CITY OF LOGAN, UTAH
ORDINANCE NO. 14-04

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 17.14: “General Development Standards: Neighborhood Residential Zones” 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 ____________, 2014.

AYES: DeBoer, Simmons, Ward, Neidham, Allen
NAYS: none
ABSENT: none

Karl B. Ward, 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 21st day of January, 2014.

Karl B. Ward, Chairman

MAYOR’S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby _____ approved _____this ___________ day of
January 2014.

H. Craig Petersen, Mayor
Chapter 17.14: General Development Standards: Neighborhood Residential Zones

§17.14.010 Neighborhoods Residential General Development Standards

A. Purpose.

The purpose of Chapter 17.14 is to provide uniform development standards for Logan neighborhoods, to promote streamlining of development review, and to ensure high quality site design and new construction.

B. Applicability.

Chapter 17.14 applies to all residential development proposals in Logan’s Neighborhoods. Some Sections of 17.14 may not be applicable to certain types of development, as specified by this Code. Where an interpretation of applicability is required, the Community Development Director shall make the interpretation or elevate the decision to a decision-making body.

C. Design Review and Decision Criteria.

Development proposals which comply with the standards in this Chapter without any adjustment or modification to the standards shall be reviewed as Track 1 Design Review decisions. Development proposals which require adjustments or deviations from the standards identified in this Chapter, and/or include requests requiring a public hearing, shall be reviewed as Track 2 Design Review decisions.


A. Purpose.

The purpose of Section 17.14.020 is to create physical environments that are varied, aesthetic, and consistent with the character and walkability of Logan’s neighborhoods.

B. Applicability.

The provisions of Section 17.14.020 apply to all new residential construction and new subdivisions in the Neighborhood Residential zones.
C. Standards.

1. Lot Variety.

New subdivisions shall contain a variety of lot widths. Figure 17.14.020.C1 illustrates acceptable lot variety. This standard is met when every block within the subdivision containing lots for detached single family dwellings provides a range of lot widths, as follows:

a. The width of each lot on a block face must vary in width by at least 10 feet from adjacent lots;

b. No lot width shall be less than 50 feet;

c. Lot widths on every block face must be equal to or greater than the minimum average lot width of the zone;

d. Corner lots must meet the applicable minimum lot width required by the Neighborhood zone; and

e. The lot variety standards do not apply to cluster homes on individual lots.

Figure 17.14.020.C1: Lot Variety Example
2. Front/Street Facade Variation. **(Will Renumber)**
   a. For all new residential development, no two directly adjacent or opposite dwelling units may possess the same front elevation. This standard is met when all front elevations differ from one another by at least 4 of the following criteria:
   1) Differing Mix of Materials (see Section 17.14.020.C.3);
   2) Articulation (see Section 17.14.020.C.4);
   3) Roof Elevation (changes in elevation and orientation of roof line, or use of projections such as gables and dormers, that demonstrate variation over at least 20% of all front or street-facing elevations as applicable);
   4) Entry/Porch (variation in placement and configuration of porches, stoops, covering, etc.);
   5) Fenestration (variation in the arrangement and detailing of windows and other openings);
   6) Architectural Style (variation in style; e.g., Craftsman, Prairie, Four Square, Colonial, Tudor, Ranch, or other styles as appropriate - see Figure 17.14.020.C2);
   7) Variation of Building Height and Stories; or
   8) Color Variation.
   b. Repeated facades shall not comprise more than 25% of the single family units on the same block face.

   **Figure 17.14.020.C2: Examples of Varied Architectural Styles**

   ![Variation in architectural style differentiates the street facing facade of homes with similar plans](image)

3. Mix of Building Materials for Primary and Accessory Structures.
   a. When a mix of building materials, excluding trim, is selected to satisfy the façade variation standards of this Section, choose from the following materials: brick, fiber cement siding, wood siding, board and batten, stucco, fiber cement panels, masonry, metal, vinyl, and shingles. **Figure 17.14.020.C3 illustrates suggested ways to mix building materials on any one structure.**
MEMORANDUM TO MUNICIPAL COUNCIL

DATE: January 7, 2014
FROM: Mike DeSimone
SUBJECT: Land Development Code Amendment – Chapter 17.14

Summary of Planning Commission Proceedings

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>LDC Chapter 17.14 (Lot Width Variety Amendment)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Address:</td>
<td>City wide</td>
</tr>
<tr>
<td>Recommendation of Planning Commission:</td>
<td>Approve as submitted</td>
</tr>
</tbody>
</table>

On December 12, 2013, the Planning Commission recommended that the Municipal Council approve a request to amend the Land Development Code, Section 17.14.020, General Development Standards, to eliminate the lot width variety standard for residential subdivisions.

Planning Commissioners vote (5 - 0):
Motion to recommend approval:

Attachments:
Staff Report
Ordinance 14-04
PC Meeting Minutes
RECOMMENDATION
Staff recommends that the Planning Commission recommend approval to the Municipal Council for the following amendment to the Land Development Code (LDC): Section 17.14.

REQUEST
This proposed text amendment to the Land Development Code eliminates the lot width variety requirement contained in Section 17.14.020.C.1.

The regulations in Section 17.14.020.C.1 currently require a variety of lot widths in new subdivisions with a minimum deviation of 10' between each lot, and with a minimum lot width of 50'. In practice, we have found there is a great deal of confusion (and dissatisfaction) when applying this requirement. The typical subdivision is located in an area zoned for six (6) units per acre with a minimum lot size of 6,000 square feet, and which typically equates to a 60' x 100' residential lot. Because the Code allows for a minimum lot width of 50', the challenge is to provide uniformity in subdivision design (lot depth) when manipulating the lot width and still meeting the minimum 6,000 square foot requirement. The original intent behind the standard was to encourage a variety of housing sizes and styles in subdivisions; however, in practice, this specific standard will have very little bearing on determining house size or style within a new neighborhood. This regulation just adds a level of complexity to subdivisions that is unwarranted.

GENERAL PLAN
The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. This proposed amendment clarifies language and application within the residential subdivision design section. The proposed amendment is consistent with the General Plan.

STAFF RECOMMENDATION AND SUMMARY
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
A legal notice was published November 29, 2013, posted on the City’s website and the Utah Public Meeting website on November 19, 2013, and noticed in a quarter page ad on November 24, 2013.

AGENCY AND CITY DEPARTMENT COMMENTS
Any comments received have been included with the staff report.

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 Amendments clarify intent by removing unnecessary language.
4. The provisions of the residential subdivision design standards without the lot width variety requirement is consistent with the overall goals and objectives of the Logan General Plan.
5. No public comment has been received regarding the proposed amendment.

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.
LEGAL NOTICE Logan Municipal Council January 7 & 21, 2014

LEGAL NOTICE
Logan Municipal Council
January 7 & 21, 2014

The following public hearings will be held in the Logan City Municipal Council Chambers at 290 North 100 West at 5:30 p.m. Contact 716-9021 or www.loganutah.org for further info.

PC 13-025 1200 E. Rezone Zone Change Logan City/Laree Johnson-Dick Sackett, authorized agent/owner request to rezone two (2) parcels totaling approximately 20 acres along 1200 East 1250 North from MR-20 to a mixture of eight (8) acres of MR -20 and twelve (12) acres of NR -6. The proposed rezone would retain the current multi-family zoning (MR-20) and density on the westerly eight (8) acres with a maximum density of 20 units per acre, while changing the zoning and density on the easterly 12 acres to single family residential (NR-6) with a maximum density of 6 units per acre. This rezone request is a result of the 2012 city-wide zoning project. TIN 05-011-0004.0005

PC 13-070 1000 N 600 E Rezone Zone Change Logan City requests to rezone eight properties located at the northeast corner of 1000 North 600 East from Campus Residential (CR) to Mixed-Residential Low (MR-12); TIN 05-028-0005, 05-028-0001, 05-028-0007, 05-028-0008, 05-028-0010, 05-028-0009, 05-028-0011, 05-028-0006.

PC 13-071 LDC Amendment 17.41 Lot Variety Code Amendment Logan City requests to amend the Land Development Code (LDC) Section 17.41 (General Development Standards: Residential) to amend the lot variety standards.

Publication Date: Tues. December 24, 2013
STATE OF UTAH
COUNTY OF CACHE, ss

On this 27th day of January, A.D. 2014 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:
01/26/2014

[Signature]
Assistant to the Finance Director

Subscribed and sworn to before me on this 27th day of January, A.D. 2014

[Signature]
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 - The following ordinances were adopted and approved by the Logan Municipal Council, Logan, Utah on January 21, 2014.

ORD. 14-03 Zone change of two parcels totaling approximately 20 acres along 1200 East 1250 North from Mixed Residential Medium (MR-20) to a mixture of eight acres of MR-20 and twelve acres of NR-6. The rezone would retain the current multi-family zoning (MR-20) and density on the westerly eight acres with a maximum density of 20 units per acre, while changing the zoning and density on the easterly 12 acres to a single family residential (NR-6) with a maximum density of 6 units per acre. TIN 05-011-0004; 0005.

ORD. 14-04 Amending the Land Development Code Sections 17.41 (General Development Standards; Residential) to amend the lot variety standards.

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: January 26, 2014