



**Project #16-034
Quayle Meadows Subdivision
1800 North 200 West**

REPORT SUMMARY...

Project Name: Quayle Meadows Subdivision
Proponent / Owner: Roger C. Jones / Jones, Quayle, Orton, Bradfield
Project Address: 1800 North 200 West
Request: 203 Lots
Current Zoning: Neighborhood Residential (NR-6)
Type of Action: Quasi-Judicial
Hearing Date: July 28, 2016
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Subdivision Permit for Project #16-034, Quayle Meadows Subdivision, in the Neighborhood Residential (NR-6) zone, located at approximately 1800 North 200 West, TIN#04-79-0013; -0012; -0014; -0016; -0019; -0012; -0020 & 04-080-0021; -0004; -0005; -0006.

Current Land use adjoining the subject property

<i>North:</i>	North Logan City	<i>East:</i>	IND: Industrial Uses
<i>South:</i>	MR-12: Multi-Family Housing	<i>West:</i>	COM: Commercial Uses

Subdivision Proposal

The applicant is proposing a 203 lot single family detached subdivision on 97.62 acres. The site currently is comprised of eleven (11) properties and four (4) different land owners. There are two (2) existing residential structures that are planned to be integrated into the design layout and several agricultural structures that are planned to be demolished. The vast majority of the site was used for agriculture purposes. The site is relatively flat with gradual slopes towards the west.

The surrounding land uses are diverse, ranging from industrial uses on the west beyond the railroad tracks, commercial and agricultural uses on the east, and multi-family housing on the south. The property to the north is located within North Logan City. The land owners of the area to the north have indicated that they intend to leave the 31 acres as open space. The railroad tracks, 1800 North and 200 West form the three boundaries on the west, south and east sides.

The proposal includes residential streets laid out in a grid/radial pattern, a circular central park, a trail system around the perimeter and three open space areas. A 3.75 acre site near the east boundary and shown as lot #37 will be reserved for a future church site. A 16' landscape buffer is shown along the 1800 North street frontage. All proposed lots orient inwards toward internal streets with lots along 200 West and 1800 North having rear yards adjacent to exterior streets.

Access

Four total street connections are shown, two (2) accessing onto 200 West and two (2) accessing onto 1800 North. Two (2) streets are shown with 66' wide cross sections at 400 West and 1950 North, with the remainder of the streets shown at a 60' cross section. Fifteen internal rectangular and semi-circular blocks are proposed creating numerous access and circulation options. The limited railroad crossing allowances regulated by Union Pacific do not allow for access across the tracks to the west. North Logan shows no indication of road connections running south between 600 West and 200 West. As proposed with 400 West oriented north and south, without any building lots blocking the north boundary, it would be relatively easy to make

a 400 West street connection to the north if needed. The Land Development Code (LDC) 17.37.170.E.2 requires new developments with 20 or more units to provide at least three (3) street connections. As designed with four (4) street connections, the proposed subdivision meets access requirements in the LDC.

Density

The NR-6 zoning district allows up to six (6) units per acre, a minimum lots size of 6,000 square feet and a minimum lot width of 50 feet as per the LDC. The proposed 203 lot subdivision has an overall density of 2.07 units per acre. Lots size ranges from 11,785 to 43,554 square feet with typical lot widths near 90 feet. As proposed, the subdivision meets density requirements in the LDC.

Site Development

Setbacks

The Land Development (LDC) requirements for building setbacks in the NR-6 zone are as follows (as measured from property lines):

Front:	25 feet
Side:	8 feet
Rear:	10 feet
Canal:	15 feet
Accessory:	5 feet

The existing homes that are integrated into the design on lots 128 and 79 meet applicable building setbacks as proposed. As new homes are proposed on individual lots, setbacks will be reviewed and approved by City staff.

Structures

Building heights, both primary and accessory, lot coverage, driveway placement and widths, parking, façade variation and garages will all be reviewed and approved by City staff as per LDC NR-6 regulations when individual building permits are submitted.

Open Space

Open space is not required in the NR-6 zoning district. Based on lower densities and low lot coverage allowances, this creates ample open areas and landscaping possibilities within each individual lot. As population grows in the area, the Logan City Parks and Recreation Department will acquire lands for public park development as per the Logan City Parks Master Plan. With the center park area proposed for City dedication and the network of perimeter trails proposed, this neighborhood will have public parks and amenities in close proximity.

Landscape Buffers

The LDC 17.14.020 requires substantial landscaping when subdivision applicants propose building lots with back yards adjacent to exterior streets. In certain circumstances, widths as wide as 50 feet with undulating berming and fencing are shown in the diagram. Staff considers 16' in width sufficient to appropriately buffer back yards in this particular area of the city if dense vertical and consistent landscaping is installed along the entire perimeter meeting the intent of the LDC diagram.

Utility Services

The adjacent streets (1800 North, 200 West) contain all of the city utility services needed for residential development. Water, sewer and power will be extended throughout the subdivision as per City standards and specifications ensuring that all lots will be fully serviced.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

● Fire	● Engineering
● Parks & Recreation	● Water

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comments were received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 7/14/16 and the Utah Public Meeting website on 7/14/16. Public notices were mailed to all property owners within 300 feet of the project site on 7/12/16.

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. 203 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. Provide 10' public utility easement on all property lines at the bounds of the subdivision and 5' PUE on all other property lines.
5. A phasing plan shall be submitted and approved by the Director of Community Development in accordance to 17.58.010 with subsequent phases recorded within 12 months to avoid subdivision permit expiration.
6. A 16 foot wide landscape buffer shall be installed along both 1800 North and 200 West streets where lots have back yards adjacent to exterior streets. The landscaping shall be uniform throughout the entire block and contain at least 50% coverage in plant material and trees at a minimum overall spacing of 40 feet. Fencing shall be uniform through the entire subdivision perimeter adjacent to streets and placed outside of the 16' wide buffer adjacent to the building lots.
7. The 16' wide landscape buffer shall be installed prior to home construction or incrementally installed by subdivision phase. A subsequent phase shall not be recorded if the landscape buffer is not installed as per the subdivision permit.
8. The landscape buffers shall have automatic irrigation systems for regular watering and maintenance. A written binding agreement shall be submitted to the city detailing landscape buffer responsibility and funding for regular maintenance. A note shall be placed on the final plat referencing the responsibility of the landscape buffer and submitted written agreement.
9. Storm water retention areas shall be labeled on the final plat as non-buildable storm water retention facilities.
10. Street trees shall be planted in the parkstrip of every street at 30 feet on center. Subsequent subdivision phases shall not be recorded if street trees are not planted or bonded for. Species to be approved by the City Forester.
11. Prior to recording of a Final Plat or issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from the following departments indicating that their requirement has been satisfied:
 - a. Fire:
 - Place fire hydrants within 600 ft of all buildable area of all lots.
 - Roads shall meet Logan City Standards for width and grade.
 - b. Engineering:

- Perform a traffic impact study on impacts to roads and intersections around development. This study to be performed by Logan City Public Works and billed to developer.
 - Pipe canal along East side of development (along 200 West) and widen 200 West to a 66' ROW. All canal improvements will need to be approved in writing by the canal company.
 - Dedicate right of way along 200 West and also along 1800 North support current City project to realign intersection at 1800 North 600 West and associated intersection/railroad crossing improvements.
 - Coordinate with North Logan for installation and/or easement needed for a future alignment of a new sewer line from North Logan. This is per a proposed alignment previously studied and accepted by both Logan and North Logan City's
 - Provide water shares or in-leu of fee for new development
 - Provide City with development agreement prior to plat recordation
 - Must comply with new storm water design criteria which includes retention of the 90th percentile storm on site and also the implementation of Low Impact Design concepts.
 - Work with Logan City to address potential cross section improvements along 1800 North. This would potentially include a section that matches the road section east of 200 West.
- c. Parks:
- Restroom in park is not anticipated.
 - If the open spaces are to be improved, water and possibly power stub-ins may be required.
- d. Water:
- All water meter setters must have a currently approved DBL check valve.
 - All landscape irrigation systems, private or city owned from city culinary water source must have high hazard rated back flow protection and be tested.
 - During construction all back flow and water sanitation rules must be followed.

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.
7. 1800 North and 200 West provide infrastructure, utilities and are adequate in size to handle anticipated traffic.

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 6-24-16	Received By	Receipt Number 312460	Zone NR	Application Number PC 16-034
Type of Application (Check all that apply): <input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Subdivision <input type="checkbox"/> 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 Quayle Meadows Subdivision				
PROJECT ADDRESS 1800 North extending north to Logan City boundary; 200 West extending West to 550 West				COUNTY PLAT TAX ID # See Attached Page
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Roger C. Jones				MAIN PHONE # (435) 757-8363
MAILING ADDRESS 308 Paintbrush Circle	CITY Logan	STATE Utah	ZIP 84321	
EMAIL ADDRESS rogerj@brag.utah.gov				
PROPERTY OWNER OF RECORD (Must be listed) Dean Quayle				MAIN PHONE # (435) 753-6165
MAILING ADDRESS 1839 North 200 West	CITY Logan	STATE Utah	ZIP 84341	
EMAIL ADDRESS Qhome70@gmail.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) New single-family subdivision in Northwest Logan for family size homes (1/4-1/2 acre lots) with a city park, walking trails, and church site.				Total Lot Size (acres) 97.62 acres
				Size of Proposed New Building (square feet)
				Number of Proposed New Units/Lots 203 total (phased)
- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -				
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 <i>Roger C. Jones</i> <i>Mariene Oton</i>

Dean W Quayle
Patsy Banfield

Quayle Family Property

Parcel Numbers

04-080-0021

04-080-0004

04-079-0013

Acres

5

5

30.62

40.62 Total

Jones Family Property

Parcel Numbers

04-080-0005

04-080-0006

04-079-0021

04-079-0014

Acres

10

10

11.83

5

36.83 Total

Orton Family Property

Parcel Numbers

04-079-0016

04-079-0019

04-079-0012

Acres

3

5.64

11.53

20.17 Total

Total for Subdivision

97.62

Bradfield Home Site (included within subdivision)

Parcel Number

04-079-0020

Acres

1.17

