CITY OF LOGAN
ORDINANCE NO. 05-08

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 Multi-Family High (MFH) as follows:

TIN#02-083-0002, 03-082-0006 West of the future 1100 West Street Right-of-Way
Also identified as “Reed Alder Rezone,” approximately 38 acres at approximately 1000 West 1800 South.

SECTION 2: 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#02-083-0002, 03-082-0006 East of the future 1100 West Street Right-of-Way
Also identified as “Reed Alder Rezone,” approximately 13 acres at approximately 1000 West 1800 South.

SECTION 3: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, 18th THIS DAY OF JANUARY, 2005.
AYES: Needham, Taylor, S. Thompson
NAYS: Pyfer, Swenson
ABSENT: None

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 18th day of January, 2005.

Laraine Swenson, Chairman
MAYOR’S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby Approved this 18th day of January, 2005.

Douglas H. Thompson, Mayor
Reed Alder Rezone
Ordinance No. 05-08
January 18, 2005
DATE: December 16, 2004
FROM: Michelle N. Mechem, Planner II
SUBJECT: Reed Alder Rezone (2)

Summary of Planning Commission Proceedings
Project Name: Reed T. Alder Rezone
Project Address: 1800 South 1000 West
Recommendation of Planning Commission: Rezone to Multi-Family High (MFH) and Commercial General (CG).
Current Zoning: Agriculture (AG)

On December 9, 2004 the Planning Commission unanimously recommended that the Municipal Council approve a rezone of parcels 02-083-0002 and 0006 from the Agriculture zone into the Multi-Family High on the west portion of the property and Commercial General on the east portion of the property. The future 1100 West corridor would be the boundary between the MFH and the CG. Staff has attached the staff report to the Planning Commission and the minutes of the December 9, 2004 Planning Commission Meeting.

Attachments:
Planning Commission Minutes from December 9, 2004
Staff Report to the Planning Commission December 9, 2004
Rezone

The proposed rezone would place the area east of the future 1100 West Street in the Commercial General (CG) zoning district and the areas west of 1100 West into the Multi-Family High (MFH) zoning district. Staff is recommending approval of both zones to achieve a master planned mixed-use area. Logan City currently does not have a mixed-use zone and in order to achieve that type of development both multi-family and commercial zoning districts are necessary.

Staff is recommending approval of the rezone to the CG zone of the portion of property east of 1100 West Street, approximately 13 acres, and believes this zone is appropriate because of its proximity to Highway 89/91, 1000 West Street and the employment base already created east of 1000 West Street. The major roads and the employees, along with the existing and new residential west of this property provide a built-in customer base to support commercial development at this location. Staff believes that this is not a good location for a low density residential development for the same reasons that make it ideal for commercial development. Because this area is also a gateway into Logan City, staff does not believe the Industrial zone is appropriate. The CG zone will allow commercial uses (typically retail, office, or entertainment) to locate on what will continue to be a high traffic volume road. In addition, the uses that will be located here will provide support to the employees and residents of the area.

Although staff previously recommended approval of the MFV zone, staff also believes the MFH zone will be appropriate for this property. The lower density of this zone (14 units per acre compared to 32 units per acre in the MFV zone) will still allow the proponent design flexibility.

Staff is recommending approval of the rezone to the MFH zone for the portion of property west of 1100 West Street, approximately 38 acres, for the same reasons as staff recommended approval of the MFV zone. The Planning Commission recommended that this area be rezoned into the MFH zone during the 1996 rezone and staff will recommend this area be a high density area in the future land use map, which will be completed with the updated General Plan. The proposed rezone is compatible with the existing residential uses, an existing mobile home park, and compact single family development (Rose Hill). The rezone would provide housing near a high volume employment area, reducing the dependence on an automobile of the worker’s, who choose to live near their workplace. And with a high quality design a proposed development will further enhance the commercial area proposed to the west and the existing commercial area to the southwest creating a vibrant mixed-use center on the southwest end of Logan.

The MFH zone would allow a maximum density of 14 units per acre. If a developer built the maximum units allowed in the MFH zone on this property approximately 530 (gross) units could be constructed. Because of development constraints such as roadways, parking, and open space the total number of units developed would be lower. Additionally, a mixed structure type development would result in a reduced density because detached single family homes consume more land area than typical apartment buildings.

The proximity of this property to both commercial and industrial areas provides an ideal location for a compact housing development by encouraging people to live near their workplace and also near areas that provide essential services (i.e. grocery shopping). This property is also located between several high usage roads. Staff is recommending that prior to a decision by the Municipal Council, that the proponent submit a traffic study, which addresses the traffic impacts of any future developments (commercial and residential) on both 1800 South and 1000 West Streets. The traffic study should be reviewed by the Engineering Division prior to a decision from the Municipal Council.

This area is also ideal for additional residential units because of its proximity to future recreation areas like the Logan River Trail, which has a planned trail head north of this property, on the south side of the river. This trail will link up with existing and other future trails to connect the southwest area of Logan with the east bench, University, and shopping areas.

In addition to the traffic study, the Engineering Division is requesting that the proponent submit sewer flow calculations to the Engineering Division in order for the impacts to the City sewer capacity to be
RECOMMENDED FINDINGS
The Planning Commission bases its decision on the following findings supported in the administrative record for this project.

1. The location of the subject properties is compatible with the purpose of the Multi-Family High (MFH) and Commercial General (CG) zoning districts.

2. The subject properties are suitable for development within the Multi-Family High (MFH) and Commercial General (CG) zoning districts without increasing the need for variances or special exceptions.

3. The subject properties are suitable as a location for all of the permitted uses within the Multi-Family High (MFH) and Commercial General (CG) zoning districts.

4. The infrastructure providing access and utility services to the subject properties have adequate capacities or a suitable level of service for the permitted uses within the Multi-Family High (MFH) and Commercial General (CG) zoning districts.

5. The subject properties when used for the permitted uses in the Multi-Family High (MFH) and Commercial General (CG) zoning districts will not be incompatible with adjoining land uses or the purpose of the adjoining Mobile Home (MH), Commercial General (CG), and Industrial (IND) zoning districts.

Respectfully submitted,

Michelle N. Mechem
Planner II
Report Published: November 30, 2004
PROPONENT: The proponent stated that he is aware of the studies that need to be done.

STAFF: Mr. Young stated that he has a solution for the sewer issue.

PUBLIC: There was no public comment.

COMMISSION: Mr. Kartchner stated that the commission had approved zoning this project as Multi-Family Very High (MFV), but the City Council denied it. So, he has no problem approving it as Multi-Family High (MFH) density.

MOTION: Moved to approve a motion to recommend that the City Council approve a rezone for Reed T. Alder Rezone from Agriculture to Multi-Family High (MFH) for properties located approximately west of the future 1100 West Street to the west property line from 1800 South Street to the north property line TIN # 02-083-0002 and 02-082-0006, see map below, and moved to approve a motion that the City Council approve a rezone for Reed T. Alder Rezone from Agriculture to Commercial General (CG), for properties located at approximately 1000 West, west to the future 1100 West Street from 1800 South Street to the north property line, TIN # 02-083-0002 and 02-082-0006, see map below.

RECOMMENDED FINDINGS
The Planning Commission bases its decision on the following findings supported in the administrative record for this project.

1. The location of the subject properties is compatible with the purpose of the Multi-Family High (MFH) and Commercial General (CG) zoning districts.

2. The subject properties are suitable for development within the Multi-Family High (MFH) and Commercial General (CG) zoning districts without increasing the need for variances or special exceptions.

3. The subject properties are suitable as a location for all of the permitted uses within the Multi-Family High (MFH) and Commercial General (CG) zoning districts.

4. The infrastructure providing access and utility services to the subject properties have adequate capacities or a suitable level of service for the permitted uses within the Multi-Family High (MFH) and Commercial General (CG) zoning districts.

5. The subject properties when used for the permitted uses in the Multi-Family High (MFH) and Commercial General (CG) zoning districts will not be incompatible with adjoining land uses or the purpose of the adjoining Mobile Home (MH), Commercial General (CG), and Industrial (IND) zoning districts.

[Moved: Mr. Katchner Seconded: Mr. Morgan Passed: 6, 0]

Yea: G. Kartchner, J. Kerr, K. Ward, P. Morgan, B. Morgan, R. Robison
Nay: Abstain:

04-114 Enlargement of Communication Tower. Design Review. City of Logan, applicant/owner, requests a design review permit for the expansion of an existing communications tower on approx. 29.56 acres at 950 West 600 North in the Industrial (IND) zone. TIN #05-062-0004.

STAFF: Staff reviewed the report as written.

COMMISSION: Mr. Kartchner questioned why site specific condition #2 is necessary since they meet all the requirements of commercial carriers.

STAFF: Ms. Mechem stated that staff is not requiring that the tower be stealth, which is a requirement of commercial carriers.
(Civil)

PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE, ss.

On this 4th day of January, 2005, 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

was published in said newspaper for One (1) issue commencing January 4, 2005 and ending January 4, 2005.

Signed Rachelle S. Thomas

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

Signed Cynthia K. Fulton
Notary Public.


LEGAL NOTICES

NOTICE OF PUBLIC HEARING FOR PURPOSES OF REZONING PROPERTY

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

Reed T. Alder Rezone VentureNet LLC/Reed Alder, applicant/owner, request a rezone from the Agriculture (AG) zone to the Multi Family High (MFH) and Commercial General (CG) zone on 51.6 acres at approx. 1000 West 1800 South. TIN#02-083-0002, 02-082-0006

Public hearing will be held before the Logan Municipal Council on Tuesday, January 18, 2005, 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: January 4, 2005
(Civil)

PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE, etc.

On this 2nd day of February, A.D. 2005

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 February 2, 2005 and

ending February 2, 2005

Signed Rachelle S. Thomas

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

Cynthia K. Fulton
Notary Public.

Notary Public, State of Utah
CYNTHIA K FULTON
320 West 1330 North
Logan, UT 84341

LEGAL NOTICES

ORD. 05-08. An ordinance was adopted and approved January 18, 2005 amending the Zoning Map of Logan City to rezone from: (1) Agriculture (AG) to Multi-Family High (MFH) as follows: TIN #02-083-0002, 03-082-0006 West of the future 1100 West right-of-way. Also identified as "Reed Alder Rezone," approx. 38 acres at approx. 1000 West 1800 South. (2) Agriculture (AG) to Commercial General (CG) as follows: TIN #02-083-0002, 03-082-0006 East of the future 1100 West right-of-way. Also identified as "Reed Alder Rezone," approx. 13 acres at approx. 1000 West 1800 South.

The ordinance is effective upon publication. Full text 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: February 2, 2005