CITY OF LOGAN
ORDINANCE NO. 99-124

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 as shown on the map or maps entitled “Amendment #222 to the Zoning Map of
Logan City, Utah,” and the following property is hereby zoned from SFR (Single Family
Residential) to SFR-X (Single Family Residential Existing Lot Combining District), as follows:

TIN#06-097-0023
Also identified as a four-lot subdivision containing approx 1.56 acres at 800 East
Mountain Road, owned by Lisa Udy and Joanne Hansen.

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, THIS
DAY OF December, 1999.

AYES: Burd, Harder, Peach, Allred, S. Thompson
NAYS: None
ABSENT: None

ATTEST:
Lois Price, City Recorder

PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for
approval or disapproval on the 1st day of December, 1999.

Alan D. Allred, Chairman

MAYOR’S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby Approved this 1st day of
December, 1999.

Douglas E. Thompson, Mayor
REPORT SUMMARY...

Request: Zoning Amendment from SFR, Single Family Residential, to SFR-X, Single Family Residential-Existing Lot Size
Address: 800 East Mountain Road
Existing Zoning District: SFR, Single Family Residential
Proposed Zoning Districts: SFR-X, Single Family Residential-Existing Lot Size
Recommendation: Approve

PROJECT

The City of Logan is requesting a zoning amendment from SFR, Single Family Residential, to SFR-X, Single Family Residential-Existing Lot Size. On September 23, 1999, the Udy Subdivision was approved by the Planning Commission.

The "X" combining district is intended to identify lands that the City has found to be subdivided to the smallest size meeting the City's General Plan goals and policies. Staff believes that this zoning amendment is necessary so that further subdivision does not occur on these lots.

Once the rezone is approved, the X combining district is added to the base zoning district to identify the site.

The Planning Commission moved to approve a recommendation for Zone Change to the Municipal Council. (Passed: 4,0)

ATTACHMENTS

Please find the following attached:
1. Staff Report to the Planning Commission;
2. Minutes of the September 23, 1999 Planning Commission meeting; and
APPLICATION FOR PROJECT REVIEW

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Type of application (Check all that apply):
- PC: Subdivision
- BOA: Variance
- Conditional Use
- Design Review
- Zone/Text Change
- Rezone to PD
- Boundary Line Adjustment

Project Name: Subdivision

Property Address: 800 E Mtn Rd.

County Plat ID Number: 06-087-0020

Contact Person: Joanne Hansen

Daytime Phone: 752-6020

Mailing address, City, State Zip: 400 E Center Logan UT

Alternate Phone/Fax: 781-0231

Applicant (if different):

Rod Blossom Cache Landmark Engineering

Phone Number: 755-7600

Mailing address, City, State Zip: 180 N Main Logan

Property owner of record (if different):

Phone Number:

Mailing address, City, State Zip:

Describe the proposed project as it is should be presented to the Planning Commission or Board of Adjustment:

Lot size in acres or sq. feet:

Number of dwelling units / lots:

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

Signature of applicant:

Joanne Hansen

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

Signature of owner (if different):

Use additional pages if necessary. You must provide the Commission or Board with enough information to make an informed decision.

The Commission has directed Staff to continue projects if the application is not complete.
To: Planning Commission

From: Brandi L. Clement
Planner II

Re: PC#99-062 – Udy Subdivision Zoning Amendment

Date: October 22, 1999

At the meeting of September 23, 1999, the Planning Commission initiated a motion to rezone the property at approximately 800 East Mountain Road, Udy Subdivision, from Single Family Residential, SFR, to Single Family Residential-Existing Lot Size, SFR-X.

The “X” combining district is intended to identify lands that the City has found to be subdivided to the smallest size meeting the City’s General Plan goals and policies. Staff believes that this zoning amendment is necessary so that further subdivision does not occur on these lots because each lot is large enough to propose a second lot.

RECOMMENDATION
Staff recommends that the Planning Commission approve a motion to recommend approval to the Municipal Council PC#99-062, a Zoning Amendment for the Udy Subdivision from Single Family Residential, SFR, to Single Family Residential-Existing Lot Size, SFR-X, located at approximately 800 East Mountain Road; TID#06-097-0023.

RECOMMENDED FINDINGS FOR APPROVAL
The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. The Udy Subdivision Zoning Amendment Project is consistent with the goals and policies of the Logan General Plan.

2. The Udy Subdivision Zoning Amendment Project is compatible with existing neighboring land uses and zoning.

3. The Udy Subdivision Zoning Amendment is necessary because it is possible for each lot to be subdivided again.
4. The Udy Subdivision Zoning Amendment Project is similar in intensity with surrounding land uses. Its typical operations, traffic and other characteristics will not interfere with the use and enjoyment of adjoining or area properties.

5. The Udy Subdivision Zoning Amendment Project conforms to the requirements of Title 17 of the Logan Municipal Code.
REPORT SUMMARY...

Request: Approval for a 4 lot subdivision
Address: 800 East Mountain Road
Owner/Proponent: Lisa Udy or Joanne Hansen
Existing Zoning District: SFR, Single Family Residential
Proposed Zoning District: No change
Recommendation: Conditionally Approve

PROJECT
The proponent is requesting subdivision approval for 4 lot subdivision at approximately 800 E Mountain Road.

Subdivision
The subdivision will divide an existing 1.57± acre parcel into 4 lots. The lots range from 13,879 to 24,968 square feet. There will be two access points onto Mountain Road from the project site, one for ingress and one for egress. A private road will serve the development.

SITE DESCRIPTION

Land Use adjoining the subject property:
North: SFR: Attached single family homes
West: SFR: Single family homes
East: SFR: Single family homes
South: SFR: Single family homes

The property as it sits now is undeveloped. On the front portion of the property there is no significant vegetation. The back portion of the property is a very steep slope that is covered with mature vegetation. Curb, gutter and sidewalk currently exists along Mountain Road.

AGENCY AND CITY DEPARTMENT COMMENTS

The Department of Community Development circulated copies of the proposed project to various City Departments and State and Regional agencies. The following comments were received:

Public Works Department — contact Mike Mecham 750-9824
1. Geologic study is required to comply with the City of Logan Hazardous Land Ordinance;
2. There shall be a signature block for the canal company and City of Logan water/sewer department on the final plat map;
3. The final construction drawings shall depict a sewer connection to be bored under Mountain Road on an alignment ensuring accessible maintenance sites;
4. Sewer line shall not be realigned as proposed on Lot 2;
5. The final plat map shall depict a __ foot easement north of the private road for the Light and Power Department; and
6. There shall be no building located within 10 feet of the sewer line on Lot 2.

Fire Department – Contact Liz Hunsaker, 750-9995
No comments

PUBLIC COMMENTS

Notices were mailed to 47 property owners located within three hundred feet of the subject property. No comments were received as of the date the Staff Report was published.

COMMUNITY DEVELOPMENT DEPARTMENT COMMENTS

Subdivision
Lot Size
The requested subdivision divides the existing 1.57± acres into 4 lots. According to Title 17 of the Logan Municipal Code the minimum lot size for the SFR, Single Family Residential, zoning district is 6,000 square feet. All proposed lots are greater than 6,000 square feet with an average lot size of 16,966 square feet. Some are considerably larger and all will be adequate building lots for a single family development. There is a physical barrier in this subdivision and that is the steep bank to the south of the development where the Logan/Providence Canal is located. Lots 1, 2 and 3 have areas at least 30 feet deep on the south end of each property that will be difficult to build on. Even considering this, the building envelopes are still sufficient. Lot 4 has a gradual slope throughout the property.

Based on the City Engineer condition #7, staff believes that it would be logical to shift the lot line between lots 2 and 3 to the west approximately 20 feet so that the building envelope is more suitable for lot 2. If the house can not be built within 10 feet of the sewer line it dictates the siting of the house. By allowing for 20 feet more on this property the house can be of a more adequate size and shape. Staff recommends that the property line between lots 1 and 2 shift approximately 20 feet to the west.

Access
Section 17.37.070 of the Logan Municipal Code states that “only one driveway is permitted on a single family residential lot, except as specified in subsection 17.37.070B for circular driveways.” There are two lots in this proposed subdivision that have the potential to access Mountain Road. Staff recommends that Lot 1 and Lot 4 access the internal private road only and that a no access easement be placed along Mountain Road.

RECOMMENDATION

Staff recommends that the Planning Commission approve a motion to Conditionally Approve PC#99-062 for the Udy Subdivision. The property is located at approximately 800 East Mountain Road; TID#06-097-0025.
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. Any representations by the proponent or agent at the Planning Commission hearing shall be incorporated into the final action as conditions of approval.

2. Prior to approval of the final plat map, the Director of Community Development shall receive notification from the following departments that their requirements have been satisfied:
   a. Public Works Department – contact Mike Mecham 750-9824
      1. Geologic study is required to comply with the City of Logan Hazardous Land Ordinance;
      2. There shall be a signature block for the canal company and City of Logan water/sewer department on the final plat map;
      3. The final construction drawings shall depict a sewer connection to be bored under Mountain Road on an alignment ensuring accessible maintenance sites;
      4. Sewer line shall not be realigned as proposed on Lot 2;
      5. The final plat map shall depict a ___ foot easement north of the private road for the Light and Power Department; and
      6. There shall be no building located within 10 feet of the sewer line on Lot 2.

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

4. The final plat map shall depict a "No Access Easement" on Mountain Road for Lots 1 and 4.

5. The final plat map shall depict the property line between lots 1 and 2 shifted approximately 20 feet to the west.

6. Prior to the submittal of the final plan, a geologic study prepared by a professional appropriately licensed by the State of Utah shall be submitted to the Director of Community Development for approval of the building envelopes. If the building areas have changed significantly the project may have to return to the Planning Commission for approval.

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

8. The final plat map shall be submitted with all owner, lien-holder, beneficiaries of easements, and public utility signatures appropriately notarized (where required) and affixed to the original 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.

9. Prior to the submittal of the plat map, the Director of Community Development shall receive a signed and notarized copy of any 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.

10. The final plat map shall depict a five-foot utility easement around the perimeter of each individual property and on each side of the interior property lines.
11. 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 #99-062, was heard before the Planning Commission in a public hearing on the 23rd day of September, 1999, and was approved in substantial conformance with the requirements and design shown upon this plat map. Signed, __________, Eric Jay Toll, AICP, Director of Community Development.”

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

14. 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.

15. The final plat map shall include a subdivision name for the approval of the Director of Community Development.

RECOMMENDED FINDINGS FOR APPROVAL
The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. The Udy Subdivision is consistent with the goals and policies of the Logan General Plan.

2. Each lot in the Udy Subdivision conforms to the requirements of Title 17 of the Logan Municipal Code.

3. Each lot provides a reasonable building site upon which a property owner can construct a use entitled by the base zoning district, without need of obtaining a variance.

4. Each lot has access to a private street and easements to provide for connection to sewer and water service and other public utilities.

5. The subdivision has been revised and amended by the conditions of project approval to respond to the issues raised by City Departments, public agencies and the legitimate concerns of the interested parties.

6. Whenever a project proposes access to an existing or proposed arterial street or major collector street, frontage roads or limited access to the street may be required.

Respectfully submitted,

Brandi L. Clement
Planner II
Report Published: September 17, 1999
SUBDIVISION PERMIT

At its meeting of September 23, 1999, the City of Logan Planning Commission conditionally approved PC# 99-062, Udy Subdivision at 800 East Mountain Road, for a 4 lot subdivision of approx. 1.56 acres. The subject property is as described on the attached legal description.

This decision is based on compliance with the following conditions. These conditions are binding on the permit holder/subdivider and any subsequent purchaser of the property. If the property is rented or leased to another party, the record owner is still responsible for compliance with the conditions.

1. Any representations by the proponent or agent at the Planning Commission hearing shall be incorporated into the final action as conditions of approval.

2. Prior to approval of the final plat map, the Director of Community Development shall receive notification from the following departments that their requirements have been satisfied:
   a. Public Works Department – contact Mike Mecham 750-9824
      1. Geologic study is required to comply with the City of Logan Hazardous Land Ordinance;
      2. There shall be a signature block for the canal company and City of Logan water/sewer department on the final plat map, if necessary;
      3. The final construction drawings shall depict a sewer connection to be bored under Mountain Road on an alignment ensuring accessible maintenance sites;
      4. Sewer line shall not be realigned as proposed on Lot 2;
      5. The final plat map shall depict a __ foot easement north of the private road for the Light and Power Department; and
      6. There shall be no building located within 10 feet of the sewer line on Lot 2.

3. All improvements shall be constructed in substantial conformance with the approved site plan.
4. The final plat map shall depict a "No Access Easement" on Mountain Road for Lots 1 and 4.

5. The final plat map shall depict the property line between lots 1 and 2 shifted approximately 20 feet to the west.

6. Prior to the submittal of the final plan, a geologic study prepared by a professional appropriately licensed by the State of Utah shall be submitted to the Director of Community Development for approval of the building envelopes. If the building areas have changed significantly the project may have to return to the Planning Commission for approval.

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

8. The final plat map shall be submitted with all owner, lien-holder, beneficiaries of easements, and public utility signatures appropriately notarized (where required) and affixed to the original 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.

9. Prior to the submittal of the plat map, the Director of Community Development shall receive a signed and notarized copy of any 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.

10. The final plat map shall depict a five-foot utility easement around the perimeter of each individual property and on each side of the interior property lines.

11. 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 #99-062, was heard before the Planning Commission in a public hearing on the 23rd day of September, 1999, and was approved in substantial conformance with the requirements and design shown upon this plat map. Signed, ____________, Eric Jay Toll, AICP, Director of Community Development."

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

14. 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.

15. The final plat map shall include a subdivision name for the approval of the Director of Community Development.

17. No parking signs shall be installed along the south side of Mountain Road.

18. The Planning Commission shall receive a copy of the Geologic Study when completed.

Some conditions are "ongoing." This means the holder/subdivider shall always be in compliance with the conditions. If you are unable to comply, you must return to the Planning Commission for consideration of an amendment to your approval. Failure to comply, may result in an action by the City to revoke your permit.

The Planning Commission’s action came on a motion by Commissioner Paul Larsen, with a second by Commissioner Karl Ward. The motion passed by a vote of 5, 0.

This action will expire one year from the date of the September 23, 1999 Planning Commission’s action if all conditions have not been met, unless an extension of time is requested and approved in advance of the expiration date. The City does not send “reminder” notices or other notification of the pending expiration date. The action to request an extension is the responsibility of the proponent.

Attest:

Eric Jay Toll AICP
Director of Community Development
October 18, 1999
We have reviewed the action of the Planning Commission and agree to the conditions and requirements of its action. We understand this project expires one year after the date of the Commission action and if an extension of time is required, we must submit our request prior to the expiration date of one year from the Planning Commission action. The length of an extension of time is established in the Logan Municipal Code 17.58.020.

Accepted and agreed:

Udy Subdivision, by

______________________________

Title _________________________

Date: _________________________

Attachment: Copy of Legal Description, 06-097-0023

Distribution:

☐ Original #1 with signatures to the County Recorder
☐ Original #2 with signatures to applicant

Copies to:
☐ Director of Public Works
☐ City Engineer
☐ Chief Building Official
☐ File
8. All landscaping from the southwest corner of the existing building to the north property line shall be installed prior to the issuance of a certificate of occupancy. In addition, a full landscape plan shall be submitted prior to issuance of a certificate of occupancy.

9. All parking spaces shall be striped in accordance with the size and specifications of the Logan Municipal Code unless otherwise approved in an alternative parking plan.

10. Prior to the issuance of any building permits the site plan be revised to reflect the new parking layout to the north of the building.

11. All signs require a sign permit through the City and must be installed by a State licensed contractor.

12. All building construction shall be subject to inspections as required by the Uniform Building Code. Work progressing beyond appropriate inspection points may result in requirements for special inspections, x-ray of completed areas, or actual re-opening of walls or portions of the structure as needed for the Building Inspector to complete the required tasks.

13. A minimum of 1 handicap accessible parking stall shall be added to the site.

[Moved: Mr. Ward Seconded: Mr. Hooper Passed: 5, 0]
Yea: Ward, Larsen, Kerr, Hooper, Box

Tape 1B
99-062 UDY SUBDIVISION. Subdivision. Lisa Udy and Joanne Hansen, owners/applicants, request a 4 lot subdivision of approx. 1.56 acres (average lot size 14,000 sq. ft) at 800 E Mountain Rd in the Single Family Residential (SFR) zone. TIN#06-097-0023.
STAFF: Staff reviewed the report as written.

Ms. Wickwar asked how much usable land there is. Ms. Clement said they will not know until the geologic survey is done.

PROPOSED: Rod Blossom said the proponent owned the property for 5 years. He said the Udys are going to live in the subdivision. They will change the lot lines as listed in condition #5.

Mr. Blossom said he talked to Mr. Housley and they don’t need to have a signature block for the canal company because the canal company doesn’t show any easements on the current plat map.

There is a lot of area before you get to the steep part of the mountain. They have plenty of buildable area. Mr. Blossom said they could change the 25 foot front setback so that it would give them a little more buildable area if they want.

The City use to own this property. The slope has been there before they built the canal. Mr. Mecham is concerned about the geologic slope. Mr. Blossom would like to do the geologic survey on a case by case basis. If someone wanted to put their home close to the slope, then a geologic...
survey might need to be done. The cost of a geologic study for a four lot subdivision would be
unequitable.

Ms. Wickwar would like to know how much square footage there would be for buildable space.
Mr. Blossom said on lot #2, 60% of the lot would be buildable. He said all of the lots have
enough room to be built on.

Lisa Udy said the main objective to develop this property is find a good use of the property. It
needs to maintained and occupied. They originally planned on putting a store on the property,
but felt residential was more suitable.

PUBLIC: Steve Hansen owns property to the west. They are delighted that something is going to
be done with the property. Their first choice would be a City park. The second choice would be
for a subdivision. They believe 4 houses are too much for the property.
He referenced the letter he submitted. He said that the canal company needs access to the canal
through this property. They would like to see a maximum of two lots.

Jlene Hansen said they have a very large lot of 2 1/2 acres. When the developers were
developing Canterbury they were concerned about the homes on the ridge. The canal has broke
three times since they have lived there. She feels like the people that are going to live in the
subdivision should maintain and care for the canal. She said when the canal broke once it washed
part of lot#1 away, which they have now filled in. The canal is underground and if the homes are
allowed to go in, it compromises the homes above the canal. The canal company does not
carry insurance on that canal. She also is concerned about that the property is already being marketed.

Ms. Hansen is concerned about cars getting on and off of the busy street.

Andreas Alpisa, 929 Canterbury, is glad that something is being done to the property. They have
had two slides from their property up above. There is loose soil on the edge of the hill. The traffic
on the road is a real problem. The geologic survey will address his concerns.

Mr. Mecham said that it would add an extra 10 trips a day/per home for the whole subdivision.
He doesn't feel like it will have a major impact on the traffic on Mountain Road and Center Street.

Mr. Ward said even if it was developed as a park that would create traffic problems.

Ms. Wickwar is concerned about the requirement for the canal company. Mr. Housley said that
the plat just needs to accurately depicted.

Mr. Blossom said if the canal company needs to come up through the subdivision the owners will
allow the canal company to do this. The canal is not on their property.

Mr. Blossom said that they don’t want to cut into the Mountain. On lot#1 they are going to want
them to build their house up so that if there was ever a water break it would not effect the home.
They will set minimum elevations for the homes. The canal company has also talked about
abandoning this canal.

Mr. Blossom said they are only going to put single family homes on the property. This is also a
better use than a convience store.
COMMISSION: Mr. Toll said when the lots are large enough to be subdivided again then the City should initiate a zone change to a combing zone X so the property can not be subdivided any smaller and no extra units could be put on the lot.

The Administration’s position is that a geologic study will be required for the entire subdivision. That will create the building envelopes. This geologic study will be required on a lot of subdivisions like this with slopes.

Mr. Mecham said that if the geologic report came back and some of the lots were not buildable then they would need to come back to the Commission.

Mr. Toll said if they were going to have the same number of units or less and are just reconfiguring, then they could be approved by staff level because they would be in substantial conformance.

Mr. Toll said the property cannot be sold until the property is recorded and it cannot be recorded until the geologic study is done.

Mr. Toll said they would have to control the drainage of the individual lots. You cannot provide the burden for the individual subdivider to create a greater drainage problem.

Ms. Wickwar said that they looked at the site and she doesn’t have a real good feel for how much buildable space there is on the lots.

Mr. Larsen said they won’t know until the get the geologic survey. They should let that survey control the number of lots.

Mr. Toll said that these are not steep lots to build on.

Mr. Mecham said they don’t need a signature block for the canal because the easement doesn’t run through the property.

Tape 2B
MOTION: Moved to approve the project with the conditions as listed below. The following conditions were changed from the original staff report: 2-a2, 16, 17, 18

1. Any representations by the proponent or agent at the Planning Commission hearing shall be incorporated into the final action as conditions of approval.

2. Prior to approval of the final plat map, the Director of Community Development shall receive notification from the following departments that their requirements have been satisfied:

   a. Public Works Department – contact Mike Mecham 750-9824
      1. Geologic study is required to comply with the City of Logan Hazardous Land Ordinance;
      2. There shall be a signature block for the canal company and City of Logan water/sewer department on the final plat map, if necessary;
      3. The final construction drawings shall depict a sewer connection to be bored under Mountain Road on an alignment ensuring accessible maintenance sites;
4. Sewer line shall not be realigned as proposed on Lot 2;
5. The final plat map shall depict a __ foot easement north of the private road for the Light and Power Department; and
6. There shall be no building located within 10 feet of the sewer line on Lot 2.

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

4. The final plat map shall depict a “No Access Easement” on Mountain Road for Lots 1 and 4.

5. The final plat map shall depict the property line between lots 1 and 2 shifted approximately 20 feet to the west.

6. Prior to the submittal of the final plan, a geologic study prepared by a professional appropriately licensed by the State of Utah shall be submitted to the Director of Community Development for approval of the building envelopes. If the building areas have changed significantly the project may have to return to the Planning Commission for approval.

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

8. The final plat map shall be submitted with all owner, lien-holder, beneficiaries of easements, and public utility signatures appropriately notarized (where required) and affixed to the original 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.

9. Prior to the submittal of the plat map, the Director of Community Development shall receive a signed and notarized copy of any 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.

10. The final plat map shall depict a five-foot utility easement around the perimeter of each individual property and on each side of the interior property lines.

11. 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 #99-062, was heard before the Planning Commission in a public hearing on the 23rd day of September, 1999, and was approved in substantial conformance with the requirements and design shown upon this plat map. Signed, ____________, Eric Jay Toll, AICP, Director of Community Development.”

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. Prior to the submittal of the final plat, the City Engineer shall receive an executed original copy of the Development Agreement for the subdivision.
14. 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.

15. The final plat map shall include a subdivision name for the approval of the Director of Community Development.


17. No parking signs shall be installed along the south side of Mountain Road.

18. The Planning Commission shall receive a copy of the Geologic Study when completed.

[Moved: Mr. Larsen Seconded: Mr. Ward Passed: 5-0] Yea: Ward, Larsen, Kerr, Hooper, Box

Moved to initiate a rezone from SFR to SFR-X.

[Moved: Mr. Larsen Seconded: Mr. Ward Passed: 5-0] Yea: Ward, Larsen, Kerr, Hooper, Box

Tape 2B
99-065  JOHN JONES SUBDIVISION. Subdivision. John Jones, owner/applicant, requests an 20 lot subdivision of approx. 5.60 acres (average lot size 8,200 sq. ft), at approx. 400 West 650 North in the Single Family Residential (SFR) zone. TIN#05-044-0014.

STAFF: Staff reviewed the report as written.

PROPOSENT: Rod Blossom said this allows 400 West to continue through. The layout of the subdivision has been dictated as to where the road will go. They don’t have any problems with the conditions. They will work with Mike on the Public Work requirements.

PUBLIC: Walter Nickels represents the owners of Palatial Living. They approve of this development. This will help with the rodent problem. He would like some greenery/shrubs on the two lots #8 & #9 in the cul-de-sac which back their subdivision.

Mr. Blossom said they would talk to the others about the greenery requirement.

Tape 1A
MOTION: Moved to approve the project with the conditions as listed below. The following conditions were changed from the original staff report: 13.

1. Any representations by the proponent or agent at the Planning Commission hearing shall be incorporated into the final action as conditions of approval.

2. Prior to approval of the final plat map, the Director of Community Development shall receive notification from the following departments that their requirements have been satisfied:

   a. Public Works Department – contact Mike Mecham 750-9824
21. The security gate shall be located to provide at least 45-50 feet stacking distance from the edge of the pavement to the gate.

[Moved: Mr. Kartchner Seconded: Mr. Kerr Passed: 4-, 0-]
Yea: Larsen, Kerr, Kartchner, Box

**UDY SUBDIVISION.** Rezone to Combining Zone. City of Logan, applicant, requests a rezone of the previously approved four lot subdivision to the Single Family Residential-Existing Lot Size (SFR-X) combing zone so that the lots cannot be further subdivided at 800 East Mountain Road, owned by Lisa Udy and Joanne Hansen. TIN#06-097-0023.

[Motion: Moved to recommend approval to the City Council.]

[Moved: Mr. Larsen Seconded: Ms. Box Passed: 4-, 0-]
Yea: Larsen, Kerr, Kartchner, Box

**DESIGN REVIEW GUIDELINES**

[Motion: Moved to recommend approval to the City Council.]

[Moved: Mr. Kartchner Seconded: Mr. Larsen Passed: 4-, 0-]
Yea: Larsen, Kerr, Kartchner, Box

The meeting adjourned at 9:10 p.m.

Minutes approved as written and recorded on 3 tapes at PC meeting of October 28, 1999.

_________________________________________  ______________________________
Eric Jay Toll                                Virginia Wickwar
Director of Community Development            Chairman

_________________________________________
Danielle Grover
Recording Secretary
STATE OF UTAH
COUNTY OF CACHE

On this 17th day of November, 1999, personally appeared before me Jean Willmore, 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 PURPOSE OF REZONING PROPERTY

A copy of which is hereto attached, was published in said newspaper for one (1) issue, commencing Nov. 17, 1999, and ending November 17, 1999.

Signed

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

Signed

Notary Public

My Commission expires September 7, 2003

NOTICE OF PUBLIC HEARING FOR PURPOSES OF REZONING PROPERTY

The Logan Municipal Council will hold a public hearing to consider the following rezones:

CREEKSIDE ESTATES.
Rezone to Combining Zone. Kevin & Tamara Coleman, owners/applicants, request a rezone of the previously approved seven-lot Planned Unit Development (one lot being common area) containing 1.45 acres to the single Family Residential Planned Development (SFR-PD) Combining District at approx. 670 Park Avenue, TIN#02-058-0008, 0071.

UDY SUBDIVISION.
Rezone to Combining Zone. Lisa Udy and Joanne Hansen, applicants, request a rezone of the previously approved four lot subdivision containing approx. 1.57 acres to the Single Family Residential-Existing Lot Size (SFR-X) combining zone so that the lots cannot be further subdivided at 800 East Mountain Road, owned by Lisa Udy and Joanne Hansen, TIN#06-097-0023.

Public hearing will be held on Wednesday, December 1, 1999, not before 6:15 p.m. in the Municipal Council Chambers at Logan City Hall, 255 N. Main, Logan. Interested citizens are invited to attend.

Lois Price
Logan City Recorder
Publication Date: November 17, 1999
PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE

On this 7th day of January, A.D. 2000, personally appeared before me Jean Willmore, 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

ILLEGAL NOTICE

LEGAL NOTICE

SUMMARIES of ordinances amending the Logan Municipal Code, 1989, are as follows:

1. ORD. 99-123. An ordinance amending the Zoning Map of Logan City was passed December 1, 1999 adopting Amendment No. 221 rezoning 1.45 acres at 670 Park Avenue, owned by Kevin and Tamara Coleman, and identified as Tax ID Nos. 02-058-0008, 0071 from SFR (Single Family Residential) to SFR-PD (Single Family Residential Planned Development Combining District).

2. ORD. 99-124. An ordinance amending the Zoning Map of Logan City was passed December 1, 1999 adopting Amendment No. 222 rezoning 1.56 acres at 800 East Mountain Road, owned by Lisa Udy and Joanna Hansen, and identified as Tax ID No. 06-097-0023 from SFR (Single Family Residential) to SFR-X (Single Family Residential Existing Lot Combining District).

3. ORD. 99-127. An ordinance amending the Zoning Map of Logan City was passed December 15, 1999 adopting Amendment No. 223 rezoning 3.04 acres at 175 West 1000 North, owned by Joseph C. and Thelma Jacobsen, and identified as Tax ID Nos. 05-042-0019, 0039, 0054 from MFM (Multi-Family Medium) to CG (Commercial General).

4. ORD. 99-129. An ordinance amending the Zoning Map of Logan City was passed December 15, 1999 adopting Amendment No. 224 rezoning 2 acres at approximate 812 East 200 North, owned by Helen Leyer and identified as Tax ID No. 06-083-0010 from SFT (Single Family Traditional) to SFT-PD (Single Family Traditional Planned Development Combining District).

5. ORD. 99-114. An ordinance was passed November 17, 1999 and approved November 18, 1999 amending Title 8, Chapter 58, Disposal of Refuse, Unlawful Use of Specific Refuse Containers. Disposal of refuse into a container not designated for their use is prohibited. It is unlawful to deposit refuse not generated on a public site into a public refuse container or to dispose of inappropriate refuse in a container designated for recycled refuse or GreenWaste. Removal of recyclable materials from containers designated for recycled refuse without permission is prohibited. A. 38.040 outlines general landfill standards and among other things prohibits discarding of hazardous wastes, removal of materials from restricted areas and a recycling of materials.