CITY OF LOGAN
ORDINANCE NO. 03-21

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 Agriculture (AG) to
Commercial General (CG) as follows:

TIN #02-087-0005

Also identified as “Spring Creek Fitness Center Rezone,” 1.3 acres at approx. 1352
LeGrande Street.

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, THIS 19TH

AYES: [List of signatures]
NAYS: None
ABSENT: Pyper, S., Thompson

KAREN S. BORG
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 19th day of MARCH, 2003.

KAREN S. BORG
Chairman

MAYOR’S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby APPROVED this 19th day of

DOUGLAS E. THOMPSON, Mayor
DATE: February 14, 2003
FROM: Michelle N. Mechem, Planner II
SUBJECT: Spring Creek Fitness Rezone

Summary of Planning Commission Proceedings
Project Name: Spring Creek Fitness Center
Project Address: 1352 LeGrande Street
Request: A Rezone to CG for the property containing the existing Spring Creek Fitness Center
Current Zoning: AG
Proposed Zoning: CG

Staff is proposing a rezone of an approximately 1.3 acre piece of property that currently contains the Spring Creek Fitness Center from Agriculture (AG) to Commercial General (CG). Property to the north and west of this parcel is zoned CG; to the east across LeGrande Street property is zoned Multi-Family Medium (Blackhawk Condominiums) and property on the south is zoned AG. Current land uses in the area include the existing Autocare Collision Repair Addition to the west, a mix of commercial uses to the north and east (along 1200 South Street and LeGrande Street), and a vacant parcel to the southwest.

The zoning of this particular property came to staff’s attention when researching the history of the Autocare Collision Repair facility to the west. The zoning of the Spring Creek Fitness Center was reviewed by the Planning Commission in 1996 when the original Fitness Center permit was issued. The Municipal Council never took any action on a rezone of this property, although the Fitness Center was built. Since a fitness center is not allowed in the Agriculture zone, this property is currently non-conforming. Staff is recommending this rezone now in part to bring the property into conforming status. No new development or building is proposed at this time. The property owner is fully aware of and has agreed with staff’s recommendation.

The General Plan does not include any specific guidance regarding development in this part of the City. During the Citywide rezone, the Planning Commission and the Municipal Council discussed

PLANNING ZONING BUILDING INSPECTION
the importance of land along Highway 89/91 between 1200 South and Legrande Street as an open space gateway to the City. The rezone to CG is requested for property that is separated from Highway 89/91 by other properties and does not border the highway. These properties to the south would remain in the AG zone, still serving as an open space gateway.

Staff feels that the rezone request to CG would not result in the loss of the open space gateway. Staff also feels that if this property was rezoned to CG, there would not be any compatibility issues with any of the surrounding land uses. Staff recommends approval of this rezone.

Figure 1. Existing zoning and land uses.

Attachments:
Planning Commission Minutes from December 12, 2002
02-112 **SPRING CREEK FITNESS REZONE.** Rezone. City of Logan/David Bell, applicant/owner, requests a rezone from the Agriculture (AG) to the Commercial General (CG) zone on 1.3 acres at 1352 LeGrand Street. TIN#02-087-0005.

**STAFF:** Staff reviewed the report as written.

**PROPONENT:** The proponent has agreed to all the conditions.

**PUBLIC:** There was no public comment.

**MOTION:** Moved to recommend the project to the Municipal Council.

(Moved: Mr. Kartchner   Seconded: Mr. Hooper   Passed: 3   0)
Yea: Hooper, Kartchner, Robison
Nay:    Abstain:

02-113 **ANNEXATION POLICY PLAN.** Pursuant to Utah Code 10-2-401-5 the City of Logan Planning Commission will hold a public hearing to allow affected entities the opportunity to provide input regarding a proposed annexation policy plan.

**STAFF:** Mr. Nielson reviewed revisions and explained a meeting with Commissioner Kartchner where they discussed the proposed plan.

Mr. Ward asked about the overlay for property owners to be allowed to annex in the future if they are included in this plan.

Mr. Nielson gave an overview of the proposed plan. Add item B(10) determination of sensitive lands, item B(11) environmental analysis for potential hazards.

Mr. Kartchner asked about the prediction of growth.

Mr. Nielson explained how he figured the prediction.

Mr. Kartchner asked about detached residential in 2006 build-out projections.

Mr. Nielson stated it is all of the land not currently containing a structure.

Mr. Ward stated we are not looking to increase density in the current area.

Mr. Ron Johnson asked about land inside that already has structures around the outside.

Mr. Nielson stated the build-out projections do not include that land.

Mr. Kartchner and Staff discussed infill.

Mr. Kartchner asked if this would become an integral part of the general plan. Should we implement it now or wait until the general plan is complete?

Mr. Nielson stated the general plan should include the annexation plan as an element. State law dictates you cannot annex into your City without this plan in place. There is a proposal waiting for this adoption. State law is requires us to have this plan in place.
(Civil)

PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE, SE.

On this 5th day of March, 2003, A.D.,

personally appeared before me . . . Rachelle S. Thomas . . . 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 . . . March 5, 2003 . . . and

ending . . . March 5, 2003 . . .

Signed . . . Rachelle S. Thomas

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

Signed . . . Cynthia K. Fulton
Notary Public.


NOTICE OF PUBLIC HEARING FOR PURPOSES OF REZONING PROPERTY

The Logan Municipal Council will hold a public hearing to consider the following rezone:

SPRING CREEK FITNESS REZONE. City of Logan/David Bell, applicant/owner - from Agriculture (AG) to Commercial General (CG) on 1.3 acres at 1352 LeGrand Street. TIN #02-087-0005.

Public hearing will be held before the Logan Municipal Council on Wednesday, March 19, 2003, not before 6:15 p.m. in the Council Chambers at 255 North Main Street, Logan, Utah. Interested citizens are invited to attend.

Lois Price, Recorder

Publication Date: March 5, 2003
PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE, ss.

On this 31st day of March, A.D. 2003, personally appeared before me, Rachelle S. Thomas, 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, LOGAN MUNICIPAL COUNCIL

a copy of which is hereto attached, was published in said newspaper for One (1) issue commencing March 31, 2003 and ending March 31, 2003.

Signed: Rachelle S. Thomas

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

Signed: [Signature]

Notary Public.