kymber Housley, Paul Taylor, Craig Humphreys, Bill Young, Debbie Zilles

Minutes as written and recorded from the May 12, 2016 meeting were reviewed. Commissioner Nielson moved that the minutes be approved with a minor grammatical change. Commissioner Sinclair seconded the motion. The motion was unanimously approved.

PUBLIC HEARING

PC 16-022 Nelson Farms Rezone [Zone Change] Allen Bingham/Wesley Nelson Farms Inc., authorized agent/owner, request a rezone of the west side of Heritage Drive from Resource Conservation (RC) to Mixed Residential Medium (MR-20). The frontage along Hwy 89/91 would remain Resource Conservation. The property is located at 2362 S. Hwy 89/91; TIN 03-007-0019.

STAFF: Ms. Pollan reviewed the request to rezone 32 acres from Resource Conservation (RC) to Mixed Residential Medium (MR-20). There is a stub road for a future alignment of Heritage Drive on the northeast part of this property. Approximately 20.6 acres between the Highway and Heritage Drive alignment is not proposed to be changed at this time. The purpose of the rezone is to be able to subdivide and develop this area as a medium density, mixed residential development.

The MR-20 zone is intended to provide a range of housing options for all stages of life and levels of income. MR-20 areas are to be located near employment centers and service areas allowing residents to be within walking distance of many services and/or jobs, and where transportation choices are (or will be) available. This form of housing contributes to efficient, sustainable development, which preserves the open lands surrounding Logan and minimizes traffic congestion.

The area is part of the Cache Valley South Corridor Development Plan. The Plan indicated areas that may be appropriate for nodes of development as areas start to warrant traffic signals on Hwy 89/91. The 3200 South and 1000 West intersections warrant lights at this time and UDOT spacing guidelines intend for one light to go between those intersections (2200 South or 2600 South were considered as possibilities). The Plan indicates that a light going in at one of those locations, or another within that stretch of highway, may be appropriate for a small node of commercial development. The Plan also promotes maintaining quality agricultural areas along the highway corridor, separations between communities, and controlled development. As there is not an area set for the future node, it is not appropriate to make zone changes at this time. The MR-20 is an intensive zone that is not consistent with the surrounding area.

This area does not currently meet the intent of the MR-20 zone. The area is adjacent to a small commercial node but may not be suitable for development or a medium density mixed development. Adjacent single-family residential development is at approximately 1/3 acre lots and includes a conservation easement subdivision. The R-2A zoning in Nibley allows for single and two-family developments with minimum lot sizes of 12,000 SF. There is an existing townhouse development that is approximately 10 units per acre that transitions to single-family residential. The MR-20 zoning would allow for a mix of housing from single-family residences to apartments at up to 20 units per acre. The approximate 32 acres could build out to 640 units which is an intensity that is not suitable to the agricultural nature of the neighborhood.

PROPONENT: Allen Bingham, President of Wesley Nelson Farms Inc., explained that the Bingham family has owned the property for over 50 years. The parcel has been used agriculturally; however, one of the biggest challenges is encroachment. There are multi-family units to the northeast. The property has been rented out for farming; however, the grandchildren (who own the land) would like to explore different opportunities for the property.

Jared Bingham advised that they met with an engineer to consider several options and determined that, at some point in time, most of this area will become commercial. There are commercial buildings to the north and it would be a struggle to find buyers for single-family homes, therefore, it makes more sense for multi-family development. In looking at different solutions, it was determined that a 12.5 unit per acre density would work the best, however, Logan City does not have that zoning designation, which is why the MR-20 zone has been requested, however they do not anticipate that high of density.

PUBLIC: An email was received and distributed to the Commission prior to the meeting from Kim Datwyler, Neighborhood Nonprofit Housing Corporation, expressing concerns about developing one of the very few conservation easement subdivisions in Cache Valley and requesting denial of the zone change.

Nibley City sent a letter (distributed to the Commission prior to the meeting) indicating that Nibley has long anticipated a frontage road running parallel to Hwy 89/91 through this property and would like to see the continuation of the development of the frontage road, as a way to alleviate traffic. The Nelson family approached Nibley about tapping into city utilities but the property is in Logan City. There is a high-pressure sewer line running through the property; however, that line is not available for use to serve the development, as it is not designed nor intended for direct access. Additionally, Nibley would hope that, in examining the proposed land use for the property, the Commission would take into account whether such land use is compatible with surrounding uses.

An email from Dirk Howard was received and distributed to the Commission prior to the meeting. Mr. Howard is a Nibley resident and owner of a commercial property adjacent to the subject property. He expressed concern about the already heavy traffic in the area of Thomas Edison Charter School, which makes access to Hwy 89/91 difficult. Concern about potential residents driving through an industrial area was also noted. He requested denial of the zone change until more issues have been addressed in detail. Mr. Howard was present at the meeting and stated that many of his objections are based on assumptions, such as how much area will be zoned MR-20 and how many living units will be allowed. Due to lack of access there are concerns with ingress/egress and residents would need a safe transit because there is quite a bit of commercial trucking in the area.

Terry Hansen owns the farm south of 2600 South Hwy 89/91 and rents this property from the proponent. He does not oppose the proposal out of respect to the Bingham family and their property rights. He expressed gratitude for the ability to rent the property for many years. His concern is related to 2600 South access. 2600 South splits land he farms and is not a developed road at this time. He would like to see that road closed, especially as this project progresses.

Ben Farnsworth, representing Neighborhood Nonprofit Housing Corporation, outlined the concerns that were expressed in the letter from Kim Datwyler (that the Commission received prior to the meeting). They feel it would be inappropriate to rezone this area for higher density. The southeast corner of this property currently borders the Stonebridge development, which is a low-density conservation neighborhood with a rural feel. Neighborhood Nonprofit gave up valuable development fees to retain the rural nature of the area and feel that that this rezone request is not compatible.

COMMISSION: Ms. Pollan clarified for Commissioner Butterfield that the property was zoned Resource Conservation (RC) when it was annexed into Logan City in 2007. Commissioner Butterfield asked what type of activities and/or development would be allowed in the Resource Conservation zone. Ms. Pollan explained that RC zones are typically agricultural lands or wetland areas which would permit a low-density residential development (generally 1 unit per 20 acres). Commissioner Butterfield asked if there was any precedence from rezoning from Resource Conservation to another type of zone to allow for development. Ms. Pollan explained that there have been cases where actual development has been proposed with a request for a rezone (small areas) with the most recent example being just north of the CampSaver location.

Commissioner Butterfield asked if this proposal would have an effect on the development of the frontage road (concern indicated by Nibley City). Ms. Pollan said there is not a right-of-way; Nibley has had a frontage road in their Master Streets Plan since 2008. Mr. Housley, the City Attorney, advised that even though Nibley has that in their Master Plan, the property is in Logan City. When specific development is proposed, roads and access would be considered at that time. A frontage road could only be required if it were in Logan City's Master Transportation Plan (which it is not).

Bill Young, the City Engineer, addressed the Commission at the request of Chairman Davis. He advised that a number of years ago an access management agreement was reached by several communities along the highway. Intersections for possible signalization were identified (2600 South or 2300 South). Any amendment(s) to that plan would have to be agreed to by all parties involved.

Commissioner Price asked Mr. Young about the expectation of the area around the signal location to become a commercial node. Mr. Young said land use was not addressed, only points of access.

Mr. DeSimone, the Community Development Director, explained that the South Corridor Plan was based around the access management agreement and indicates that development along the corridor should be limited to clustered nodes located at existing and/or proposed intersections.

Chairman Davis pointed out that there have been discussions about protecting the corridor as an entryway into Cache Valley.

Commissioner Price expressed concern that making decisions at this point might foreclose an opportunity which would seem to be something that the Municipal Council would be concerned about. Mr. DeSimone advised that this issue could warrant further discussion because at this point it is unknown exactly where the signalization will be located. Commissioner Price noted that from a planning perspective he would like to know more about that issue.

Commissioner Price indicated that the MR-20 zone seems to be an over-densification for this area. He requested that the minutes reflect the desire to see the City begin to move forward on planning issues in this area/corridor.

Commissioner Butterfield asked Commissioner Price why he thought the proposal would be an over-densification. Commissioner Price said the MR-20 seems to be a departure from what the planners had in mind when the Future Land Use Plan and General Plan were adopted. MR-20 could also potentially impact development of a future commercial node, especially with no specific plan in place.

Commercial Butterfield said development plans do not necessarily have to be accepted if there is not infrastructure that could support it. Mr. Housley explained that a rezone would implicitly imply that utilities could be provided for the zone that is approved. A developer would be required to put in the infrastructure; however, the City would have to be able to provide utilities. A zone change could not be granted and then a project denied because utilities could not be provided.

Commissioner Sinclair supported Commissioner Price's concerns and staff's recommendation for denial.

Commissioner Nielson asked if children would be required to cross the highway to attend school. Mr. Housley pointed out that although the property has been annexed into Logan City, the students are in the Cache County School District; the annexation did not change school boundaries.

Mr. Housley clarified for Commissioner Ortiz that the City would be required to provide basic services such as utilities, fire protection, snow removal and environmental services.

Mr. DeSimone explained that the fundamental concern is the compatibility of the property with what is around it. It currently lacks infrastructure and utilities and there is uncertainty regarding corridor options (commercial notes and enhanced setbacks); without a specific plan it is difficult to move forward at this point.

Commissioner Butterfield stated that as a matter of principle, he would agree with denial, however, implicit in that decision is a decision to dramatically impact the economic viability for the property owner, which does not seem right. However, if there are questions as to the level of support which could be provided, it becomes a practical matter. He agreed with Commissioner Price's desire to see the City begin to move forward with regard to transportation issues along the highway corridor.

MOTION: Commissioner Sinclair moved to **recommend denial** to the Municipal Council for a zone change of approximately 32 acres of property located east of the proposed Heritage Drive extension at 2352 South Hwy 89/91 from Resource Conservation (RC) to Mixed Residential Medium (MR-20) as outlined in PC 16-022 based on the finding for denial listed below. Commissioner Nielson seconded the motion.

FINDINGS FOR DENIAL

1. The location of the subject property is not compatible with the purpose of the Rural Resource Conservation General Plan designation in the Future Land Use Plan.
2. The property is not a suitable location for all of the permitted uses within the MR-20 zoning district.
3. The subject property, when used for the permitted uses in the MR-20 zoning district, would be incompatible with the adjoining land uses or the purpose of adjoining zoning districts.
4. Long-range planning documents that include the area indicate a development node in the vicinity of this property. This should be coordinated with development in the area.

Moved: Commissioner Sinclair Seconded: Commissioner Nielson Passed: 7-0

Yea: D. Butterfield, A. Davis, D. Newman, T. Nielson, E. Ortiz, R. Price, S. Sinclair Nay: Abstain:

PC 16-023 Rose Hill Rezone [Zone Change] Troy Kartchner & Dan Larsen/Rose Hill LLC, authorized agents/owner, request a zone change of 13.03 acres from Neighborhood Residential (NR-6) to Mixed Residential (MR-9) at 1400 West 1800 South; TIN 03-005-0051;-0047.

STAFF: Ms. Pollan reviewed the request and provided a background of the subject property. The applicant would like to continue with Phases 3 and 4 of the Rose Hill subdivision. The previous phases of the subdivision were developed under a Planned Unit Development (PUD) which allowed for lot sizes less than 6,000 SF. The proponent is requesting the MR-9 zoning as it allows for smaller lots sizes, which would be compatible with the existing development.



**Project #16-022
Nelson Farms Rezone
Located at 2352 South Hwy 89/91**

REPORT SUMMARY...

Project Name: Nelson Farms Rezone
Proponent/Owner: Allen Bingham/Wesley Nelson Farms Inc.
Project Address: 2352 South Hwy 89/91
Request: Rezone portion to MR-20
Current Zoning: Resource Conservation (RC)
Date of Hearing: May 26, 2016
Type of Action: Quasi-Judicial
Submitted By: Amber Pollan, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission recommend **Denial** to the Municipal Council for a Rezone of approximately 32 acres of property located east of the proposed Heritage Drive extension at 2352 South Highway 89/91 from Resource Conservation (RC) to Mixed Residential Medium (MR-20).

Land use adjoining the subject property

| | | | |
|---------------|--|--------------|---|
| <i>North:</i> | Resource Conservation (RC): Agricultural and Residential Uses, Hwy 89/91/ Nibley City | <i>East:</i> | Nibley City COM, R-2A: Commercial and townhouse residential uses, single family residential use |
| <i>South:</i> | RC: agricultural uses, 2600 S./ Nibley City Park/School, R-2A: stormwater detention, ag uses | <i>West:</i> | RC: Agricultural and residential uses, Hwy 89/91 |

Request

The proponent is requesting to rezone approximately 32 acres of property from RC to MR-20. There is a stub road for a future alignment of Heritage Drive on the northeast part of this property. There are approximately 20.6 acres between the Highway and Heritage Drive alignment that is not proposed to be changed at this time. The purpose of the rezone is to be able to subdivide and develop this area as a medium density, mixed residential development.

Background

There is a residence and agricultural buildings on the northern portion of the property, near the highway, that were established as early as 1910. The property has been farmed for decades and filed a proposal to be an Agricultural Protection Area, which was approved by resolution of the Cache County Council in July 2001.

The property was annexed into Logan City in October 2007 as part of approximately 300 acres that petitioned for annexation from the County. The property was zoned AG- Agricultural from time of annexation until 2011 when the Land Development Code was amended to include the RC- Resource Conservation designation.

The RC- Resource Conservation zoning designation includes lands that are intended to be protected from development such as highly productive agricultural lands, areas of high visual value (i.e. views and view corridors), and critical environmental resources. The RC zone is also intended, in a limited context, as a holding zone for those lands annexed but not yet planned for future development consistent with City standards for residential and commercial projects. Uses allowed on these lands must be consistent with uses in adjacent, undeveloped areas and environmental constraints.

GENERAL PLAN

The Future Land Use Plan (FLUP) adopted in 2008 identifies this property as RRA- Rural Reserve Area. The purpose of areas with this designation is to provide a rural separation between the City of Logan and other incorporated communities. These areas may be suitable for low density development that preserves significant portions in agricultural or open space use. New residential development should be limited and clustered to preserve open space away from arterial frontages. The zoning designation of MR-20 is a medium density district and allows for density and intensity of development that is not typical to areas that are adjacent or include rural and agricultural lands. This rezone would not be consistent with the General Plan.

ZONING

The request is for a rezone to the MR-20 zone for the area between 2600 South, 1200 West, Nibley City development, and the future Heritage Drive. The remaining area between Heritage Drive and Highway 89/91 would remain RC at this time.

The MR-20 zone is intended to provide a range of housing options for all stages of life and levels of income. MR-20 areas are to be located near employment centers and service areas allowing residents to be within walking distance of many services and/or jobs, and where transportation choices are (or will be) available. This form of housing contributes to the efficient, sustainable development of the city, which preserves the open lands surrounding Logan and minimizes traffic congestion.

This area does not currently meet the intent of the MR-20 zone. The area is adjacent to a small commercial node but may not be suitable for development or a medium density mixed development. Adjacent single family residential development is at approximately 1/3 acre lots and includes a conservation easement subdivision. The R-2A zoning in Nibley allows for single and two-family developments with minimum lot sizes of 12,000 sf. There is an existing townhouse development that is approximately 10 units an acre that transitions to single family residential. The MR-20 zoning would allow for a mix of housing from single family residences to apartments at up to 20 units per acre. The approximate 32 acres could build out to 640 units. This is an intensity that is not suitable to the agricultural nature of the neighborhood.

The area is part of the Cache Valley South Corridor Development Plan. The Plan indicated areas that may be appropriate for nodes of development as areas start to warrant traffic signals on Highway 89/91. The 3200 South and 1000 West intersections warrant lights at this time and UDOT spacing guidelines intend for one light to go between those intersections. 2200 South or 2600 South were considered as possibilities. The Plan indicates that a light going in at one of those locations, or another within that stretch of highway, may be appropriate for a small node of commercial development. The Plan also promotes maintaining quality agricultural areas along the highway corridor, separations between communities, and controlled development. As there is not an area set for the future node, it is not appropriate to make zone changes at this time. The MR-20 is an intensive zone that is not consistent with the surrounding area.

PUBLIC NOTICE

Public notice regarding this zone change request was mailed to property owners within 300' of the subject property on May 9, 2016. A quarter page ad was published in the Herald Journal on May 8, 2016 and legal notice published on May 12, 2016. The public notice was posted on the Utah Public Meeting Notice Website on May 16, 2016.

PUBLIC COMMENTS

As of the time the staff report was prepared, there have been some inquiries into the project and the Commission received a letter in opposition from the Neighborhood Nonprofit Housing Corporation. The organization has developed a conservation easement subdivision east of this property, in Nibley City, and does not believe the proposed zoning is compatible with the area.

AGENCY AND CITY DEPARTMENT COMMENTS

The project was reviewed by Logan City Departments and other local agencies. The only comment on the project had to do with utilities. There is not water supply to the area, nor Logan City power or sewer services within approximately a third of mile of the site. Utilities would have to be extended to the site and at adequate sizes to the serve the proposed development.

RECOMMENDED FINDINGS FOR DENIAL

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

1. The location of the subject property is not compatible with the purpose of the Rural Resource Conservation General Plan designation in the Future Land Use Plan.
2. The subject property is not a suitable location for all of the permitted uses within the MR-20 zoning district.
3. The subject property, when used for the permitted uses in the MR-20 zoning district, would be incompatible with the adjoining land uses or the purpose of adjoining zoning districts.
4. Long-range planning documents that include the area indicate a development node in the vicinity of this property. This should be coordinated with development in the area.

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 Land Use Appeal

Board Administrative Review

| | | | | |
|---|------------------------------|----------------------|--|--|
| Date Received 04/25/2016 | Received By Areida | Receipt Number | Zone RC | Application Number PG 16-022 |
| Type of Application (Check all that apply): <input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Zone Change <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____ | | | | |
| PROJECT NAME NELSON FARMS REZONE | | | | |
| PROJECT ADDRESS 2352 SOUTH HIGHWAY 89-91 | | | COUNTY PLAT TAX ID # 03-007-0019 | |
| AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) ALLEN BINGHAM | | | MAIN PHONE # 801-243-7800 | |
| MAILING ADDRESS 1497 No. 125 EAST | CITY LAYTON | STATE UTAH | ZIP 84041 | |
| EMAIL ADDRESS ALBINGHAM@Q.COM | | | | |
| PROPERTY OWNER OF RECORD (Must be listed) WESLEY NELSON FARMS INC | | | MAIN PHONE # 801-243-7800 | |
| MAILING ADDRESS 1497 No. 125 EAST | CITY LAYTON | STATE UTAH | ZIP 84041 | |
| EMAIL ADDRESS ALBINGHAM@Q.COM | | | | |
| DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) PARCEL 03-007-0019 TO BE REZONED. THE FRONTAGE LOCATED ON 2352 SOUTH WOULD REMAIN RURAL FOR THE TIME BEING. HERITAGE DRIVE WOULD PASS THROUGH THE PROPERTY. THE PROPERTY LOCATED ON THE WEST OF HERITAGE DRIVE WOULD BE ZONED MR20. THE PROPERTY OWNERS WOULD THEN WORK TO PROVIDE AN ACCEPTABLE DESIGN REVIEW. NO SITE ACTMITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL. | | | Total Lot Size (acres) 54.87 | |
| | | | Size of Proposed New Building (square feet) N/A | |
| | | | Number of Proposed New Units/Lots TBD - IN DESIGN REVIEW | |
| 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. | | | Signature of Property Owner's Authorized Agent | |

Council workshop: June 7
Council hearing: June 21

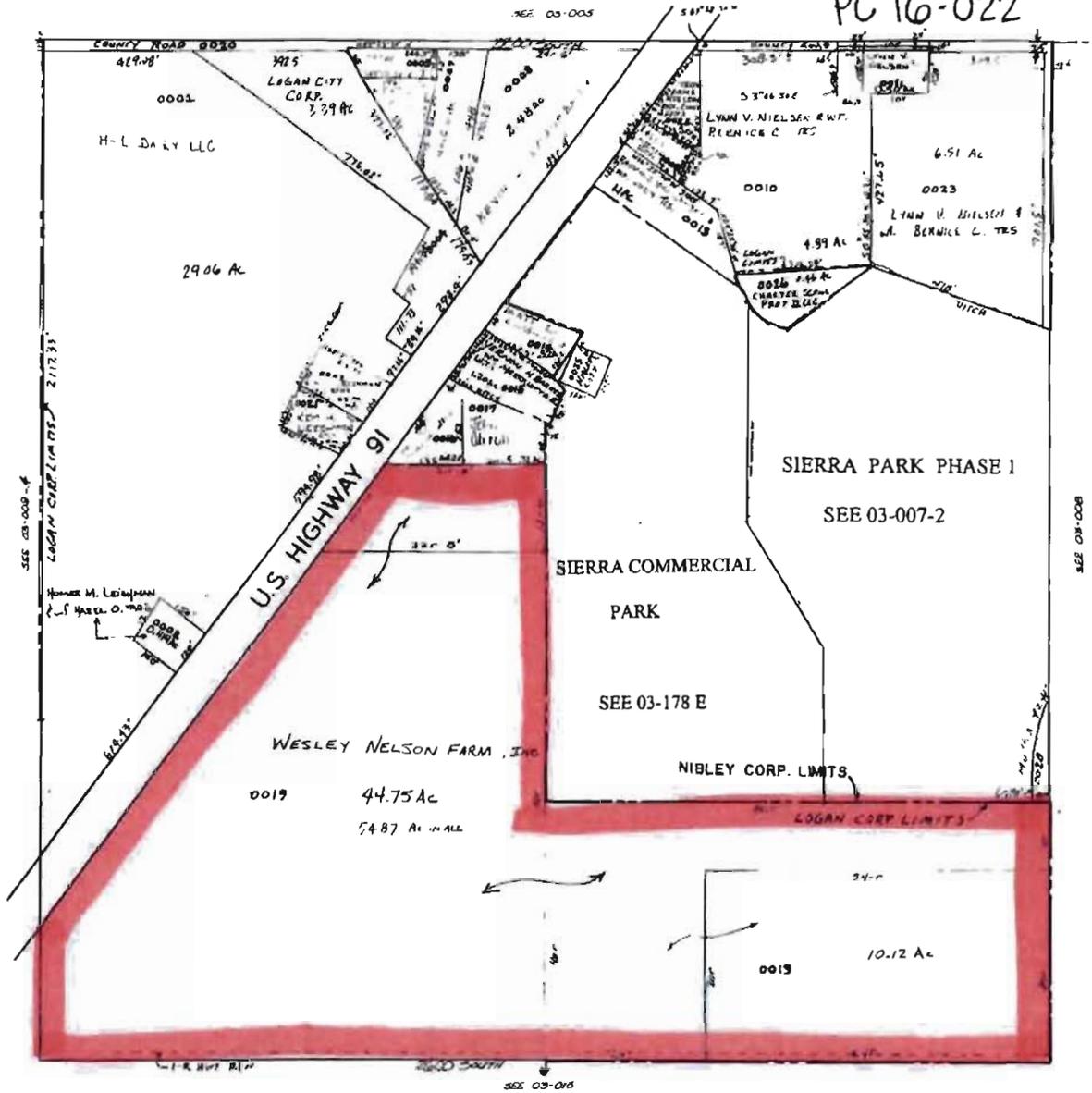
SW⁴ Section 17 Township 11 North Range 1 East

Scale 1 Inch = 3 CHAINS

33
007

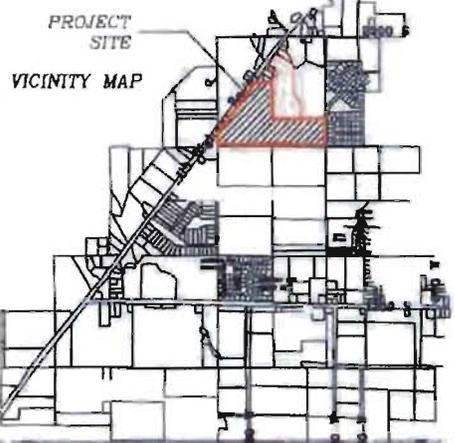
TAX UNIT 928, 034

PC 16-022



SOUTH

PART OF
TOWNSHIP
SALT LAKE
PRC



TOWN MEADOWS

THE SW 1/4 OF SECTION 17,
 T11N, R10E, S1E,
 6TH TWP, 10TH RANGE, 10TH EAST,
 6TH TWP, 10TH RANGE, 10TH EAST,
 PROPOSED ZONING



DATE: 4-2016
 DRAWN BY: JAC
 CHECKED BY: JAC

PROJECT: SOUTHTOWN MEADOWS
 PART OF THE SW 1/4 OF SECTION 17,
 T11N, R10E, S1E,
 6TH TWP, 10TH RANGE, 10TH EAST,
 PROPOSED ZONING

ALLIANCE CONSULTING
 ENGINEERS
 160 WEST 200 NORTH, SUITE 100
 10000 N. 10000 W. 10000 S.
 (402) 732-5112



SHEET
1