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 Industrial (IND) zone to a Commercial General (CG) zone, as follows:

Tax ID No. 05-094-0003.

Also identified as "Reed's Precision Machine Rezone," an 0.992 sq. ft. lot, owned by Bindrup Properties, LLC.

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, THIS 18th DAY OF APRIL, 2001.

AYES: Kerr, Allred, Pearce, S. Thompson
NAYS: None
ABSENT: Borg

PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for approval or disapproval on the 18th day of APRIL, 2001.

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this 18th day of April, 2001.
Memorandum for the Municipal Council workshop of April 4, 2001
PC Docket #01-014 A ZONING AMENDMENT FOR REED'S PRECISION MACHINE PHASE III

REPORT SUMMARY...
Project Name: Reed's Precision Machine Phase III
Owner: Bindrup Properties LLC
Proponent: City of Logan
Project Address: 316 North 850 West
Request: Zoning amendment for a 0.992 acre parcel from Industrial (IND) to Commercial General (CG).
Current Zoning: Industrial (IND)
Proposed Zoning: Commercial General (CG)
Staff Recommendation: Approve

PROJECT

The 0.992 acre lot was rezoned from Commercial General to Industrial on August 2, 2000, (Ord. #00-052) to allow for the development of Reed's Precision Machine Phase III. The proponent is requesting the property be rezoned from the Industrial (IND) zoning district back to the Commercial General zone, as per Council's request. This zone change would make the current use of Reed's Precision Machine a legally existing non-conforming use.

The Planning Commission moved to approve a recommendation for a Zone Change to the Municipal Council on March 22, 2001. (Passed: 7,0)

ATTACHMENTS
Please find the following attached:

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

Project Name: Reed’s Precision Machine Rezone  
Proponent: City of Logan  
Owner: Bindrup Properties, L.L.C.  
Project Address: 316 North 850 West  
Request: A zoning amendment for a 0.992 acre parcel from Industrial (IND) to Commercial General (CG).  
Current Zoning: IND, Industrial  
Proposed Zoning: CG, Commercial General  
Staff Recommendation: Recommend Approval to the Municipal Council

PROJECT

Zoning Amendment
A zoning amendment is requested by the proponent to zone a 0.992 acre parcel located at 316 North 850 West from Industrial (IND) to Commercial General (CG).

SITE DESCRIPTION

Land use adjoining the subject property
North: IND: Reed’s Precision Machine Phases I and II  
East: CG: Partially developed commercial  
West: CG: Copper Springs Business Park  
South: CG: Commercial/Industrial Building

Reed’s Precision Machine (Phase III) is currently located on this site.

PUBLIC COMMENTS

Notices were mailed to 7 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

This site was rezoned from Commercial General (CG) to Industrial to allow Reed’s Precision Machine to develop the land (PC # 00-049). Now that the site has been developed staff is rezoning the property as per the Municipal Council’s request (Ord. # 00-52) back to Commercial General (CG). If the property is rezoned the use will become legally existing non-conforming.

Attachments

Municipal Council Minutes from August 2, 2000. (Ord. #00-52)
RECOMMENDATION

Staff recommends that the Planning Commission approve a motion to recommend to the Municipal Council Approval of PC Docket#01-014 for Reed's Precision Machine Rezone, a zoning amendment for the property located at 316 North 850 West; TID#05-094-0003.

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.

Respectfully submitted,

Michelle N. Mechem
Planner I
Report Published: March 15, 2001

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.
said, is to support those in the department who support the community through emergency services.

Chairman Pearce opened the meeting to public comment. There was none. She closed the public hearing.

It was mentioned that the training cost for a paramedic level employee is $15,000.

Councilmember Thompson said he thought the City’s market system has “let us down.” He said the situation should have been addressed a year ago. Mayor Thompson and Human Resources Assistant Bruce Adams defended administration actions. Mr. Adams said Human Resources had tried to obtain reliable data for the emergency services salaries. He said in the past it had been very difficult to locate paramedic benchmarks for the salary survey.

Councilmember Allred expressed concern about the survey. “We need to work toward solidifying the confidence levels in the survey so we are assured we can follow and use it as a tool,” he commented. He also stated that we should be on top of changes in State legislation enabling the City to act, rather than react to problems like this one.

Councilmember Borg agreed. She said we had “glimpses this was coming 2-1/2 years ago.” She suggested looking at the market process to make sure we have made the necessary adjustments.

Councilmember Thompson requested information from the administration regarding upper level department head salaries in comparison to other employees. He was interested in comparisons for the past five years to determine market effect. His concern was inequities in pay adjustments. Mayor Thompson spoke in support of Bruce Adams’ professional competence, which he did not want to be questioned. Councilmember Thompson said he was “not looking to place blame” but at changing the pay scale away from one which is market-driven.

Councilmember Allred was willing to study ways to improve and fine tune the pay system but added that Mr. Adams credibility was not in question.

Councilmember Borg supported the current system and said she had also heard support from employees. “It’s not perfect, but at least it’s tied to something,” she said.

Mayor Thompson supported the current system above a step and grade pay system. He said there is a need for both market and performance to assess employee value.

**ACTION.** Motion by Councilmember Thompson, seconded by Councilmember Allred to adopt Res. 00-51, Budget Adjustments, as presented. Motion carried unanimously.

**PUBLIC HEARING:** Reed’s Precision Machine Phase III Rezone. Reed Bindrup requests a rezone from Commercial General (CG) to Industrial (IND) of 0.99 acres at 316 North 850 West - Ord. 00-52.
Chairman Pearce opened the meeting to a public hearing on Reed’s Precision Machine Phase II Rezone. There was no public comment, and she closed the hearing.

ACTION. Motion by Councilmember Thompson, seconded by Councilmember Kerr to adopt Ord. 00-52, Reed’s Precision Machine Phase III Rezone.

Councilmember Borg was not comfortable passing the zone change without mentioning that the vision for the neighborhood had been and was Commercial General. “If we’re not careful we’re going to lose what we badly need, which is the next commercial center.” She said this commercial property is mandatory to meet all the goals we have set. Mr. Bindrup’s needs could be met through the conditional use process.

Councilmember Allred agreed that in the City-wide rezone this area was zoned Commercial because it was needed. He said he would vote for the rezone because Assistant City Attorney Housley indicated the Council could zone the property back from Industrial to Commercial, grandfathering Mr. Bindrup’s use. “The property owner was evidently in a hurry and that’s why this rezone process was followed,” he said.

Councilmember Thompson agreed to add to his motion the direction to Community Development staff to begin the process immediately to zone the property back to Commercial with the City as proponent. Amended motion was seconded by Councilmember Borg. Motion carried unanimously.

CAPITOL ARTS ALLIANCE: Resolution amending the Management Contract of the Eccles Theatre/Bullen Center between the City and CAA - Res. 00-53

City Attorney Mark Sorenson distributed a copy of the updated Capitol Arts Alliance Bylaws. He pointed out that the new Bylaws addressed most issues of concern to the Council. Attorney Sorenson reviewed the changes. He had not included the accountability concerns which would involve the possibility of the Director of Finance or his designee sitting on the CAA finance committee, but he would do so. John Emmett spoke for the Capitol Arts Alliance and said he saw no problems implementing the changes suggested to the management contract.

Attorney Sorenson said no action would be requested of the Council until the amended agreement had been presented to the CAA Board.

Councilmember Thompson asked that the $150,000 additional budgeted for CAA in the 00-01 budget not be considered as an annual allocation. Mayor Thompson thought the line item allocating $150,000 should be open for review also.

Chairman Pearce commented the CAA review committee has focused on making the theatre more accessible to community groups and a City subsidy was needed in this area. Mayor Thompson explained that this is one reason for the City arts grants allocation, but he agreed that no budget allocations of this type should be guaranteed.
## Application for Project Review

### Department of Community Development
255 N Main Street • Logan Utah 84321 • 435-716-9020

### Application for Project Review

- **Planning Commission**
- **Board of Adjustment**

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<th>Zone</th>
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<td>00-014</td>
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**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:**

**REED'S PRECISION MACHINE REZONE**

**Property Address:**

316 N 850 W  

**County Plat ID Number:**

05-094-0003

**Contact Person:**

**Daytime Phone:**

**Mailing address, City, State Zip:**

**Alternate Phone/Fax:**

** Applicant: (Must be listed)**

CITY OF LOGAN  

**Phone Number:**

716-9000

**Mailing address, City, State Zip (if different):**

255 N MAIN LOGAN UT 84321

**Property owner of record (Must be listed):**

BINDRUP PROPERTIES LLC  

**Phone Number:**

753-6370

**Mailing address, City, State Zip (if different):**

844 W 400 N LOGAN UT 84321

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

**REZONE FROM IND TO CG**

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

0.992 acre

**Number of dwelling units / lots:**

1

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

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.

Version: December 5, 2000  

G:GROUP\PLANNING\FORMS2001\prep.wpd
Minutes of the meeting for the Logan Planning Commission convened in regular session Thursday, March 22, 2001, 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, John Kerr, Jenny Box, Karl Ward

Planning Commissioners absent were: none

Staff present: Jay Nielson, Michelle Mechem

Minutes as written and recorded from March 8, 2001 were moved to be approved by Eldon Hooper. The vote was unanimously approved.

Consent Item

Tape 1A
01-014 REED'S PRECISION MACHINE REZONE. Rezone. The City of Logan, applicant, requests a rezone from Industrial (IND) to Commercial General (CG) at 316 North 850 West on a 0.992 sq. ft. lot, owned by Bindrup Properties, LLC. TIN#05-094-0003.

STAFF: Staff summarized the report.

Tape 1A
MOTION: Moved to recommend approval to the City Council for a rezone for Industrial to CG.

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

Consent Item

Tape 1A
01-015 GARDEN WAY. Design Review. David Baker, owner/applicant, requests design review of a 4 - 4,000 sq. ft. duplexes at 303 West 500 North on a 49,065 sq. ft. lot in the Multi Family Medium (MFM) zone. TIN#05-066-0018.

STAFF: Staff summarized the report as written.

PROPOSER: David Baker agreed with the conditions.

Tape 1A
MOTION: Moved to approve the project with the conditions as listed below.
(Civil)

PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE, ss.

On this 4th day of April, 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

NOTICE OF PUBLIC

a copy of which is hereto attached, was published in said newspaper for One (1) issue, commencing April 4, 2001, and ending April 4, 2001.

Signed, 

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

Signed, Notary Public.

STATE OF UTAH
COUNTY OF CACHE, ss.

On this 24th day of April, 2001, personally appeared before me Jean Willmore, who being first duly sworn, appears 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, a copy of which is hereto attached, was published in said newspaper for One (1) issue, commencing April 24, 2001 and ending April 24, 2001.

Signed

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

Signed

Notary Public.


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. 02-099-0035. 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 "Reeves 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