

**Project #21-009
Willow Lakes Subdivision
Located at approx. 1100 South 1000 West**

REPORT SUMMARY...

<i>Project Name:</i>	Willow Lakes Subdivision
<i>Proponent / Owner:</i>	M. Brett Jensen / Kunzler, Carles, Jessop
<i>Project Address:</i>	~1000 West 1100 South
<i>Request:</i>	135 Lot Subdivision
<i>Current Zoning:</i>	Traditional Neighborhood Residential (NR-6)
<i>Type of Action:</i>	Quasi-Judicial
<i>Hearing Date</i>	February 25, 2021
<i>Submitted By:</i>	Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Subdivision Permit for Project #21-009 Willow Lakes Subdivision, located at approx. 1000 West 1100 South, TIN# 02-080-0003; 0006; -0010; -0011; 0012; -0013, 02-079-0021; 0003, 02- 082-0001, 02-080-0008; -0007, 02-081-0004.

Land use adjoining the subject property

<i>North:</i>	Outside City Boundary	<i>East:</i>	NR-6 Residential Uses
<i>South:</i>	REC: Recreation Uses	<i>West:</i>	Outside City Boundary

Subdivision Proposal

The proposed Willow Lakes Subdivision is located west of 1000 West and south of 1100 South on approximately 164 acres of land. The proposal is to create a total of 135 residential building lots with four (4) remainder lots. The subdivision includes two man-made recreational watersport lakes, one for tube and wake sports and the other for slalom waterskiing. The majority of the building lots orient around the shape of the two lakes. To the south of the property, the Logan River meanders creating oxbows and riparian lands. The City of Logan, in conjunction with other agencies, is currently finalizing the purchase of a Conservation Easement for approximately 47 acres along the north side of the Logan River for the purpose of non-motorized trails and native land conservation. 23.58 acres of the project site, adjacent to 1100 South, is currently in the review and comment period of the Logan City annexation process.



Figure 1 Shows the entire project site

Zoning

The proposed subdivision is located inside the Traditional Neighborhood Residential (NR-6) zoning district (annexation area is still yet to be rezoned). The NR-6 zone limits density to six (6) homes per acre of land and minimum lot sizes of 6,000 SF. Minimum lot widths are set at 50 feet measured at the midpoint of the lot and maximum buildings heights are limited to 35 feet.

Density & Lot Size

Considering the conservation easement area and the remainder lots for future phases and wetland mitigation, the single-family gross areas total approximately 101 acres. With 135 lots proposed, this would equal a density of 1.3 homes per acre. New building lot sizes in the subdivision range from 201,832 SF to 11,381 SF. Four of the larger lots contain unbuildable easement areas adjacent to wetlands and the conservation easement. All lots are over the minimum 50-foot width as proposed. As conditioned, with the common/easement areas being designated as not buildable, the subdivision meets density and lot size requirements in the LDC.

Setbacks

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

Front:	25'
Side:	8'
Rear:	10'
River:	25'

As new homes are proposed on individual lots, setbacks will be reviewed and approved by City staff prior to issuing a building permit. The existing single-family home lot complies with setback standards.

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. As proposed, the subdivision complies with the LDC.

Annexation

The Charles & Sally Carles Living Trust and S. Willard & Elaine D. Jessop properties total 19.7 acres along the south side of 1100 South along with additional acreage for a full 1100 South right-of-way totaling 23.58 acres of land in the process of being annexed into Logan City. This process is in the review and comment stage and will likely being finalized in the coming weeks. This subdivision permit approval is conditioned on the annexation being approved and finalized.

Access

The Land Development Code (LDC) 17.30.170 requires subdivision with greater than 20 lots to have at least three (3) street connections. This proposal includes one street connection onto 1000 West (UDOT approval pending) and an emergency vehicle road at the 1400 West right-of-way location. The emergency vehicle road is shown as a driveway cut onto the 1100 South street. As proposed with only one street connection and no street stubs to future growth areas, the project does not meet the minimum LDC code requirements for street connectivity. As conditioned with a full street stub built for a future 1400 West street and an additional full street stub built at a future 1200 West street, that would total three street connections or street stubs and meet LDC requirements.

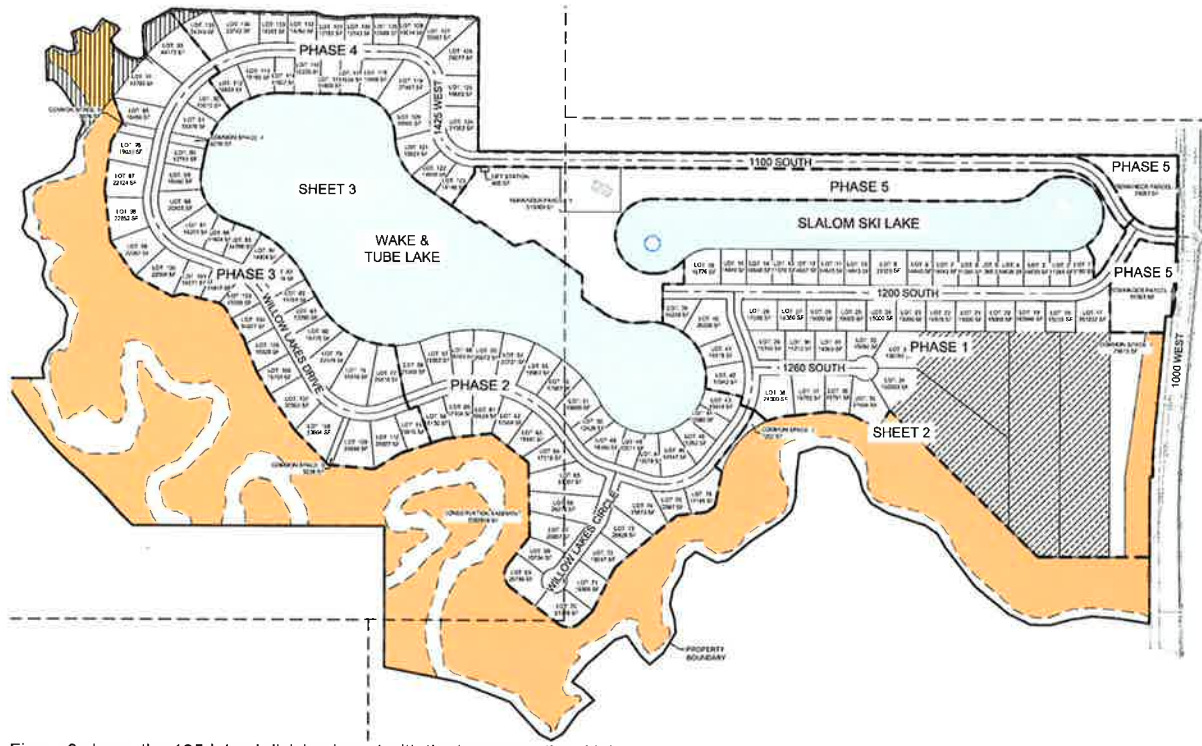


Figure 2 shows the 135-lot subdivision layout with the two recreational lakes

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from City departments or reviewing agencies and are included in the Conditions of Approval.

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, one comment was received expressing concerns about traffic.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 2/13/21 posted on the City's website and the Utah Public Meeting website on 2/18/21 and mailed to property owners within 300 feet on 2/2/21.

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. 135 residential building lots are approved with this subdivision permit with four remainder lots.
3. The proposed 1100 South street shall have a full street stub connecting to the north project border for a future 1400 West street and a future 1200 West street making the total street connections for this project three.
4. The pending annexation shall be approved prior the final plat. If the annexation is not approved, the application shall return the Planning Commission for amended future approvals.
5. Conservation easement areas on the final plat shall be labeled and designated as unbuildable areas.
6. Complete the 1000 West streetscape cross-section with a sidewalk along the project's east frontage.
7. Standard streetscape improvements shall be in place prior to the issuance of final occupancy for the adjacent street frontage(s) along all building lots.

8. Street trees are required every thirty feet on center prior to the final Certificate of Occupancy for each home. If occupancy is desired outside of the planting periods a landscape bond for street trees may be approved.
9. Setbacks for buildings shall be reviewed and approved at the time of the building permit application.
10. Provide 10' public utility easement on all property lines at the bounds of the subdivision and 5' PUE on all other property lines.
11. Final plat shall be recorded within one (1) year of this action with subsequent phases each one year following or comply with the Land Development Code Expirations and Extensions of Time.
12. 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. Engineering:
 - Provide Water Shares or an in-lieu fee for increased water demand (indoor and outdoor) for development.
 - Provide storm water detention/retention per Logan City Storm Water design standards. This includes the 90% storm event being retained on site utilizing Low Impact Design Standards.
 - Provide Storm Water Maintenance Agreement for post construction storm water structures and practices.
 - Provide a private sewer and water utility agreement as needed.
 - Provide HOA and CCR's to address maintenance of Post Construction Best Management Practices.
 - Currently the area for development is a Zone A and has not been modeled by FEMA and flood elevations established on the FIRM. Developer shall provide modeling that provides this data and the exact floodplain based on existing conditions. The City has prepared a model of this area, but it has not been reviewed and accepted by FEMA. City will provide support from our consultant as requested in developing their model
 - Prior to bringing any fill into a designated Special Flood Hazard Area a Conditional Letter of Map Revision for Fill (CLOMR-F) must be submitted and approved by FEMA. Once all final grading has been completed, a Letter of Map Revision for Fill (LOMR-F) must be submitted and approved FEMA. If floodplain behind road/bermed area is not completely filled in, FEMA may require this to be constructed and maintained as a levee in order to remove the Special Flood Hazard Area.
 - A Construction in the Floodplain Construction Permit must be submitted and approved by the City Engineer prior to doing any construction in a Special Flood Hazard Area.
 - Identify any wetlands in any roads or property to be deeded to Logan City through an approved US Army Corps Wetland Delineation Report. If wetlands are identified in any of these properties to be deeded to the City, they shall have the wetlands mitigated as approved by the US Army Corps of Engineers Wetland Mitigation Plan prior to being deeded to the City.
 - The site identified an area to be deeded to the City for lift station. Coordinate with Water Department for site size and requirements that must be met if this lift station is to be deeded to the City.
 - If lift station is to be deeded to City, the pressure sewer main will be accepted by the City, provided each are built to City requirements. Developer shall provide a 20' easement and construct acceptable access road capable of supporting City maintenance equipment. If a private lift station is installed the force main line will also be considered private.
 - City will submit to the City's floodplain consultant the developer's floodplain model and plans for compliance to City/FEMA standards, current model by City and a No-

Rise certification. Any issues from this review will need to be coordinated and resolved prior to approval of the Floodplain Construction Permit being issued.

- Depending on which road (1100 South or 1200 South) developer decides to connect with Dahle Way on 1000 West shall be considered a Gridded Street and shall be constructed to a 66' right of way. Since it is anticipated that this road will eventually be annexed into Logan, it shall be built to Logan City standards but will need to be coordinated with Cache County for approval.
 - Initial discussions regarding the realignment of the western Arterial road for this project had it clipping the northern portion of this development. Provide a future road easement or dedication as necessary for this alignment as proposed by developer.
- b. Water/Cross Connection:
- The club house, gym, hot tub's building's water main/s needs to have its own RP (ASSE1013) installed and tested on the water main as it enters the building before any branch offs or connections. Properly sized drain required. Any residential buildings three stories or higher above grade must have a DC (ASSE1015) installed and tested on the water main. This is for containment protection only (Cities protection only). Points of use protection will also be needed (occupants protection). Installation criteria of B/F assemblies and devices must be as per 2018 IPC and Utah Amendments.
 - All landscape irrigation system's fed from Logan City water must have a high hazard backflow assembly installed and tested. No dual source feed systems allowed without Logan Cities prior approval and installation criteria (tested RP & swing joint-Physical separation) is met and inspection is passed.
All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter. Private irrigation system must be installed as per all codes -in purple pipe, non-potable labeling and spacing. "Private irrigation system" must have yearly inspections. Public education.
 - Fire suppression systems connected to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards.
 - All points of use of water must comply with the 2018 IPC and State of Utah Amendments, during and after construction.
- c. Environmental (Waste Management):
- Residential carts will be provided. Lot 39 will need to pull cart down to corner of street to be eligible for pick-up.

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 as 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 Logan General Plan and the Woodruff Neighborhood Plan.
6. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.



APPLICATION FOR PROJECT REVIEW

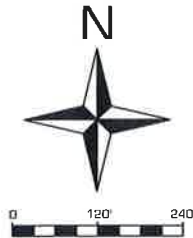
☒ Planning Commission ☐ Land Use Appeal Board ☐ Administrative Review

Date Received 1-25-21	Received By TR	Scheduled Meeting Date Feb. 25, 2021	Zone NR-6	Application Number PC 21-009
Type of Application (Check all that apply): ☐ Design Review ☐ Conditional Use ☒ Subdivision ☐ Zone Change ☐ Code Amendment ☐ Appeal ☐ Other ☐ Administrative Design Review				
PROJECT NAME Willow Lakes Subdivision				
PROJECT ADDRESS West of 1000 N on 1100 South			COUNTY PLAT TAX ID # See Attached	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) M. Brett Jensen			MAIN PHONE # 435-881-2040	
MAILING ADDRESS		CITY	STATE	ZIP
565 West 465 North #150		Providence	UT	84332
EMAIL ADDRESS Brett@ensigndevelopmentgroup.com				
PROPERTY OWNER OF RECORD (Must be listed) See Attached			MAIN PHONE # See Attached	
MAILING ADDRESS		CITY	STATE	ZIP
See Attached				
EMAIL ADDRESS See Attached				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) See Attached 135-lot subdivision			Total Lot Size (acres) ~ 175 Size of Proposed New Building (square feet) N/A Number of Proposed New Units/Lots 135	
- 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 permit on behalf of the property owner.		Signature of Property Owner's Authorized Agent M. Brett Jensen		
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.		Signature of Property Owner See Attached		

Willow Lakes Sub-Division

Project Description

The Willow Lakes Development is a unique 135 lot residential subdivision that consists of a variety of waterfront and secluded riverfront properties. The property is bordered along the south and the west with a conservation easement that will ensure the natural beauty of the Logan River that flanks the property. The property will feature two substantial man-made lakes for residential recreation. Property owners in the development will have access to multiple amenities including clubhouse, hot tubs, gym, beaches and walking trails adjacent to the Logan River. The lakes and conservation easement will remain as part of an HOA to have one common ownership. There is also a remainder lot consisting of 15.22 acres that we are calling Phase 5 of the Subdivision plat that we intend to develop high-end multifamily residential units.

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PRELIMINARY PLAT

WILLOW LAKES SUBDIVISION
LOCATION: 1100 SOUTH 1000 WEST, LOGAN, UTAH 84341
PROPERTY OF: DARRELL KUNZLER LANDHOLDINGS, S WILLARD &
ELAINE D JESSOP, & CHARLES E & SALLY L CARLES
PREPARED FOR: JENSCO INC

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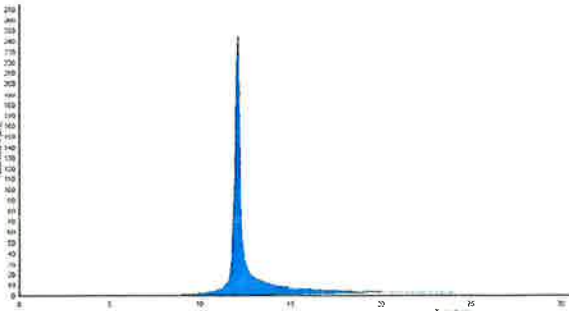
SCALE 1" = 120'	DRAWN BY L CHUGG
DATE 2/18/2021	PROJECT # 19-383

WILLOW LAKES SUBDIVISION
PRELIMINARY PLAT
SECTION 8, TOWNSHIP 11 NORTH, RANGE 1 EAST



STORM DRAIN NARRATIVE

1. THE SITE WILL DETAIN THE 100-YR, 24-HR STORM EVENT IN THE PROPOSED LAKES.
2. THE PRE DEVELOPMENT RUNOFF RATE WAS CALCULATED TO BE 0.03 CFS/ACRE. A DISCHARGE RATE OF 2.96 CFS WILL BE USED DUE TO THE LAKES BEING IN THE GROUNDWATER. IT IS NOT POSSIBLE TO RETAIN THE 80TH PERCENTILE STORM AS SUCH. OTHER LOW IMPACT DEVELOPMENT METHODS WILL BE EMPLOYED TO ACCOUNT FOR THE 80TH PERCENTILE STORM SUCH AS EVAPORATION.
3. THE SITE WILL DISCHARGE FROM THE LAKES TO THE LOGAN RIVER. PRIOR TO DISCHARGE, WATER WILL PASS THROUGH A HYDRODYNAMIC SEPARATOR. BEFORE DISCHARGING STORM WATER INTO THE LAKES, WATER WILL BE CLEANED USING A SNOUT.
- 4.



STORMWATER CALCULATIONS

Description	Area (sq ft)	Area (ac)	CN (Group B/C)	(SubArea / TotalArea)*CN
Roadway Impervious Area	570,785	13.10	98	12
Structures (3500 SF per lot)	472,500	10.85	98	10
Driveways (20x30 per lot)	81,000	1.86	98	2
Lakes	1,518,211	34.85	100	32
Open Space	2,081,421	47.78	68	30
Total Area:	4,723,917	108.45	85	

Pre Development (Pasture, grassland, or range; good): 4,723,917 108.45 74

80th-Percentile Storm Volume (0.5-inches): 196,830 cu-ft

Initial Abstraction for pre dev		0.34	inches
Precipitation (10 Yr)	24 hour storm	0.70	inches
Precipitation (25 Yr)	24 hour storm	2.04	inches
Precipitation (100 Yr)	24 hour storm	2.41	inches
Direct Runoff (10 Yr)	24 hour storm	3.02	inches
for pre dev (10 Yr)	24 hour storm	0.85	total runoff depth
Direct Runoff (25 Yr)	24 hour storm	0.37	total runoff depth
for pre dev (25 Yr)	24 hour storm	1.13	total runoff depth
Direct Runoff (100 Yr)	24 hour storm	0.56	total runoff depth
for pre dev (100 Yr)	24 hour storm	1.64	total runoff depth
	24 hour storm	0.92	total runoff depth

Post Development				
10-Year Direct Runoff	7.66	acre-ft	333,627	ft3
25-Year Direct Runoff	10.25	acre-ft	446,291	ft3
100-Year Direct Runoff	14.79	acre-ft	644,190	ft3
Pre-Development				
10-Year Direct Runoff	3.33	acre-ft	145,132	ft3
25-Year Direct Runoff	5.05	acre-ft	219,787	ft3
100-Year Direct Runoff	8.32	acre-ft	362,540	ft3

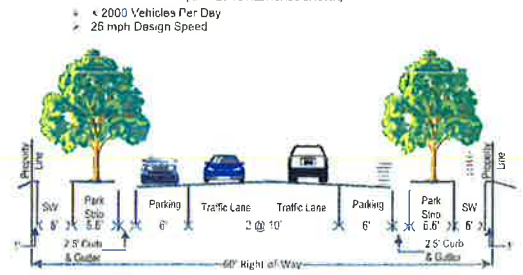
Pre-development runoff rate calculated: 0.03 cfs/acre
Pre-development runoff rate used: 0.03 cfs/acre
3.77 cfs

Storage Required: 509,163 cf
*Stormwater calculations exclude all non-buildable areas, phase 5, and the conservation easement.

LEGEND

- PROPERTY BOUNDARY
- W CULINARY WATER LINE (SIZE SHOWN ON PLAN)
- SS SANITARY SEWER LINE (SIZE SHOWN ON PLAN)
- SD STORM DRAIN LINE (SIZE SHOWN ON PLAN)
- #### CONTOUR MAJOR
- #### CONTOUR MINOR
- WETLAND
- ASPHALT PAVEMENT
- CURB & GUTTER
- CONCRETE PAVEMENT
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SEWER MANHOLE
- STORM DRAIN BOX
- STORM WATER CATCH BASIN
- STORM DRAIN MANHOLE

Local Residential Street Cross Section



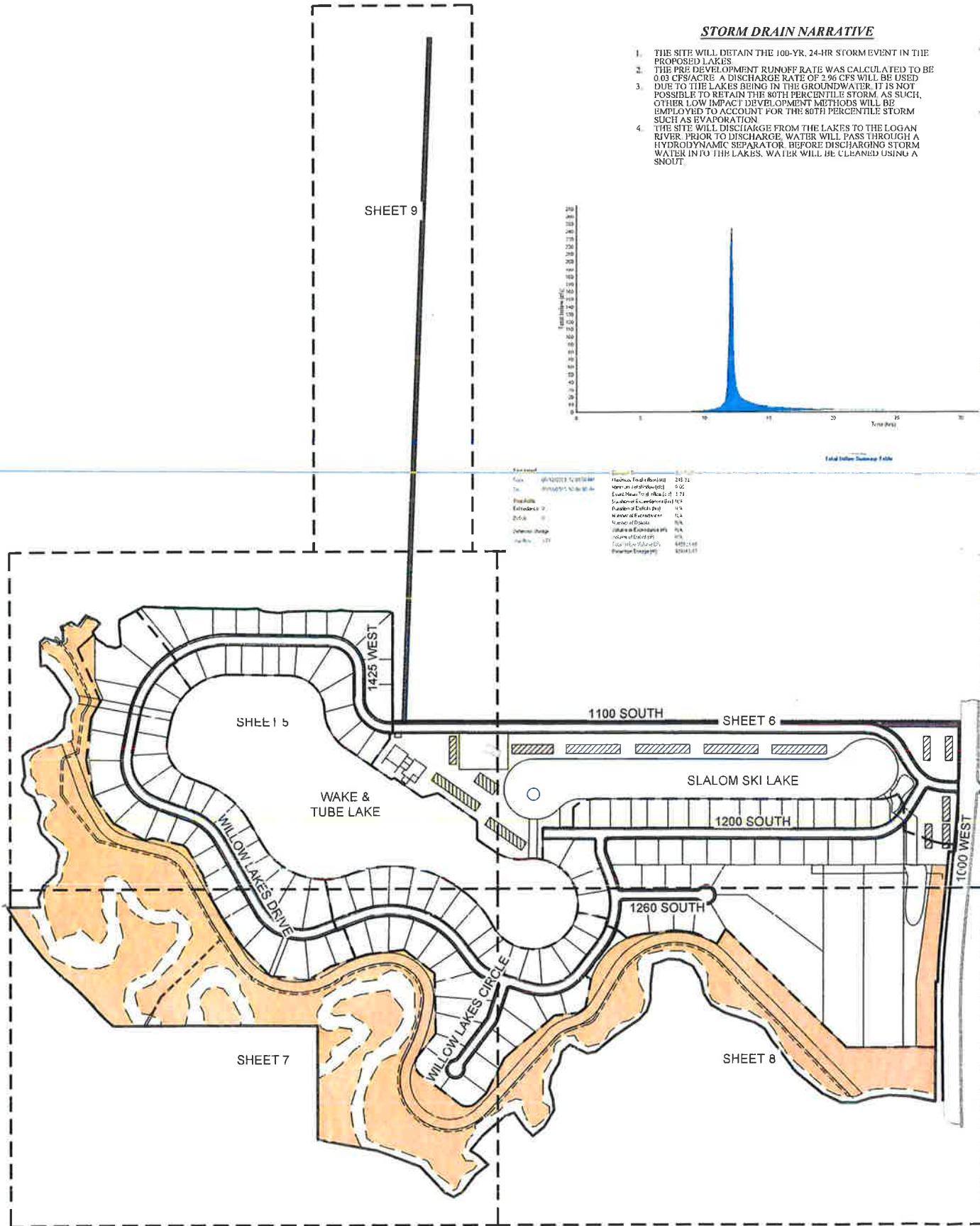
- Possible Section Additives:
(As approved by City Engineer)
1. Striped bike lane - Add 5' each side
 2. Buffered bike lane - Add 7' each side
 3. Island - Add 14' to Center

Design Standards

ROW Width	Pavement Width	Number of Lanes	Design Speed	Pavement	Vehicle Design	Stopping Sight Distance	Horizontal Alignment & Radius	Vertical Curve Min "M" Sag/Crest Requirement	Grades
60	32	2	25	See minimum Pavement Section Table	Passenger, School Buses, Delivery Truck	200	200	26-12	0.4 - 10
Isolation Sight Distance	Minimum Right-of-Way Intersection Spacing	Minimum Full Movement Access Barrier Spacing	Corner Curb Radius	Minimum Unsignalized Full Movement Access Spacing (ft)	Minimum Right-of-Way Intersection Spacing (ft)	Residential Driveways Permitted			
280	N/A	125	12-25	N/A	N/A	Yes			

*Distances to be measured from center of driveway to center of driveway

FIGURE 1



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PRELIMINARY PLAT

WILLOW LAKES SUBDIVISION

LOCATION: 1100 SOUTH 1000 WEST, LOGAN, UTAH 84341

PROPERTY OF: DARRELL KUNZLER LANDHOLDINGS, S WILLARD & ELAINE D JESSOP, & CHARLES E & SALLY L CARLES

PREPARED FOR: JENSCO INC

REVISION BLOCK	NO.	DATE	DESCRIPTION



SCALE: 1" = 200'

DRAWN BY: L. CHUGG

DATE: 2/18/2021

PROJECT #: 19-383

WILLOW LAKES SUBDIVISION
PRELIMINARY PLAT
SECTION 8, TOWNSHIP 11 NORTH, RANGE 1 EAST



NOTES

1. PROPERTY TAX IDENTIFICATION # & WARRANTY DEED ENT #
 - 1.1 02-080-0011 (#s: 706357 & 728378)
 - 1.2 02-080-0012 (#s: 980766 & 981121)
 - 1.3 02-080-0013 (#s: 706357 & 728378)
 - 1.4 02-081-0004 (#s: 561742)
 - 1.5 02-080-0010 (#s: 706357 & 728378)
 - 1.6 02-080-0008 (#s: 728379)
 - 1.7 02-080-0007 (#s: 1147789)
 - 1.8 02-080-0006 (#s: 706357 & 728378)
 - 1.9 02-080-0003 (#s: 706357 & 728378)
 - 1.10 02-079-0021 (#s: 706357 & 728378)
 - 1.11 02-079-0003 (#s: 706357 & 728378)
 - 1.12 02-082-0001 (#s: 980766 & 981121)
2. PROPOSED ZONE: TRADITIONAL NEIGHBORHOOD RESIDENTIAL (NR-6)
3. PROPOSED NUMBER OF PHASES: 5
4. PROPOSED NUMBER OF RESIDENTIAL LOTS: 135
5. RESIDENTIAL TOTAL AREA IN PHASES 1-4: 69.46 ACRES
6. PUBLIC RIGHT-OF-WAY AREA IN PHASES 1-4: 16.11 ACRES
7. PUBLIC UTILITY EASEMENT:
 - 7.1 FRONT: 10'
 - 7.2 SIDE: 5'
 - 7.3 REAR: 5'
8. BUILDING SETBACKS:
 - 8.1 FRONT: 25'
 - 8.2 CORNER: 20'
 - 8.3 SIDE: 8'
 - 8.4 REAR: 10'

CONTACTS

1. SUBDIVIDER: JENSCO INC., BRETT JENSEN
 - 1.1 ADDRESS: 2694 NORTH 920 EAST, NORTH LOGAN, UT 84341
 - 1.2 PHONE #: 435-881-9040
2. OWNER: DARRELL KUNZLER LANDHOLDINGS
 - 2.1 ADDRESS: 3215 W 3000 N, SMITHFIELD, UT 84335
3. OWNER: S WILLARD & ELAINE D JESSOP
 - 3.1 ADDRESS: 311 S MAIN ST, LEWISTON, UT 84320
4. OWNER: CHARLES E & SALLY L CARLES TRS
 - 4.1 ADDRESS: 1310 W 1100 S, LOGAN, UT 84321
5. CIVIL ENGINEER: CIVIL SOLUTIONS GROUP, MICHAEL E TAYLOR, PE
 - 5.1 LICENSE # 8243189-2202
 - 5.2 ADDRESS: 540 WEST GOLF COURSE ROAD, STE B1, PROVIDENCE, UT 84332
 - 5.3 PHONE #: 435-890-4498
6. SURVEYOR: CIVIL SOLUTIONS GROUP, DENNIS CARLISLE, PLS
 - 6.1 ADDRESS: 609 NORTH 11890 WEST SUITE 47B, PROVO, UT 84601
 - 6.2 PHONE #: 801-874-1432 EXTENSION 712

OWNER CERTIFICATE

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

OWNER _____ DATE _____

LEGEND

- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING FENCE LINE
- EXISTING PROPERTY LINE
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING BUILDING
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING ELECTRICAL BOX
- EXISTING COMMUNICATIONS BOX
- EXISTING WATER METER
- NON-BUILDABLE AREA
- CONSERVATION EASEMENT
- FUTURE RIGHT-OF-WAY DEDICATION AREA
- SETBACK LINE
- CENTERLINE

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SCALE 1" = 120'	DRAWN BY 1. CHUGG
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