CITY OF LOGAN
ORDINANCE NO. 01-23

AN ORDINANCE AMENDING THE ZONING MAP OF LOGAN CITY, UTAH

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

SECTION 1: That certain map or maps entitled “Zoning Map of Logan City, Utah” is hereby amended and the following property is hereby zoned from an Agriculture (AG) zone to an Industrial (IND) zone, as follows:

Tax ID No. 02-089-0035.

Also identified as “Pallets of Utah or Nine Seven LLC Rezone,” 4.36 acres at 370 West 1700 South, owned by Mark Thompson.

SECTION 2: This ordinance shall become effective upon publication.


AYES: 
NAYS: 
ABSENT: 

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 4th day of APRIL, 2001.

Stephen C. Thompson, Chairman

MAYOR’S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this 4th day of APRIL, 2001.

Douglas E. Thompson, Mayor
REPORT SUMMARY...

Project Name: Pallets of Utah
Owner/Proponent: Mark Thompson
Project Address: 370 West 1700 South
Request: Zoning amendment for a 4.36 acre parcel from Agriculture (AG) to Industrial (IND)
Current Zoning: Agriculture (AG)
Proposed Zoning: Industrial (IND)
Staff Recommendation: Approve

PROJECT

The 4.36 acre lot was annexed into the City of Logan on March 7, 2001. As with all property annexed into the city it was zoned into the Agriculture (AG) zoning district. The proponent is requesting the property be rezoned into the Industrial (IND) zoning district. This zone change would allow the proponent to further develop the Pallet’s of Utah site.

The proponent has gone through design review on the proposed project for this lot. Planning Commission approved the project on the condition that the property is rezoned to Industrial (IND).

Undeveloped land and industrial uses, including the existing Pallet’s of Utah building, surround the lot. The lot and the proposed development will meet all the required setbacks for the Industrial (IND) zone.

The Planning Commission moved to approve a recommendation for a Zone Change to the Municipal Council on February 22, 2001. (Passed: 4,0)

ATTACHMENTS

Please find the following attached:

1. Staff Report to the Planning Commission, February 22, 2001;
2. Minutes of the February 22, 2001 Planning Commission meeting;
REPORT SUMMARY...

Project Name: Pallets of Utah Rezone  
Owner/Proponent: Mark Thompson  
Project Address: 370 West 1700 South  
Request: A zoning amendment for a 4.36 acre parcel from Agriculture (AG) to Industrial (IND), after annexation.  
Current Zoning: AG, Agriculture  
Proposed Zoning: IND, Industrial  
Staff Recommendation: Recommend Approval to the Municipal Council

PROJECT

Zoning Amendment
A zoning amendment is requested to zone this property from Agriculture (AG) to Industrial (IND) as soon as it is annexed into the city from Cache County.

SITE DESCRIPTION

Land use adjoining the subject property  
North: REC: Mobile Home Park/Undeveloped  
East: Outside City Limits: Undeveloped  
West: IND: Pallets of Utah/Seitec  
South: IND: Sofa Source

The site is partially developed with Pallets of Utah. A Design Review Permit was Conditionally Approved by the Planning Commission on January 11, 2001, PC Docket # 01-004. The Design Review Permit allows for Pallets of Utah to develop an Industrial building on this site. If the property is annexed into the City it will be zoned Agriculture (AG). In order for Pallets of Utah to develop this site, a zoning amendment from Agriculture (AG) to Industrial (IND) is necessary.

PUBLIC COMMENTS

Notices were mailed to 8 property owners located within three hundred feet of the subject property. At the time the staff report was prepared, no comments were received by the Department of Community Development.

DEPARTMENT OF COMMUNITY DEVELOPMENT COMMENTS

All property annexed into the City of Logan is zoned for Agriculture (AG) uses. In order for this site to be developed a rezone from Agriculture (AG) to Industrial (IND), is necessary. The Municipal Council
will hear the annexation on March 7th. The rezone will only be necessary if the Municipal Council annexes the land.

RECOMMENDATION

Staff recommends that the Planning Commission approve a motion to recommend to the Municipal Council Approval of PC Docket#01-009 for Pallets of Utah Rezone, a zoning amendment for the property located at 370 West 1700 South; TID#02-089-0017.

RECOMMENDED FINDINGS FOR APPROVAL

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

1. The proposed zone amendment has been revised and amended by the conditions of project approval to address the issues and concerns raised within the public and administrative records.

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

3. The proposed zone amendment conforms to the requirements of Title 17 of the Logan Municipal Code.

4. The proposed zone amendment is compatible with existing land uses and zoning.

5. The proposed zone amendment is consistent with the goals and policies of the Logan General Plan.

6. The street providing access and other infrastructure to the subject property has adequate capacities, or a suitable level of service, for the proposed use.

Respectfully submitted,

Michelle N. Mechem
Planner I
Report Published: February 15, 2001
5. A landscape berm on 400 North shall be raised to at least 2 1/2 feet.

6. The proponent shall use the revised elevations with the mansard roof.

[Moved: Mr. Ward Seconded: Mr. Hooper Passed: 4, 0]
Yea: Larsen, Hooper, Kartchner, Ward

Tape 1A

01-009  PALLETS OF UTAH. Rezone. Mark Thompson, owner/applicant, requests the Planning Commission to recommend approval to the City Council for a rezone from the Agricultural (AG) zone to Industrial (IND) zone of 4.06 acres located at 370 West 1700 South. TIN#02-089-0035.

STAFF: Staff reviewed the report as written.

PROPOSENT: No proponent was present

PUBLIC COMMENT: There was no public comment.

COMMISSION: The Commission found no problems with the rezone.

MOTION: Moved to recommend approval to the Municipal Council for a rezoning to Industrial.

[Moved: Mr. Kartchner Seconded: Mr. Larsen Passed: 4, 0]
Yea: Larsen, Hooper, Kartchner, Ward

01-010  WILKINSON BUILDING RENOVATION & RESTORATION. Design Review. Cache Valley Land, L.L.C., owner/applicant, requests design review for the façade of the building located at 149 N Main in the Commercial Central (CC) Historic District. TIN#06-020-0016.

STAFF: Staff reviewed the report as written. The Historic Preservation Committee continued this project until Monday, February 26. They proponents are going to submit a new east façade to them for their approval.

They are proposing to build a new sidewalk next to the north of the building and do planting. The existing parking lot will be shifted 6 to 8 feet to the north. The entrance onto Main Street will also be moved to the north and the exiting planters and walls will be taken out.

Jay Nielson would like to add a fourth condition. The Certificate of Appropriateness be obtained prior to the issuance of the building permit.

PROPOSENT: George Daines is a co-owner of the project. There is a dormant right of way in the middle of the parking lot. Jensen Haslem owners, Wilkinson, and Needhams own the right of way. By moving the walkway along the side of the building it will allow them to do a sidewalk for people to walk to the back parking lot.
APPLICATION FOR PROJECT REVIEW

☐ PLANNING COMMISSION  ☐ BOARD OF ADJUSTMENT

Date received: 1/24/01  Received by:  
Receipt No: 1180  Zone: J1  Application No: 01-009

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

Project Name: DALMENTS OF UTAH

Property Address:
370 W 1700S

Contact Person:
Bob Blossom - CACHET LANDMARK
EAST MAIN LOGAN

Applicant: (Must be listed)
MARK THOMPSON

Mailing address, City, State Zip:
3960 W 1700S

Property owner of record (Must be listed):
MARK THOMPSON

Mailing address, City, State Zip (if different):
3960 W 1700S

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

ANNUAL TO LOGAN HAS BEEN SUBMITTED  TOT 7,77
LOT SIZE 0.36 ACRES THIS SUBMITTED BY
PENDING SUBSEQUENT TO ANNUAL FROM

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 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.
EXISTING BUILDING
390 WEST 1700 SOUTH
FF ELEV: 4438.0'
24,000± SF

PROPOSED BUILDING
370 WEST 1700 SOUTH
FF ELEV: 4439.00
42,000 SF

NOTES:
1) BOUNDARY LINE ADJUSTMENT WILL COMB
LOT #1 OF THE THOMPSON INDUSTRIAL S
WITH THE NEWLY ANNEXED PARCEL.
2) TOTAL EMPLOYEES (BOTH BUILDINGS): 2
REQUIRED PARKING: 1 STALL/2500 SQ.
PROVIDED PARKING STALLS:
3) ZONE = INDUSTRIAL
4) LOCATIONS OF EXISTING UTILITIES WERE B
USING AVAILABLE FIELD INFORMATION AN
THE LOCATIONS SHOWN ARE APPROXIMATELY BE
VERIFIED BY THE CONTRACTOR.

PRELIMINARY SITE PLAN
EXISTING BUILDING
390 WEST 1700 SOUTH
FF ELEV: 4438.0'
24,000± SF

PROPOSED BUILDING
370 WEST 1700 SOUTH
FF ELEV: 4439.00
42,000 SF

NOTES:
1) BOUNDARY LINE ADJUSTMENT WILL COMPLY WITH THE NEWLY ANNEXED PARCEL.
2) TOTAL EMPLOYEES (BOTH BUILDINGS): 2 REQUIRED PARKING STALLS.
3) ZONE - INDUSTRIAL
4) LOCATIONS OF EXISTING UTILITIES WERE DETERMINED USING AVAILABLE FIELD INFORMATION AND ARE APPROXIMATELY SHOWN AS CONSTRUCTED.

PRELIMINARY SITE PLAN
new plat as of 10/00
PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE,

On this 24th day of .................................. April .......................................... A.D. 2001
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

LEGAL NOTICE

SUMMARIES OF ORDINANCES amending the Logan Municipal Code, 1989, passed by the Logan Municipal Council are as follows:

1. ORD. 01-23. An ordinance amending the Zoning Map of Logan City, Utah, was passed and approved April 4, 2001 rezoning 4.36 acres at 370 West 1700 South owned by Mark Thompson from Agricultural (AG) to Industrial (IND) for Tax ID No. 02-089-0035. Also identified as "Pallets of Utah Rezone."

2. ORD. 01-30. An ordinance amending the Zoning Map of Logan City, Utah, was passed and approved April 18, 2001 rezoning an 0.992 sq. ft. lot at 316 North 850 West owned by Bindrup Properties LLC from Industrial (IND) to Commercial General (CG) for Tax ID No. 05-094-0003. Also identified as "Reed's Precision Machine Rezone."

Full texts of the above ordinances may be reviewed at the Office of the Logan City Recorder, City Hall, 255 North Main, during regular business hours.

Lois Price, Recorder

Publication Date: April 24, 2001.
LEGAL NOTICE TO CONSIDER REZONE
LOGAN MUNICIPAL COUNCIL

The Logan Municipal Council will hold a public hearing to reconsider the following rezoning:

PALLETs OF UTAH. Mark Thompson, owner/applicant, requests a rezone from Agricultural (AG) zone to Industrial (IND) zone of 4.06 acres located at 370 West 1700 South. TIN #02-089-0035.

A public hearing will be held before the Logan Municipal Council on Wednesday, April 4, 2001, not before 6:15 p.m. in the Council Chambers at 255 North Main Street, Logan, Utah.

Lois Price, Recorder

Publication Date: March 21, 2001