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 #224 to the Zoning Map of Logan City, Utah," and the following property is hereby zoned from Single Family Traditional (SFT) to Single Family Traditional Planned Development (SFT-PD) Combining District, as follows:

TIN #06-083-0010

Also identified as and 11-lot Planned Unit Development (one lot being common area), containing 2 acres, owned by Helen Leyrer.

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, THIS 15TH DAY OF December, 1999.

AYES: 5
NAYS: 0
ABSENT: 0

Alan D. Allred, Chairman

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 15th day of December, 1999.

Alan D. Allred, Chairman

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby Approved this 15th day of December, 1999.

Douglas E. Thompson, Mayor
REPORT SUMMARY...

Request: Zoning Amendment from SFT, Single Family Traditional, to SFT-PD, Single Family Traditional-Planned Development
Address: 612 East 200 North
Existing Zoning District: SFT, Single Family Traditional
Proposed Zoning Districts: SFT-PD, Single Family Traditional-Planned Development
Recommendation: Approve

PROJECT

The City of Logan is requesting a zoning amendment from SFT, Single Family Traditional, to SFT-PD, Single Family Traditional-Planned Development. On November 18, 1999, the Planned Development of Le Ruisseau was approved by the Planning Commission. All planned developments are reviewed as part of both the subdivision and design review process. The approval permitted 10 single family homes and one common area located on approximately 2 acres of land. Once the rezone is approved, the PD combining district is added to the base zoning district to identify the site of the planned development.

The Planning Commission moved to approve a recommendation for Zone Change to the Municipal Council. (Passed: 5,0)

ATTACHMENTS

Please find the following attached:
1. Staff Report to the Planning Commission;
2. Minutes of the November 18, 1999 Planning Commission meeting; and
3. Site plan of the project.
REPORT SUMMARY...

Request: Design Review Permit, Subdivision and Zoning Amendment for Le Ruisseau Subdivision
Address: 612 East 200 North
Existing Zoning District: SFR: Single Family Traditional
Proposed Zoning District: SFR-PD: Single Family Traditional-Planned Development
Recommendation: Conditionally Approve

PROJECT

The proponent is requesting Design Review and Subdivision approval for 10 single family homes and one common area.

Subdivision
A 10 lot subdivision is proposed with an average lot size of 6,380 square feet. The remaining lot will be common area jointly owned by each home owner. A home owners association will be responsible for the common area. Lot #9 has an existing home on site that will remain as part of the development.

Setbacks
The setbacks for each lot are slightly different. Most homes are proposed to have a front yard setback from Le Ruisseau Drive of 20' from the property line. The proposed front setback for Lot #5 and Lot #10 are approximately 12 feet from the property line and for Lot #1 is approximately 15 feet. All side yard setbacks meet the minimum design standards for the SFT zoning district. The road that will service this development is proposed as private and will have 24 feet of pavement.

Design Review
Building
The proposed homes will be two story with a two car garage located in front. The proponents have provided pictures of the style of homes they would like to see in this subdivision. The colors to be used on the homes will vary but will be subtle earth tones. The materials to be used on the outside have not been confirmed but the proponent is contemplating vinyl siding.

Landscaping
The site plan illustrates landscaping throughout the development. It is not possible to determine the type of vegetation that will be planted on the site as the information was not provided.

Access
One access point off 200 North will service the development. It will be 24 feet wide and will be just west of where 600 East dead ends.
Signs
No signs are proposed for this project.

Zoning Amendment
The Planning Commission must recommend to the Municipal Council a zoning amendment from SFT, Single Family Traditional, to SFT-PD, Single Family Traditional-Planned Development. This is a combining zone that illustrates on a map where there is a Planned Development for administrative purposes. The zoning amendment does not allow for a higher density.

SITE DESCRIPTION

 LAND use adjoining the subject property:
 North: MFH/SFT: Multi-family dwellings
 East: SFT: Single Family Homes
 West: SFT: Multi-family dwellings
 South: SFT: Single Family Homes

The majority of the site is undeveloped except for the east area of the property where a single family home exists. There are lots of mature trees on site. It was hard to tell if any significant vegetation exists on site. Curb, gutter and sidewalk exists along 200 North.

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. A 13 foot right-of-way must be dedicated to the City along 200 North.
2. Curb, gutter and sidewalk shall be constructed along 200 North.
3. Le Ruisseau Drive shall be constructed to City Standards for garbage truck access.
4. Lot 1 shall access onto 200 North only toward the west end of the lot. Lot 9 shall access onto Le Ruisseau Drive or 200 North, not both. Lot 8 shall access onto Le Ruisseau Drive only.
5. The driveway for Lot 2 shall be on the south easterly side of the lot.
6. Drainage and detention plans shall be submitted with the construction drawings. Drainage calculations shall be included.
7. A common water meter shall be installed by the developer.
8. Final plat map shall have a signature box for the Canal Company.
9. All water rights shall be dedicated to the City.

Fire Department — Contact Liz Hunsaker, 750-9995.
1. Final location of all fire hydrants shall be approved by the Fire Department.
2. Private Road shall be marked with no parking signs on both sides of the street to provide for an unobstructed access of at least 20 feet.

Permits and Compliance Department — contact Lynn Miller 750-7175
1. Backflow is required for irrigation system.

Environmental Health Department — contact Steve Larsen 750-9950
1. Automated containers will be used for the development.
Logan City Light and Power — contact Garth Turley 750-9941
1. All electrical utilities in project area shall be shown on the site plan (poles, transformers, junction cans, etc.). Proposed location of new transformer(s) and service shall be located on the site plan for final approval.
2. Overhead lines in this area may conflict with development. Any conflicts, relocations of lines and/or poles is to be paid for by developer.
3. Developer shall be responsible for primary and secondary conduit installation. This shall be installed and inspected according to the Logan City Light and Power Department specifications and can be trenched with phone and cable upon approval from the Light Department.
4. Developer shall be responsible for any secondary connections, including lugs, in transformer (de-energized equipment only).
5. The developer shall be responsible for all street lighting on the private road.

PUBLIC COMMENTS

Notices were mailed to 22 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
A total of 11 lots are proposed for the subdivision with the 11th lot being common area. The average buildable lot size in this subdivision is 6,380 square feet. With the common area and the area taken up by the private road, the subdivision does meet the minimum lot size in this zoning district of 8,000 square feet. The subdivision sits on 2 acres of land and is bordered to the southwest by the Logan-Hyde Park Canal.

The City of Logan General Plan requires onsite usable open space of 1,386 square feet for each single family dwelling unit. A total of 13,860 square feet of usable open space is required for the homes. As well, the difference between the minimum lot size in this zoning district and the proposed lot sizes must be made up in the form of usable open space. Therefore, there must be a total of approximately 30,060 square feet of usable open space for this development. With the addition of common area and private yard area, there is an adequate amount of usable open space proposed for this project.

The subdivision meets the standard requirements of the Land Development Code and General Plan.

Setbacks
The proposed setbacks are smaller than would normally be required for this zoning district. Staff believes that the building footprints for all ten lots are too big for the proposed lot sizes, however, lots 10, 1 and 5 are more of a concern. If the building footprint on Lot#1 was reconfigured to run east/west rather than north/south, there would be more room for parking out front, and it would allow for a larger setback from 200 North. In a Planned Development the only setbacks that are at the discretion of the Planning Commission are internal setbacks, not external. The development standards outside the Planned Development are mandatory, which in the case of this project are the setbacks from 200 North. Lot #1 is required to have a front setback of 25 feet from 200 North. With the reconfiguration of the building, and a reduction in size, meeting the minimum front setback will not be a problem.
A different floorplan must be considered for Lot #5 so the house is not directly adjacent to the canal easement. Staff believes that this would be a better solution for the developer as the future owner of the property may want a back deck, or something similar, which will not be possible if the house is built this close. The lot can accommodate a different design of home.

At the closest corner of the proposed garage, the building on Lot #10 is 15 feet from the street. This is a small lot that will accommodate a small home only. Staff recommends to the proponent that this lot be reconsidered as part of the common area. This would provide for an adequate buffer between the existing home and the new subdivision, as well, it would provide for a substantial common area for the homes which may make them more desirable to live in. The Planning Commission does have the discretion to ask for less than the maximum units allowed on a property. The 5.5 units per acre that are permitted in this zoning district can be reduced by the Planning Commission through the Design Review Process.

The most efficient use of these properties is to build upwards rather than outwards, as the lots are fairly small. Staff suggests that the proponent look at floorplans of well designed two story homes with small building footprints. As a result, the homes will not be as close together and there will be more green area in the subdivision.

**Design Review**

*Building Design*

The proponent has submitted pictures of the various types of homes that they would like to see in this subdivision. There has not been one specific style chosen. The homes will be two story and will not have basements due to the high ground water in this area. A two car garage will protrude from the front of the homes. The specific colors and materials to be used have not been determined by the proponent.

*Design of Homes*

Staff believes that the design of homes for this subdivision are a more traditional style that you would see in any common suburban subdivision in North America. The concern is that this is a non-traditional subdivision with smaller lots sizes and reduced setbacks. It is extremely hard to put a conventional home on an unconventional lot. The style of homes that have been chosen are too large for the decreased lot sizes. The proponent needs to reconsider the homes that have been chosen taking into consideration the configuration of the lots and the sizes.

A typical suburban home is one with the garage as the dominant feature. This is to be a small quaint subdivision. This feeling will not be portrayed by oversized homes with protruding garages. A similar subdivision is that of Logan Meadows. Logan Meadows was designed as an interblock development with the home buyers in mind. A sense of community is created by building up instead of out, by pushing the homes to the front of the property, by locating the garages in the back of the home, and by adding front porches. Neighbors can relate more to each other when the most prominent front yard feature on a home is the front porch, not the automobile. In tight subdivisions such as this one, it is important to create a neighborhood identity to make the owners feel more comfortable about living close to each other.

The proposed City of Logan Design Objectives, Policies and Guidelines outline typical building design features for this area of the City. It states that many houses are ranch types with the broad side facing the street. Many houses are one to two stories in height with varied roof forms and porches. Understanding the individual features of an area is important in considering the context of a project. Staff recommends that the proponent redesign the homes to be constructed in the subdivision.
Smaller homes should be considered with garages located to the rear of the property and if possible porches on the outside.

**Landscaping**
Landscaping standards are applied to all projects to ensure quality development within the City. There are a number of mature trees on site. The Design Objectives, Policies, and Guidelines state that in some neighborhoods natural and cultural features exist on a property that should be incorporated as assets in a site plan. For example, distinctive rock formations on a site and any established native vegetation should be respected and incorporated into the development, when feasible. The guideline is to avoid destroying natural features to create a building site, when feasible. Staff recommends that this be taken into consideration when siting the homes in the subdivision for preservation of the maximum number of trees. The proponent shall contact staff when the lots and road are staked out to determine which trees will remain. Section 17.39.090B, of the Land Development Code, states that any trees identified or approved for preservation by the Planning Commission shall be protected utilizing accepted techniques for protection.

Section 17.39.070B states that for development within residential zones a minimum of 60 plant units is required for each dwelling unit. This must be located on each property. Since this is a planned development, it is also required that the common area be landscaped and maintained by the home owners association. A performance landscape plan shall be submitted to Staff illustrating the landscaping in this common area, and the mature trees that will remain on the property.

**Access**
One access point off of 200 North is proposed for the project at a width of 24 feet. The proponent shall consider placing a stop sign or yield sign at the end of this roadway to encourage people to stop and look before pulling onto 200 North.

**Common Area**
Staff expects that the common area in Planned Developments be maintained by a homeowners association. This area shall be maintained so that it does not become a nuisance for the residents. This must be reflected in the covenants, conditions and restrictions, CC&R's.

**Signs**
The proponent has not requested any signs with this project. One monument sign per street frontage is permitted for a planned unit development. It can be a maximum height of 4' and a maximum size of 72 square feet per face. A sign permit is required and must be installed by a State licensed contractor.

**RECOMMENDATION**

1. Staff recommends that the Planning Commission approve a motion to Conditionally Approve PC#99-078, a Design Review Permit and Subdivision Permit for Le Ruisseau Subdivision located at 612 East 200 North; TID#06-083-0010.
2. Staff recommends that the Planning Commission approve a motion to recommend to the Municipal Council a zoning amendment from Single Family Traditional, SFT, to Single Family Traditional-Planned Development, SFT-PD, for Le Ruisseau Subdivision; TID#06-083-0010.
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 the issuance of any building permits, 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. A 13 foot right-of-way must be dedicated to the City along 200 North.
      2. Curb, gutter and sidewalk shall be constructed along 200 North.
      3. Le Ruisseau Drive shall be constructed to City Standards for garbage truck access.
      4. Lot 1 shall access onto 200 North only toward the west end of the lot. Lot 9 shall access onto Le Ruisseau Drive or 200 North, not both. Lot 8 shall access onto Le Ruisseau Drive only.
      5. The driveway for Lot 2 shall be on the south easterly side of the lot.
      6. Drainage and detention plans shall be submitted with the construction drawings. Drainage calculations shall be included.
      7. A common water meter shall be installed by the developer.
      8. Final plat map shall have a signature box for the Canal Company.
      9. All water rights shall be dedicated to the City.

   b. *Fire Department — Contact Liz Hunsaker, 750-9995.*
      1. Final location of all fire hydrants shall be approved by the Fire Department.
      2. Private Road shall be marked with no parking signs on both sides of the street to provide for an unobstructed access of at least 20 feet.

   c. *Permits and Compliance Department — contact Lynn Miller 750-7175*
      1. Backflow is required for irrigation system.

   d. *Environmental Health Department — contact Steve Larsen 750-9950*
      1. Automated containers will be used for the development.

   e. *Logan City Light and Power — contact Garth Turley 750-9941*
      1. All electrical utilities in project area shall be shown on the site plan (poles, transformers, junction cans, etc.). Proposed location of new transformer(s) and service shall be located on the site plan for final approval.
      2. Overhead lines in this area may conflict with development. Any conflicts, relocations of lines and/or poles is to be paid for by developer.
      3. Developer shall be responsible for primary and secondary conduit installation. This shall be installed and inspected according to the Logan City Light and Power Department specifications and can be trenched with phone and cable upon approval from the Light Department.
      4. Developer shall be responsible for any secondary connections, including lugs, in transformer (de-energized equipment only).
      5. The developer shall be responsible for all street lighting on the private road.

3. All improvements shall be constructed in substantial conformance with the approved site plan.
4. Prior to approval of the final plat map, the City Engineer shall review and approve all engineering construction drawings for infrastructure improvements.

5. 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.

6. Prior to the submittal of the final 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.

7. 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 #99-078, was heard before the Commission in a public hearing on the 18th day of November, 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.”

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

9. The final plat map shall depict a 5 foot easement around the perimeter of each lot, a 10 foot utility easement along 200 North and both sides of Le Ruisseau Drive, and a 10 foot canal easement for Lots 1 through 7.

10. 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.

11. 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.

12. Prior to the issuance of a building permit the Chief Building Official shall receive a written memorandum from the Director of Community Development indicating that a performance landscape plan has been reviewed and approved including all remaining mature trees, landscaping of the common area, and the common and botanical names of all proposed plants. Proper measures shall be taken to protect the mature trees as outlined in the City Landscaping Ordinance.

13. All landscaping shall be in place prior to use or the issuance of a certificate of occupancy. If weather prohibits completion of landscaping prior to occupancy, the Director of Community Development shall receive improvement security in conformance with Title 17 of the Logan Municipal Code, to guarantee the installation of landscaping and irrigation systems for the project. The amount of the security shall be the dollar amount established in the code. Additionally, the property owner shall be required to sign a statement indicating that if the landscaping is not installed in conformance with the approved site plan timing requirements, the City may cause the landscaping to be installed and place lien against the subject property for the total cost of materials and labor and administrative costs. The City shall perfect its lien through foreclosure if the costs of
14. Prior to recordation of the final plat map a zoning amendment shall be approved by the Municipal Council from Single Family Traditional, SFT, to Single Family Traditional-Planned Development, SFT-PD.

15. Prior to the issuance of a building permit the design styles of the homes shall be reconsidered to accommodate the smaller lot sizes and shall be submitted to the Department of Community Development. All garages shall be located to the back of the property.

16. The ingress and egress to the property shall be taken into consideration. A stop sign or yield sign shall be installed if it is deemed necessary.

17. The setback from 200 North for Lot #1 shall be a minimum of 25 feet.

18. The building on Lot #5 shall be reconfigured to fit more effectively on the property.

19. Lot #10 shall become part of the common area rather than a buildable site.

RECOMMENDED FINDINGS FOR APPROVAL

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

1. The Le Ruisseau Subdivision project is consistent with the goals and policies of the Logan General Plan.

2. The Design Review Permit for the Le Ruisseau Subdivision project is issued in conformance with the requirements of Title 17 of the Logan Municipal Code.

3. The Subdivision Permit for the Le Ruisseau Subdivision project is issued in conformance with the requirements of Title 17 of the Logan Municipal Code.

4. The subject property derives its access from 200 North which has a level of service capacity adequate to serve the project without degrading level of service.

5. The Le Ruisseau Subdivision project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.

6. The project provides recreation areas, usable and passive open space, landscaping, and vegetation in conformance with the General Plan and Title 17 of the Logan Municipal Code.

Respectfully submitted,

[Signature]
Brandi L. Clement
Planner II
Report Published: November 12, 1999
**Application for Project Review**

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Type of application (Check all that apply):
- [X] Subdivision
- [ ] Conditional Use
- [X] Design Review
- [ ] Zone/Text Change
- [ ] Amendment
- [ ] Rezone to PD
- [ ] Boundary Line Adjustment

**Project Name:**

LE RUISEAU

**Property Address:**

612 EAST 800 NORTH

**County Plat ID Number:**

06-083-010

**Contact Person:**

ROD ANDERSON

**Daytime Phone:**

435-701-0014 (Cell Phone)

**Alternate Phone (Fax):**

435-258-2385

**Mailing Address, City, State Zip:**

425 SOUTH 120 WEST P.O. BOX 10, RICHMOND UT 84333

**Applicant (If different):**

HELEN LEYNER

**Phone Number:**

958-8961

**Property owner of record (If different):**

612 EAST 200 NORTH

**Phone Number:**

843321

**Mailing Address, City, State Zip:**

HELEN LEYNER

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

- P.U.D. SUBDIVISION FOR SINGLE FAMILIES
- LOT SUBDIVISION

**Lot size in acres or sq. feet:**

4000

**Number of dwelling units / lots:**

10 LOTS PLUS COMMON

**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 application.**

Signature of record 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.
LE RUISSEAU SUBDIVISION. Design Review, Rezone and Subdivision. Rod Anderson, applicant, requests a 11 lot Planned Unit Development (1 lot being common area), design review of 10 single family detached homes and a rezone of 2 acres to the Single Family Traditional Planned Development (SFT-PD) Combing District at approx. 612 East 200 North in the Single Family Traditional (SFT) zone, owned by Helen Leyrer. TIN#06-083-0010.

STAFF: Staff reviewed the report as written.

The Commission is concerned that the homes will not fit on the lots.

PROPONENT: Rod Anderson said this subdivision was approved by the Commission in 1993. They met with the Staff and went over the things they needed to meet the schedule of the meeting. The footing prints shown on the plan are not the exact plans, they just put the same plan on each lot for a sample. They will choose building plans that will fit the style of each lot, when the subdivision is approved. They are wanting to do affordable housing. They want a variety of every home.

They can work with the setbacks. There is one tree that is outside of the park that will have to be removed. There may have to be some trees removed inside the park because there are too many. Only two homes will be able to be seen from the street.

They don’t want to have the garages to the rear of the property because the properties are too narrow. They will do a 25’ setback on lot #1 on 200 North. They have to keep lot#10 to make this project feasible.

PUBLIC: Joanne Hansen said that 200 North is very narrow and she is concerned about the added traffic.

Kim Sullivan lives in the neighborhood and is concerned about a lot of houses on very small lots.

Helen Leyrer owns the property and said there is multi family housing on all sides of her. She said on the north side of the street there are four plexes. If they have to delete lot#10 she said it would not be feasible to develop this property. She said each house will have a patio along on the canal. The garages will be in the front, but will not protrude. If the garages are forced to go to the rear it will eliminate a great amenity of having back porches.

COMMISSION: Mr. Kartchner said this subdivision will be screened from all of the neighbors.

Ms. Wickwar is concerned about the way the homes fit on the lots. There does need to be a variety of homes to fit the lots. She also does not want the garages to protrude.

Mr. Kartchner said he feels like that the garages should not have to be to the rear.

Tape 1A
November 18, 1999 Planning Commission.

MOTION: Moved to approve the project with the conditions as listed below. The following conditions were changed from the original staff report: 15, 17, 19.

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 the issuance of any building permits, 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. Curb, gutter and sidewalk shall be constructed along 200 North.
      2. Le Ruisseau Drive shall be constructed to City Standards for garbage truck access.
      3. Lot 1 shall access onto 200 North only toward the west end of the lot. Lot 9 shall access onto Le Ruisseau Drive or 200 North, not both. Lot 8 shall access onto Le Ruisseau Drive only.
      4. The driveway for Lot 2 shall be on the south easterly side of the lot.
      5. Drainage and detention plans shall be submitted with the construction drawings. Drainage calculations shall be included.
      6. A common water meter shall be installed by the developer.
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   b. Fire Department – Contact Liz Hunsaker, 750-9995.
      1. Final location of all fire hydrants shall be approved by the Fire Department.
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   c. Permits and Compliance Department — contact Lynn Miller 750-7175
      1. Backflow is required for irrigation system.

   d. Environmental Health Department — contact Steve Larsen 750-9950
      1. Automated containers will be used for the development.

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      1. All electrical utilities in project area shall be shown on the site plan (poles, transformers, junction cans, etc.). Proposed location of new transformer(s) and service shall be located on the site plan for final approval.
      2. Overhead lines in this area may conflict with development. Any conflicts, relocations of lines and/or poles is to be paid for by developer.
      3. Developer shall be responsible for primary and secondary conduit installation. This shall be installed and inspected according to the Logan City Light and Power Department specifications and can be trenched with phone and cable upon approval from the Light Department.
      4. Developer shall be responsible for any secondary connections, including lugs, in transformer (de-energized equipment only).
      5. The developer shall be responsible for all street lighting on the private road.
3. All improvements shall be constructed in substantial conformance with the approved site plan.

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

5. 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.

6. Prior to the submittal of the final 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.

7. 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 #99-078, was heard before the Commission in a public hearing on the 18th day of November, 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.”

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

9. The final plat map shall depict a 5 foot easement around the perimeter of each lot, a 10 foot utility easement along 200 North and both sides of Le Ruisseau Drive, and a 10 foot canal easement for Lots 1 through 7.

10. 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.

11. 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.

12. Prior to the issuance of a building permit the Chief Building Official shall receive a written memorandum from the Director of Community Development indicating that a performance landscape plan has been reviewed and approved including all remaining mature trees, landscaping of the common area, and the common and botanical names of all proposed plants. Proper measures shall be taken to protect the mature trees as outlined in the City Landscaping Ordinance.

13. All landscaping shall be in place prior to use or the issuance of a certificate of occupancy. If weather prohibits completion of landscaping prior to occupancy, the Director of Community
Development shall receive improvement security in conformance with Title 17 of the Logan Municipal Code, to guarantee the installation of landscaping and irrigation systems for the project. The amount of the security shall be the dollar amount established in the code. Additionally, the property owner shall be required to sign a statement indicating that if the landscaping is not installed in conformance with the approved site plan timing requirements, the City may cause the landscaping to be installed and place lien against the subject property for the total cost of materials and labor and administrative costs. The City shall perfect its lien through foreclosure if the costs of landscape installation and administrative costs are not reimbursed to the City, within thirty days of landscape installation.

14. Prior to recordation of the final plat map a zoning amendment shall be approved by the Municipal Council from Single Family Traditional, SFT, to Single Family Traditional-Planned Development, SFT-PD.

15. Prior to the issuance of a building permit the design styles of the homes shall be reconsidered to accommodate the smaller lot sizes and shall be submitted to the Department of Community Development.

16. The ingress and egress to the property shall be taken into consideration. A stop sign or yield sign shall be installed if it is deemed necessary.

17. The setback from 200 North for Lot #1 and #8 shall be a minimum of 25 feet.

18. The building on Lot #5 shall be reconfigured to fit more effectively on the property.

19. For Lot#2-Lot#7 the front setback shall be a minimum of 20 feet; for all lots the side setbacks shall be a minimum of 8 feet; Lot#10 shall have a minimum front yard setback of 15 feet to the closest corner of the building.

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

MOTION: Moved to recommend rezone to the City Council.

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

Arbor Meadows

Mr. Kerr is opposed to the land being used up quickly at 20,000 sq. ft. per lot.

Mr. Kartchner said what ever they decided for the square footage of the lots will cast a mold for other projects the will go into the valley.

Ms. Wickwar said they are about 4 to 5 houses per acre which allows for a very nice size lots. These are not particularly small lots. Many of these lot are the same size as in Hillcrest and Cliffside.
PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE

On this 1st. day of December, 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

LEGAL NOTICE TO CONS

a copy of which is hereto attached, was published in said newspaper for One (1) issue, commencing Dec. 1, 1999 and ending December 31, 1999.

Signed, Jean Willmore

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

Signed

Notary Public

My Commission expires September 7, 2003

LEGAL NOTICE TO CONSIDER

REZONE LOGAN
MUNICIPAL COUNCIL

The Logan Municipal Council will hold public hearings to reconsider the following rezone proposals:

(1) BRIDGERLAND PLAZA EXPANSION.
Rezone:
Proposal to rezone 3.04 acre parcel at 175 West 1000 North from Multi-Family Medium (MFM) to Commercial General (CG) is requested by J.C. Jacobsen, owner/applicant, TIN#05-042-0019, 0039, 0054.

(2) LE RUISSEAU SUBDIVISION.
Rezone to Combining Zone:
Proposal to rezone previously approved 11 lot Planned Unit Development (one lot being common area) containing 2 acres to the Single Family Traditional Planned Development (SFT-PD) Combining District at approx. 612 East 200 North owned by Helen Loyer is requested by Rod Anderson, applicant, TIN#06-083-0010.

Public hearings will be held before the Logan Municipal Council on Wednesday, December 15, 1999 not before 6:15 p.m. in the Council Chambers, 255 N. Main, Logan, UT.

Lois Price
City Recorder

Publication Date: December 1, 1999.
STATE OF UTAH
COUNTY OF CACHE

On this 7th day of January, 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...

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. 20 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-6 (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 1.66 acres at 800 East Mountain Road, owned by Lisa Udy and Joanne 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 1710 West 100 North, owned by Joseph C. and Thelma Jacobsen, and identified as Tax ID Nos. 05-042-0019, 0039, 0064 from MFM (Multi-Family Medium) to CG (Commercial General).
4. ORD. 99-128. An ordinance amending the Zoning Map of Logan City was passed December 15, 1999 adopting Amendment No. 224 rezoning 2 acres at 612 East 200 North, owned by Helen Leyrer and identified as Tax ID No. 06-083-0010 from SFT (Single Family Traditional) to SFT-PD (Single Family Traditional Planned Development District).
5. ORD. 99-114. An ordinance was passed November 17, 1999 and approved November 16, 1999 amending Title 8, Chapter 38, Disposal of Refuse, Unsanitary Objects. 8.38.020 sets responsibilities of owners, agents or occupants to keep property in a sanitary condition and free of litter. Disposal of refuse on another's premises without the owner's permission and disposal of refuse in a container not designated for their use is prohibited. This section changes Title 8, Chapter 38 by prohibiting the unlawful use of specific refuse containers. Disposal of refuse in a container not designated for their use is prohibited. It also unlawful to deposit refuse in a public refuse container or to dispose of inappropriate refuse in a container designated for recyclable refuse or GreenWaste, Removal of recyclable materials from containers designed for recyclable refuse without permission is prohibited. 8.38.040 addresses the use of specific refuse containers. Disposal of refuse in a container not designated for their use is prohibited.