



290 North 100 West, Logan, Utah 84321  
(435) 716-9021

# SUBDIVISION PERMIT

At the June 24, 2021 meeting the Logan City Planning Commission conditionally approved **PC 21-032 Mountainside Estates** to subdivide 26.14 acres into 64 single-family residential lots, located at approximately 1350 North 1200 East in the Suburban Neighborhood Residential (NR-4) zone; TIN 05-011-0006. (Hillcrest Neighborhood)

These conditions are binding on the property owner and any subsequent purchaser of the property. If the property is rented or leased to another party, the recorded owner is still responsible for compliance with the conditions.

## **CONDITIONS OF APPROVAL**

1. All standard conditions of approval will be recorded with the Subdivision Permit and are available in the Community Development Department.
2. Sixty-Four (64) lots are approved with this subdivision permit.
3. The stormwater detention pond / common area located at the northwest corner is approved with this subdivision permit.
4. The landscape buffer and detention pond / common area parcel shall be maintained by the HOA. A draft CC&R's shall be submitted to the city detailing landscape buffer responsibility and maintenance prior to final plat approval.
5. The stormwater detention pond / common area located at the northwest corner, and the landscape buffer shall be on a separated parcel from building lots and labeled on the final plat as non-buildable. A note shall also reference the responsibility of the HOA to install and maintain the landscaped area.
6. The landscape buffer shall have trees placed at every 20 linear feet (block average), shrubs at every 10 feet, and 3' berming. Final design to be approved by staff.
7. The storm-water detention pond shall incorporate the edges of the landscape buffer, detention pond, common area, playground and additional vegetation. A final landscape plan shall be approved by staff prior to final plat approval.
8. Street trees, landscaping buffer, and common area landscaping and amenities shall be installed prior to the time when the final home on Lots 1, 25-31 and 58-64 receives a Certificate of Occupancy.
9. All street cross-sections must adhere to the Logan City Standards and Specifications.
10. Street trees are required every thirty feet on center prior to the final Certificate of Occupancy for each home. If occupancy is desired outside of the planting periods a landscape bond for street trees may be approved.
11. A note shall be added to the final plat indicating a 20' minimum rear building setback for all homes that back up against 1200 East and 1400 North.
12. Prior to building permit issuance for individual homes, each lot shall have a geotechnical review and approval based on the overall report, home layout, retention wall specifics, grading, cuts and fills, drainage and driveway layout.
13. Provide 10' public utility easement on all property lines at the bounds of the subdivision and 5' PUE on all other property lines.

14. No signs are approved with this Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
15. All fencing shall be approved and permitted by staff in accordance with the Land Development Code.
16. The final plat shall be recorded within one (1) year of this action or comply with LDC 17.58 Expirations and Extensions of Time.
17. Prior to recording of a Final Plat or issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from the following departments indicating that their requirement has been satisfied:
  - a. Fire —contact 716-9515**
    - a) Place hydrants within 600 feet of all buildable area of all lots.
  - b. Engineering —contact 716-9153**
    - b) Traffic Study of impact to existing roads and intersections shall be done by Logan City Engineering Department. Traffic study shall also address site triangles/distances and safety of all proposed accesses cost of study to be billed to developer, input by developer regarding Scope of Work and selection of potential firms will be considered in final selection of consultant.
    - c) No lot access will be allowed from 1200 East and 1400/1500 North streets
    - d) Show area of steep slopes (greater than 30%) as defined in the LDC 17.24.030C as Geologically Unstable Areas on final recorded plats. Add note on plat stating that any construction/landscaping in these areas shall comply with LDC 17.24.070 requirements.
    - e) Comply with City storm water requirements: (1. Retention onsite of 90th percent storm event, 2. Implementation of Low Impact Design for permanent post construction storm water management best practices). Comply with City storm water design standards.
    - f) Provide Storm Water Pollution Prevention Plan and NOI with infrastructure construction drawings for approval prior to final plat recordation.
    - g) Connect drainage piping from Box Elder Circle and existing detention pond on 1400 E into new development post construction storm water system. Provide City with a permanent storm water utility easement on development property from subdivision Lots 42 and/or 43 to the existing 1400 East detention pond. These flows can be considered pass through flows through the development detention pond.
    - h) Construct 1400/1500 North for 80' right of way with curb, gutter, park strip, sidewalk and road section as required for specified right of way width. Design of road and pavements section per the Logan City road design standards.
    - i) Provide to City prior to plat recordation, water shares for new development, development agreement, storm water maintenance agreement and land disturbance permit.
    - j) Construct all 1200 East and 1400/1500 North improvements with first phase of construction per Logan City road design standards.
    - k) Provide a 10'x10' long corner cut off at south east corner of 1400 North and 1200 East and a minimum 25' radius.
    - l) Provide City with a Geotechnical report for site that includes a minimum the following: 1) California Bearing Ratio at subgrade elevation for dedicated/existing roads pavement section, 2) Location of historical high ground water elevation below existing surface, 3) percolation rate of soil (both native and imported soil brought into retention/detention pond areas, 4) bearing capacity of native soils onsite.
    - m) For Information Only Comment, there is now an 8" sewer line in 1200 E from 1300 N – 1400 N.
    - n) Resolve 10' discrepancy along south property line of subdivision.
    - o) All street signage and curb markings for traffic control, street names, no parking, cross walks, etc shall be furnished and installed by developer per Logan City standards.

- p) Access to 1200 East shall be spaced from existing roads and accesses per Logan City Design Standards for a Collector type street.

**c. Water/Cross Connection—contact 716-9627**

- q) Water meter setters must meet current Logan City standards.
- r) All landscape irrigation system's fed from Logan City Water must have a high hazard rated backflow assembly installed and tested. All backflow assemblies must be tested within 10 days of turning water into them and annually thereafter. 3-) All points of use of water must comply with the 2018 IPC and State of Utah Amendments and the Utah Admin Code 309-305 during and after construction.
- s) Project shall comply with all current plumbing codes, Utah State Amendments and the Utah Division of Drinking Water rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention.

**FINDINGS FOR APPROVAL**

1. The proposed subdivision is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because the subdivision meets the minimum lot sizes and maximum allowed densities for the NR-4 zone.
2. The Subdivision Permit conforms to the requirements of Title 17.47 concerning hearings, procedures, application requirements and plat preparations.
3. The project meets the goals and objectives of the NR zoning designations within the Logan General Plan by providing residential opportunities in areas with existing services and infrastructure in the vicinity.
4. 1400 North and 1200 East provide adequate access and services to the subdivision.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

The Planning Commission's decision came on a motion by Commissioner Heare with a second by Commissioner Lucero. The motion passed by a vote of 6-0.

This action will expire one year from the date of **June 24, 2021** if all conditions have not been met.

An extension of time must be requested in writing and received by the Community Development Department prior to 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.**

We have reviewed the decision of the Planning Commission and agree to the conditions and requirements. We understand this project expires one year from the date of the Commission's action unless the final plat has been recorded, or the Department of Community Development has issued a building permit. If an extension of time is required, we must submit our written request prior to the expiration date of the Planning Commission's action. The length of an extension of time is established in the Logan Land Development Code (LDC) Chapter 17.58.

Accepted and agreed by:  
**Mountainside Estates**

Signed: 

Print Name: Brent Lawler

Address: 1755 N 1780 E

City/State/Zip: N Logan UT 84341

Date: 5/10/22

By the authority vested in me as the Logan City Director of Community Development, I affix my signature upon this document for granting a permanent and recorded Planning Commission Permit to run with the subject property in perpetuity.

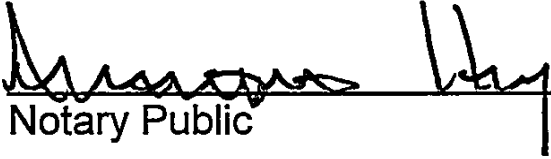


Michael A. DeSimone, AICP  
Community Development Director

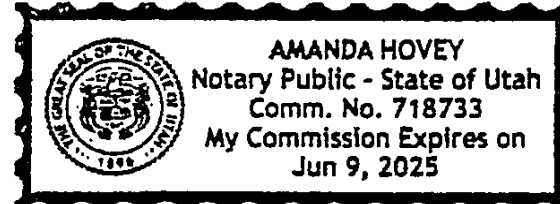
City of Logan

State of Utah       )  
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County of Cache    )

On this 12 day of MAY, 2022, before me, AMANDA HOVEY  
a notary public personally appeared Michael A. DeSimone, Community Development Director for the City of Logan, who is personally known to me and who signed the above permit.



Notary Public



Legal Description

-----2022-----

Parcel 05-011-0006

Owner(s): Shree Giriraj Ji Inc  
Capstone Consulting LLC

Legal Description: THE NW/4 OF NE/4 OF SEC 26 T 12N R 1E LESS: 1400 NORTH ST, 1500 NORTH ST & 1200 EAST ST AS PER DEDICATION PLAT FOR 1400 N ST (ENT 1085216) LESS: BEG AT N/4 COR OF SEC 26 T 12N R 1E & TH N89\*40'02"E 33.0 FT TH S00\*57'12"E 33.0 FT TO TRUE POB TH N89\*40'02"E 798.50 FT ALG S LN OF 1500 N ST TO N LN OF 1400 N ST TH ALG ST IN 3 COURSES: TH LEFT ALG CURVE 12.38 FT TH S57\*00'49"W 659.45 FT TH ALG CURVE TO RIGHT 15.68 FT TO SE COR PARCEL 0014 (ENT 1085217) TH N01\*59'42"W 180.77 FT TH S89\*22'30"W 212.0 FT TO E LN OF 1200 E ST TH N00\*57'12"W 190.81 FT ALG ST TO TRUE POB CONT 3.43 AC M/B (0018) LESS: BEG ON E LN OF 1200 E ST AT PT S 1\*35'33" W 256.81 FT OF NW COR LT 5 BLK 21 PLT G LOGAN FARM SVY & TH S 88\*04'45" E 210.29 FT TO PT BR 212 FT E OF W LN OF SD BLK 21 TH S 176.0 FT TO N LN OF 1400 N ST TH W'LY 126.4 FT ALG ST (CURVE R=270 FT, LC S 75\*32'53" W 125.25 FT) TH N 87\*20'56" W 94.88 FT ALG ST TO E LN OF 1200 E ST TH N 1\*35'33" E 212.0 FT TO BEG (0013,0014) LESS: HILLCREST HEIGHTS NORTH UNIT 1 (ENT 560316) LESS: HILLCREST HEIGHTS NORTH PH 4 (ENT 631486) LESS: HILLCREST HEIGHTS PH 5 (ENT 893164) CONT 26.14 AC