



**Project #16-032
Berntson Estates
1200 East 1400 North**

REPORT SUMMARY...

Project Name: Berntson Estates
Proponent / Owner: Nate Brockbank / Pat Hancey
Project Address: 1200 East 1400 North
Request: 108 Lots
Current Zoning: Neighborhood Residential (NR-6)
Type of Action: Quasi-Judicial
Hearing Date: July 14, 2016
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Subdivision Permit for Project #16-032, Berntson Estates Subdivision, in the Neighborhood Residential (NR-6) located 1200 East 1400 North, TIN#05-011-0006.

Current Land use adjoining the subject property

<i>North:</i>	COM: Commercial	<i>East:</i>	NR-6: Residential
<i>South:</i>	NR-6: Residential	<i>West:</i>	PUB: Utah State Univ.

Resubmittal 8-15-2016

Subdivision Proposal

The applicant is proposing a 89 lot single family subdivision and a 3 lot commercial subdivision. The majority of the property is located south of 1400 North and east of 1200 East and formerly used as a gravel pit. This area is 26.13 acres with proposed building lots ranging from 5,973 to 25,105 square feet in size. The majority of home sites range from 6,000 to 8,000 SF. The area north of 1400 North is being proposed as three (3) commercial building lots ranging from 40,007 to 55,277 square feet in size. The rocky ground generally slopes downwards east to west and has an elevation difference of approximately 74 feet.

The residential portion of the proposed subdivision is at a density of 3.4 units per acre. Two lots proposed are shown below the minimum 6,000 SF lot size requirements in the Land Development Code (LDC) 17.15.070, but with adjacent lots well above the minimum slight adjustments can be made prior to final plat. The lot widths are typically between 60 and 70 feet, meeting the LDC minimum.

The commercial sections of the LDC do not require minimum lot sizes or frontages, only overall lot coverage, parking lots and landscaping percentages. When a commercial building is proposed in the future, as per the Design Review Permit process, these site development standards will be reviewed for compliance with the LDC. For a commercial subdivision permit to be approved, access and overall layout should be reviewed and considered.

Access & Streetscapes

Three total street connections are shown, one (1) onto 1400 North and two (2) onto 1200 East. All internal streets are shown at 60' cross sections with the access points at 66' feet in width. Internal blocks are created by the looping residential streets creating circulation options. The Logan City standard cross section is 60' for residential streets. The adjacent streets, 1400 North and 1200 East are considered arterial streets and contain 80 foot widths. The arterial roads would contain 3 traffic lanes, bike lanes, curb, sidewalks and parkstrips. As conditioned with

average) and shrubs at every 20 feet and undulation berming of 0-3 feet in height. This landscaping buffer should tie into the retention pond landscaping located at the northwest corner of the project site.

Utility Services

The adjacent streets (1400 North & 1200 East) 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
• Environmental	• Water

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, numerous comments have been made both verbally and written mainly concerning density, landscaping and neighborhood compatibility.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 6/23/16 and the Utah Public Meeting website on 7/7/16. Public notices were mailed to all property owners within 300 feet of the project site on 6/27/16.

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. 89 single family lots and 3 commercial lots are approved with this subdivision permit.
3. The final plat shall be recorded within one (1) year of this action with subsequent phases each one year following 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. At the completion of phase 3 and prior to phase 4 recordation, the entire landscape buffer shall be installed with written maintenance responsibilities and agreements.
6. The 16' landscape in conjunction with the 13' wide right-of-way adjacent to the curb along both exterior streets shall be designed so that a minimum 5 wide concrete sidewalk is placed between 8 and 18 feet from the curb with gentle curves allowed. Street trees shall be placed at 30' (block average) between the curb and sidewalk. Additional buffer trees shall be placed inside the 29' wide buffer area at one per every 20 feet (block average). Additional buffer shrubs shall be placed every 10 feet (block average) to screen lower areas. Berming should be design in conjunction with shrub layout. Final design to be approved by staff and shall accomplish the intent of the 50' wide buffering figure in the LDC.
7. The 29' landscape buffers shall have automatic irrigation systems for regular watering and maintenance. This area shall be maintained by the developer or the HOA. A written binding agreement shall be submitted to the city detailing landscape buffer responsibility and funding for maintenance. A note shall be placed on the final plat referencing the responsibility of the landscape buffer installation and maintenance.
8. If any portion of the sidewalk meanders outside of the 13' right-of-way, a public access easement shall be indicated on the plat.

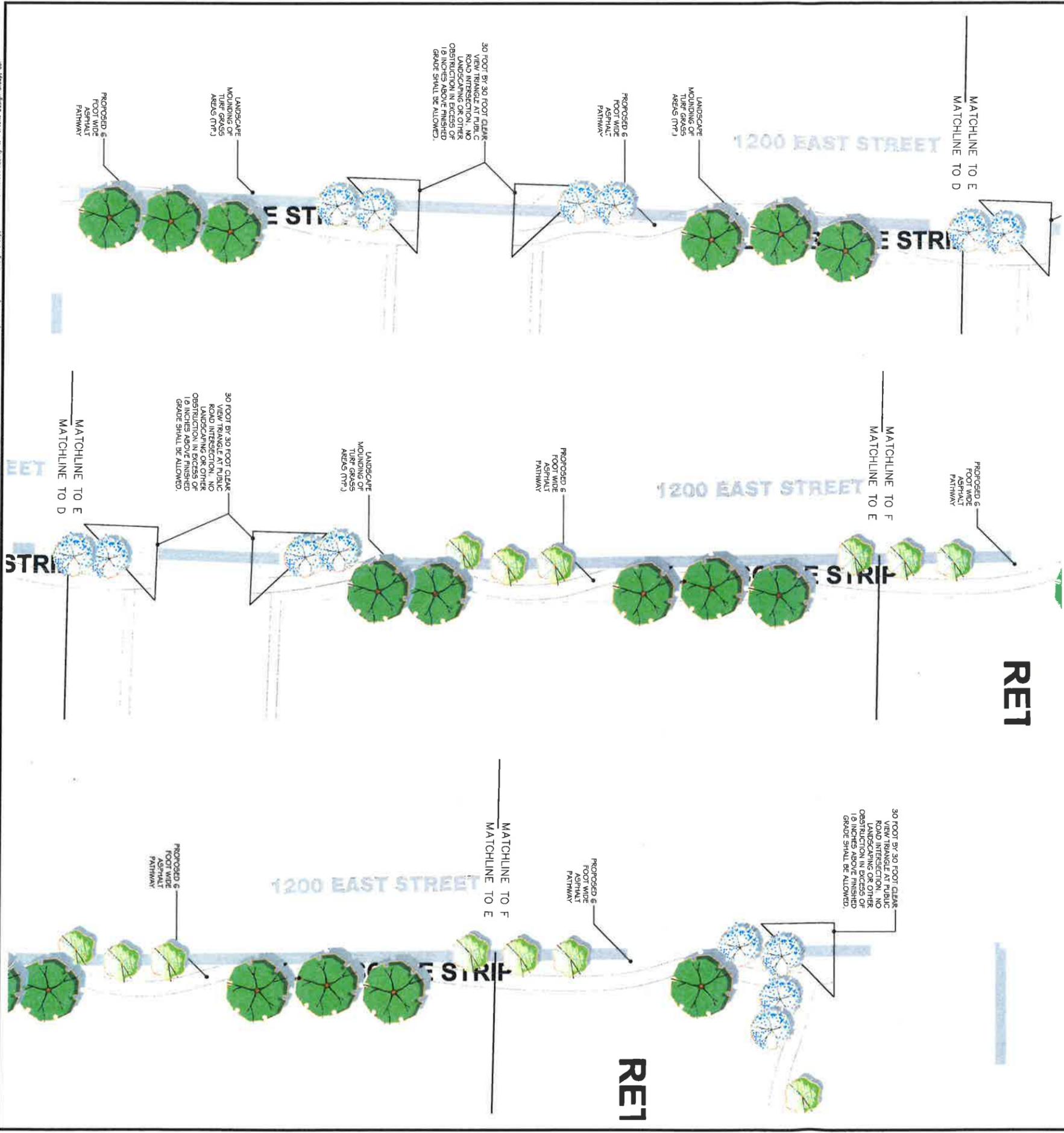
- Provide a 10'x10' long corner cut off at south east corner of 1400 North and 1200 East and a minimum 25' radius.
- c. Environmental:
- Provide all weather access and turn around for residential collection trucks for each phase.
- d. Water:
- All water meter setters must meet current Logan City standards for check valves.
 - All landscape irrigation water systems if connected to culinary water must have high hazard back flow assembly installed and tested.

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. 1400 North and 1200 East 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.



PLANT SCHEDULE | 1200 EAST STREET

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	Gleditsia triacanthos inermis "Shademaster"™ / Shademaster Locust Hydra Zone 1 - Coordinate Street Trees with City Forester	B x B	2"Cal	12
	Koelerutera paniculata / Golden Rain Tree Hydra Zone 1 - Coordinate Street Trees with City Forester	B x B	2"Cal	6
	Malus x "Spring Snow" / Spring Snow Crab Apple Hydra Zone 1 - Coordinate Street Trees with City Forester	B x B	2"Cal	10

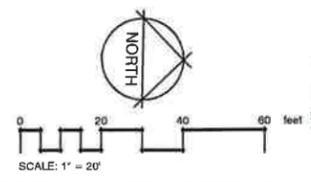
MULCHES / ROCK

	TURF GRASS BLEND - WITHIN THE ROAD RIGHT-OF-WAY (QUANTITY IS FOR BOTH ROADWAYS)	20,903 S.F.
	TURF GRASS BLEND - WITHIN THE 16 FOOT LANDSCAPE STRIP (QUANTITY IS FOR BOTH ROADWAYS)	21,958 S.F.

LANDSCAPE CALCULATIONS SUMMARY
 REQUIRED 1200 EAST STREET TREES
 27,3 TREES (8' Ø FT / 30)
 PROVIDED 1200 EAST STREET TREES
 28 TREES

NOTES:
 TREE REMOVAL OR TREE PLANTING IN THE PUBLIC RIGHT OF WAY REQUIRES APPROVAL FROM JOE ARCHER, LOGAN CITY FORESTRY (435-716-9749) OR SUBMIT PLANS CONTAINING AN URBAN FORESTER APPROVAL SIGNATURE.

ALL WORK DONE WITHIN THE PUBLIC WAY SHALL BE DONE BY A LICENSED, BONDED AND INSURED CONTRACTOR WHO SHALL FIRST OBTAIN A PUBLIC WAY PERMIT



NO.	REVISIONS	BY	DATE

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ForeSite
 Design Group, LC

PROJECT: PROFESSIONAL: DCM
 RESOURCE: DCM

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 CONCEPTUAL LANDSCAPE PLAN
 1400 NORTH STREET & PARCEL 05-011-0006 LOGAN, UTAH



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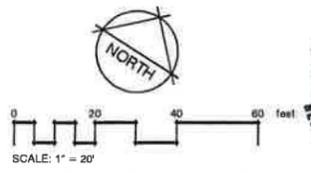
PLANT SCHEDULE | 1400 NORTH STREET

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	<i>Gleditsia brachanthos</i> 'nervis' 'Shademaster' TM / Shademaster Locust Hydro Zone 1 - Coordinate Street Trees with City Forester	B & B	2'Cal	16
	<i>Koelerutera paniculata</i> / Golden Rain Tree Hydro Zone 1 - Coordinate Street Trees with City Forester	B & B	2'Cal	22
	<i>Malus x 'Spring Snow'</i> / Spring Snow Crab Apple Hydro Zone 1 - Coordinate Street Trees with City Forester	B & B	2'Cal	9
MULCHES / ROCK				
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	TURF GRASS BLEND - WITHIN THE 16 FOOT LANDSCAPE STRIP (QUANTITY IS FOR BOTH ROADWAYS)			21,956 S.F.

LANDSCAPE CALCULATIONS SUMMARY
 REQUIRED 1400 NORTH STREET TREES
 46.9 TREES (1,406 FT / 30)
 PROVIDED 1400 NORTH STREET TREES
 47 TREES

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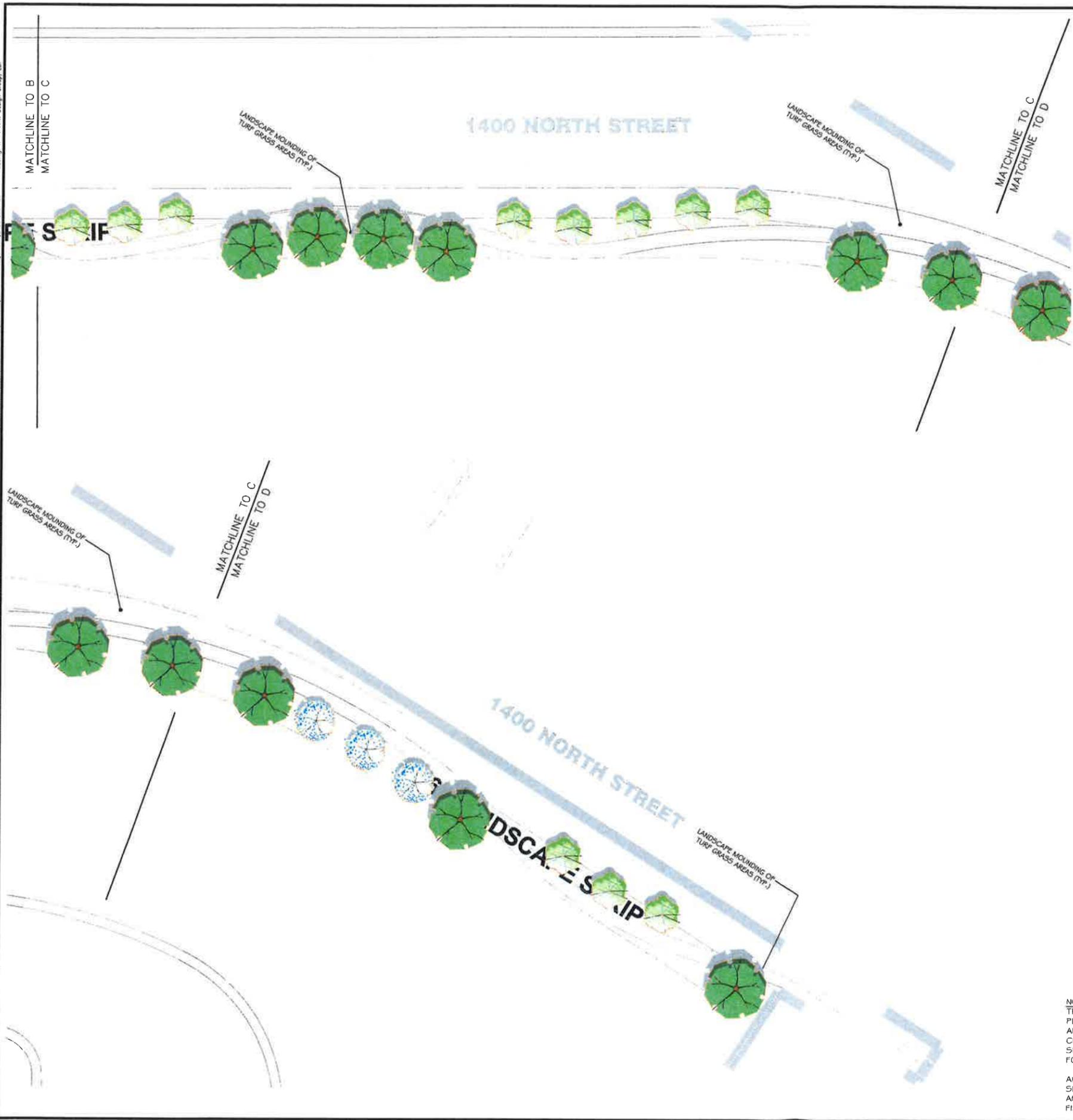
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PROJECT PROFESSIONAL: DCM
 DESIGNER: DCM

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PLANT SCHEDULE 1400 NORTH STREET

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	<i>Gleditsia triacanthos</i> var. <i>inermis</i> "Shademaster"™ / Shademaster Locust Hydro Zone 1 - Coordinate Street Trees with City Forester	B & D	2" Cal	6
	<i>Scolecotria paniculata</i> / Golden Rain Tree Hydro Zone 1 - Coordinate Street Trees with City Forester	B & D	2" Cal	22
	<i>Malus x 'Spring Snow'</i> / Spring Snow Crab Apple Hydro Zone 1 - Coordinate Street Trees with City Forester	B & D	2" Cal	9

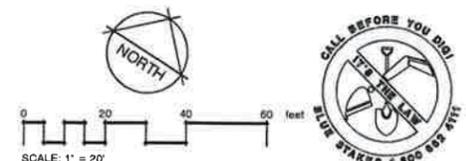
MULCHES / ROCK

	TURF GRASS BLEND - WITHIN THE ROAD RIGHT-OF-WAY (QUANTITY IS FOR BOTH ROADWAYS)	20,903 S.F.
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