# MEMORANDUM TO MUNICIPAL COUNCIL

DATE: October 13, 2020

FROM: Tanya Rice, Planner II

SUBJECT: **Ordinance #20-29 Westmore Pointe Rezone**

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**Summary of Planning Commission Proceedings**

| | |
|---|---|
| *Project Name:* | Westmore Pointe Rezone |
| *Request:* | Rezone from NR-6 to MR-9 |
| *Project Address:* | 1200 W 1800 S |
| *Recommendation of the Planning Commission:* | **Approval** |

On October 8, 2020, the Planning Commission recommended that the Municipal Council **approve** the Woodmore Pointe rezone from NR-6 to MR-9.

**Planning Commissioners vote (4-2):**
Motion: S, Goodlander
Second: J. Lucero

**Vote to recommend approval to City Council:**
**Yea:** Croshaw, Lucero, Ortiz, Goodlander
**Nay:** Dickinson, Nielson
**Abstain**: none

**Attachments:**
*Ordinance #20-29*
*Staff Report and Project Slides (PC20-050)*
*Planning Commission Meeting Minutes*

**CITY OF LOGAN, UTAH**
ORDINANCE NO. 20-29

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 “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 Traditional Neighborhood Residential (NR-6) to Mixed Residential Traditional (MR-9).

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, _____ THIS DAY OF _____, 2020.

AYES:
NAYS:
ABSENT:

_____
Amy Z. Anderson, 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 _____, 2020.

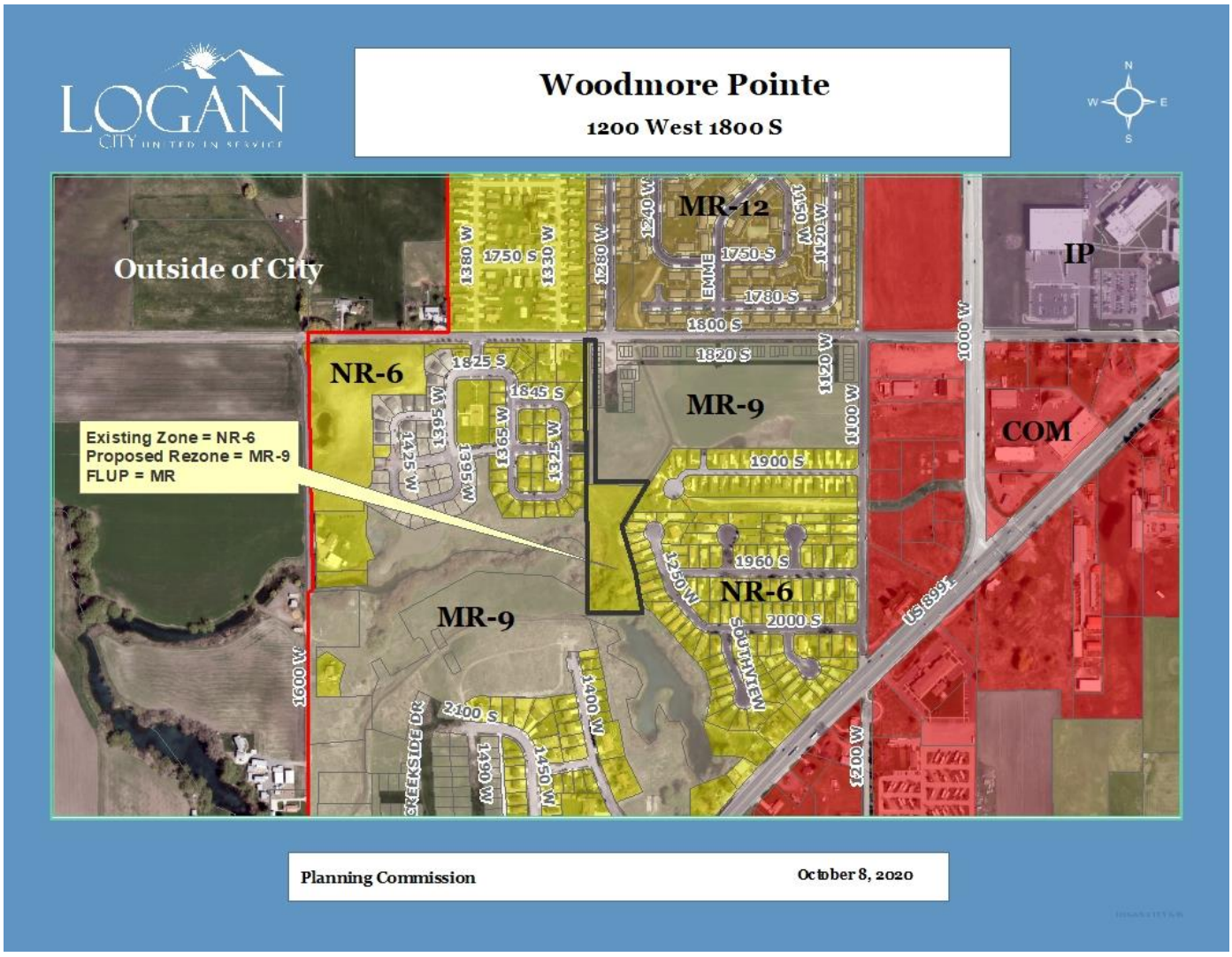
_____
Amy Z. Anderson, Chair

MAYOR’S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby _____ this ___ day of _____, 2020.

_____
Holly H. Daines, Mayor

# EXHIBIT A


LOGAN
CITY UNITED IN SERVICE
Woodmore Pointe
1200 West 1800 S
N
W
E
S
Outside of City
NR-6
MR-12
MR-9
MR-9
NR-6
IP
COM
Existing Zone = NR-6
Proposed Rezone = MR-9
FLUP = MR
1380 W
1750 S
1330 W
1280 W
1240 W
1750 S
1150 W
1120 W
EMME
1730 S
1800 S
1820 S
1120 W
1100 W
1000 W
1825 S
1845 S
1395 W
1425 W
1395 W
1375 W
1900 S
1960 S
1250 W
2000 S
SOUTHVIEW
US 89
1600 W
CREEKSIDE DR
2100 S
1490 W
1400 W
1450 W
1200 W
Planning Commission
October 8, 2020

**Project #20-050**
**Woodmore Pointe**
**Located at 1800 South 1100 West**

**REPORT SUMMARY…**

| | |
|---|---|
| *Project Name:* | Woodmore Pointe |
| *Proponent/Owner:* | Visionary Homes / Bryce Goodwin |
| *Project Address:* | Approximately 1800 South 1200 West |
| *Request:* | Rezone from NR-6 to MR-9 / Subdivision / Design Review |
| *Current Zoning:* | NR-6 |
| *Date of Hearing:* | October 8, 2020 |
| *Type of Action:* | Legislative & Quasi-Judicial |
| *Submitted By:* | Tanya Rice, Planner II |

**RECOMMENDATION**

The Planning Commission rezone recommendation will be sent to the Municipal Council for 2.99 acres of property located at approximately 1800 South 1100 West; TIN #03-005-0063. Contingent on the outcome of the rezone, Staff recommends that the Planning Commission conditionally approve a Subdivision and Design Review Permit for Project #20-050.

*Land use adjoining the subject property*

| | | | |
|---|---|---|---|
| *North:* | MR-9 Multi-Family Residential | *East:* | NR-6 Single Family Residential |
| *South:* | MR-9 Multi-Family Residential | *West:* | MR-9 Multi-Family Residential |

**PROJECT INTRODUCTION**

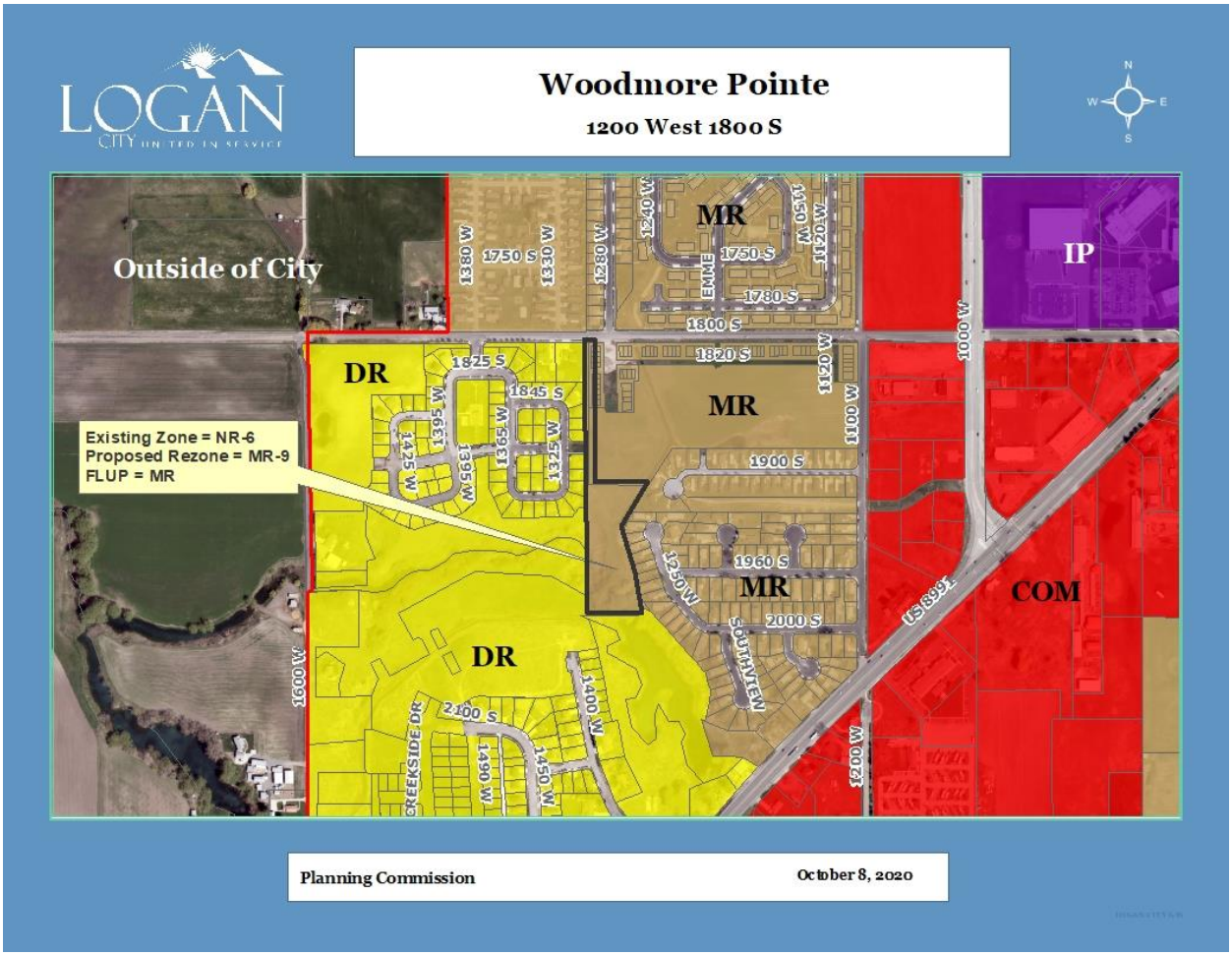
The proponent is requesting to rezone approximately 2.99 acres of property from NR-6 to MR-9 on the southwest side of Logan. It is directly south of the Woodmore Pointe townhome project approved for 150 townhomes on approximately 16.69 acres in October of 2018. This 2.99 parcel is currently vacant with riparian areas associated with Spring Creek and Spring Creek Reservoir covering the southern portion of the property. The northern portion (about half) with flat terrain is suitable for development.

In addition to the rezone, the proponent is requesting the approval to develop the northern portion of the property as a contiguous extension of the Woodmore Pointe townhome project. The request is to subdivide and add 10 townhomes aligned along the extension of the south end of 1280 West. The proponent intends to leave the remainder of the parcel natural with its riparian areas and open space. This 2.99-acre site also presents a unique opportunity for a Logan City trails network extension along Spring Creek and around the Reservoir, to existing adjacent neighborhood trails and from the current Trapper Park Trail.

**REZONE AND LAND USE**

The 2.99-acre parcel is surrounded by a mixture of Mixed Residential Transitional (MR-9), Mixed Residential Low (MR-12), and Neighborhood Residential (NR-6). The surrounding areas just beyond the subject property includes Commercial (COM) and Industrial Park (IP) zones. The applicant is requesting a rezone from NR-6 to MR-9. The MR-9 zone permits higher density to provide additional townhomes to their existing project currently under construction.

The Future Land Use Plan (FLUP) designates the 2.99-acre parcel as MR (see below). The General Plan describes the FLUP designation of MR to provide a range of housing options for all stages of life and levels of income.



2020 FLUP Map

**ZONING**

The MR-9 zone is described in the Land Development Code (LDC) as providing transitional areas between higher intensity commercial and lower intensity residential. A variety of housing types and designs are encouraged to promote neighborhood stability and a sense of community. This zone allows townhome structure types and densities are limited to 9 units per acre. The allowable density for the 2.99-acre parcel is up to 27 units. The applicant is requesting 10 units for this parcel.

**SUBDIVISION PERMIT**

The Land Development Code (LDC) 17.40 requires subdivision permits to be in accordance with zoning district standards to ensure orderly development patterns, block connectivity and to preserve traditional neighborhood character. In the MR-9 zone, building lots are required to be a minimum area of 4,000 SF for single-family detached homes. When subdividing townhomes, the LDC does not require a minimum lot size, only compliance to maximum density. With a subdivision request and the addition of new interior property lines, building setbacks will be reviewed on an individual building lot basis. The applicant is requesting 10 building lots with a reminder of the property containing open-space for community amenities and landscaping. The net density of the project is proposed at 3.33 homes per acre of land.

**DESIGN REVIEW PERMIT**

The LDC 17.43 requires Design Review Permit approvals for new multi-family developments to ensure high-quality design and layout. This proposal includes 10 townhomes configured in a 4-

unit and a 6-unit townhome building. The MR-9 zone permits townhome structure types as per LDC 17.08.030.

**STREET GRID CONNECTIVITY, BUILDING ORIENTATION & SITE LAYOUT**

The LDC 17.30.170 requires that subdivisions with greater than 20 lots have at least three (3) street connections or stubs for future connections. This proposal is a subsequent phase of the overall Woodmore Pointe development and ties into the previously established and approved street connectivity. The development includes three (3) street connections as required, two made with the extension of 1900 South/1850 South street to 1100 West street east/west through the property. The third street connection is made with the extension of 1280 West street north/south from 1800 South through 1900 South**.** The proposal meets street connectivity requirements in the LDC.

The LDC 17.09.030 states that buildings shall be placed near the street and oriented with front facades and primary pedestrian entrances facing the adjacent street or common courtyards unless unique site conditions prohibit it. This requirement enhances the traditional neighborhood character by placing quality architecture features, such as porches and stoops, along the street. This pattern produces better walkability and pedestrian accessibility. Similar to units approved in previous phases of Woodmore Pointe, the proposed additional 10 units are shown with both the front porch and garage on the front façade facing the adjacent street. Parking is proposed within the garage and/or driveway. As conditioned with better building orientation to the street and minimum street connectivity, the project meets the requirements in the LDC.

***Building Design***

The LDC 17.09.030 states that front facing garage(s) (measured from door edge to edge), shall not exceed 50% of the total building façade width. MR-9 zones are required to have minimum street-facing façade design variations from adjacent and opposite buildings to enhance neighborhood character and create visual interest (restrict "cookie-cutter" buildings). The LDC identifies eight (8) different categories and requires that at least four (4) out of the eight (8) be noticeably different. The eight (8) categories listed are building color, materials, roofline, height (number of floors), fenestration, architectural style, articulation and porch design. The LDC 17.09.040 limits building length in the MR-9 zone to 150' when adjacent to NR zones and 200' when not adjacent to NR zones. LDC 17.09.040 states that buildings longer than 100' shall have at least one significant wall break measuring at least 8' deep and 20' feet wide and running the full height of the building to break up the overall mass of structures.

The 10 proposed townhomes (two new buildings) are oriented with front facades and primary pedestrian entrances facing the adjacent private street. Of the 10 units, 4 townhomes have 16' wide garage door on a 25' wide townhome (this equals 64% of the façade width). The remaining 6 townhomes meet the 50% front-facing garage requirement. The façade designs show the exact same unit type adjacent to one another in both of the new buildings, but overall building design compositions vary. One of the new buildings is a 4-unit and the other is a 6-unit. The buildings are adjacent to the NR zoning to the west and are less than 150' building length. The proposal shows the 150' building with wall breaks at least 8' deep by 20' wide. As conditioned building design façade variation minimums and garage width maximums, the project complies with the LDC.

**SETBACKS**

The Land Development Code (LDC) requirements for setbacks in the MR-9 zone are as follows (as measured from property lines):

| | |
|---|---|
| Front: | 15' |
| Side: | 8' |
| Common Wall | 0' |

| | |
|---|---|
| Rear: | 10’ |
| Canal Bank: | 15” |

The following setbacks are proposed for the building(s) (as measured from the exterior property lines of the project site):

| | |
|---|---|
| Front: | 20’-25’ |
| Side: | 8’ |
| Common Wall | 0’ |
| Rear: | 30’ |
| Canal Bank: | NA (piped) |

As conditioned, the project meets minimum setback requirements of the LDC.

**LOT COVERAGE**

The LDC 17.07.070 limits lot coverage at a maximum of 70% (building(s) footprint) in the MR-9 zone. The proposed project site is 2.99 (130,244 SF) in size with total proposed building footprints at approximately 14,120 SF. The proposed lot coverage equals 11%, complying with the requirements in the LDC.

**PEDESTRIAN CIRCULATION**

The LDC 17.30.160 requires pedestrian circulation throughout the project. Pedestrian circulation should take a visually predominate role with safe, convenient and well-connected sidewalk networks. The site layout generally shows good pedestrian sidewalk connectivity between streets, buildings and amenity areas. The townhomes, with proposed front facing garages, show driveways doubling as sidewalks which could present conflicts when parked vehicles obstruct the path and reduce the visual predominance of pedestrian sidewalks leading to front porches. As conditioned with sidewalk connections along the new home fronting on 1280 West, the proposed project meets the requirements in the LDC.

**PARKING STALL REQUIREMENTS**

The LDC 17.31.040 requires two (2) parking stalls per dwelling unit. The driveways, if more than 20’ in length from the street or alley edge, can be considered for additional parking. The proposal includes six (6) units with 2-car garages, and four (4) single-garage units with adequate driveway space for additional parking. This totals two (2) parking stalls and per unit totaling 20 stalls for the 10 units. As conditioned with a minimum of 20 parking stalls and driveway setback length, the project meets the parking requirements in the LDC.

**OPEN SPACE**

The LDC 17.07.070 requires 20% open space and an additional 10% useable outdoor space of the project site. The LDC 17.28 generally describes open space as native vegetation or landscaped areas, while useable outdoor space is typically decks, patios and other similar amenities. The 2.99-acre (130,244 SF) site would require 26,048 SF of landscaping and 13,024 SF of usable outdoor space for a total of 39,072 SF of open area. The proposal only shows conceptual landscaping and open space areas. As conditioned with minimum open space requirements, the project complies with the LDC.

**LANDSCAPING**

The LDC 17.32 requires minimum landscaping for overall visual aesthetics, ecological reasons, visual screening, shading purposes and enhancement of the outdoor experience. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per acre of land in the MR-9 zone. For 2.99 acre, 60 trees and 150 shrubs, flowers and ornamental plants would be required as per the LDC. The proposed project shows only conceptual landscaping with approximate numbers**.** As conditioned with a detailed landscaping plan meeting minimum plant numbers, the project complies with the LDC.

**LIGHTING**
The LDC 17.30.090 requires adequate lighting that adds aesthetic quality and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits freestanding pole height to 32 feet and luminaire fixtures on buildings and canopies to be concealed source, down-cast and shielded from neighboring properties. Light measurements are required to range between 0.5 – 4.0 foot candles, so areas are sufficiently safe, but not excessively bright. As submitted, no exterior lighting has been shown. As conditioned, the project meets the requirements of the LDC.

**STAFF SUMMARY**
The FLUP indicates this area as MR and could be considered transitional, with commercial and industrial employment centers located east of the site. The single-family developments located to the south and west provide a variety of housing options and overall composition of housing supply for the neighborhood. With the recently approved 150 townhome project adjacent, this 2.99-acre area becomes isolated and difficult to independently develop. If this area is combined with the adjacent townhome project, trail network development becomes easier to coordinate and develop with only one project design and one owner.

As conditioned, Staff finds the proposed 10-unit building design and orientation, site layout and street connectivity acceptable and compliant along 1280 West.

**AGENCY AND CITY DEPARTMENT COMMENTS**
Comments were solicited from the following departments or agencies:

| | |
|---|---|
| ● Environmental | ● Water |
| ● Fire | ● Engineering |

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

**PUBLIC NOTIFICATION**
Legal notices were published in the Herald Journal on 9/26/20, posted on the City's website and the Utah Public Meeting website on 9/30/20 and mailed out to adjacent property owners within 300' on 9/18/20.

**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 Design Review and are available in the Community Development Department.
2. 10 building lots and remainder open space is approved with this subdivision. The areas labeled as remainder and/or open space shall be listed as non-buildable and only contain landscaping or accessory subdivision amenities.
3. The final plat for the subdivision shall be recorded within one year unless an extension of time is granted as per LDC. The subdivision may be phased as per LDC regulations.
4. Building setbacks shall be reviewed and approved on an individual building basis and comply with the MR-9 requirements of 15' front yard, 8' side yard, 0' common wall side and 10' rear yard.
5. Townhome buildings within the MR-9 shall have a maximum occupancy of one family or no more than three (3) unrelated people within each dwelling unit.

6. Buildings adjacent to NR zones shall be limited to 150' in length and all buildings shall not exceed 200' in length.
7. Buildings placed adjacent to streets shall be oriented with primary entrances and front facades oriented towards the street.
8. Forward-facing garage door widths along street frontages shall not exceed 50% of the overall building width except for up to three buildings, not adjacent to one another, may have garage door width ratios of 64%.
9. For every 100' of two-story building length along a public street, there shall be one (1) significant wall break that is at least 8' in depth and 20' in width and continue the entire height of the building.
10. No two adjacent buildings shall have the same street facing façade design and must vary at least four (4) out of the eight (8) design categories listed in the LDC 17.09.040.
11. All buildings placed adjacent to streets shall have convenient and delineated sidewalk connecting the building to the street. Pedestrian circulation shall be provided throughout open space and amenity areas of the project.
12. Alleyways/private streets do not require sidewalks, however, sidewalks should be considered along 1280 West for adequate pedestrian circulation.
13. A minimum of 2 parking stalls per unit shall be provided. If intended for parking, driveways shall be a minimum of 20' in length.
14. A performance landscaping plan, prepared in accordance with §17.32 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
    a) Street trees along all adjacent streets provided every thirty (30) feet on center unless otherwise noted by the City Forrester.
    b) Open Space and Useable Outdoor areas shall total a minimum of 39,072 SF.
    c) A total number 60 trees and 150 shrubs, perennials and grasses shall be provided. 25% of the trees shall be evergreen.
15. All dumpsters shall be placed outside of front setbacks and visually screened or buffered from public streets by using fencing, walls and landscaping. Dumpsters should be placed adjacent to alleyways where possible in accordance with Environmental Department requirements.
16. Storm-water retention/detention surface ponds or basins shall be positioned outside of the front setback and screen with dense vegetation from street views.
17. All streets adjacent to or within the development shall be improved to current city standards and specifications.
18. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
19. Exterior lighting, including gas canopy lighting, shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
20. 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.
21. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
22. 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*
    - **Residents will be provided carts.**
    - The south-east dead-end street will need to have the residents bring their cans out to a main road as there is no turn around for the trucks.

    *b. Water—contact 716-9622*

    *c. Engineering – contact 716-9160*

- All previous Public Works permit requirements for Woodmoore Pointe subdivision/development shall apply to this modification to Woodmoore Pointe

*d. Fire – contact 716-9515*

**RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW PERMIT**

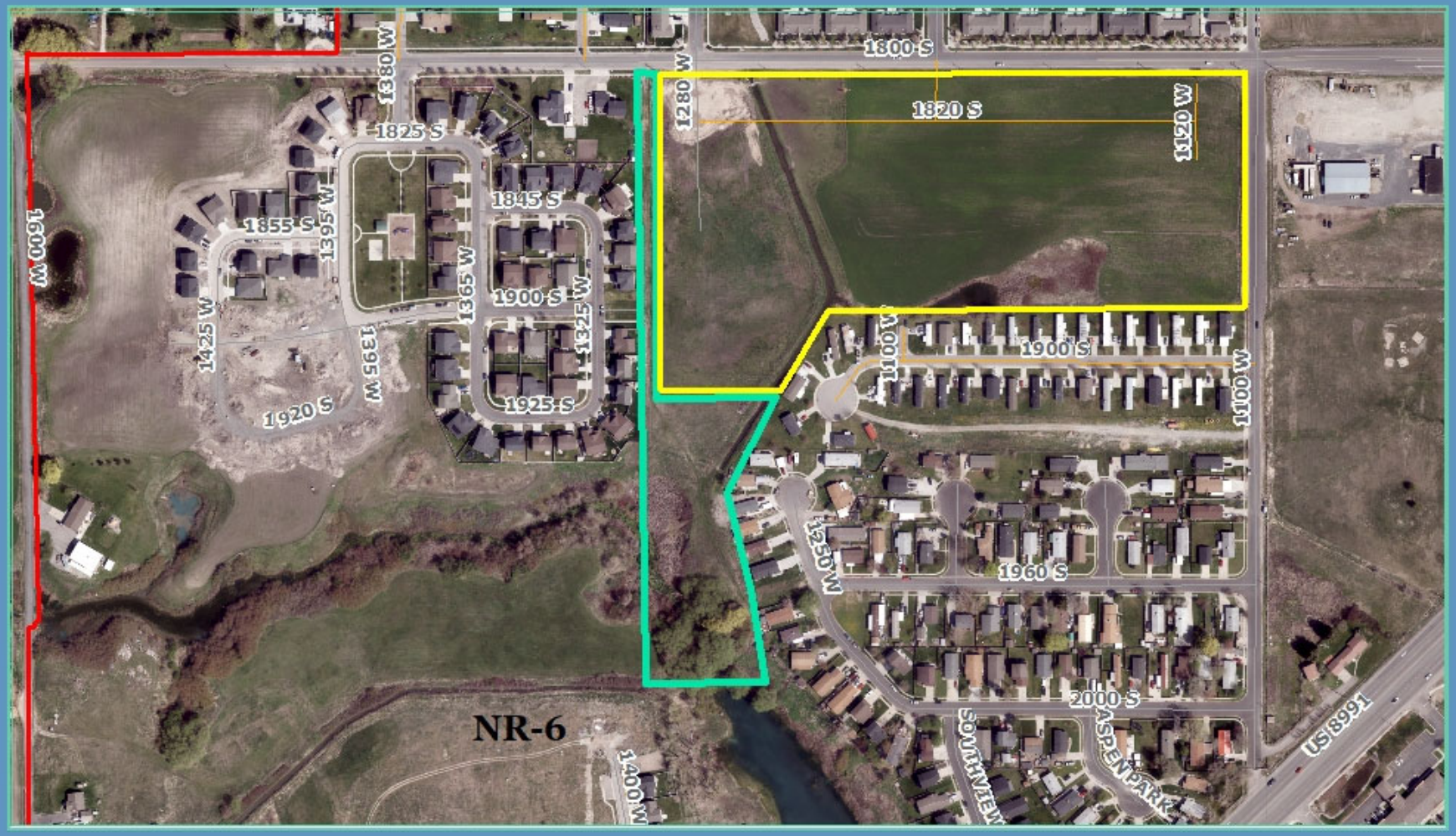
*The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:*

1. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the conditioned building design, site layout, materials, landscaping, building orientation, heights and setbacks.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The proposed project provides adequate open space and useable outdoor space in conformance with Title 17.
4. The proposed project provides off-street parking in compliance with the LDC.
5. The project meets the goals and objectives of the MR-9 designation within the Logan General Plan by providing high quality projects designed in way for easy circulation of both pedestrian and vehicles.
6. The proposed project complies with maximum height, density and building design 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. The surrounding streets provide access, utilities and are adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

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.

# Woodmore Pointe

## 1200 West 1800 S




| Planning Commission | October 8, 2020 |
|---|---|

# Woodmore Pointe

**1200 West 1800 S**



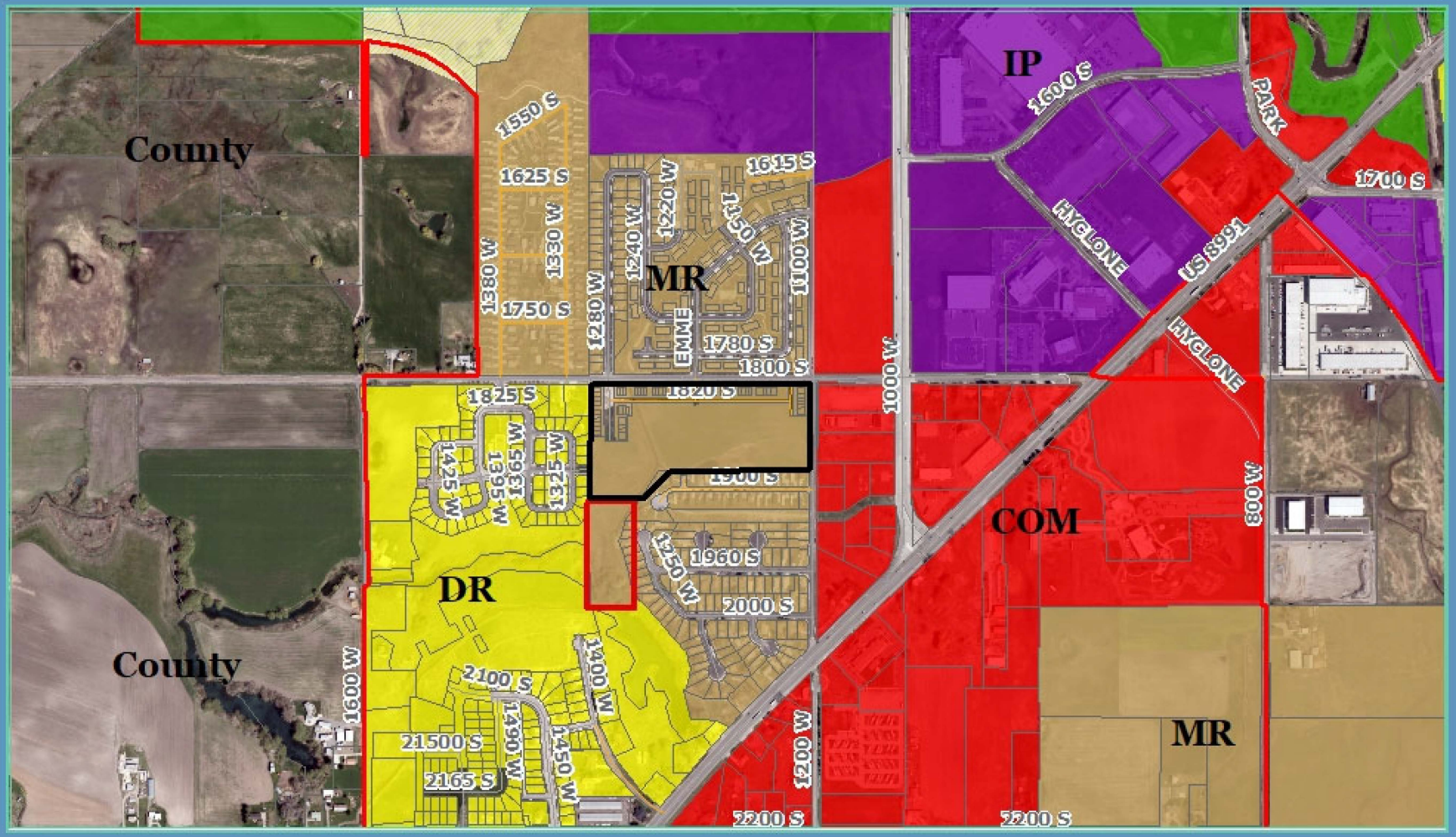

**Planning Commission** **October 8, 2020**

# 2020 FLUP

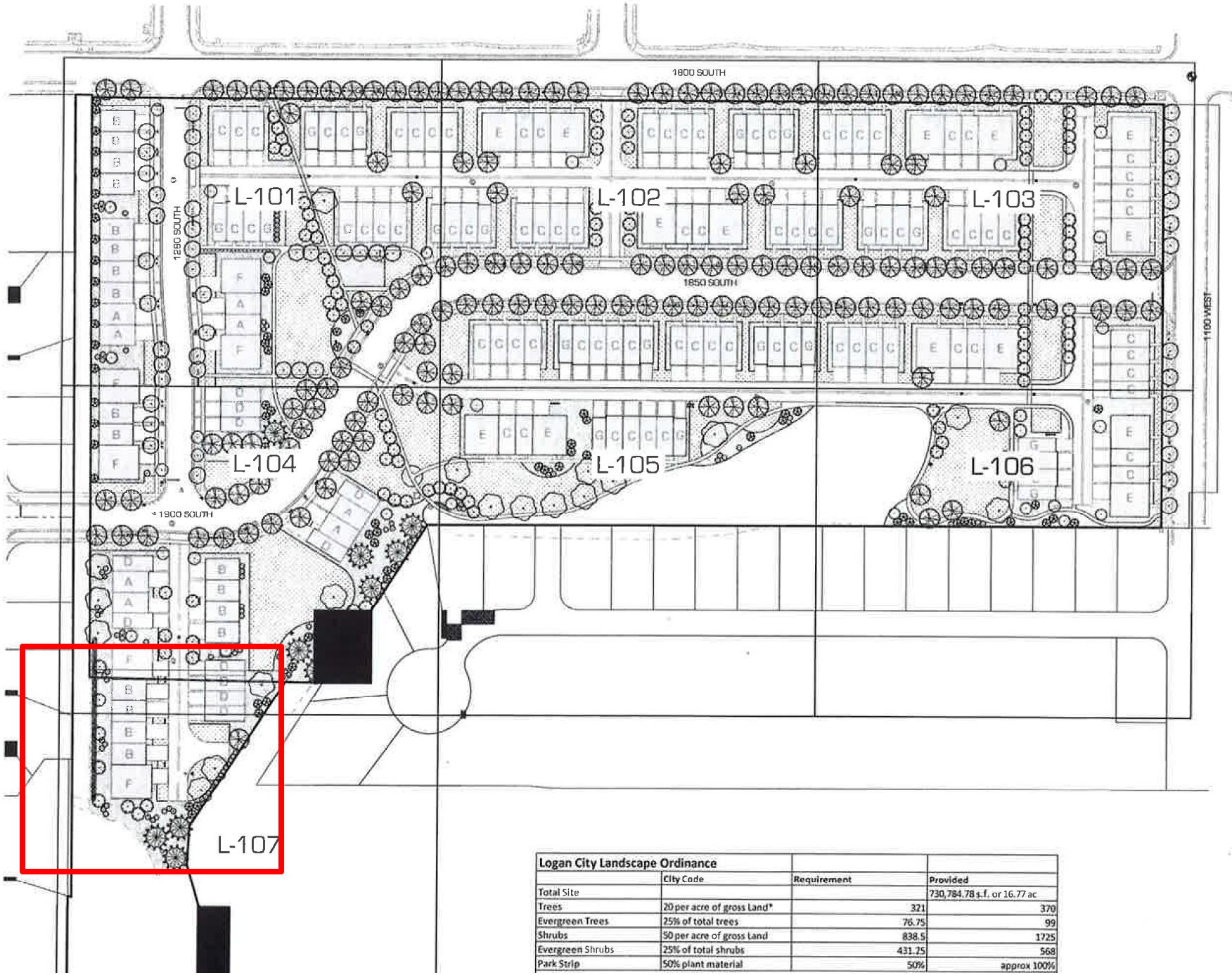
LOGAN CITY UNITED IN SERVICE

## Woodmore Pointe

1200 West 1800 S




Planning Commission — October 8, 2020




| Logan City Landscape Ordinance | | | |
|---|---|---|---|
| | City Code | Requirement | Provided |
| Total Site | | | 730,784.78 s.f. or 16.77 ac |
| Trees | 20 per acre of gross Land* | 321 | 370 |
| Evergreen Trees | 25% of total trees | 76.75 | 99 |
| Shrubs | 50 per acre of gross Land | 838.5 | 1725 |
| Evergreen Shrubs | 25% of total shrubs | 431.25 | 568 |
| Park Strip | 50% plant material | 50% | approx 100% |

The 2.99-acre parcel and location of 10 proposed units



# Proposed Trail System



# PLANNING COMMISSION MINUTES
## Meeting of October 8, 2020

Logan City Council Chambers (290 N 100 W Logan, UT 84321) www.loganutah.org

Minutes of the meeting for the Logan City Planning Commission convened in regular session on Thursday, October 8, 2020. Chairman Nielson called the meeting to order at 5:30 p.m.

**Commissioners Present:** Roylan Croshaw, Regina Dickinson, Sandi Goodlander, Jessica Lucero, Tony Nielson, Eduardo Ortiz

**Commissioners Excused:** Dave Newman

**Staff Present:** Mike DeSimone, Russ Holley, Tanya Rice, Tom Dickinson, Jeannie Simmonds (City Council), Debbie Zilles

Commissioner Dickinson moved to approve the minutes from the September 24, 2020 meeting as submitted. Motion seconded by Commissioner Croshaw. The motion was approved unanimously.

## PUBLIC HEARING

**PC 20-050 Woodmore Pointe** [Design Review, Subdivision & Zone Change] Bryce Goodin-Visionary Homes/Sterling Land Holdings LLC, authorized agent/owner, request that two (2) recently-purchased parcels, totally 2.99 acres be integrated into the

**STAFF:** Ms. Rice reviewed the request to rezone approximately 2.99 acres of property from Neighborhood Residential (NR-6) to Mixed Residential (MR-9) with the intention of developing the property as a contiguous extension of the recently approved Woodmore Pointe townhome project. The Woodmore Point townhome project was approved in October of 2018 and contains 150

townhomes on approximately 17 acres. This 2.99-acre parcel is directly south of the Woodmore Pointe townhome project and has limited access opportunities, sensitive lands and challenging topography. The riparian areas associated with Spring Creek and Spring Creek Reservoir cover the lower part of the site, making full site development unlikely. Approximately half of the site is reasonably developable and suitable for approximately 10-14 additional townhomes aligned along the extension of the currently dead-ending 1280 West. This site also presents a unique opportunity for a Logan City trails network extension along Spring Creek and around the Reservoir from the current Trapper Park Trail.

The Future Land Use Plan (FLUP) indicates this area as Mixed Residential (MR) and could be considered transitional, with commercial and industrial employment centers located east of the site. The single-family developments located to the south and west provide a variety of housing options and overall composition of housing supply for the neighborhood. With the recently approved 150 townhomes adjacent, this 2.99-acre area becomes isolated and difficult to independently develop. If this area is combined with the adjacent townhome project, trail network development becomes easier to coordinate and develop with only one project design and one owner.

Based on draft Woodruff Neighborhood Plan information, the neighborhood has approximately 6% of the total area zoned MR. Most of the neighborhood land area is currently zoned Neighborhood Residential (NR), Recreation (REC) and Resource Conservation (RC) with over 65%. Commercial (COM) and Industrial Park (IP) zoned areas make up the second largest portion of land area.

Vehicle traffic concerns seem to be the biggest issues with this neighborhood. These areas, like virtually every other area in the valley, are developed in an automobile-oriented manner. This manner of development continues to exponentially impact existing infrastructure and street networks, typically resulting in costly new road-widening and signalized intersection projects. As the area continues to grow, it would be expected that additional facilities will be constructed.

**PROPONENT:** Bryce Goodin with Visionary Homes said they are ready to move ahead now that the remainder of the property has been purchased. When this originally came through, the zone change request was denied. The MR-9 zone would allow up to 27 additional units to be spread throughout the subdivision, the City Council did not like that plan. This proposal is for two buildings totaling 10 units. They have been working with Russ Akina for the past year on the trail system in the area. The City Council has approved funding for the first phase of the trail. A traffic study was done with the original project and adding 10 additional units will not change the outcome. He said, as proposed, only four of the ten units would exceed the 50% garage door requirement.

**PUBLIC:** Two emails expressing concerns were received and distributed to the Commission prior to the meeting.

Javier Arredondo's backyard will be facing the proposed units and he is concerned with the trail along this area, especially with people on it late at night and possible graffiti and/or vandalism.

**COMMISSION:** Mr. DeSimone confirmed for Commissioner Dickinson that this area has been zoned Neighborhood Residential (NR-6) for over 10 years. She is not in favor of changing the zone and would like to see it remain NR-6. Chairman Nielson agreed.

Commissioner Goodlander said some of the homes in the original design were allowed to exceed the 50% garage frontage due to wetland areas. She does not agree with the private drive and feels that the it should have sidewalk, curb and gutter.

Mr. DeSimone said the Future Land Use Plan (FLUP) has outlined this area for multi-family use and this project is an extension of that. Leaving this small area NR-6 will be difficult to access and develop into something usable based on what is surrounding it.

Commissioner Goodlander does not necessarily disagree with the rezone, but she has more concerns with the project design.

Commissioner Ortiz said 10 units on three acres is not a very high density, however, he understands both points of view.

Commissioner Dickinson worries about access to the trails and amenities.
**MOTION:** Commissioner Goodlander moved to **forward a recommendation for approval** to the City Council for the Zone Change as outlined in PC 20-050 with the findings for approval as listed below. Commissioner Lucero seconded the motion.

FINDINGS FOR APPROVAL

1. The location of the subject property is compatible in land use with the surrounding Commercial areas to the east and MR-12 areas to the north and would be considered a logical extension of the approved adjacently located Woodmore Pointe townhome project.
2. The property can fulfill the purpose of the General Plan and Land Development Code by providing a range of housing types for all stages of life in areas near employment centers.
3. The property is in an area that can be serviced by surrounding City utilities and infrastructure.
4. The proposed MR-9 zone is limited in density, height and required to provide sufficient open space and landscaping to ensure neighborhood compatibility.

**Moved:** S. Goodlander **Seconded:** J. Lucero **Approved:** 4-2
**Yea**: Croshaw, Goodlander, Lucero, Ortiz **Nay:** Dickinson, Nielson **Abstain:**

In addition to the rezone, the proponent is requesting the approval to develop the northern portion of the property as a contiguous extension of the Woodmore Pointe townhome project. The request is to subdivide and add 10 townhomes aligned along the extension of the south end of 1280 West. The proponent intends to leave the remainder of the parcel natural with its riparian areas and open space. This 2.99-acre site also presents a unique opportunity for a Logan City trails network extension along Spring Creek and around the Reservoir, to existing adjacent neighborhood trails and from the current Trapper Park Trail.

Mr. DeSimone pointed out that the road connection to the north, approved as part of Phase 1, is an alleyway with no sidewalk and it should be consistent with what it is connected to. Commissioner Dickinson pointed out that this phase is being considered individually and should be conditioned separately. Mr. DeSimone agreed but also encouraged the Commission to look in broader terms as to how this will all connect.

Mr. Holley said most times this design has the front of the homes face the street with the alley located in the back. Some of the homes in the proposal are forward-facing; the Commission allowed the exception of 64% for those on the left side and was not associated with the wetland area, which is why the developer is asking for a similar concession in this phase. Commissioner Goodlander did not feel good about that earlier decision and remembered discussions about the wetland areas. Mr. Holley said it was based on a desire for a mix of product-type. It is the forward-facing units that this would apply to and would only be the north/south road.

The Commission agreed to striking conditions "~~*Forward-facing garage door widths along street frontages shall not exceed 50% of the overall building width except for up to three buildings, not adjacent to one another, may have garage door width ratios of 64%*~~" and "~~*Alleyways/private streets*~~

~~*do not require sidewalks; however, sidewalks should be considered along 1280 West for adequate pedestrian circulation*~~*".*

**MOTION:** Commissioner Croshaw moved to **conditionally approve** a Design Review & Subdivision Permit as outlined in PC 20-050 with the amended conditions for approval as listed below. Commissioner Goodlander seconded the motion.

CONDITIONS OF APPROVAL

1. All standard conditions of approval are recorded and available in the Community Development Department.
2. 10 building lots and remainder open space are approved with this subdivision. The areas labeled as remainder and/or open space shall be listed as non-buildable and only contain landscaping or accessory subdivision amenities.
3. The final plat for the subdivision shall be recorded within one year unless an extension of time is granted as per the Land Development Code (LDC). The subdivision may be phased as per LDC regulations.
4. Building setbacks shall be reviewed on an individual building basis and comply with the MR-9 requirements of 15' front yard, 8' side yard, 0' common wall side and 10' rear yard.
5. Townhome buildings within the MR-9 shall have a maximum occupancy of one family or no more than three (3) unrelated people within each dwelling unit.
6. Buildings adjacent to NR zones shall be limited to 150' in length and all buildings shall not exceed 200' in length.
7. Buildings placed adjacent to streets shall be oriented with primary entrances and front facades oriented towards the street.
8. For every 100' of 2-story building length along a public street, there shall be one significant wall break that is at least 8' in depth and 20' in width and continue the entire height of the building.
9. No two adjacent buildings shall have the same street-facing facade design and must vary at least four (4) out of the eight (8) design categories listed in the LDC 17.09.040.
10. All buildings placed adjacent to streets shall have convenient and delineated sidewalk connecting the building to the street. Pedestrian circulation shall be provided throughout open space and amenity areas of the project.
11. A minimum of 2 parking stalls per unit shall be provided. If intended for parking, driveways shall be a minimum of 20' in length.
12. A Performance Landscaping Plan, prepared in accordance with LDC §17.32, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
    a. Street trees along all adjacent streets provided every 30' on center unless otherwise noted by the City Forrester.
    b. Open and usable outdoor areas shall total a minimum of 39,072 SF.
    c. A total number 60 trees and 150 shrubs, perennials and grasses shall be provided. 25% of the trees shall be evergreen.
13. Dumpsters shall be placed outside of front setbacks and visually screened or buffered from by using fencing, walls and landscaping. Dumpsters should be placed adjacent to alleyways where possible in accordance with Environmental Department requirements.
14. Storm water retention/detention surface ponds or basins shall be positioned outside of the front setback and screen with dense vegetation from street views.
15. All streets adjacent to, or within the development, shall be improved to current City standards and specifications.
16. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
17. Exterior lighting, including gas canopy lighting, shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.

18. No signs are approved with this permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
19. No fences are approved with this permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
20. 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
        i. Residents will be provided carts.
        ii. The southeast dead-end street will need to have the residents bring their cans out to a main road as there is no turn around for the trucks.
    b. Engineering
        1. All previous Public Works permit requirements for Woodmore Pointe subdivision and development shall apply to this modification.

FINDINGS FOR APPROVAL

1. The project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the conditioned building design, site layout, materials, landscaping, building orientation, heights and setbacks.
2. The project conforms to the requirements of Logan Municipal Code Title 17.
3. The project provides adequate open and usable outdoor space in conformance with Title 17.
4. The project provides off-street parking in compliance with the Land Development Code.
5. The project meets the goals and objectives of the MR-9 designation in the Logan General Plan by providing high-quality projects designed for easy circulation of both pedestrians and vehicles.
6. The project complies with maximum height, density and building design 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. The surrounding streets provide access, utilities and are adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

**Moved:** R. Croshaw **Seconded:** S. Goodlander **Approved:** 4-2
**Yea**: Croshaw, Goodlander, Lucero, Ortiz **Nay:** Dickinson, Nielson **Abstain:**