AN ORDINANCE AMENDING TITLE 17 THE LAND DEVELOPMENT CODE 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 code entitled “Land Development Code, City of Logan, Utah” Chapter 17.19.120: “Industrial Park (IP) Development Standards” is hereby amended as attached hereto as Exhibit A, respectively:

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, this day of December, 2012.

AYES: [Signatures]

NAYS: [Signatures]

ABSENT: [Signatures]

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 4th day of December, 2012.

Dean Quayle, Chairman

MAYOR’S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this 4th day of December, 2012.

Randy Watts, Mayor
EXHIBIT A

17.19.120: Industrial Park (IP) Development Standards

<table>
<thead>
<tr>
<th>Building Form</th>
<th>Building Heights</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stories (min)</td>
<td>NA</td>
</tr>
<tr>
<td>Height (max)</td>
<td>48'</td>
</tr>
</tbody>
</table>

Height may be increased to 68'- 80' with a Conditional Use Permit and upon demonstration of need.
**APPLICATION FOR PROJECT REVIEW**

X Planning Commission  □ Board of Adjustment  □ Board of Appeals  □ Other

<table>
<thead>
<tr>
<th>Date Received</th>
<th>Received By</th>
<th>Receipt Number</th>
<th>Zone</th>
<th>Application Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/10/12</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>12-057</td>
</tr>
</tbody>
</table>

**Type of Application (Check all that apply):**

- □ Design Review
- □ Conditional Use
- □ Subdivision
- □ Zone Change
- □ Boundary Line Adjustment
- X Code Amendment
- □ Appeal
- □ Variance
- □ 4950' Design Review
- □ Other

**PROJECT NAME**

TEXT AMENDMENT – LOGAN LAND DEVELOPMENT CODE

**PROJECT ADDRESS**

CITYWIDE

COUNTY PLAT TAX ID #

**AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete)**

LOGAN CITY COMMUNITY DEVELOPMENT DEPARTMENT

MAILING ADDRESS | CITY | STATE | ZIP | MAIN PHONE #
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>290 NORTH 100 WEST</td>
<td>LOGAN</td>
<td>UTAH</td>
<td>84321</td>
<td>(435) 716-9021</td>
</tr>
</tbody>
</table>

**EMAIL ADDRESS**

WWW.LOGANUTAH.ORG; MIKE.DESIMONE@LOGANUTAH.ORG

**PROPERTY OWNER OF RECORD (Must be listed)**

CITYWIDE

MAILING ADDRESS | CITY | STATE | ZIP | MAIN PHONE #
|----------------|------|-------|-----|----------------|

**EMAIL ADDRESS**

**DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED**

(Include as much detail as possible - attach a separate sheet if needed)

AMEND LOGAN LAND DEVELOPMENT CODE SECTION 17.19.120 TO INCREASE THE MAXIMUM BUILDING HEIGHT IN THE INDUSTRIAL ZONE.

- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -

**Size of Proposed New Building (square feet)**

**Number of Proposed New Units/Lots**

I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.

Signature of Property Owner's Authorized Agent

I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.

Signature of Property Owner

MC WK: Dec.4  \>
MC H: Jan.8  \>
H: Dec.4  re-advertised.
17.19.120: Industrial Park (IP) Development Standards

Site Plan Diagram

<table>
<thead>
<tr>
<th>Site</th>
<th>Lot coverage (max)</th>
<th>50%</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Setbacks</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A</td>
<td>Front (min)</td>
<td>20'</td>
</tr>
<tr>
<td>B</td>
<td>Side (min)</td>
<td>20'</td>
</tr>
<tr>
<td>C</td>
<td>Rear (min)</td>
<td>10'</td>
</tr>
<tr>
<td>D</td>
<td>Parking (min)</td>
<td>30'</td>
</tr>
</tbody>
</table>

See §17.14.050 for additional setback requirements if adjacent to a residential zone.

**Parking**

| Commercial (min) | Varies by use |
| See §17.38.040 |
| Commercial (max) | See §17.38.050 |
| Location | Rear or Side |

**Land Set Asides (17.35.020)**

- Open Space: 10%
- Useable Outdoor Space: 10%

**Building Form**

**Building Heights**

- Stories (min): NA
- Height (max): 48'

Height may be increased to 68'-80' with a Conditional Use Permit and upon demonstration of need.

**Floor Heights**

- Ground Floor (min): NA
- Upper Floors (min): NA

**Transparency (Fenestration)**

- Ground Floor (street facing elevations): 30%
- Other Elevations: NA
MEMORANDUM TO MUNICIPAL COUNCIL

DATE: November 14, 2012
FROM: Russ Holley, Community Development
SUBJECT: Land Development Code – Text Amendment

Summary of Planning Commission Proceedings

Project Name: Industrial Park Zone Height Text Amendment
Project Address: Citywide
Recommendation of Planning Commission: Approval

On November 8, 2012 the Planning Commission, by unanimous vote, recommended that the Municipal Council approve a Land Development Code Text Amendment for Sections 17.19.120 (Industrial Park Zone Height).

Planning Commissioners, vote (4,0):
Recommend approval: Konrad Lee, John Kerr, Russ Price, Heather Hall.
Recommend denial: None.

Attachments:
Staff Report
Ordinance 12-72
PC Meeting Minutes
Minutes of the meeting for the Logan City Planning Commission convened in regular session Thursday, November 8, 2012. Chairman Simmonds called the meeting to order at 5:30 p.m.

Planning Commissioners Present: Heather Hall, John Kerr, Konrad Lee, Russ Price, Jeannie Simmonds

Planning Commissioners Absent: David Adams, Amanda Davis

Staff Present: Mike DeSimone, Russ Holley, Amber Reeder, Kymber Housley, Craig Humphreys, Debbie Zilles

City Recorder Teresa Harris administered the Oath of Office to Russ Price.

Minutes as written and recorded from October 25, 2012 were reviewed by the Commission. Commissioner Hall moved that the minutes be approved as submitted with a minor grammatical correction. Commissioner Kerr seconded the motion. The motion was unanimously approved.

PUBLIC HEARING

PC 12-057 LDC Text Amendment 17.19.120 Code Amendment. Logan City, authorized agent, requests amendment to the Land Development Code §17.19.120 to increase the maximum building height in the Industrial Park (IP) zone.

STAFF: Mr. Holley reviewed the Staff Report as written, recommending approval. Due to the requirement of a Conditional Use Permit, Staff finds that the opportunity for thorough review and appropriate conditions (which may include increased setbacks, additional landscaping, limited percentages of buildings allowed to exceed base height regulation, and enhanced building materials) will be required in order to minimize any negative impact from the increased height allowance.

PUBLIC: None

COMMISSION: Commissioner Hall asked about the height limits in other similar zones. Mr. Holley advised that the Mixed Use zone has a maximum height limit of 58', the Gateway and Commercial zones are 38', Town Center is 68'. The only zone allowed to exceed the maximum with approval of a Conditional Use Permit is the Industrial Park zone.

Commissioner Hall asked if this change would interfere with airport traffic. Mr. Holley said that it could have the potential to; however, there is a Logan-Cache Airport plan with overlay zones which would need to be reviewed as individual projects are proposed.

Commissioner Price asked about other Industrial zone regulations. Mr. DeSimone said he did not have a formal list; however, it varies from community to community. 80' is not unusual and it would be
nice to have the ability to adjust the height to meet the particular needs of companies in order to remain economically competitive.

Commissioner Kerr noted that this change would provide the opportunity for increased economic development by being able to recruit a broader range of industrial businesses and/or give existing businesses the opportunity to be more aggressive in seeking unusual manufacturing opportunities.

**MOTION:** Commissioner Kerr moved that the Planning Commission forward a positive recommendation for approval to the Municipal Council for a text amendment to the Land Development Code (LDC) §17.19.120. Commissioner Lee seconded the motion.

**FINDINGS FOR APPROVAL**
1. Utah state law authorizes local planning commissions to recommend ordinance changes to the legislative body (Municipal Council) that are consistent with the role of the Planning Commission.
2. The amendment is done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed amendment to Chapter 17.19 better defines conditional building height standards and allows some flexibility for industrial businesses to accommodate unique and limited circumstances without compromising the character of the zoning district.
4. The proposed amendment to Chapter 17.19 does not oppose the goals and policies of the General Plan.

[Moved: Commissioner Kerr  Seconded: Commissioner Lee  Passed: 4,0]

Yea: J. Kerr, H. Hall, K. Lee, R. Price  
Nay:  
Abstain:
REPORT SUMMARY...
Project Name: IP Zone Building Height Text Amendment
Proponent/Owner: Logan City Community Development Department
Project Address: Citywide
Request: Code Amendment
Type of Action: Legislative
Date of Hearing: November 8, 2012
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION
Staff recommends that the Planning Commission recommend approval to the Municipal Council for the following amendment to the Land Development Code (LDC): Sections 17.19.120.

REQUEST
The proposed text amendments to the Land Development Code are as follows:

Amend 17.19.120 to increase the building height in the Industrial Park (IP) zone with a Conditional Use permit to 80'.

Existing language:

§17.19.120

<table>
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Height may be increased to 68' with a Conditional Use Permit and upon demonstration of need.

Proposed changes:

§17.19.120

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Height may be increased to 68' 80' with a Conditional Use Permit and upon demonstration of need.
GENERAL PLAN
The General Plan describes the Industrial Park (IP) areas as employment and production uses with related office and storage. Developments will typically have large, well-designed buildings and attractive landscaping. Adjacent uses will be buffered from negative impacts through site planning, screening, landscaping, and building design. The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. This proposed amendment does not contradict the policies expressed in the General Plan.

LOGAN-CACHE AIRPORT COMPREHENSIVE VISION PLAN
Industrial Park zoned areas north of 1800 North fall under the Study Area Future Land Use Plan in the Logan-Cache Airport Comprehensive Vision Plan and would be subject to further review concerning building height and placement in relation to airport functions.

STAFF RECOMMENDATION AND SUMMARY
Due to the requirement of a Conditional Use Permit, staff finds that the opportunity for thorough review and appropriate conditions (which may include increase setbacks, additional landscaping, limited percentages of buildings allowed to exceed base height regulation and enhanced building materials) will be required in order to minimize any negative impact from the increased height allowance.

PUBLIC COMMENTS
As of the time the staff report was prepared, no public 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. Utah state law authorizes local planning commissions to recommend ordinance changes to the legislative body (Municipal Council) that are consistent with the role of the Planning Commission.
2. The Code Amendment is done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed Code Amendment to Chapter 17.19 better defines conditional building height standards and allows some flexibility for industrial businesses to accommodate unique and limited circumstances without compromising the character of the zoning district.
4. The proposed Code Amendment to Chapter 17.19 does not oppose the goals and policies of the General Plan.

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.
The Logan City Planning Commission will hold a public hearing to receive input on the following:

**PC 12-057 LDC Text Amendment** Amend section 17.19.120 to increase the maximum building height in the Industrial Park (IP) zone.

The Municipal Council is tentatively scheduled to hold a workshop on these items on **Tuesday, November 20, 2012**, and a public hearing on **Tuesday, December 4, 2012**. Both meetings will be held in the Logan City Municipal Council Chambers at 290 North 100 West at 5:30 pm.

Contact the Department of Community Development at 716-9023 for more information or www.loganutah.org
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 November 15, 2012. Contact 435-716-9021 or www.loganutah.org for further info.

Public Hearing:

PC 12-057 LDC Text Amendment Amend section 17.19.120 to increase the maximum building height in the Industrial Park (IP) zone.

The Municipal Council is tentatively scheduled to hold a workshop on these items on Tuesday, November 20, 2012, and a public hearing on Tuesday, December 4, 2012. Both meetings will be held in the Logan City Municipal Council Chambers at 290 North 100 West at 5:30 p.m.

Publication date: November 7, 2012
On this 10th day of December, 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:
12/09/2012

Monica Christensen, Assistant to the Finance Director

Subscribed and sworn to before me on this 10th day of December, A.D. 2012

Amanda Marie Nye, 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 as follows:
ORD. 12-72. An ordinance was adopted and approved December 4, 2012 amending Section 17.18.120 to increase the maximum building height in the industrial Park (IP) zone.
ORD. 12-73. An ordinance was adopted and approved December 4, 2012 eliminating contents of Chapter 17.11 and re-label as “reserve”; amend 17.36 to restructure, format and incorporate portions of 17.11 relating to infrastructure; amend 17.37 to incorporate portions of 17.11 relating to citywide regulatory issues.

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, 200 North 100 West, Logan, Utah during regular business hours.

Teresa Harris
City Recorder
Publication date: December 9, 2012