CITY OF LOGAN
ORDINANCE NO. 03-75

AN ORDINANCE AMENDING THE ZONING MAP OF LOGAN CITY, UTAH

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF LOGAN,
STATE OF UTAH AS FOLLOWS:

SECTION 1: That certain map or maps entitled "Zoning Map of Logan City, Utah" is
hereby amended and the following property is hereby zoned from Single Family
Residential (SFR) to Single Family Residential Planned Development (SFR-PD) as
follows:

TIN #06-051-0025 and a portion of 06-051-0004.

Also identified as "K&K PUD," 1.03 acres at approx. 600 North 600 East.

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, THIS

DAY OF ___, 2003.

AYES: ___
NAYS: ___
ABSENT: ___

Tom Kerr, Chairman

PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for
approval or disapproval on the ___ day of ___ , 2003.

Tom Kerr, Chairman

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby ___ this ___ day of ___ , 2003.

Douglas E. Thompson, Mayor
DATE: August 26, 2003
FROM: Geoff Butler, Planner I
SUBJECT: K & K PUD Rezone

Summary of Planning Commission Proceedings
Project Name: K & K PUD
Project Address: Approximately 600 North 600 East
Request: Rezone
Current Zoning: SFR, Single-Family Residential
Proposed Zoning: SFR-PD, Single-Family Residential-Planned Development

The proponent has requested a rezone of parcel #06-051-0025 and a portion of parcel #06-051-0004 (shown below) from Single-Family Residential to Single-Family Residential-Planned Development. Staff recommended that the Planning Commission recommend approval of the rezone to the Municipal Council. The Planning Commission heard the project on August 14, 2003 and voted 5-0 to recommend approval of the rezone to the Municipal Council.

Attachments:
Planning Commission Minutes from August 14, 2003
Staff Report and supporting materials to the Planning Commission August 14, 2003
Staff Report for the Planning Commission meeting of August 14, 2003

PC Docket #03-075

Design Review, Subdivision, and Rezone for the K & K PUD Project located at approximately 600 North 600 East TID#06-051-0004, 0025

REPORT SUMMARY...

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>K &amp; K PUD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proponent/Owner:</td>
<td>Rod Blossom/Kris Larsen</td>
</tr>
<tr>
<td>Project Address:</td>
<td>600 North 600 East</td>
</tr>
<tr>
<td>Request:</td>
<td>Design Review Permit, Subdivision and Rezone to “SFR-PD”</td>
</tr>
<tr>
<td>Current Zoning:</td>
<td>SFR (Single Family Residential)</td>
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<tr>
<td>Proposed Zoning:</td>
<td>SFR-PD (Single Family Residential-Planned Development)</td>
</tr>
<tr>
<td>Type of Action:</td>
<td>Legislative (rezone) and quasi-judicial (subdivision, design review)</td>
</tr>
<tr>
<td>Staff Recommendation:</td>
<td>Recommend Approval of rezone to the Municipal Council and Conditionally Approve Design Review and Subdivision</td>
</tr>
</tbody>
</table>

PROJECT

The proponent is requesting approval for a Planned Development (PD) on approximately 1.03 acres north of 600 North and west of 600 East. The proposed project includes six individual residential lots, which will be limited in size to the footprints of the buildings. This project requires approval by the Planning Commission and the Municipal Council.

Land use adjoining the subject property

<table>
<thead>
<tr>
<th>North:</th>
<th>SFR: Duplexes (Maple Grove)</th>
</tr>
</thead>
<tbody>
<tr>
<td>East:</td>
<td>SFR/MFM: Single-family homes and apartments</td>
</tr>
<tr>
<td>West:</td>
<td>SFR: Single-family homes</td>
</tr>
<tr>
<td>South:</td>
<td>SFR: Single-family homes and apartments</td>
</tr>
</tbody>
</table>

Curb, gutter, sidewalk and street trees are present along this section of 600 North Street, but are not present along this portion of 600 East Street. Staff recommends that these items be installed according to City Standards and Specifications.

Subdivision

The proposed subdivision would include five 1,530 square-foot residential lots and one 1,303 square-foot lot which already has an existing home on it. The subdivision also includes a 9,467 square foot lot which is not included in the Planned Development. All remaining area will be held in common. The internal roadway is proposed to be 20 feet wide and will be a private street.

The site development standards in the Land Development Code specify a minimum lot size in the SFR zone of 6,000 square feet. The minimum lot size for the SFR-PD zone is 5,000 square feet, however, the Planned Development Code allows the Planning Commission to waive the site development standards in order to accommodate a well-designed development. This development may not exceed the maximum density allowable for the SFR zone, which is seven units per acre.
Rezone to SFR-PD (Single Family Residential-Planned Development)
The rezone is part of the required approvals for a Planned Development project. As stated in the Land Development Code, "...the purpose of a planned development is to encourage a project that is designed and intended to be a quality development with a comprehensive theme and character." [Land Development Code §17.28.020(D)]. Additionally, the Land Development Code states that a planned development "is not intended to bypass the subdivision process... the Planning Commission shall not approve planned developments that are created for purposes of bypassing the subdivision process if it finds that the project does not comply with the provisions of [the Land Development Code] or the General Plan" [Land Development Code §17.28.020(D)]. The Land Development Code does not allow Planned Development projects to exceed maximum density requirements of the base zone [Land Development Code §17.28.020(A)]. Staff believes the planned development overlay will allow the proponent to develop a quality project.

Design Review permit required
For a planned development, the Land Development Code requires a design review permit in addition to the review of the proposed subdivision. A planned development is reviewed to determine if the project is in accordance with the Design Review Guidelines for standards regarding open space, pedestrian access, building placement, and the other considerations. As part of this review, the Land Development Code allows the Planning Commission to modify standard setbacks and other site layout issues in reviewing a Planned Development, as long as the result is a quality development. Proposed changes to setback requirements are in part dictated by the overall layout of the site.

The site plan has been done well with plenty of guest parking and garages that are accessed from the side or setback behind the front plane of the house. Staff recommends that the Planning Commission discuss the possible addition of a privacy fence on the west and east sides of the PD.

Setbacks
Typical setback standards do not apply for a PD of this type, which has lot sizes that match the building footprints. All structures will be at least 10 feet from surrounding existing property lines. Staff has no concerns with the setbacks for this project.

Open Space
The Land Development Code requires a PD to have 2,386 square feet of usable open space per unit. This open space may be anywhere within the PD but it must be useable. This project exceeds the amount of open space required, however, staff is concerned with the usability of the open space. The space that is most likely to be used by the homeowners for recreation is not centrally located and is located between the backs of the homes on lots two and six. Staff recommends that this space be clearly defined as common recreational space by appropriate landscaping and a play structure or picnic area. The landscaping should be designed in such a way as to separate the common area from the semi-private areas behind the homes.

Circulation
On a public street, sidewalks and park strips are generally required. However, due to the narrow dead-end street and the small number of units served by it, automobile traffic will be very low (mainly residents and visitors). Therefore, staff feels that a sidewalk is not necessary in this context, especially since the space is so limited from east to west.

Landscaping
Landscaping is also reviewed as part of the Design Review process. Staff recommends the proponent submit a performance landscape plan for the PD with plant quantity and species for review and approval by staff prior to the issuance of a building permit. Staff recommends that the open space areas be
provided with quality landscaping for the residents and that the recommended playground area between lots two and six be landscaped according to the above description on the “Open Space” section of this report. In addition to the open space landscaping the plan shall include trees on 30-foot centers along the interior roadway. These trees shall be planted between 3 and 4 feet from the edge of the pavement. The landscape plan shall also include landscaping of sufficient height and density to screen the parking area from view and street trees on 30-foot centers in the new park strip along 600 East Street. All landscaping shall be installed prior to the issuance of the final Certificate of Occupancy. Staff recommends that the proponent issue to the City a bond equal to 110% of the materials and labor necessary to install all landscaping.

The proponent has submitted photos of a home in a similar subdivision. The homes in this development will be consistent with the photo with the exception of the garages, which will be setback or accessed from the side as shown on the site plan. Staff recommends that all garages that are accessed from the side have at least two windows that face the street. Staff also recommends that shutters be added to the street and rear facades of all proposed and existing houses in the PD and that the proponent add a brick wainscoting to the façade of all proposed homes.

Access
Access to the subdivision is proposed to be from 600 North Street and 600 East Street. Staff does not have any issues with the proposed accesses. Staff recommends that the proponent work with the Public Works Department to ensure that the private and public streets have a safe interface.

AGENCY AND CITY DEPARTMENT COMMENTS
Comments were received from the following departments or agencies with specific recommendations for project conditions:

- Environmental Division
- Light and Power Department
- Public Works Department
- Fire Department
- GIS Division

PUBLIC COMMENTS
Notices were mailed to 44 property owners located within three hundred feet of the subject property. At the time the staff report was prepared the Department of Community Development had received three letters concerning the project. These letters have been attached to the staff report.

RECOMMENDATION
1. Staff recommends that the Planning Commission approve a motion to Conditionally Approve PC Docket #03-075 for the K & K PUD a Subdivision for property located from approximately 600 North 600 East; TID #06-051-0004, 0025.

2. Staff recommends that the Planning Commission approve a motion to Conditionally Approve PC Docket #03-075 for the K & K PUD a Design Review Permit for property located from approximately 600 North 600 East; TID #06-051-0004, 0025.

3. Staff recommends that the Planning Commission approve a motion to recommend to the Municipal Council approval of a Rezone of property located from approximately 600 North 600 East, from Single Family Residential (SFR) to Single Family Residential-Planned Development (SFR-PD).
RECOMMENDED STANDARD CONDITIONS OF APPROVAL
This project is subject to the proponent or property owner agreeing to comply with the following standard conditions as written, or as may be amended by the Planning Commission.

1. Any representations by the proponent or agent at the Planning Commission hearing shall be incorporated into the final action as conditions of approval and shall be binding upon the proponent as modifications to the approved project.

2. No site development activities, including grading, clearing, or vegetation removal shall commence until an executed copy of the Record of Decision signed by the property owner has been filed with the City.

3. Failure to comply with any conditions of approval shall void the permit and require a new Planning Commission hearing.

4. All improvements shall be constructed in substantial conformance with the approved site plan.

5. The proponent is responsible to ensure that any construction is appropriately inspected by the Building Inspection Division through timely scheduled inspections. Failure to obtain an inspection or to continue construction beyond points of inspection may result in an enforcement action by the Chief Building Official. Such action may include and is not limited to:
   a. Issuance of a stop work order;
   b. Filing of a complaint with the State Department of Commerce against the contractor licenses; and/or
   c. Requirements for inspection by x-ray or by removing any covering or demolition of construction occurring beyond the point of inspection.

6. The proponent shall ensure that the contractor has current copies of the approved plans and amendments to plans onsite at all times during construction.

7. All physical construction shall conform to the approved building plans.

8. The project shall not be used or occupied by customer traffic until a Certificate of Occupancy has been issued by the City.

9. Improvements shall meet the City of Logan requirements for quality, performance, or other requirements as established in the City of Logan “Public Works Standards and Specifications” as approved by the Director of Public Works.

10. No work shall be undertaken within the public right-of-way without a permit issued by the City of Logan for City right-of-way or Utah Department of Transportation for work within the State right-of-way.

11. The subject property shall not be subdivided for purposes of sale, ground lease, or finance, without obtaining approval from the City through an appropriate application process. If a subdivision occurs without City approval, a building permit will not be issued for this property until the situation is resolved. If the subdivision without City approval occurs after the permit has been issued the permit will be revoked.
12. All utilities shall be constructed and installed with the requirements of the City of Logan, or the public utility provided in effect at the time of construction, or as specified in the Development Agreement.

13. All streets, roads, and alleys shall be constructed to the standards of the City of Logan in effect at the time of construction, unless otherwise specified in the Development Agreement.

14. Prior to the submittal of the final plat map, the City Engineer shall review and approve all engineering construction drawings for infrastructure improvements.

15. The final plat map(s) shall be submitted with all owner, lien-holder, beneficiaries of easements, and public utility signatures appropriately notarized (where required) and affixed to the vellum or mylar. The City Engineer, upon approval of the final plat map, shall obtain necessary City signatures and shall cause the plat map to be recorded with the Cache County Recorder.

16. Prior to the submittal of the plat map, the Director of Community Development shall receive a copy of the deed covenants, conditions, or restrictions to be imposed upon the subdivision. Following approval of the covenants, conditions, and restrictions, the Director of Community Development shall forward the original copy to the City engineer for recordation with the plat map.

17. The final plat map shall include the following information in the “Planning Commission approval” certificate: “This subdivision, entered into City Records as Planning Commission Docket #03-075 was heard before the Commission in a public hearing on the 14th day of August, 2003, and was approved in substantial conformance with the requirements and design show upon this plat map. Signed, Jay L. Nielson AICP, Director of Community Development.” The proponent shall ensure that all information is inscribed on the final map with the exception of the actual signature.

18. Prior to the submittal of the final plat, the City Engineer shall receive an executed original copy of the Development Agreement for the subdivision.

19. Prior to the issuance of a building permit, a detailed performance landscaping plan shall be submitted and approved by the Department of Community Development including the common and botanical names of all species.

20. Prior to the issuance of a certificate of occupancy, the Director of Community Development shall approve the installation of landscaping in conformance with the approved landscaping plan. Landscaping required to be installed between November 1 of one year and May 1 of the following year may be approved by improvement security in conformance with Title 17 of the Logan Municipal Code to guarantee the installation of landscaping and irrigation systems for the project.

21. Existing water rights shall not be negatively impacted by this project.

**RECOMMENDED ‘SITE SPECIFIC’ CONDITIONS OF APPROVAL**

This project is subject to the proponent or property owner agreeing to comply with the following site-specific conditions as written, or as may be amended by the Planning Commission.

1. The proponent shall submit a performance landscape plan for approval to the Department of Community Development. The Landscaping plan shall conform to the Landscaping and Open Space sections of this report.
2. A bond equal to 110% of the materials and labor necessary to install all landscaping shall be issued to the City prior to the issuance of a building permit for the first home.

3. Street trees on 30-foot centers in an eight-foot park strip shall be installed along the 600 East street frontage of this project. The City Forester shall determine the species. Occupancy for the first building shall not be granted until all the street trees have been installed or if necessary due to weather a bond equal to 110% of the materials and labor necessary to install the street trees has been issued to the City.

4. The proponent shall obtain re-zone approval from the Municipal Council before the final plat is recorded with the County.

5. Prior to the issuance of a building permit the proponent shall submit new elevations showing the following items:
   a. All garages that are accessed from the side shall have at least two windows that face the street.
   b. Shutters shall be added to the front and rear facades of all proposed and existing houses in the PD.
   c. A brick wainscoting shall be added to the façade of all proposed homes.

6. The proponent shall record and submit a copy of the CC&R's for the subdivision that provide for the maintenance of the private streets, and common areas, and landscaping.

7. Prior to the issuance of a building permit and/or business license, 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 Division—contact Steve Larson 716-9760
      1. A minimum of 60 feet of straight on access to the dumpsters is required.
   b. Light and Power Department—contact Garth Turley, 716-9741
      1. A 10-foot public utility easement shall be provided and recorded along 600 North and 600 East.
      2. Developer is responsible for crossing 600 North for electrical service.
   c. Geographic Information Systems – contact Chuck Shaw 716-9171
      1. The proponent shall submit a digital copy of the final plat in AutoCad or ESRI compatible format (Preferably in ESRI compatible format), which is tied to the City's survey monuments, prior to the issuance of a building permit.
   d. Fire Department – contact Liz Hunsaker 716-9515
      1. Address fire hydrants and fire department access.
   e. Public Works Department—contact Bill Young 716-9160
      1. Install onsite storm drain detention/retention for a 10 year, 1 hour storm.
      2. Provide erosion control plan for approval with construction package.
      3. Provide CC&R's for PUD

RECOMMENDED FINDINGS FOR APPROVAL
The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:
1. The proposed project has been revised and amended by the conditions of project approval to address the issues and concerns raised within the public and administrative records.

2. The maximum density established in the SFR zone has not been exceeded.

3. The proposed project has been revised and amended by the conditions of project approval to conform to the requirements of Title 17 of the Logan Municipal Code, the City of Logan Public Works Standards and Specifications, and the requirements of various departments and agencies.

4. The proposed project is consistent with the goals and policies of the Logan General Plan.

5. The proposed project is compatible with existing land uses and zoning.

6. The proposed project provides recreation areas, usable and passive open space, landscaping, and vegetation in conformance with the General Plan and the Land Development Code.

7. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.

8. Access to 600 North and 600 East Streets is designed to be constructed in conformance with City Standards and Specifications.

9. Each lot is physically suitable for development, has an adequate building site, and will not require variances due to physical constraints in order to be developed.

10. The subdivision meets the approval of the City Engineer for technical specifications, standards, and conforms to the conditions imposed on the subdivision by the Commission.

11. Approval of the subdivision conforms to the requirements of Utah law.

12. The proposed project will result in the development of a project that will enhance or maintain the neighborhood.

13. 600 North and 600 East Streets, the streets providing access to the proposed project, have adequate capacities for the project.

14. The proposed project results in adequate off-street parking in conformance with the Land Development Code.

15. The design of the project and its site layout conform to the Design Review Guidelines.

Respectfully submitted,

Geoff Butler
Planner I

Report Published: August 7, 2003
August 12, 2003

Department of Community Development
255 North Main
Logan, UT 84321

Docket Number: 03-075
Type of Project: Design Review, Subdivision, Rezone
Project Name: K & K PUD
Address of Proposed Development: approx. 600 North 600 East
TIN#06-051-0004,0025

Dear Logan City Planning Commissioners:

We are concerned about another large subdivision encroaching into our block and again compromising our Single Family Residential zone. As you are aware, the Maple Grove PUD is largely a student dwelling area. This block is losing family dwellings in lieu of student housing. We understand that our block now has 10 residential homes and 40 student rental dwellings.

What happened to the buffer zone originally put into place by the City separating this area from the density zone of multi-dwellings above 600 east? This K&K PUD if approved, will also likely become another student housing project.

We have other concerns about this proposed project that we will address below:

1. Our family owns a storage building consisting of 4 garages directly west of proposed Building Area #1. Our tax ID No. is 06-051-0021. Our major concern is with water drainage from this PUD. We are downhill from the planned project, which could result in water seeping into our garages. The retention ponds would become a breeding place for mosquitoes.

2. We have an existing chain link fence that separates our property from the proposed project. What privacy fencing is designated for this development if approved by the Commission? We do not support this project and strongly object to the size of the planned buildings.

Sincerely,

LEON G. STUCKI FAMILY PROPERTIES, LLC

[Signature]
Paula S. Stucki, Manager
August 13, 2003

Department of Community Development
255 North Main
Logan, UT 84321

Docket Number: 03-075
Type of Project: Design Review, Subdivision, Rezone
Project Name: K & K PUD
Address of Proposed Development: approx. 600 North 600 East
TIN#06-051-0004,0025

Dear Logan City Planning Commissioners:

I strongly oppose this planned subdivision in our block. It may start as a Single Family Residential Development, but ultimately will become multi-student housing. This will become similar to Maple Grove, which is owned by individuals who rent out their homes to students. We need family homes to preserve our block and not more student rentals turning into glorified dormitories. This block is losing families because most young buyers are looking for a place to put down their roots on a fairly permanent basis.

My home is one of the very few left in this block still occupied by an owner who has raised a family. Don’t families have any worth? Are family neighborhoods disappearing because student housing is more desirable? Why is the City turning this block into a high density student area?

Sincerely,

Faye Sonne Stucki
Logan City Planning Commission
Department of Community Development
255 North Main
Logan, UT 84321

Re: Subdivision Docket No. 03-075
Project: K & K PUD

August 5, 2003

Dear Sirs:

In reply to your undated announcement for a public hearing Aug. 14, 2003 on the above proposal, the following is now submitted:

1. This proposal for a 7 lot subdivision must be withdrawn as we, the owners of the property at 579 East 600 North, are NOT a part of the proposed subdivision and we very strongly object that Mr. Blossom has been so bold as to include our house in the subdivision without consulting us or obtaining our permission for which permission is NOT granted. Our land and house under NO circumstance, can be included in the proposed subdivision and we forbid it. The proposal MUST be changed to a 6 lot subdivision or it will never find approval. There is NO WAY that you can include land not owned by Kris Larsen and Keith Walker in this development without our approval and this has not and will not be granted. We suggest this public meeting be cancelled until the 7 lot proposal is changed.

2. The proposal does not show the square footage or footprint of the proposed houses, buildings 1 thru 5, and we do not "buy into" the idea of building dormatory sized houses and calling them single family dwellings as shown on the proposed map.

3. It is our information that the land in question is included in the area in Logan where there is no interblock construction allowed. We do not see where a waiver has been granted to allow any of the proposed construction in this particular block. We have not been allowed to build on the land in question because of this rule and thus the land was sold. Now if the city allows another to build, instead, then the way has been opened up for the city to be subject to very costly litigation for blatant discrimination.

4. The drainage on the property has not been considered as water will run uphill into the proposed retention ponds but will run into the low area in building area 5 and then westward onto the Moore property which will be very unwelcome to him. For this reason our proposed PUD on this very property was disallowed most recently.

If this proposal is ever to make any sense, it will need some important changes and thought put into it that has not been done. The proposal holds real promise but not as it now stands. This letter will be personally hand carried to your office to insure delivery on August 6, 2003 as I am in Logan at this time.

Sincerely yours,

W. Reed Langford
Owner
property at 579 East 600 North,
Logan, UT Ph: (352) 377-4706

c.c. File & interested neighbors.
BOUNDARY LINE ADJUSTMENT AGREEMENT

SELLER: Wilbur Reed Langford, Gainesville, Florida

BUYER: Kris Larsen, Logan, Utah
Keith Walker, Logan, Utah

PROPERTY: Home located 653 North 600 East and acreage totaling 1.03 acres, Logan, Utah.

It is understood that a property line adjustment will be sought and registered with Logan City Corporation and Cache County. All parties agree to a property line adjustment and will support said adjustment according to the legal description of property contained in the “Agreement to Sell Real Estate” documents.

Buyers are responsible for all survey costs associated with this boundary line adjustment. Seller acknowledges and supports this boundary line adjustment.

Dated March 4, 2003

Wilbur Reed Langford
Kris Larsen
Keith Walker
This plat shows a Planned Unit Development (PUD) area designated for single-family residential development. The total area consists of 1.02 acres, with specific parcel details and boundaries indicated on the map. The PUD was approved by the Planning Commission and accepted by the Mayor. The approved plat is endorsed by the City Attorney and the Engineer, with notations signed and dated for official recordation.
APPLICATION FOR PROJECT REVIEW

☐ Planning Commission  ☐ Board of Adjustments  ☐ Board of Appeals

<table>
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<tr>
<th>Date Received</th>
<th>Received By</th>
<th>Receipt No</th>
<th>Zone</th>
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<td>GB</td>
<td>1575</td>
<td>SFR</td>
<td>03-075</td>
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Type of application (Check all that apply):
- PC: ☑ Subdivision  ☑ Conditional Use  ☑ Design Review  ☑ Zone Change  ☑ Code Amendment
- ☑ Boundary Line Adjustment  ☑ Accessory Dwelling Unit, inspection #

Project Name: K & K POD.

Project Address: 600 N. COOE

APPICANT: (MUST BE ACCURATE AND COMPLETE)

Rod Blossom

MAILING ADDRESS, CITY, STATE, ZIP (USED FOR MAILING ALL CORRESPONDENCE AND RECORD OF DECISION)

600 N. MAIN

Contact Person: Rod Blossom

County Plat ID Number: 06-051-0004, 0055

PHONE NUMBER:

713-0090

Mailing Address, City, State, Zip: 600 N. MAIN LOGAN

Daytime Phone

713-0090

Property Owner of Record (Must be listed):

Kris Larsen

Alternate Phone/Fax

(6) 713-0055

Phone Number:

752-5151

Mailing Address, City, State, Zip (if different):

358 S SEES PANTERBAUW LOGAN

Describe the proposed project as it should be presented:

6 UNIT POD - SINGLE FAMILY RESIDENTIAL

1.25 acres

Lot size (acres or square feet):

Size of building (square feet):

Number of dwelling units/lots:

6

I certify that the information contained in this application and supporting plans is correct and accurate.

Signature of Applicant:

I certify that I am the record owner of the subject property and that I consent to the submittal of this project.

Signature of Owner (if different):

Use additional pages if necessary. You must provide the Planning Commission with enough information to make an informed decision.
4. We realize that some development is likely to happen; but we would like it to happen within the existing Single Family Residential (SFR) zone requirements already established. We are concerned that there is not adequate space for 5 homes. We are frustrated that the Single Family Residential (SFR) status is becoming non-existent, and is being replaced with rezoning where houses are crowded into inter-block areas. (Maple Grove is a prime example. There is a trend where parents purchase a house for their children to live in while attending Utah State University. These children have been known to sub-rent to other students to help pay the mortgage. Subsequently, the houses are basically rental units, not single family dwellings.) These houses that become permanent rentals are driving traditional families out of the area. We would like the support of the commission to maintain the Single Family Residential zone in this block before it is destroyed and turned into a multi-family status, as is the block east of 600 East.

We thank you in advance for your reflection on this matter. We sincerely hope the commission will reconsider and DENY the request for rezoning, and keep the future building within this block consistent within the existing Single Family Residential (SFR) zone which has been established as a buffer between the massive rental units and multi-family dwellings east of 600 East, and the Single Family Residential homes west of 600 East.

Sincerely,

Sheldon & Sharmeenn Moore
565 Eat 600 North
Logan, Utah
Phone # (435) 752-4785

Attachments: Two Plat sketches:

1. The total block showing rental houses/apartments versus single family dwellings:

   Single family dwellings (Owner occupied) 10 homes or 20%

   Rental dwellings 40 or 80%

2. Plot plan, K & K PUD, showing existing water lines and the requested privacy fence.
August 7, 2003

Department of Community Development
Logan City Planning Commission
255 North Main
Logan, UT 84321

Docket Number:  03-075
Type of Project: Design Review, Subdivision, Rezone
Project Names:  K & K PUD
Person Submitting: Rod Blossom
Address:  Approx. 600 North 500 East
Public Hearing:  Thursday, August 14, 2003, 5:30 p.m.

Dear Commission Members:

We have the following concerns in connection with the above proposed development:

1. There will be an impact on our privacy with 5 new houses in our “back yard area”. The high probability that they will become student rentals, will increase the noise level considerably, and will have a negative impact on our quality of life and comfort. (We are already entertained by a crowing rooster on the property north of us, and a continually barking dog on the property east of our property which adds to a daily irritation. The construction noise, dust, and invasion of our privacy is a valid concern to us.)

2. Before any building project commences, a white privacy chain link fence (to match the 6 foot height of other existing fences in the same vicinity) must be installed prior to the beginning of construction to prevent trespassing onto our property by construction workers or future residents and animals.

3. The existing irrigation systems for our properties (565 East 600 North), (543 East 600 North), and (642 North 500 East) must be maintained. (This was discussed with Keith Walker and Kris Larsen when they first cleared the property for the survey. They both agreed that the irrigation systems would be retained.) There are two water systems for the irrigation water from the Logan Northern Irrigation Company Canal, of which we own 2.333 shares. The main system is a ditch from the street gutter through an eight inch pipe, allowing the water to reach the back of our property. The second system is a 2 inch gravity flow PVC pipe which is buried and pulls water from the canal and delivers it to the north east corner of our 565 East 600 North property. It is then distributed to various locations on our three properties. (It is the only source of irrigation water from the canal for much of the property at 642 North 500 East.)
TO: Department of Community Development  
FROM: Gene Washington and Molly Hysell  
566 E, 600 N, Logan, Ut. 84321  
(435) 752 4141  
SUBJECT: K & K PUD  
DATE: 7 Aug 03

We are opposed to Mr. Blossom's proposal to build a 7 lot subdivision on 1.25 acres and to rezone the area from Single Family Residential (SFR) to Single Family Residential Planned Development (SFR-PD) zone.

Our area is now, we believe, over-crowded. Traffic is increasing and it is becoming more hazardous, especially for the elderly and children, to walk. Mr. Blossom's development would not only increase traffic but would, in all probability, result in more snow and ice covered sidewalks, more noise and pollution. The rezone would also in all likelihood open the door to more student housing and the problems that brings. A fraternity moved into a residence next to the proposed development several years ago. It took the city two years to convince the owner (an absentee one) to have the residents vacate the house. In their two years residency, the neighborhood suffered from fraternity parties, litter, and pranks.

We respectfully request that this proposed development be denied. Or at least substantially downscaled.

Thank you very much.

Sincerely,

Gene Washington                          Molly Hysell
(Civil)

PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF Cache, et al.

On this 23rd day of September, 2003, personally appeared before me Rachelle S. Thomas, who being first duly sworn, deposes and says that she is the chief clerk of the Cache Valley Publishing Co., publishers of The Herald Journal, a daily newspaper published in Logan, City, Cache County Utah, and that the advertisement

LEGAL NOTICE, LOGAN MUNICIPAL COUNCIL

a copy of which is hereto attached, was published in said newspaper for One (1) issue commencing September 23, 2003 and ending September 23, 2003. Signed Rachelle S. Thomas

Subscribed and sworn to before me, the day and year above written. Signed Cynthia K Fulton Notary Public

My Commission expires September 7, 2007

LEGAL NOTICE
LOGAN MUNICIPAL COUNCIL

SUMMARY OF AN OR-DINANCE amending the Logan Municipal Code, 1989, passed by the Logan Municipal Council is as follows:

ORD. 03-75. An ordinance amending the Zoning Map of Logan City, Utah, was passed and approved September 17, 2003, rezoning 1.03 acres at approx. 600 North 600 East from Single Family Residential (SFR) to Single Family Residential Planned Development (SFR-PD)

Legal Notices

Identified as TIN #06-051-0025 and a portion of 06-051-0004. Also identified as "K&K PUD Rezone."

This ordinance is effective immediately upon publication. Full text of the ordinance may be reviewed at the Office of the Logan City Recorder, City Hall, 255 North Main, during regular business hours.

Lois Price, Recorder
Publication Date: September 23, 2003

Notary Public • State of Utah
CYNTHIA K FULTON
320 West 1330 North
Logan, UT 84341
(Civil)

PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE, etc.

On this 4th day of September, 2003, personally appeared before me, Rachelle S. Thomas, who being first duly sworn, deposes and says that she is the chief clerk of the Cache Valley Publishing Co., publishers of The Herald Journal a daily newspaper published in Logan, City, Cache County Utah, and that the advertisement

NOTICE OF PUBLIC HEARING FOR
PURPOSES OF REZONING PROPERTY

a copy of which is hereto attached, was published in said newspaper for one issue commencing September 3, 2003 and ending September 3, 2003.

Signed Rachelle S. Thomas

Subscribed and sworn to before me, the day and year above written.

Signed

Notary Public.

K&K PUD Rezone from SFR to SFR-PD
Ord. # 03-75
Date 9/17/03

K & K Plot

600 North

600 East