CITY OF LOGAN, UTAH  
ORDINANCE NO. 12-39  

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 all properties (identified as Exhibit A attached hereto) are hereby 
zoned as shown on Exhibit A (and as shown in the attached “Neighborhood Maps.”)

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, 

THIS DAY OF  

AYES: Davies, Quayle, Jensen, Olsen 
NAYS: None 
ABSENT: Ward 

Dean Quayle, Chair

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 19 day of June, 2012. 

Dean Quayle, Chair

MAYOR’S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this 19 day of 
June, 2012. 

Randy Watts, Mayor
REPORT SUMMARY...

Project Name: Citywide 2012 Zoning Map Update Project
Proponent/Owner: Logan City Community Development Department
Project Address: Citywide
Request: Zoning Map Amendment
Type of Action: Legislative
Date of Hearing: June 5, 2012 (Council)
Submitted By: Mike DeSimone, Director

RECOMMENDATION
Staff recommends that the City Council Approve the 2012 Zoning Map referenced under Ordinance No. 12-039 and identified as Attachment A.

REQUEST
Adopt an updated Citywide 2012 Zoning Map for Logan City.

BACKGROUND
The 2012 Zoning Map Update Project was initiated in late 2011 in response to the frustration expressed by many residents over their lack of knowledge and/or involvement in the 2011 Land Development Code adoption process. In order to move beyond the complaints and the lack of public awareness, we decided to adopt a new zoning map through an extensive and transparent public process that included mass mailings, advertisements, radio, public notices, emails, neighborhood meetings, Planning Commission workshops and eventual City Council workshops & hearings.

In this process, staff compared the Future Land Use Plan, the 2010 and 2011 Zoning Maps, aerial photography and public input to help prepare the proposed 2012 Zoning Map. We used “change” maps to document changes from each year, and included those in discussions with both the Planning Commission and Council on validating proposed changes from 2011 to 2012. The Council packet at the first workshop also included a spreadsheet listing those properties under consideration for some type of change on the proposed 2012 Zoning Map.

RESULTS
The results specific to the zoning map are summarized as:
- Maintain the residential integrity of core neighborhoods.
- Balance future multi-family areas with single family residential areas.
- Provide for a variety of housing opportunities for a wide range of existing and future Logan residents.
- Re-evaluate and resize the Mixed Use concept to match the scale Logan.
- Maintaining the commercial integrity of the commercial and industrial areas.
- Reduce the amount of “commercial creep” into the residential areas.
- Eliminate the University Corridor zoning designation.
• Majority of zone changes from 2010 to 2011 and again to 2012 were name only.

The process also identified a number of broader or LDC issues that need to be considered in future actions:

• Streamline the Land Development Code.
• Correct height/density/transition/parking discrepancies in the Code.
• Re-evaluate minimum lot sizes throughout Logan's neighborhoods.
• Fix the Gateway Zone.
• Eliminate redundancies in the Single Family Residential category.
• Broaden the range of residential densities.
• Public participation is important in any zoning and/or land use process.
• Change is inevitable - manage and mitigate the impacts of change.
• Manage densification of core neighborhoods while protecting their residential integrity.

These types of issues will be addressed later this year as we work to revise the Land Development Code to make it more user friendly.

PUBLIC INVOLVEMENT AND OUTREACH
Logan City undertook a very extensive public involvement and costly public outreach program. I estimate that we spent over $15,000 on mailings, notices, mapping, etc., for this project. In summary, we accomplished the following:

• Mailed approximately 13,000 public notices & informational flyers to all registered property owners during December, 2011 & January, 2012.
• Mailed approximately 19,000 public notices & informational flyers with utility billing in January, 2012.
• Mailed approximately 2,000 public notices for the March 22, 2012 Planning Commission public hearing notifying property owners within 600' of site specific zone changes under consideration.
• Sent home public information with every elementary age child in each of the six (6) elementary schools in Logan.
• Held six (6) neighborhood meetings in January.
• Neighborhood meetings advertised on the local radio.
• Created a link on the City's website to a zoning page where all information is readily available.
• Posted notices and information in the Herald Journal, City website, library, etc.
• Fielded over 150 written and verbal comments, questions, concerns & complaints.
• Develop and maintain an active email distribution list.
• Held four (4) Planning Commission public hearings.
• Conducted three (3) City Council workshops.

PUBLIC COMMENTS
As of the time this report was prepared, the City had received over 150 written and verbal public comments, questions, concerns, and complaints regarding the Zoning Map, most of which have been considered in the final "drafts" before the Council.

AGENCY AND CITY DEPARTMENT COMMENTS
As of the time the staff report was prepared, no comments had been received.

GENERAL PLAN
The proposed Citywide 2012 Zoning Map is consistent with the General Plan.
SUMMARY OF OUTSTANDING ISSUES
The proposed 2012 Zoning Map is not perfect; however, it has accomplished the goals of notifying residents about their zoning as well as identifying areas that may be problematic in the future as projects come into the City for review and permitting. During the Council's hearings and deliberations on the proposed 2012 Zoning, there may be suggestions for changes not considered at the Planning Commission workshops and/or hearings. While some proposed changes may be relatively insignificant, others may need additional scrutiny and should be remanded back to the Planning Commission level to allow staff adequate time to analyze potential ramifications and to solicit public input.

There are other specific areas of the City that need more in-depth review and analysis above and beyond this action currently before the Council, whether at the Planning Commission level, the Neighborhood Specific Plan level or when the Land Development Code is re-opened. I would recommend that the Council consider the following actions at the onset of the June 5th hearing:

1. Remand back to the Planning Commission the Johnson/Sackett Property in the Hillcrest area adjacent to 1200th East for further consideration and review. The site is designated as Campus Residential in the Future Land Use Plan map and currently zoned Mixed Residential High. The Planning Commission recommended changing the zoning to Neighborhood Residential Eastside. The site is adjacent to existing single family residential on the east, two proposed LDS student stake center buildings and future USU recreational facilities and campus housing on the south, vacant land to the north and USU facilities to the west. The site to the north was rezoned to Neighborhood Residential Eastside at the request of the property owner earlier this year. The Planning Commission only considered two zoning options for this site, Mixed Residential High or Neighborhood Residential Eastside. The Planning Commission did not consider a tiered approach to zoning the site, namely low density residential on the east side to match adjoining residential uses along with a different zone or zones providing for an increase in intensity/density as one moves west and away from the residential areas.

2. Remand back to the Planning Commission for more in depth review of the two blocks immediately north of the LDS Temple area in the Adam's Neighborhood. Based on the public input we received, the zoning is proposed for change from Mixed Residential High to Neighborhood Residential Core for most of the two blocks. Objections were raised at the Planning Commission hearing about changing the zoning based on the existing character of the two blocks. Additional time is necessary to review these two specific blocks to ensure we are not creating any non-conformities with the proposed zoning.

3. Delay a decision to change the zoning on the 6th East blocks between 4th North and 10th North and direct staff to address this specific area during the Land Development Code revision. The primary issue in this area is creating a suitable transition from the Neighborhood Residential Core on the west side of 6th East to the Campus Residential zones on the east side of 6th East. A solution to a transition between the low density residential and the high density multi-family residential may either be a mapping solution, a text solution, or a combination of both.

4. A second component of the broader discussion revolving around 6th East and transitions to higher densities is the property at 10th and 6th. Currently, it is zoned Campus Residential and there was discussion at a Council workshop about changing it back to single family residential. If the Council wants to pursue a change from Campus...
Residential to something else, I would suggest that you remand this back to the Planning Commission with specific directions.

5. The 4th North Corridor from Main Street up to the University needs additional review through either the Adam's Neighborhood Planning effort currently underway or some other type of gateway/corridor study. This corridor is zoned Town Center, Mixed Residential Medium, Neighborhood Residential Core, Campus Residential and Public which may or may not be consistent with the existing land uses currently present in this corridor. This corridor is an important gateway into the downtown area linking Logan with USU, the canyon and points further east. Staff believes this corridor is worthy of further review.

6. Campus Commercial designation. Staff had floated the concept of creating another unique commercial designation to handle those small, existing commercial parcels around USU that don't quite fit the Neighborhood Center model or the General Commercial model. At this point, we will continue to explore this designation when we review the Land Development Code.

STAFF RECOMMENDATION
Staff recommends that the Council conduct a public hearing on the proposed 2012 Citywide Zoning Map and approve the proposed 2012 Zoning Map based on the recommended findings of fact.

RECOMMENDED FINDINGS FOR APPROVAL
The City Council bases its decisions on the following findings:

1. The 2012 Zoning Map is consistent with the Goals, Objectives and Future Land Use Plan Map of the Logan General Plan.
2. The 2012 Zoning Map Amendment was done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. Minimum public notification requirements have been met. 

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.
MEMORANDUM TO MUNICIPAL COUNCIL

DATE: April 10, 2012
SUBJECT: 2012 Citywide Rezone Maps

PAGE ORDER OF MAPS

ADAMS NEIGHBORHOOD
1. Air Photo
2. Future Land Use Plan (FLUP)
3. 2010 Zoning Map
5. 2011 Zoning Map
6. Staff Working Draft Map
8. Final Planning Commission Recommended 2012 Zoning Map

BRIDGER NEIGHBORHOOD
1. Air Photo
2. Future Land Use Plan (FLUP)
3. 2010 Zoning Map
5. 2011 Zoning Map
6. Staff Working Draft Map
8. Final Planning Commission Recommended 2012 Zoning Map

ELLIS NEIGHBORHOOD
1. Air Photo
2. Future Land Use Plan (FLUP)
3. 2010 Zoning Map
5. 2011 Zoning Map
6. Staff Working Draft Map
8. Final Planning Commission Recommended 2012 Zoning Map

HILLCREST NEIGHBORHOOD
1. Air Photo
2. Future Land Use Plan (FLUP)
3. 2010 Zoning Map
5. 2011 Zoning Map
6. Staff Working Draft Map
8. Final Planning Commission Recommended 2012 Zoning Map

WILSON NEIGHBORHOOD
1. Air Photo
2. Future Land Use Plan (FLUP)
3. 2010 Zoning Map
5. 2011 Zoning Map
6. Staff Working Draft Map
8. Final Planning Commission Recommended 2012 Zoning Map

WOODRUFF NEIGHBORHOOD
1. Air Photo
2. Future Land Use Plan (FLUP)
3. 2010 Zoning Map
5. 2011 Zoning Map
6. Staff Working Draft Map
8. Final Planning Commission Recommended 2012 Zoning Map

CITYWIDE
1. Future Land Use Plan
2. 2010 Zoning Map
3. 2011 Zoning Map
4. Planning Commission Recommended 2012 Zoning Map
Legal Notice

LEGAL NOTICE
Municipal Council
June 5, 2012

The following public hearings will be held in the Logan City Municipal Council Chambers at 290 North 100 West at 5:30 p.m. All comments must be submitted to Community Development to be included in the public record before 5:00 p.m. on May 31, 2012. Contact 435-716-9021 or www.loganutah.org for further info.

Public Hearing:

Zoning Map Readoption. Review and update the current zoning map. A hearing will be held by the Municipal Council to consider several site specific proposed rezones which have been generated as the result of the 2012 Zoning Map update project.

Contact the Department of Community Development at 435-716-9021 for more information or www.loganutah.org

Publication date: May 24, 2012

http://www.utahlegals.com/notice.php?id=146091
The following public hearings will be held in the Logan City Municipal Council Chambers at 290 North 100 West at 5:30 p.m. All comments must be submitted to Community Development to be included in the public record before 5:00 p.m. on June 15, 2012. Contact 435-716-9021 or www.loganutah.org for further info.

Public Hearing:

2012 Zoning Map Amendment

The Municipal Council is scheduled to hold the second of two public hearings regarding zoning on Tuesday, June 19 at 5:30 p.m. in the Logan City Municipal Council Chambers at 290 North 100 West.

Contact the Department of Community Development at 435-716-9021 for more information or www.loganutah.org

Publication date: June 7, 2012
STATE OF UTAH
COUNTY OF CACHE, ss

On this 26th day of June, A.D. 2012 personally appeared
before me Monica Christensen who being first being duly sworn, deposes and says that
she is the Assistant to the Finance Director of the Cache Valley Publishing Co., publishers of The Herald Journal
a daily newspaper published in Logan City, Cache County Utah, and that the
Legal Notice, a copy of which is hereto attached was published in said
newspaper for 1 issue(s) and that said notice also published on utahlegals.com
on the same days(s) as publication in said newspaper

Commencing on the following days:
06/26/2012

__________________________, Assistant to the Finance Director

Subscribed and sworn to before me on this 26th day of June, A.D. 2012

__________________________________________, Notary Public
Commissioned in the State of Utah

My Commission expires August 1, 2015

LEGAL NOTICE
LOGAN MUNICIPAL COUNCIL

SUMMARY OF AN ORDINANCE passed by the Logan Municipal Council, Logan, Utah is as follows:
ORD.12-39. An ordinance was adopted and approved June 19, 2012 amending the Zoning Maps of Logan City, Utah.
The ordinance is effective immediately upon publication. Full text of the ordinance and Neighborhood Maps 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: June 26, 2012