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 Mixed Use (MU) to Commercial (COM)

TIN #04-042-0008; 0030; 0052; 0048; 0009; 0072; 0049; 0010; 0025; 0073, 04-014-0039; 0043; 0047; 0007, 04-085-0039; 0040; 0086; 0055; 0056; 0057; 0058; 0059; 0086, 04-082-0034; 0058; 0061; 0035; 0062; 0063; 0032; 0023; 0018; 0056; 0017; 0021; 0065; 0041.

Also identified as, the four commercial quadrants adjacent to the intersection of 1400 North and Main Street 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, on this day of __________, 2012.

AYES: Ward, Barnes, Quayle, Jensen, Osborn

NAYS: More

ABSENT: More

Dean Quayle, Chair

PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for approval or disapproval on the 21 day of February, 2012.

Dean Quayle, Chair

MAYOR’S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this 21 day of February, 2012.

Randy Watts, Mayor
EXHIBIT A

1400 North Rezone
Four Corners Adjacent to the Intersection of 1400 N & Main Street

Rezone Request Boundary
Current Zoning = Mixed Use (MU)
Rezone Request = Commercial (COM)
MEMORANDUM TO MUNICIPAL COUNCIL

DATE: February 2, 2012
FROM: Russ Holley, Senior Planner, Community Development
SUBJECT: 1400 North Rezone

Summary of Planning Commission Proceedings

Project Name: 1400 North Rezone
Project Address: Intersection of 1400 North & Main Street
Recommendation of Planning Commission: Approval

On January 26, 2012, the Planning Commission, by unanimous vote, recommended that the Municipal Council approve a Rezone from Mixed Use (MU) to Commercial (COM)

Planning Commissioners, unanimous vote:
Recommend approval: Konrad Lee, John Kerr, David Adams, Amanda Davis

Attachments:
Staff Report
Ordinance 12-12
Plat Maps & Aerials
Meeting Minutes (to be distributed at Council Meeting)
RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to the Municipal Council for a Rezone of the properties located at all four (4) sides of the intersection of 1400 North and Main Street, from Mixed Use (MU) to Commercial (COM), TIN #04-042-0008; 0030; 0052; 0048; 0009; 0072; 0049; 0010; 0025; 0073; 04-014-0039; 0043; 0047; 0007, 04-085-0039; 0040; 0086; 0055; 0056; 0057; 0058; 0059; 0086; 04-082-0034; 0058; 0061; 0035; 0062; 0063; 0032; 0023; 0018; 0056; 0017; 0021; 0065; 0041.

Current Land use adjoining the subject property:

<table>
<thead>
<tr>
<th>North:</th>
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<tr>
<td>South:</td>
<td></td>
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<tr>
<td>COM: Commercial uses / North Logan City</td>
<td>UC: Commercial uses</td>
</tr>
<tr>
<td>COM/MRM: Commercial and Residential uses</td>
<td>MRM/NRO/C/CS: Commercial and Residential uses</td>
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Request

The request is to rezone the Cache Valley Mall, Pine Crest Shopping Center, Shopko/Sam's Club and the Bestbuy/Hobby Lobby/Deseret Industries Blocks from MU to COM Zoning. The total area is approximately 120 acres and currently contains a variety of commercial uses including, “big box” retail, multi-tenant retail, gas station and restaurant land uses.

Land Development Code (LDC)

Mixed Use (MU)

The LDC §17.16.040 describes the MU zone as areas with concentrations of commercial and office uses—with residential uses integrated. Structures are required to be multi-story, with office and residential uses located above street facing commercial uses. MUs are compact and designed for people to live, work, and play within a walkable center. Existing or future mass transit shall be integrated into MU centers, providing options for transportation. The MU zone is intended to be somewhat self-sufficient wherein it provides its own resident customers to support commercial businesses. The MU zone can be applied to encourage the redevelopment of out-dated, one-story shopping areas. The MU zone allows density within a range of 4-30 units/acre (60 units/acre are permitted with an approved Density Bonus). The maximum allowed height in the zone is 68 feet (a maximum of 88 feet is permitted with an approved Height Bonus).

Commercial (COM)

The LDC §17.16.040 describes the COM zone as areas intended for retail, service, and hospitality businesses that serve city-wide or regional populations. COM uses are located on high capacity roads and are served by mass transit. Residential development is encouraged as long as it is integrated into the design of the commercial project (not freestanding). Multi-Story
buildings are encouraged to maximize the density of the development. New infill and redevelopment projects will have buildings that meet high architectural standards and are constructed of quality materials and are laid out with an emphasis on pedestrian-orientation.

**General Plan**

Page 1-5 of the General Plan lists the Goals of the General Plan. The number one goal is to encourage mixed-use zones. Page 2-1 states that growth is a necessary reality but can be a positive opportunity. Page 3-4 describes the Mixed Use areas as having concentrations of commercial, office and residential uses all integrated in compact developments designed for people to live, work and play within a walkable center. Page 3-3 explains commercial districts as having commercial development without having mandatory residential components. Commercial areas are intended to be for retail, service and hospitality businesses that serve citywide and regional customers. Multi-story buildings are encouraged to maximize density of developments.

**Summary**

Staff finds that Mixed Use zoning is a viable way to accommodate population growth without continuing to consume precious agricultural and native lands on the outer perimeter of the city. If developed, as outlined in the General Plan and LDC, mixed use projects can provide housing types and living situations currently not readily available in the City, they can also expand unique commercial opportunities while promoting walkability rather than total automobile dependence. Ideal locations for mixed use projects are Brownfield and Greyfield (under-utilized or abandoned parking lots, buildings and structures) areas located adjacent to higher capacity roadways and infrastructure corridors.

However, Staff finds that the commercial zone, as currently defined, allows for a mix of uses and will better suite the above-mentioned areas over the next several years because current land development patterns and uses more closely mimic the Commercial zone. Due to the current size and scale of mixed use zoning citywide, in addition to the current regulations associated with mixed use zoning, it could be potentially challenging to initiate quality mixed-use projects that would create momentum and concentrated growth. Some adjustments should be made to current mixed use regulations so that it will better encourage mixed use development, but only after careful consideration so that the overall intent of the mixed use zone outlined in the General Plan is not compromised.

**PUBLIC COMMENTS**

As of the time the staff report was prepared, no comments had been received.

**AGENCY AND CITY DEPARTMENT COMMENTS**

As of the time the staff report was prepared, no comments had been received.

**RECOMMENDED FINDINGS FOR APPROVAL**

The Planning Commission bases its decisions on the following findings:

1. Current regulation associated with the Commercial Zone can substitute in the interim until regulations associated with Mixed Use Zoning are better defined and areas to assign the zone are further identified.
2. The request is consistent with the General Plan because detailed regulations are not specified and only general direction is given. The Future Land Use Plan identifies some areas around the intersection of 1400 North, but not the entire quadrant.
3. Further regulatory consideration needs to be given to better facilitate mixed use projects.
4. Because the concept is somewhat unfamiliar, Mixed use projects need smaller concentrated areas to achieve initial success and thus create further demand and opportunity.
1400 North Rezone
Four Corners Adjacent to the Intersection of 1400 N & Main Street

Rezone Request Boundary
Current Zoning = Mixed Use (MU)
Rezone Request = Commercial (COM)
The Logan City Planning Commission will hold a public hearing to receive input on the following:

**PC 12-006 1400 North Zone Change.** Request to rezone properties from Mixed Use (MU) to Commercial (COM) adjacent to the intersection of 1400 North Main.

**PC 12-007 Height Exception PUB/REC Zones Code Amendment.** Request amendment to LDC 17.22.070 to include recreation facilities in the “Height Exceptions” paragraph associated with Public (PUB) and Recreation (REC) zones.

The Municipal Council is tentatively scheduled to hold a workshop on these items on Tuesday, February 7, 2012, and tentatively scheduled to hold a public hearing on Tuesday, February 21, 2012. Both meetings will be held in the Logan City Municipal Council Chambers at 290 North 100 West and will not begin before 5:30 pm.

**PC 12-009 Zoning Map Readoption/Update.** Logan City. Review and update the current zoning map. Hearings will be held with Planning Commission and Municipal Council (this will be a series of hearings through Planning Commission with Municipal Council workshop tentatively scheduled for April 3, 2012 and hearing on May 1, 2012).

Contact the Department of Community Development at 716-9021 for more information or www.loganutah.org
SUMMARY OF AN ORDINANCE

passed by the Logan Municipal Council, Logan, Utah is as follows:

ORD.12-12. An ordinance was adopted and approved February 21, 2012 rezoning properties from Mixed Use (MU) to Commercial (COM) adjacent to the intersection of 1400 North Main.

ORD.12-14. An ordinance was adopted and approved February 21, 2012 amending the Land Development Code Section 17.22.070 to include recreation facilities in the Height Exceptions paragraph associated with Public (PUB) and Recreational (REC) districts.

ORD.12-15. An ordinance was adopted and approved February 21, 2012 amending Section 2.24.070 of the Logan Municipal Code regarding Outside Employment; Conflicts of Interest for the Logan City Police Department.

ORD.12-16. An ordinance was adopted and approved February 21, 2012 amending Section 10.52.270 of the Logan Municipal Code regarding Excessive Noise and Pollution for vehicles of on-duty police officers or firefighters within the City of Logan.

These ordinances are effective immediately upon publication.

Full text of the ordinances may be reviewed at the Office of the Logan City Recorder, City Hall, 290 North 100 West, Logan, Utah during regular business hours.

Teresa Harris
City Recorder
Publication Date: February 28, 2012