AN ORDINANCE AMENDING TITLE 17 OF THE LAND DEVELOPMENT CODE
CREATING A HOSPITAL OVERLAY ZONE

WHEREAS, in accordance with the vision of the General Plan, the Council desires to make land use decision which promote enduring quality and consideration for the entire community; and

WHEREAS, the Logan Regional Hospital is a significant provider of regional medical services for both Logan City and the entire Cache Valley; and

WHEREAS, the changing technological needs of medical facilities has influenced building design such that it is necessary to design and build structures housing medical uses with taller story heights in a design oriented vertically rather than horizontal; and

WHEREAS, the Council finds that the use of a Hospital overlay zone will provide sufficient regulatory oversight to ensure regional medical facilities are allowed to design and construct buildings in excess of the base zoning height to meet changing medical technological needs without unduly impacting neighboring residential properties; and

WHEREAS, the Council further finds that the application of a Hospital overlay zone will help to ensure that quality design and development are constructed in the City without compromising the overall intent of the Logan General Plan or Land Development Code.

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF LOGAN, STATE OF UTAH AS FOLLOWS:

That certain code entitled “Land Development Code, City of Logan, Utah” Chapter 17.30: “Hospital (H) Overlay Zone” is hereby amended as attached hereto as Exhibit A; and

This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, THIS DAY OF August, 2013.

AYES: [Signatures]
NAYS: [Signatures]
ABSENT: [Signatures]

TOM JENSEN, Vice Chair

TEST:
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 30th day of August, 2013.

Tom Jensen, Vice Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this 30th day of August, 2013.

Randy Watts, Mayor
EXHIBIT A
Article IV: Overlay Zoning Districts
Chapter 17.23: Overlay Zones Established

§17.23.010. Overlay Zones Established
A. AL  Airport Limitation overlay zone, Chapter 17.24.
B. AP  Aquifer/Wellhead Protection overlay zone, Chapter 17.25.
C. HL  Historic Landmark overlay zone, Chapter 17.26.
D. HD  Historic District overlay zone, Chapter 17.27.
E. GF  Greenfield overlay zone, Chapter 17.29.
F. H:  Hospital overlay zone, Chapter 17.30.
G. CL  Critical Lands overlay zone, Chapter 17.31.
H. X:  Existing lot size overlay zoning district, Chapter 17.33.

§17.23.020. Use of Overlay Zones
A. Nomenclature.
   An Overlay Zoning classification is appended to a base zoning district so that the lands
   are classified as Base Zoning District-Overlay District. As an example, property in the
   Neighborhood Residential Center Street-Historic District zoning district (NRCS-HD).
B. Multiple Overlay Districts.
   Property within the City may be included in more than one Overlay District. For
   example, a property may be within both the Historic District and a Critical Lands area.
   In this case, the property would be enumerated as NRCS-HD-CL.
Chapter 17.30: Hospital (H) Overlay Zone

§17.30.010. Purpose
The Hospital (H) Overlay Zone is intended to identify lands within the City that are appropriate for Regional Medical Centers and/or Hospitals, and to promote quality design consistent with General Plan policies and Land Development Code requirements by allowing for modifications to the base zone's building height standards. The Hospital Overlay Zone may be applied to any zone except the Neighborhood Residential zones.

§17.30.020. Permitted Uses
The permitted uses in the Hospital Overlay Zone are in accordance with the allowed uses of the base zone within which the Hospital Overlay Zone is applied.

§17.30.030. Application of the Hospital Overlay Zone
The maximum height of the base zone may be modified with the Hospital Overlay Zone subject to the following:
A. The maximum height allowed under the Hospital Overlay Zone is 80';
B. A Conditional Use Permit is required for any proposal is excess of the maximum height of the base zone; and
C. The height transition standards outlined in the Land Development Code are applicable to projects within the Hospital Overlay Zone.
Project #13-039 (Code Amendment)
Hospital Overlay District
Code Amendment

REPORT SUMMARY...
Project Name: Hospital Overlay District Amendment
Proponent/Owner: Community Development Department
Project Address: Citywide
Request: Code Amendment
Type of Action: Legislative
Date of Hearing: July 25, 2013
Submitted By: Mike DeSimone, Director

RECOMMENDATION
Staff recommends that the Planning Commission recommend approval to the Municipal Council for the following amendment to the Land Development Code (LDC): Section 17.30.

REQUEST
This proposed text amendment to the Land Development Code would create a Hospital Overlay Zone to enable the existing hospital to construct taller than the underlying zoning district currently permits.

The purpose is as follows:

§17.30.010. Purpose
The Hospital (H) Overlay Zone is intended to identify lands within the City that are appropriate for Regional Medical Centers and/or Hospitals, and to promote quality design consistent with General Plan policies and Land Development Code requirements by allowing for modifications to the base zone's building height standards. The Hospital Overlay Zone may be applied to any zone except the Neighborhood Residential zones.

The permitted uses are as follows:

§17.30.020. Permitted Uses
The permitted uses in the Hospital Overlay Zone are in accordance with the allowed uses of the base zone within which the Hospital Overlay Zone is applied.

The applicability is as follows:

§17.30.030. Application of the Hospital Overlay Zone
The maximum height of the base zone may be modified with the Hospital Overlay Zone subject to the following:
A. The maximum height allowed under the Hospital Overlay Zone is 120';
B. A Conditional Use Permit is required for any proposal is excess of the maximum height of the base zone; and
C. The height transition standards outlined in the Land Development Code are applicable to projects within the Hospital Overlay Zone.
The purpose for the creation of this overlay zone is to enable the existing hospital to construct the proposed addition (before the PC on the same docket) as well as in anticipation of future expansion plans involving replacement of the towers. Future expansion plans call for the existing towers to be replaced with structures ranging in height from 90' – 120' depending upon current design considerations. Hospital stories are typically taller than conventional commercial or residential stories and may range in height from 15' – 20' per story due to the type of mechanical and other support equipment necessary.

GENERAL PLAN
The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. This proposed amendment helps provide flexibility for hospitals as they expand or remodel to meet changing medical technologies and increased demands for services. The provision of competitive health care and the provision for a functional and viable hospital in Logan is important to the General Plan and the residents of Logan City. Adequate provisions are in place to ensure compatibility with surrounding land uses, both existing and future, and with neighboring single family residential areas. These amendments are consistent with the General Plan.

STAFF RECOMMENDATION AND SUMMARY
Staff finds that the proposed amendments will enable the hospital to continue to grow in response to increasing demands while remaining a permanent fixture in Logan. The proposed overlay district will be applicable to the existing hospital site, will enable the expansion of the hospital vertically as opposed to horizontally, and will require the adherence to height transition standards to ensure adequate transitioning is implemented in order to minimize impacts on neighboring properties. Staff would recommend that the Planning Commission forward a recommendation of approval to the Council for their consideration.

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

PUBLIC NOTIFICATION
Public notices were published in the Herald Journal on July 11, 2013, posted on the City’s website and the Utah Public Meeting website on July 11, 2013, and noticed in a quarter page ad on July 3, 2013.

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

RECOMMENDED FINDINGS FOR APPROVAL
The Planning Commission bases its decisions on the following findings:

1. Utah State Law authorizes local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).
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 establishes a new maximum height specifically for hospital uses and is not applicable elsewhere without additional review by both the Planning Commission and the Municipal Council.
4. The proposed Code Amendment will enable the existing hospital facility to remain competitive by permitting future redevelopment efforts that are, by function, taller, than the underlying base zone permits.
5. Impacts to neighboring properties will be evaluated at the time a Conditional Use Permit is reviewed. The minimum height transition standards currently in place within the Land Development Code will help to ensure that structures exceeding the maximum base zone height are adequately setback from any property lines.

6. The provisions of this Hospital Overlay Zone do not alter the permitted or prohibited uses of the underlying base zone.

7. The provision of a Hospital Overlay Zone is consistent with the overall goals and objectives of the Logan General Plan as it seeks to ensure the existing complex remains a viable component of the community.

8. No public comment has been received regarding the proposed hospital overlay zone.
LEGAL NOTICE
Municipal Council
August 6 & 20, 2013

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 August 1, 2013. Contact 716-9021 or www.loganutah.org for further info.

Public Hearings:

PC 13-016  LDC Amendment - Infill & Flag Lots Code Amendment. Logan City requests an amendment to the Land Development Code Section 17.37 to include new infill and flag lot development standards.

PC 13-024  LDC Amendment - 17.60 Civil Fees Code Amendment. Logan City requests to amend the Land Development Code Section 17.60 to modify the administrative enforcement provisions regarding civil fees.

PC 13-025  1200 E. Rezone Zone Change Logan City/Laree Johnson-Dick Sackett, authorized agent/owner request to rezone two (2) parcels along 1200 East 1250 North from Mixed Residential High (MRH) to a mixture of eight (8) acres of Mixed Residential High (MRH) and twelve (12) acres of Neighborhood Residential Eastside (NRE). This rezone request is a result of the 2012 city-wide zoning project. TIN 05-011-0004;0005.

PC 13-029  LDC Amendment - Wireless Telecommunications Code Amendment. Logan City requests to amend sections 17.13, 17.17, 17.21, 17.45 and 17.50 in the Land Development Code regarding telecommunication facilities.

PC 13-030  LDC Amendment - Historic District 17.27 & 17.46 Code Amendment. Logan City requests to amend sections 17.46 and 17.27 in the Land Development Code to clarify the project review process for Certificate of Appropriateness and design review in the Historic District.

PC 13-031  LDC Amendment - Design Standards 17.18 & 17.50 (continued from June 27, 2013) Code Amendment. Logan City requests to amend sections 17.18 and 17.50 of the Land Development Code to clarify design standards in commercial, industrial, mixed use and commercial service zones. The amendment also clarifies Planning Commission review authority in the design review process.

PC 13-035  LDC - Gateway Zone Code Amendment. Logan City is requesting to amend the Land Development Code Use Table 17.17.030. Change outdoor storage, warehouse, freight movement and waste-related use from not permitted to be allowed by conditional use.

PC 13-039  Hospital Remodel & Budge Clinic Addition Design Review, Conditional Use, Code Amendment & Zone Change. IHC, authorized agent/owner, request an amendment to the Land Development Code Section 17.30 to add a Hospital Overlay at 500 East 1400 North in the Commercial (COM) zone; TIN 05-016-0028.

Publication Date: Tuesday, July 23, 2013
The Logan City Planning Commission will hold a public hearing to receive input on the following:

- **PC 12-058 LDC Text Amendment**: Amend sections 17.04-17.08 redefine the residential zones and densities in Logan City; 17.12 redefine residential zones; 17.13 amend residential use table; 17.14 clarify general residential development standards; 17.15 clarify specific residential development standards; 17.62 definitions.

- **PC 13-025 1200 E. Rezone**: Zone Change Logan City/Laree Johnson-Dick Sackett, authorized agent/owner request to rezone two (2) parcels along 1200 East 1250 North from Mixed Residential High (MRH) to a mixture of eight (8) acres of Mixed Residential High (MRH) and twelve (12) acres of Neighborhood Residential Eastside (NRE). This rezone request is a result of the 2012 city-wide zoning project. TIN 05-011-0004;0005.

- **PC 13-035 LDC - Gateway Zone**: Code Amendment: Logan City is requesting to amend the Land Development Code Use Table 17.17.030. Change outdoor storage, warehouse, freight movement and waste-related use from not permitted to be allowed by conditional use.

- **PC 13-039 Hospital Remodel & Budge Clinic Addition**: Code Amendment & Zone Change. Amend the Land Development Code Section 17.30 to add a Hospital Overlay.

The Municipal Council is tentatively scheduled to hold a workshop on these items on **Tuesday, August 6, 2013**, and a public hearing on **Tuesday, August 20, 2013**. 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 716-9022 for more information or www.loganutah.org

- published in H.J. 7/17/13
The following ordinances were adopted and approved by the Logan Municipal Council, Logan, Utah on August 20, 2013.


ORD. 13-62 Amending the Land Development Code Section 17.60 to modify administrative enforcement provisions regarding civil fees.

ORD. 13-63 Amending Sections 17.46 and 17.27 of the Land Development Code to clarify the process for Project Review and Design Review in the Historic District.

ORD. 13-64 Amending Sections 17.18 and 17.50 of the Land Development Code to clarify design standards in commercial, industrial, mixed-use, and commercial service zones. The amendment in the design review process.

ORD. 13-65 Amending and zone change. Amending the Land Development Code Section 17.30 to add a Hospital Overlay.

These ordinances are effective immediately upon publication.

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

DATED: August 27, 2013

Amanda Harris
City Recorder

Proof of Publication

COUNTY OF Cache
STATE OF UTAH

Amanda Harris, City Recorder.

Notary Public.

My commission expires August 1, 2013. Commissioned in the State of Utah.

Assistant to the Finance Director.

08/27/2013

Summarized and sworn to before me on this 27th day of August, A.D. 2013.