CITY OF LOGAN
ORDINANCE NO. 06-95

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 Multi-Family High
(MFH) to Commercial General (CC) as follows:

TIN #06-062-0002, 0003

Also identified as "167 East and 175 East 200 North Rezone," 1.54 acres, more or less.

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, 5th

THIS DAY OF Dec., 2006.

AYES: Swenson, Pyler, Taylor, Needham

NAYS: Thompson

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 5th day of Dec., 2006.

Laraine Swenson, Chairman

MAYOR’S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this 5th day of
Dec., 2006.

Randy Watts, Mayor
DATE: November 17, 2006
FROM: Tavis J. Austin, AICP, Senior Planner, Community Development
SUBJECT: 175 & 167 East 200 North Rezone

Summary of Planning Commission Proceedings

Project Name: 175 & 167 East 200 North Rezone

Project Address: 175 & 167 East 200 North

Recommendation of Planning Commission: Approval of rezone to Commercial Central (CC)

Current Zoning: Multi-Family High (MFH)

On November 09, 2006, the Planning Commission unanimously recommended that the Municipal Council approve a rezone of parcels 06-062-0002; -0003 from the Multi-Family High (MFH) zone to the Commercial Central (CC).

I have attached the staff report to the Planning Commission; the minutes of the Planning Commission meeting were not available at the time this memo was written.

Attachments:
Staff Report to the Planning Commission November 09, 2006
REPORT SUMMARY...

Project Name: Rezone at 167 and 175 East 200 North
Owner: Clara M. Brown Family LTD, PRT
Proponent: Jennifer Nielsen
Project Address: 167 and 175 East 200 North
Request: A Rezone to Commercial Central (CC)
Current Zoning: MFH, Multi-Family High
Staff Recommendation: Conditionally Approve
Type of Action: Legislative (rezone)
Staff Recommendation: Recommend approval of rezone to Central Commercial (CC)

PROJECT

The proponent is requesting a rezone of approximately 1.54 acres located at 167 and 175 East 200 North. This property is currently zoned Multi-Family High (MFH).

Land use adjoining the subject property
North: MFH: Residential units/homes
East: MFH: Residential units/homes
West: CC: Commercial Development
South: CC/SFR/SFT: Commercial and Residential Development

Staff is recommending that the Planning Commission recommend approval of the proposed rezone of the proposed parcel from Multi-Family High (MFH) to Central Commercial (CC) zoning district to the Municipal Council. Staff believes this zone is appropriate in this area as both our current General Plan and Zoning Map and the proposed Future Land Use Map identify this area along the west side of 200 East as a commercial corridor. 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 66 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 of staff report was prepared no written comments have been received.
RECOMMENDATION
Staff recommends that the Planning Commission approve a motion to Conditionally Approve PC Docket # 06-090, a Zone Change for Jennifer Nielson for the property located at 167 and 175 East 200 North; TID#06-062-0002; -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 location of the subject property is compatible with the purpose of the proposed Central Commercial (CC) zoning district.
2. The subject property is suitable for development within the proposed CC zoning district without increasing the need for variances or special exceptions.
3. The subject properties when used for the permitted uses in the CC district would be compatible with adjoining land uses or the purpose of the adjoining CC without negatively affecting the neighboring residential zoning districts.
4. The current Zoning Map and Future Land Use Plan identify this area for future commercial development.
5. 100 North and 200 East, the streets providing access and other infrastructure to the subject property have adequate capacities, or a suitable level of service, for the proposed use.

Respectfully submitted,

[Signature]

Tavis J. Austin
Senior Planner
Report Published: November 1, 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.
(Civil)

PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE, 

On this 24th day of November, 2006, personally appeared before me Rachelle S. Thomas, who being first duly sworn, deposits 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 November 21, 2006, and

ending November 21, 2006.

Signed Rachelle S. Thomas

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

Signed Cynthia A. Fulton
Notary Public


Hale Property Rezone.
Horizon Enterprise Inc./Michael Hale, ap-

clicant/owner, requests zone change from Agriculture (AG) to Single Family Residential-Planned Development (SFR-PD) zone on 1.98 acres at 1449 West 2200 South; TIN #03-005-0033.

Rezone, Jennifer Nielsen/Clara M. Brown
Family LTD, PRT and MU Enterprises Cache Valley LLC, applicant/owner, request zone change from Multi-Family High (MFH) to Commercial Central (CC) zone on 1.54 acres at 167 East and 175 East 200 North; TIN #06-062-0002.

Public hearings will be held before the Logan Municipal Council on Tuesday, December 5, 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: November 21, 2006
(Civil)

PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF Cache, et al.

On this 4th day of January 2007, 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

A copy of which is hereto attached, was published in said newspaper for One (1) issue commencing December 22, 2006 and ending December 22, 2006.

Signed: Rachelle S. Thomas

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

Notary Public