CITY OF LOGAN, UTAH
ORDINANCE NO. 11-68

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 properties are hereby zoned from Public (PUB) to Town Center (TC):

TIN #06-018-0036 (portion)

Also identified as Church & Federal Northeast Corner Rezone, approximately 0.59 acres at 76 East 200 North, and more particularly described as Exhibit A attached hereto.

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, this 20 day of September, 2011.

AYES:

NAYS:

ABSENT:

Herm Olsen, Chair

ATTEST:

Teresa Harris, City Recorder

PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for approval or disapproval on the 20 day of September, 2011.

Herm Olsen, Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby adopted this 20 day of September, 2011.

Randy Watt, Mayor
EXHIBIT A
BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 12 NORTH,
RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. ALSO BEING A PART OF
LOTS 7 AND 8, BLOCK 18, PLAT "A" LOGAN CITY. BEGINNING AT A POINT
LOCATED SOUTH 00°00'00" EAST 165.00 FEET AND NORTH 00°00'00" WEST 115.62
FEET FROM THE NORTHEAST CORNER OF SAID LOT 6 AND RUNNING THENCE
SOUTH 00°00'00" EAST 140.25 FEET MORE OR LESS TO THE NORTH RIGHT-OF-WAY
LINE OF FEDERAL AVENUE; THENCE NORTH 90°00'00" WEST A DISTANCE OF 185.37
FEET MORE OR LESS ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EAST
RIGHT-OF-WAY LINE OF CHURCH AVENUE; THENCE NORTH 00°00'00" WEST A
DISTANCE OF 140.25 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE
NORTH 90°00'00" WEST A DISTANCE OF 185.37 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.597 ACRES.
REPORT SUMMARY...

Project Name: Church & Federal Rezone
Proponent/Owner: Dan Lofgren / Logan City
Project Address: Northeast corner of Church St & Federal Ave
Request: Zone Change to Town Center (TC)
Current Zoning: Public (PUB)
Type of Action: Legislative
Submitted By: Glen Goins, Planning Manager

RECOMMENDATION
Staff recommends that the Planning Commission recommend approval of a Zone Change of 0.57 acres to Town Center to the Municipal Council.

Land use adjoining the subject property
North: Town Center (TC)   East: Town Center (TC)
South: Town Center (TC)   West: Town Center (TC)

Project Information
The proponent is requesting an amendment to the official zoning map for the property to change from the current zoning of Public (PUB) to Town Center (TC). This property is currently owned by Logan City and is the site of a public parking lot. The size of the total property is approximately 1.7 acres. The area of the rezone is 0.57 acres. The area of the parcel not being rezoned will remain as the site of the Logan Fire Station and a public parking lot.

The property was zoned Public due to its public ownership. If the property were owned privately, it would have been zoned Town Center.

General Plan
The Future Land Use Plan (FLUP) contained in the Logan General Plan designates the property as Town Center (TC). The intent of the Town Center (TC) designation is to "maintain the downtown as the central hub for both Logan and Cache Valley..." The Plan also states that "the Town Center will have a mix of retail, office, residential, and civic uses..." Regarding new construction, the Plan recommends that "new buildings will be more than one story, constructed of traditional building materials, and will be designed to be architecturally complementary to the existing downtown historic structures. New...projects that provide the greatest mix of complementary uses for the downtown will be given the highest priority in allocating community resources." The rezone anticipates a mixed use development on this site in the future.

AGENCY AND CITY DEPARTMENT COMMENTS
Comments were solicited from all City departments. As of the time the staff report was prepared, no comments were received.

PUBLIC COMMENTS
As of the time the staff report was prepared no comments had been received regarding the rezone application.
RECOMMENDED FINDINGS FOR APPROVAL
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 Town Center Zone in that the Future Land Use Plan designates it as Town Center.
2. The subject property is suitable as a location for uses within the Town Center district.
3. The infrastructure providing access and utility services to the subject property have adequate capacities or a suitable level of service for the permitted uses within the zoning district.
4. The subject property when used for the allowed uses in the Town Center district will not be incompatible with adjoining land uses or the purpose of the adjoining districts because all surrounding uses are zoned Town Center.
5. The proposal meets the intent and recommendations of the General Plan with the zone change to Town Center (TC).

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.
PC 11-028 Church & Federal Rezone
76 East 200 North

Current Zoning
Logan City Planning Commission Meeting
August 25, 2011
PC 11-028 Church & Federal Rezone
76 East 200 North

Proposed Zoning
Logan City Planning Commission Meeting
August 25, 2011
Entity: Logan

Public Body: Municipal Council

Subject: Zoning
Notice Title: Zone Change
Meeting Location: 290 North 100 West
Logan 84321
Notice Date & Time: September 10, 2011
9:57 PM - 7:00 PM
Description/Agenda:

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

PC 11-028 Church & Federal N/E Corner Rezone. Dan Logren/City of Logan, authorized agent/owner, request a zone change from Public (PUB) to Town Center (TC) to accommodate proposed mixed use development of retail and residential at the corner of Church Street & Federal Avenue on .59 acres; TIN #06-018-0036.

Public hearing will be held before the Logan Municipal Council on Tuesday, September 20, 2011, not before 5:30 p.m. in the Logan City Municipal Council Chambers at 290 North 100 West, Logan, Utah. Interested citizens are invited to attend.

Individuals needing special accommodations should notify Teresa Harris, 435-716-9002, at least two working days prior to the meeting. Hearing enhancement devices are available on request.

A councilmember may join a meeting electronically upon proper notice of the meeting and 24-hour notice to councilmembers. A councilmember participating electronically will be connected to the meeting by telephone.

Contact Information:
Teresa Harris, City Recorder
435-716-9002
tharris@loganutah.org

Posted on: September 10, 2011 10:02 PM
Last edited on: September 10, 2011 10:02 PM
The Logan City Planning Commission will hold a public hearing to receive input on the following:

**PC 11-028 Church & Federal N/E Corner Rezone.** Dan Lofgren/City of Logan, authorized agent/owner, request a zone change from Public (PUB) to Town Center (TC) to accommodate proposed mixed use development of retail and residential at the corner of Church Street & Federal Avenue on .59 acres; TIN #06-018-0036.

The Municipal Council is tentatively scheduled to hold a workshop on this zone change on Tuesday, September 6, 2011, and tentatively scheduled to hold a public hearing on Tuesday, September 20, 2011. Both meetings will be held in the City Hall Conference Room at 290 North 100 West and will not begin before 5:30 pm.

Please contact the Community Development Department at 716-9021 for further information.