CITY OF LOGAN
ORDINANCE NO. 06-23

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 Agriculture (AG) to
Commercial Entry (CE) as follows:

TIN #03-006-0008.

Also identified as “Logan Lodging Subdivision Rezone,” 2.14 acres, more or less, located
at approx. 2200 South 1200 West.

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, 18th
THIS DAY OF April, 2006.
AYS: [Signatures]
NAYS: None
ABSENT: None

Stephen C. Thompson, 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 18th day of April, 2006.

Stephen C. Thompson, Chairman

MAYOR’S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this 18th day of

April, 2006.

Randy Watts, Mayor
MEMORANDUM TO THE MUNICIPAL COUNCIL

DATE: 17 March 2006
FROM: Tavis J. Austin, Planner II, Community Development
SUBJECT: Wild West Investors Rezone

Summary of Planning Commission Proceedings

*Project Name:* Wild West Investors Rezone

*Project Address:* Approximately 1100 West 2200 South

*Recommendation of Planning Commission:* Approval of rezone to Commercial Entry (CE)

*Current Zoning:* Agriculture (AG)

On March 09, 2006, the Planning Commission unanimously recommended that the Municipal Council approve a rezone of parcel 03-006-0008 from the Agriculture zone to the Commercial Entry (CE).

I have attached the staff report to the Planning Commission and the minutes of the Planning Commission meeting.

**Attachments:**
Planning Commission Minutes from March 09, 2006
Staff Report to the Planning Commission March 09, 2006
REPORT SUMMARY...

Project Name: Wild West Investors Rezone
Proponent: Cache Valley Investments, LLC
Owner: Wild West Investors Club Partnerships
Project Address: Approximately 1100 West 2200 South
Request: A Rezone to Commercial Entry (CE)
Current Zoning: Agriculture (AG)
Type of Action: Legislative (rezone)
Staff Recommendation: Recommend approval of rezone to Commercial Entry (CE)

PROJECT

The proponent is requesting a rezone of 2.14 acres on the parcel located south of the Ramada Inn Express and RV Park. This parcel is currently zoned AG. The property located North of this parcel was zoned Commercial Entryway (CE) in 1995. The Travelodge and RV Park north of this parcel were also approved in 1995.

Surrounding Zoning/ Land Uses
North: CE: Ramada Inn Express and RV Park
South: County/Nibley: Undeveloped
East: County/Nibley: Agriculture/Residential (future annexation area)
West: County: Agriculture/Residential (future annexation area)

Staff is recommending that the Planning Commission recommend approval of the proposed rezone of this parcel from Agriculture (AG) to Commercial Entry (CE) zoning district to the Municipal Council. Staff believes this zone is appropriate in this area as both our current General Plan and the proposed Future Land Use Map identify this area as a gateway. The area located north of this property was identified as a gateway in 1996 and is therefore zoned Commercial Entry (CE). The Commercial Highway zoning district (which was subsequently changed to the Commercial Entry zoning district), as identified in the current General Plan, is intended for visitor-oriented and campus style industrial in order to make an attractive gateway. Because 1200 West and 2200 South will develop as major corridors and are gateways, not only into Logan, but also into Nibley City, staff believes that the subject property should be held to the standards proposed in the Future Land Use Plan for gateway areas. The proposed Future Land Use Plan states that the Gateway District’s purpose is to develop quality entrances to the City that are dominated by large setbacks, open landscapes, and natural lands.

These areas are in locations emerging as “gateways” into Logan and focus on the image and appearance of these areas that are critical to the overall quality of the City. Visitor oriented commercial uses, corporate campuses, and recreation opportunities will be the primary uses found in these areas. Development will focus on open space and vista preservation in order to reinforce the picturesque setting of Cache Valley. Residential development will be permitted when accompanied by visitor oriented commercial projects. High quality site and building design are imperative to ensure Logan’s first impression as “a place you want to call home.”

(Draft Interim Future Land Use Plan, Gateway District Land Use Description)
Staff supports the proposed rezone as it is supported by the current General Plan and Land Development Code, as well as the in-process General Plan update and the subsequent supporting zoning ordinance update, and the Future Land Use Map.

**AGENCY AND CITY DEPARTMENT COMMENTS**

☐ No Agency or Department comments have been received at this time; no additional requirements or conditions have been requested.

**PUBLIC COMMENTS**

Notices were mailed to 25 property owners located within three hundred feet of the subject property. Notices were also mailed to 16 surrounding and effected entities (cities, county, and districts, etc.). At the time the staff report was prepared, no written comments had been received by the Department of Community Development.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission approve a motion to recommend that the City Council approve a zone change for the Wild West Investors Rezone, a rezone from the Agriculture (AG) to the Commercial Entry (CE) zoning district, for property located at approximately 1200 West 2200 South, TIN # 03-006-0008 (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 proposed Commercial Entry (CE) zoning district.

2. The subject properties are suitable for development within the proposed CE zoning district 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 proposed CE zoning district.

4. The subject properties when used for the permitted uses in the CE district would be compatible with adjoining land uses or the purpose of the adjoining Commercial Entryway districts.

Respectfully submitted,

Tavis J. Austin  
Planner II  
Report Published: February 27, 2006
06-016 Lot 6, Logan Lodging Subdivision. Zone Change. Wild West Investors Club Partnership, applicant/owner, requests a zone change from Agriculture (AG) to Commercial Entry (CE) zone at 2200 S 1200 W on 2.08 acres. TIN #03-006-0008.

STAFF: Staff reviewed the report as written.

Mr. Kerr asked Mr. Austin to expound on Nibley’s zone changes.

Mr. Austin stated that staff is comfortable zoning the land Commercial Entry (CE) regardless of Nibley’s zoning.

Mr. Ward asked what the east parcel is zoned.

Mr. Austin stated that the land is in the county, not Logan City.

Mr. Kartchner asked if 2200 South intersects with the highway.

Mr. Austin stated that it does.

Mr. Robison asked whether a traffic signal would be installed in the near future.

Mr. Young stated that there is a possibility for one at some point in the future.

PROPOSED: Nothing further to add.

PUBLIC: Mr. Jed Merrill lives east of the subject property. He has talked to several people who work for Nibley and Logan and was told they plan on installing a road east of his property that will lineup with 1200 West in Nibley. He presented a map to the Commission. He and his neighbors are worried about drainage and want to make sure the field drain is provided for. There is standing water in the field because of the RV parking and hotel.

Mr. Kartchner asked where the drain is located.

Mr. Merrill stated it is an 8-inch clay pipe that runs parallel to 2200 South across from 1200 West then angles into Spring Creek.

Mr. Young suggested that the easiest way to handle the drain is to require that the subdivision obtain a new plat map showing an easement for the drain.

Ms. Marie Isaacson lives west of Mr. Merrill. She agreed that the drain needs to be accommodated for and stated that they do not need any more traffic in the area.

COMMISSION: Mr. Kartchner asked if 2200 South continues into Nibley.

Mr. Nielsen that 2200 South runs north and south.

Mr. Kartchner asked if access is only available through the property and off of 2200 South.

Mr. Ward stated that access was also available at 1200 West.
Mr. Karchner stated that there could be a drain problem if the parcel is zoned commercial because they can not build on top of the drain.

Mr. Nielson clarified that the city has an agreement with Nibley that they will annex up to 2200 South and we will annex all the area down to 2200 South. Not all of the land has been annexed into either city at this time.

Mr. Ward reminded the Commission that there will be some natural restrictions on developments and they will have a significant amount of control on how it could be developed.

Mr. Karchner stated that if it is zoned Commercial Entry, it precludes any residential development.

Mr. Merrill stated he was not opposed to single family homes; he is opposed to multiple family dwellings.

Mr. Steve Thunell reminded the Commission that they denied an application to rezone the land to Multi Family Medium last year. At that time staff said they wanted it zoned Commercial Entry so that is what he has proposed. He is willing to do whatever is needed with the drain. He has heard it is proposed that 1000 West go further to the south. The property was recently surveyed and he could have them go back and add the drain to ensure no one builds on top of it.

COMMISSION: Mr. Ward stated he remembered denying the request for multi family housing.

Mr. Karchner reiterated that if it is zoned Commercial Entry there can not be any residential developments.

MOTION: Mr. Kerr motioned that the Planning Commission recommend that the City Council approve a zone change for the Wild West Investors Rezone, a rezone from the Agriculture (AG) to the Commercial Entry (CE) zoning district, for property located at approximately 1200 West 2200 South, TIN #03-006-0008. Furthermore, the Commission recommends that the field drain be protected. Ms. Morgan seconded the motion.

Mr. Housley stated that state law requires that plat maps must reflect all existing utilities so the drain would be protected as a water conveyance easement.

**RECOMMENDED FINDINGS**

1. The location of the subject properties is compatible with the purpose of the proposed Commercial Entry (CE) zoning district.
2. The subject properties are suitable for development within the proposed CE zoning district 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 proposed CE zoning district.
4. The subject properties when used for the permitted uses in the CE district would be compatible with adjoining land uses or the purpose of the adjoining Commercial Entryway districts.

Moved: **Mr. Kerr** Seconded: **Ms. Morgan** Passed: **6-0**

Yea: J. Kerr, G. Karchner, B. Morgan, R. Robison, P. Morgan, M. Hinckley

Nay: Abstain:

**Workshop Items**

Staff and the Planning Commission reviewed the projects for the meeting of March 23, 2006, in a workshop setting.

The meeting adjourned at 7:35 p.m.
(Civil)

PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE, ss.

On this 4th day of April, 2006, who being first duly sworn,
personally appeared before me, Rachelle S. Thomas, who being first duly sworn,
deposited 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 April 4, 2006, and ending April 4, 2006.
Signed Rachelle S. Thomas

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

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:

Zone Change, Lot 6, Logan Lodge Subdivision, Wild West Investors Club Partnership applicant/owner, requests a zone change from Agriculture (AG) to Commercial Entry (CE) zone at 2200 S 1200 W on 2.06 acres. TIN #03-006-0008.

Public hearing will be held before the Logan Municipal Council on Tuesday, April 18, 2006, 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: April 4, 2006