CITY OF LOGAN
ORDINANCE NO. 06-56

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
Single Family Traditional (SFT) as follows:

TIN #03-005-0036

Also identified as "Williams Property Rezone," one (1) acre, more or less, located at
approx. 1408 West 1800 South.

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, 15th
THIS DAY OF AY: 2006.
AYES: NAY:
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 16th day of Aug., 2006.

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this day of Aug., 2006.

Randy Watts, Mayor

Stephen C. Thompson, Chairman

Stephen C. Thompson, Chairman
DATE: July 28, 2006
FROM: Tavis J. Austin, Planner II, Community Development
SUBJECT: Williams Property Rezone

Summary of Planning Commission Proceedings

Project Name: Williams Property Rezone

Project Address: 1408 West 1800 South

Recommendation of Planning Commission: Approval of rezone to Single-Family Traditional (SFT)

Current Zoning: Agriculture (AG)

On July 13, 2006, the Planning Commission unanimously recommended that the Municipal Council approve a rezone of parcels 03-005-0036 from the Agriculture (AG) zone to the Single-Family Traditional (SFT).

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

Attachments:
Planning Commission Minutes from July 13, 2006
Staff Report to the Planning Commission July 13, 2006
REPORT SUMMARY...
Project Name: Williams’ Property Rezone
Proponent & Owner: Brian Williams
Project Address: 1408 West 1800 South
Request: A Rezone to Single Family Traditional (SFT)
Current Zoning: Agriculture (AG)
Type of Action: Legislative (rezone)
Staff Recommendation: Recommend approval of rezone to Single Family Traditional (SFT)

PROJECT
The proponent is requesting a rezone of approximately 1.00 acre located in at 1408 West 1800 South to Single-Family Traditional (SFT). This property is currently zoned Agriculture (AG).

Surrounding Zoning/ Land Uses
North: MH/MFH: Logan River Estates (Manufactured Home park)/ vacant
South: SFT-PD: Rose Hill Planned Development
East: AG: Undeveloped
West: SFT-PD: Rose Hill Planned Development

Staff’s review of the current and proposed General Plan and the proposed Future Land Use Plan (FLUP) has shown that the entire parcel, as described above, is identified for future residential zoning and associated land uses. The requested rezone will comply with the FLUP and be consistent with surrounding development patterns. As such, staff is recommending the approval of the requested land to SFT.

Staff is recommending that the Planning Commission recommend approval of the proposed rezone of the parcel from Agriculture (AG) to Single Family Traditional (SFT) 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 between 1200 West and 1400 West, South of 1800 South for residential development. The proposed rezone is supported by the current General Plan and Land Development Code, as well as the in-process General Plan update, the subsequent supporting zoning ordinance update, and the Future Land Use Plan (FLUP).

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 10 property owners located within three hundred feet of the subject property. Notices were also mailed to 17 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 Williams property, a rezone from the Agriculture (AG) to the Single-Family Traditional (SFT) zoning district, for property located at 1404 West 1800 South, TIN # 03-005-0036.

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 property is compatible with the purpose of the proposed Single-Family Traditional (SFT) zoning district.

2. The subject property is suitable for development within the proposed SFT zoning district without increasing the need for variances or special exceptions.

3. The subject property is suitable as a location for all of the permitted uses within the proposed SFT zoning district.

4. The subject property, when used for the permitted uses in the SFT district, would be compatible with adjoining land uses or the purpose of the adjoining SFT and other residential districts.

5. The Future Land Use Plan identifies this area for future residential development.

Respectfully submitted,

Tavis J. Austin
Planner II
Report Published: June 30, 2006

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.
06-046  **Williams Property Rezone.** Zone Change. Brian Williams, applicant/owner, requests a zone change of 1 acre at 1408 W 1800 S from Agriculture (AG) to Single Family Traditional (SFT) zone. TIN #03-005-0036.

STAFF: Staff reviewed the staff report as written.

PROPOONENT: The proponent was not present.

PUBLIC: There were no public comments.

MOTION: Mr. Kartchner motioned that the Planning Commission recommend that the City Council approve a zone change for the Williams property, a rezone from the Agriculture (AG) to the Single-Family Traditional (SFT) zoning district, for property located at 1404 West 1800 South, TIN # 03-005-0036. Mr. Robison seconded the motion.

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 property is compatible with the purpose of the proposed Single-Family Traditional (SFT) zoning district.
2. The subject property is suitable for development within the proposed SFT zoning district without increasing the need for variances or special exceptions.
3. The subject property is suitable as a location for all of the permitted uses within the proposed SFT zoning district.
4. The subject property, when used for the permitted uses in the SFT district, would be compatible with adjoining land uses or the purpose of the adjoining SFT and other residential districts.
5. The Future Land Use Plan identifies this area for future residential development.

[Moved: Mr. Kartchner  Seconded: Mr. Robison  Passed: 5, 0 ]
Yea: J. Kerr, R. Robison, M. Hinckley, B. Morgan, G. Kartchner  Nay:  Abstain:

06-047  **Zions Bank Parking Lot.** Design Review. Zions Bank, applicant/owner, requests a design review permit to develop a temporary parking lot on 0.22 acres at 498 N Main in the Commercial General (CG) zone. TIN #06-042-0015.

Mr. Ward recused himself from commenting on this project and stated that he would remain a non voting member.

STAFF: Staff reviewed the report as written.

Mr. Kartchner asked for clarification on their parking plan and setbacks on the interior of the property.

Mr. Mumford stated that the Commission could reduce the setback from 10 feet to 5 feet if they desired. Staff recommends a one year landscaping delay agreement. If Zions does not apply for their new building within one year, they would be required to install landscaping.

Mr. Kartchner asked if the delay agreement was the proponents idea.

Mr. Mumford stated that the proponent requested no landscaping, to be able to maintain the existing accesses, and to provide parking where the building was.
(Civil)

PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE, ss.

On this 2nd day of August, A.D. 2006

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 August 1, 2006 and ending August 1, 2006.

Signed, Rachelle S. Thomas

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

Signed, Cynthia K. Fulton
Notary Public.