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 #229 to the Zoning Map of Logan City, Utah," and the following property is hereby zoned from Commercial General (CG) zone to the Industrial (IND) zone, as follows:

Tax ID No, 05-094-0003.

Also identified as 0.99 acres at 316 North 850 West, owned by Bindrup Properties, LLC.

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, THIS 2nd DAY OF August, 2000.

AYES: Berg, Kier, Pearce, Allred, S. Thompson
NAYS: None
ABSENT: None

Janice Pearce, Chairman

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 2nd day of August, 2000.

Janice Pearce, Chairman

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby Approved this 2nd day of August, 2000.

Douglas E. Thompson, Mayor
Memorandum for the Municipal Council workshop of July 19, 2000

PC DOCKET #00-049 A ZONING AMENDMENT FOR REED'S PRECISION MACHINE (PHASE III) LOCATED AT 316 NORTH & 850 WEST; TID# 05-094-0003

REPORT SUMMARY...

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<td>Project Address:</td>
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<td>Request:</td>
<td>Zoning Amendment from (CG) Commercial General to (IND) Industrial.</td>
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<td>Current Zoning:</td>
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<td>Approve</td>
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PROJECT

Mr. Reed Bindrup of Bindrup Properties LLC is requesting a zoning amendment from (CG) Commercial General, to (IND) Industrial Land Use District. The subject property is currently zoned CG (Commercial General) and requires a zone amendment to IND (Industrial) to permit the expansion of Reed's Precision Machine to this parcel. On July 13, 2000, the Planning Commission conditionally approved (Passed: 6,0) a Design Review permit for Phase III of the Reed's Precision Machine complex. This company is primarily a manufacturer/producer, "involved in the manufacturing, processing, fabrication, packaging, or assemble of goods." Title 17 of the City of Logan Land Development Code (1995) lists manufacturing and production as permitted uses in the IND zoning district and as not permitted uses in the CG zone.

The properties located between 600 West and 800 West, and 200 North and towards 400 North, and now zoned CG, were originally zoned IND. These properties were rezoned to CG in conjunction with the City's 1995 General Plan and a "City-wide" rezoning initiated at this time. The intention of this zone amendment was to initiate commercial development along Valley View Drive (200 North). The applicant purchased this property after its 1995 rezoning and indicates he was unaware of its incompatibility (as a CG zoned property) with their company's plans.

Staff believes that the zoning amendment of this property from CG to IND is reasonable and not possibly construed as a "spot" rezone. The property is situated three properties to the north of 200 North and is directly adjacent to existing IND properties (Reed's Precision Machine Phases I & II) located to the north. Further, the property situated immediately to the south (Wangsgaards) is predominately industrial in both its building design and accessory uses.

The Planning Commission moved to approve a recommendation to the Municipal Council to initiate a Zone Amendment of 316 North 850 West (TID# 05-094-0003). (Passed: 4,2)

ATTACHMENTS

Please find the following attached documents:
1. Staff Report to the Planning Commission; and
PROJECT

The applicant is requesting Design Review approval for the construction of an 18,400\text{ft}^2 industrial building located at 316 N 850 W. The site measures approximately 0.992 acres in area (43,211\text{ft}^2).

Reed's Precision Machine is primarily a manufacturer/producer, "involved in the manufacturing, processing, fabrication, packaging, or assemble of goods." Manufacturing and Production are permitted uses in the IND zoning district, however, these are not permitted uses in the CG zone. Hence, as the property is currently zoned CG (Commercial General) it would require a zone amendment to IND (Industrial) to permit the Phase III expansion of Reed’s Precision Machine to this parcel.

DESIGN REVIEW

Building
The proposed building would be a typical industrial building (i.e. frame structure clad in beige metal siding) with complimenting dark brown trim band and accents.

Setbacks
The proposed structure would be situated 30 feet from the front yard (western) property boundary line and 850 West Street. Setbacks of 20 feet (northern) and 57 feet (southern) are proposed for each side yard. A 10 foot rear yard setback is proposed at the eastern side of the property. All proposed setbacks meet, or exceed those required by the Code and are not an issue in this application.

Parking
Per the Code approximately 8 parking stalls would be required for this proposal. The site plan indicates the development of 12 off-street hard surfaced regular parking stalls.

Access
The proposed access point (off 850 West Street), is designed in accordance with all required codes and standards. Its access point is compliant to the Code and is not an issue in this application.
Landscaping
The site has a stand of Willows on its northern property line that is to be retained and which screens it from the first two northern phases of this development. In addition the applicant has proposed the planting of 4 street trees along 850 West and on-site landscaping consisting of two trees and 29 bushes. The proposed landscape plan appears to adequately fulfill the requirements of the Code and landscaping should not be an issue related to this application.

Signs
No additional signs have been proposed in conjunction with this application.

SITE DESCRIPTION

Land use adjoining the subject property:
North: IND: Phases I and II of Reed’s Precision
East: CG: Partially developed commercial
West: CG: Cooper Springs Business Park
South: CG: Wangsgaard

This site is currently undeveloped.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were received from the following departments with specific recommendations for project conditions:
- Public Works Department
- Engineering Division
- Logan City Light and Power Department
- Fire Department
- Business Licensing
- Environmental Health

PUBLIC COMMENTS

Notices were mailed to 6 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

Design Review

Building
The proposed building would be a typical industrial building (i.e. frame structure clad in beige metal siding) with complimenting dark brown trim band and accents.

The City of Logan Design Objectives, Policies and Guidelines state that a building should appear to have a “human scale.” Staff is concerned that inadequate attention has been given to the design and/or finish of the western façade (850 North Street elevation). Greater articulation of the western elevation is required, through the use of a brick facade, as has been required in the previous two phases, or some other design solution to the satisfaction of the Planning Commission.
Parking
Per the Code approximately 8 parking stalls would be required for this proposal. The site plan indicates the development of 12 off-street hard surfaced regular parking stalls (currently no handicap parking stalls are indicated – one accessible parking stall shall be required in the final site plan).

Zoning Amendment
Reed's Precision Machine is primarily a manufacturer/producer, "involved in the manufacturing, processing, fabrication, packaging, or assemble of goods." Title 17 of the City of Logan Land Development Code lists manufacturing and production as permitted uses in the IND zoning district and as not permitted uses in the CG zone. The property is currently zoned CG (Commercial General) and requires a zone amendment to IND (Industrial) to permit the expansion of Reed's Precision Machine to this parcel.

The properties located between 600 West and 800 West, and 200 North and towards 400 North, and now zoned CG, were originally zoned IND. These properties were rezoned to CG in conjunction with the City's 1995 General Plan and a "City-wide" rezoning initiated at this time. The intention of this zone amendment was to facilitate increased commercial development along Valley View Drive (200 North).

The applicant purchased this property just after its 1995 rezoning and indicates they were unaware of its incompatibility (as a CG zoned property) with their company's long-term plans.

Staff believes that the zoning amendment of this property from CG to IND is reasonable and not a "spot" rezone. The property is three properties north of 200 North and is directly adjacent to existing IND properties (Reed's Precision Machine Phases I & II) to the north. Further, the property situated immediately to the south (Wangsgaards) is predominately industrial in both it's building design and use.

RECOMMENDATIONS

1. Staff recommends that the Planning Commission approve a motion to Conditionally Approve PC# 00-049, a Design Review Permit for Reed's Precision Machine (Phase III) building located at 316 North 850 West; TID# 05-094-0003.

2. Staff recommends that the Planning Commission approve a motion to recommend to the Municipal Council to initiate a zoning amendment of 316 North 850 West; (TID# 05-094-0003) from CG (Commercial General) to IND (Industrial).

STANDARD CONDITIONS OF APPROVAL
This project is subject to the proponent or property owner agreeing to comply with the following standard conditions as written.

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

2. The subject property shall not be subdivided for the purposes of sale, ground lease, or finance without obtaining approval from the City through an appropriate application process.

3. The proposed project shall be developed in conformance with the revisions imposed by the conditions of the project approval.
4. No units shall be sold until an executed copy of the Record of Decision, signed by the property owner, has been filed with the City.

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

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

7. Any physical construction shall conform to building plans approved by the City of Logan. The proponent shall ensure that the Building Inspection Division inspects any construction activity through timely scheduled inspections. Failure to obtain an inspection or to continue construction beyond points of inspection may result in an enforcement action by the Chief Building Official. Such action may include and is not limited to:
   A. Issuance of a stop work order;
   B. Filing of a complaint with the State Department of Commerce against the contractor licenses; and/or
   C. Requirements for inspection by x-ray or by removing any covering or demolition of construction occurring beyond the point of inspection.

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

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

10. 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 installation of landscaping and irrigation systems for the project.

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

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

1. A revised site plan must be submitted indicating (as a minimum) a 2 foot wide landscaping strip between the building’s southern elevation and the sidewalk – to the satisfaction of the Director of Community Development.

2. A revised western elevation must be submitted indicating a more attractive finish treatment (i.e. a brick façade as used on the previous two phases of this development) - to the satisfaction of the Director of Community Services.

3. Prior to the issuance of any building permits, the Chief Building Official shall receive notification from the following department that their requirements have been satisfied:
Public Works Department — contact Mike Mecham 750-9824
1. Sewer and Water is available in 850 West Street;
2. Construction drawings must show storm drainage detention. Drainage calculations to be submitted with the construction drawings;
3. If regulated pollutants will be discharged to the sanitary sewer, industrial pretreatment will be required;
4. Back flow prevention is required for the irrigation system; and
5. No maneuvering of large/delivery trucks shall be permitted on 850 West Street.

Logan City Light and Power — contact Garth Turley 750-9941
1. Developer is responsible for primary and secondary conduit installation. Installed and inspected according to LCL&P specifications;
2. Developer is responsible for secondary connections (including lugs) in transformer (de-energized equipment only) and is responsible for construction of transformer pad per LCL&P specifications;
3. A 10 foot wide PU easement along the east side of 850 West Street must be shown on the site plan (Note: Service will connect on the property's southwest corner at 120/208 V);
4. Prior to final approval the developer shall complete and submit a "Request for Electrical Service Information" to LCL&P, attention Garth Turley @ 750-9941, fax 787-3580.
5. Prior to final approval submit a digital copy (in either an Auto Cad or DXF format) of the Site Plan and Electrical Plan to LCL&P (delivered to 950 W 600 N Attn: Garth Turley or e-mail to gturley@ci.logan.ut.us).
   Site Plan to indicate the following:
   - Proposed meter and service transformer location in relation to building plan (refer to LCL&P "Electrical Service Requirements" for details);
   - Proposed routing of new electrical service (primary and secondary);
   - Easements for Utilities (south and west sides, & transformer location); and
   - Existing LCL&P electrical facilities overhead and underground (if any).

Electrical Plan to indicate the following (as a minimum):
- Voltage;
- Number of meters required (Please note: An outside Disconnect is required); and
- Quantity of Meters.

Fire Department — contact Liz Hunsaker 750-9995
1. A site plan showing all existing fire hydrants must be submitted;
2. Additional fire hydrants may be required; and
3. Based on the type of manufacturing additional requirements maybe required.

Business Licensing — contact Gay Jamieson 787-3583
1. Applicant has not paid City of Logan Business License fees since 1991; and
2. Issuance of a Building Permit shall be withheld until the rectification of this matter to the satisfaction of the City of Logan.

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

1. The Reed's Precision Machine project (Phase III) is consistent with the goals and policies of the Logan General Plan.
2. The Design Review Permit for the Reed's Precision Machine project (Phase III) is issued in conformance with the requirements of Title 17 of the Logan Municipal Code.

3. The subject property derives its access from 850 North Street and has a level of service capacity adequate to serve the project without significantly degrading level of service.

4. The Reed's Precision Machine project (Phase III) is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.

5. The Reed's Precision Machine project (Phase III) provides parking and landscaping in conformance with the General Plan and Title 17 of the Logan Municipal Code.

6. The required zoning amendment for the Reed's Precision Machine project (Phase III) meets the requirements as established in Sec. 17.51.050 of the Logan Land Development Code.

7. The Reed's Precision Machine project (Phase III) property is compatible with the purpose of the (proposed) new district (IND).

8. The Reed's Precision Machine project (Phase III) property is suitable for development within the (proposed) new zoning district (IND) without increasing need for variances or special exceptions.

9. The Reed's Precision Machine project (Phase III) property is suitable as a location for all the permitted uses within the proposed district (IND).

Respectfully submitted,

[Signature]

Paul N. Hanlan
Planner II

Report Published: July 5, 2000
Minutes of the meeting for the Logan Planning Commission convened in regular session Thursday, July 13, 2000, Chair Virginia Wickwar conducting. The chair called the meeting to order at 5:30 p.m.

Planning Commissioners present were: Eldon Hooper, Eugene Kartchner, Paul Larsen, Gina Wickwar, Jenny Box, Karl Ward and John Kerr

Planning Commissioners absent were: none

Staff present: Jay Nielson, Kymber Housley, Brandi Clement, and Paul Hanlan

Minutes as written and recorded from June 22, 2000 were moved to be approved by Karl Ward and seconded by Gene Kartchner. The vote was unanimously approved.

Tape 1A
00-049  REED’S PRECISION MACHINE PHASE III. Design Review & Rezone. Reed Bindrup, applicant, requests design review of a 18,400 sq. ft. building and a rezone from Commercial General (CG) to Industrial (IND) of 0.99 acres at 316 North 850 West, owned by Bindrup Properties, LLC. TIN#05-094-0003.

STAFF: Staff reviewed the report as written. Staff deleted S-S condition #1.

PROPOINENT: Reed Bindrup does not have any problem with any of the conditions. This building will be built the same as the first two buildings.

Mr. Kartchner asked if the trees and the ditch will be left as is?

Mr. Bindrup said that is correct and Logan City owns a right-of-way in between the two properties. One day he might want to pipe the ditch so they could run a fork lift over it. They would leave the willow tree and not take it out. There is a little bit of water continually running in the ditch.

Mike Mecham said they would issue a right-of-way permit and regulate the culvert size if he wanted to pipe the ditch.

Mr. Bindrup said they will put the brick on the west side of the building, so this building would match the other buildings.
Mr. Hanlan said they did not notice until now that they did not have landscaping on the south side of the building. The code requires landscaping along the building.

Mike Mecham has looked at the plan at this stage for possible detention. They will look at it in more detail when the construction plans come in.

Gay Jamieson said they simply need to register their names with the state.

PUBLIC: Blake Parker developed this subdivision. He was asking if a rezone was needed. The way he sees it is that use is a conditional use permit in the Commercial General zone under the new ordinance. They have talked to the City about deeding the ditch to them.

Mr. Kerr said that if they rezone this to IND then it opens that parcel up to have heavy industrial in that building. It would be better to let it go in as a Conditional Use Permit.

Mr. Parker said they are better served to get a Conditional Use Permit rather than a rezone.

Mr. Hanlan said that the existing code does not allow a machine shop in the CG zone. In the proposed code their business is a Conditional Use Permit in a CG zone. The two options are to go forward with the rezone using the existing code or wait until the new code is adopted then it could go in as a conditional use permit.

Mr. Bindrup needs to get the building going before the cold weather starts.

Mr. Housley said they could do a condition that they need to either get a rezone or a conditional use permit.

COMMISSION: Gina Wickwar and John Kerr noted that they have business dealings with Blake Parker.

Mr. Housley said that they could continue the project until the new code is passed.

Tape 1A

MOTION: Moved to approve the design review of the project with the conditions as listed below. The following conditions were changed from the original staff report: Delete SS#1, Business Licensing condition, Add landscaping around building

MOTION: Moved to recommend approval to the Municipal Council for a rezone of the property to IND or as an alternative they can come back to the Planning Commission for a Conditional Use Permit.

Motion died for lack of a second.

[Moved: Mr. Kerr Seconded: none]

Ms. Wickwar said they could recommend approval for a rezone or continue the project.

Mr. Ward said they could approve the project and add a condition that a Conditional Use Permit or rezone needs to be approved.
MOTION: Moved to approve the design review on the project. The following conditions were changed from the staff report: 1, add landscape strip.

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

2. The subject property shall not be subdivided for the purposes of sale, ground lease, or finance without obtaining approval from the City through an appropriate application process.

3. The proposed project shall be developed in conformance with the revisions imposed by the conditions of the project approval.

4. No units shall be sold until an executed copy of the Record of Decision, signed by the property owner, has been filed with the City.

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

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

7. Any physical construction shall conform to building plans approved by the City of Logan. The proponent shall ensure that the Building Inspection Division inspects any construction activity through timely scheduled inspections. Failure to obtain an inspection or to continue construction beyond points of inspection may result in an enforcement action by the Chief Building Official. Such action may include and is not limited to:
   A. Issuance of a stop work order;
   B. Filing of a complaint with the State Department of Commerce against the contractor licenses; and/or
   C. Requirements for inspection by x-ray or by removing any covering or demolition of construction occurring beyond the point of inspection.

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

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

10. 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 installation of landscaping and irrigation systems for the project.

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

1. A revised site plan must be submitted indicating (as a minimum) a 2 foot wide landscaping strip between the building's southern elevation and the sidewalk – to the satisfaction of the Director of Community Development.

2. A revised western elevation must be submitted indicating a more attractive finish treatment (i.e. a brick façade as used on the previous two phases of this development) - to the satisfaction of the Director of Community Services.

3. Prior to the issuance of any building permits, the Chief Building Official shall receive notification from the following department that their requirements have been satisfied:

   Public Works Department — contact Mike Mecham 750-9824
   1. Sewer and Water is available in 850 West Street;
   2. Construction drawings must show storm drainage detention. Drainage calculations to be submitted with the construction drawings;
   3. If regulated pollutants will be discharged to the sanitary sewer, industrial pretreatment will be required;
   4. Back flow prevention is required for the irrigation system; and
   5. No maneuvering of large/delivery trucks shall be permitted on 850 West Street.

   Logan City Light and Power — contact Garth Turley 750-9941
   1. Developer is responsible for primary and secondary conduit installation. Installed and inspected according to LCL&P specifications;
   2. Developer is responsible for secondary connections (including lugs) in transformer (de-energized equipment only) and is responsible for construction of transformer pad per LCL&P specifications;
   3. A 10 foot wide PU easement along the east side of 850 West Street must be shown on the site plan (Note: Service will connect on the property's southwest corner at 120/208 V);
   4. Prior to final approval the developer shall complete and submit a “Request for Electrical Service Information” to LCL&P, attention Garth Turley @ 750-9941, fax 787-3580.
   5. Prior to final approval submit a digital copy (in either an Auto Cad or DXF format) of the Site Plan and Electrical Plan to LCL&P (delivered to 950 W 600 N Attn: Garth Turley or e-mail to gturley@ci.logan.ut.us). Site Plan to indicate the following:
   - Proposed meter and service transformer location in relation to building plan (refer to LCL&P “Electrical Service Requirements” for details);
   - Proposed routing of new electrical service (primary and secondary);
   - Easements for Utilities (south and west sides, & transformer location); and
   - Existing LCL&P electrical facilities overhead and underground (if any).
     Electrical Plan to indicate the following (as a minimum):
   - Voltage;
   - Number of meters required (Please note: An outside Disconnect is required); and
   - Quantity of Meters.
**Fire Department — contact Liz Hunsaker 750-9995**
1. A site plan showing all existing fire hydrants must be submitted;
2. Additional fire hydrants may be required; and
3. Based on the type of manufacturing additional requirements maybe required.

**Business Licensing — contact Gay Jamieson 787-3583**
1. Applicant has not paid City of Logan Business License fees since 1991; and
2. Issuance of a Building Permit shall be withheld until the rectification of this matter to the satisfaction of the City of Logan.

[Moved: Ms. Box  Seconded: Mr. Kerr  Passed: 6, 0]
Yea: Ward, Larsen, Kerr, Hooper, Kartchner, Box

MOTION: Moved to recommend approval to City Council for a rezone from CG to IND.

[Moved: Ms. Box  Seconded: Mr. Ward  Passed: 5, 2]
Yea: Ward, Kerr, Hooper, Box  Nea: Kartchner, Larsen

**PUBLIC HEARING. Land Development Code. Non-Residential Standards.**
Mr. Housley said the way he recalls it they were going to drop the Commercial Office and add the uses to the Commercial Neighborhood.

PUBLIC: Blake Parker asked if you changed jewelry store to an office building would the new minimum lot size be enforced.

Mr. Housley said the lot sizes would be grandfathered. The problems could occur in the setbacks if the structure was going to change in size.

Mr. Parker gave an example of 300 North Main the alternator/diving shop. If grandfathered use left could anything else could be in given the small lot size.

Mr. Parker said not if it is an existing building. A new business come in and use that structure. They structure would be grandfathered. The use would be dealt with separately.

Mr. Kartchner said the open space is fine when dealing with lot size. Mr. Kartchner said that you have a parcel on main street that is only 68,000 you can’t do anything with it.

Mr. Housley said if the lot was created legally they could build on it. They would just have to stay within the setbacks.

Table 17-5 footnote 17, 19 are not listed on the bottom of the page.

Mr. Kerr said the only issues is if the building is a rebuild. They will look at setbacks and the Commission can be flexible on the setbacks.

Mr. Parker is concerned after looking at the code does a person look at the code and give up and want to move to a different property instead of moving downtown.
(Civil)

PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE

On this 20th day of July, 2000, 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

NOTICE OF PUBLIC HEARING FOR PURPOSES OF REZONING PROPERTY

a copy of which is hereto attached, was published in said
newspaper for One (1) issue
commencing July 20, 2000 and
ending July 20, 2000

Signed

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

Signed


NOTICE OF PUBLIC HEARING FOR PURPOSES OF REZONING PROPERTY
The Logan Municipal Council will hold a public hearing to consider the following rezone.

REED'S PRECISION MACHINE PHASE III
Rezone. Reed Bindrup, applicant, requests rezone from Commercial General (CG) to Industrial (IND) of 0.99 acres at 316 North 850 West, owned by Bindrup Properties, LLC. Also identified in Cache County Recorder's Office as Tin #05-094-0003.
Public hearing will be held on Wednesday, August 2, 2000, not before 6:15 p.m. in the Municipal Council Chambers at Logan City Hall, 255 North Main, Logan. Interested citizens are invited to attend.

Lois Price
Logan City Recorder
Publication Date: July 20, 2000.
PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF Cache

On this 29th day of August, 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

LEGAL NOTICE, SUMMARIES OF AN ORDINANCE

a copy of which is hereto attached, was published in said newspaper for One (1) issue, commencing August 29, 2000, and ending August 29, 2000.

Signed

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

Signed


Notary Public

LEGAL NOTICE

SUMMARIES OF AN ORDINANCES passed by the Logan Municipal council are as follows:

ORD. 00-49. An ordinance vacating a street right-of-way at LeGrand Avenue and State Highway 165 was adopted August 23, 2000 after appropriate notice and public hearing. The vacation or abandonment of this right-of-way will permit realignment of and improvements to the intersection that will increase traffic safety.

ORD. 00-52. Amendment #22 to the Zoning Map of the City of Logan adopted and approved August 2000 rezoned approx. 0.99 acres at 316 North 850 West from Commercial General (CG) to Industrial (IND), owned by Bindreup Properties, LLC. Also identified by Cache County Tax Identification #05-094-0003.

Full text of the ordinances may be reviewed at the Office of the Logan City Recorder, City Hall, 255 North Main. Lois Price, Recorder Publication Date: August 29, 2000.