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 17.37: "Supplemental 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, 19 THIS DAY OF August, 2014.

AYES: Simmonds, Ward, Needham, Olson
NAYS: none
ABSENT: Graves

Karl 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 19 day of August, 2014.

Karl Ward, Chairman

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this 19 day of August, 2014.

Craig Petersen, Mayor
MEMORANDUM TO MUNICIPAL COUNCIL

DATE: August 5, 2014
FROM: Mike DeSimone, Director
SUBJECT: LDC Text Amendment – Connectivity Standards Amendment

Summary of Planning Commission Proceedings

Project Name: Connectivity Standards Amendment
Request: Code Amendment
Project Address: City-wide
Recommendation of the Planning Commission: Approval with modification

On May 22, 2014, the Planning Commission recommended that the Municipal Council approve a request to amend the Land Development Code Chapter 17.37 (Supplemental Development Standards) by clarifying the roadway connectivity standards within new subdivisions to ensure minimum access is provided when deemed necessary.

Planning Commissioners vote (6 - 0):
Motion to recommend approval: D. Adams
Second: A. Fonnesbeck
Nay: none

Attachments:
Staff Report
Ordinance 14-49
PC Meeting Minutes
§17.37.160 Connectivity Standards
A. All streets must connect to other streets, forming a grid street pattern that extends Logan’s historic street grid. Mini-blocks are the preferred road configuration (See Figure 17.37.160.D.2), except where physical conditions of the site or abutting properties preclude street connections. Wherever the street layout cannot conform exactly to the grid pattern due to topographic constraints, pre-existing development patterns, or the presence of critical areas, a modified grid which provides a close match shall be achieved.

Figure 17.37.160.D.2: Examples of Mini-block Configurations
B. Stubbing of streets to allow for future street extensions through adjoining developable parcels is required for all new developments. The street system shall be designed to connect with existing, proposed, and planned streets outside of the development. All street stubs shall be provided with a temporary turn-around unless specifically exempted by the Fire Chief. The restoration and extension of the street shall be the responsibility of any future developer of the abutting land.

C. The installation of street stubs to connect with future development on adjoining parcels is consistent with the connectivity requirements of this Chapter; however, all development will be reviewed for impacts created by incremental growth including an analysis of the impacts on future connectivity and compliance with minimum fire access requirements. Depending upon the location of the specific project, and regardless of the number of dwelling units or lots proposed within a specific phase, stubbing out a road for a future connection to an adjoining parcel may be determined to be inadequate. Logan City may require, as a condition of project approval, that rather than install a street stub, the proponent is required to construct a public road connecting to a public roadway consistent with the provisions of this Title and Fire Code access requirements.

DE. The hearing body may grant adjustments to the standards in Section 17.37.160 upon finding that the proposal is consistent with the purpose of the zone in which it is located, is consistent with the intent of this section, and there are no practical design alternatives for complying with the subject standard.

DF. Street and pedestrian connections as well as connection spacing (block length) shall be provided as shown in Tables 17.37.160.D.1 and 17.37.160.D.2, unless modified through the Type-2 review process or due to other provisions of this Title ordinance.

<table>
<thead>
<tr>
<th>Block Type</th>
<th>Maximum Spacing Between Streets</th>
<th>Maximum Spacing Between Pedestrian Connections</th>
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<tbody>
<tr>
<td>Block</td>
<td>660'</td>
<td>330'</td>
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<tr>
<td>Superblock</td>
<td>1320'</td>
<td>1320'</td>
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<tr>
<td>Mini-block</td>
<td>330'</td>
<td>330'</td>
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</table>

<table>
<thead>
<tr>
<th>Number of Dwelling Units Served</th>
<th>Number of Connections</th>
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<tbody>
<tr>
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</table>

§17.37.170 Residential Infill and Flag Lot Development Standards
A. Applicability.
The standards in this Section apply to development proposals within the interior of
existing Logan Blocks where development exists around at least 50% of the perimeter of a block.

B. Infill or flag lot subdivisions of one (1) additional lot shall meet the following standards (also see Figure 17.37.170.F.1):

1. Minimum Lot Size. The minimum size of a proposed lot shall be 150% of the minimum lot size established by the underlying zoning district. The base lot shall meet the minimum lot size of the underlying zoning district.

2. Road Standards. Access may be provided by a shared driveway with a minimum pavement width of 20’. Sidewalks, curb, gutter and parkstrip are generally not required. The shared driveway shall maintain a four (4) foot setback from all adjoining property lines and an eight (8) foot setback from any existing residential structure. The four (4) foot setback area shall be landscaped and maintained.

3. Building Setbacks. All new construction shall maintain a 20’ front setback from the paved edge of the shared driveway to ensure adequate parking is available for each of the proposed lots. All side and rear setbacks shall be consistent with the underlying zoning district.

C. Infill or flag lot subdivisions of two (2) to eight (8) lots shall meet the following standards:

1. Minimum Lot Size. The minimum size of a proposed lot shall be 125% of the minimum lot size established by the underlying zoning district. The base lot shall meet the minimum lot size of the underlying zoning district.

2. Road Standards. Road access and improvements shall be provided within a separate right of way and may terminate with a cul-d-sac or loop road. The access road shall contain two travel lanes and one lane of parking within a minimum paved surface of 28’. Curb, gutter, sidewalk and parkstrip are required along the entire stretch of roadway. Minimum turn-around areas for emergency vehicles shall also be placed within the right of way. All improvements shall be constructed according to minimum City standards. All road improvements shall be located such that all existing residential structures meet a minimum setback of 15’ as measured from back of curb to building foundation.

3. Building Setbacks. All new construction shall meet minimum setbacks of the underlying zoning district.

D. Infill or flag lot subdivisions of 9 or more lots shall meet the following standards:

1. Minimum Lot Size. The minimum size and dimensions of the proposed lots and the base lot shall be consistent with the minimum dimensional standards of the underlying zoning district.

2. Road Standards. Road access and improvements shall be provided within a separate right of way and shall provide at least two street connections. The access road shall contain two travel lanes and one lane of parking within a minimum paved surface of 28’. Curb, gutter, sidewalk and parkstrip are required along the entire stretch of roadway. All improvements shall be constructed according to minimum City standards. All road improvements shall be located such that all existing residential structures meet a minimum setback of 15’ as measured from back of curb to building foundation.

3. Building Setbacks. All new construction shall meet minimum setbacks of the underlying zoning district.
Project #14-027
Connectivity Standards (17.37)
Code Amendment

REPORT SUMMARY...
Project Name: Connectivity Standards Amendment
PropONENT/Owner: Community Development Department
Project Address: Citywide
Request: Code Amendment
Type of Action: Legislative
Date of Hearing: May 22, 2014
Submitted By: Mike DeSimone, Director

RECOMMENDATION
Staff recommends that the Planning Commission recommend approval to the Municipal Council for the following amendments to the Land Development Code (LDC): Sections 17.37 (Supplement Development Standards).

REQUEST
This proposed language in 17.37 clarifies that while the stubbing of future roadways in new subdivisions may be permitted, the City may look at the future implications of the specific design, anticipated road connections, future timelines, number of new and existing structures to be served by the existing and proposed roadways in determining whether full public roadway connectivity may be required regardless of a proposed phasing plan being put forth with a project.

The Fire Code has certain requirements for additional road connectivity to ensure safe ingress/egress within a subdivision. The incremental nature of subdivisions make it challenging to adequately plan for future road connectivity. The proposed language provides the City with the ability to look beyond just a specific phasing plan to ensure secondary and multiple points of access are provided where deemed necessary.

GENERAL PLAN
The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. This proposed amendment clarifies connectivity standards for new subdivisions. The proposed amendments are 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
Legal notices were published in the Herald Journal on May 8, 2014, posted on the City’s website and the Utah Public Meeting website on April 22, 2014, and noticed in a quarter page ad on May 4, 2014.

AGENCY AND CITY DEPARTMENT COMMENTS
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 includes new language in Chapter 17.37 that permits the City to require roadway interconnectivity when deemed necessary.
4. The provisions of these amendments are consistent with the overall goals and objectives of the Logan General Plan.
5. No public comment has been received regarding the proposed amendment.
APPLICATION FOR PROJECT REVIEW

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

<table>
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<th>Date Received</th>
<th>Received By</th>
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<th>Zone</th>
<th>Application Number</th>
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<td>PC 14-027</td>
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</table>

Type of Application (Check all that apply):
- Design Review
- Conditional Use
- Subdivision
- Zone Change
- Boundary Line Adjustment
- Code Amendment
- Appeal
- Variance
- 4950' Design Review
- Other

PROJECT NAME
TEXT AMENDMENT - LOGAN LAND DEVELOPMENT CODE

PROJECT ADDRESS

CITYWIDE - TEXT AMENDMENT.

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

LOGAN CITY COMMUNITY DEVELOPMENT DEPARTMENT
MAILING ADDRESS
290 NORTH 100 WEST

CITY
LOGAN
STATE
UTAH
ZIP
84321

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

PROPERTY OWNER OF RECORD (Must be listed)

CITYWIDE
MAILING ADDRESS

CITY
STATE
ZIP

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 SECTIONS 17.37 TO CLARIFY MINIMUM CONNECTIVITY STANDARDS AND REQUIREMENTS.

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 workshop: Jun. 17
MC hearing: Jul. 1
PUBLIC NOTIFICATION
PC 14-027

Project Name: LDC – 17.37 Connectivity
Project Address:
Project TIN:
Meeting Date: May 22, 2014

Attachment 1: Public Notice - N/A
Attachment 3: Utah Public Meeting Notice website – 4/22/14
Attachment 6: Municipal Council - Utah Public Meeting Notice website – 4/22/14
Civil

PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE, ss

On this 25th day of August, 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 utahlcgals.com on the same days(s) as publication in said newspaper

Commencing on the following days:
08/24/2014

Assistant to the Finance Director

Subscribed and sworn to before me on this 25th day of August, A.D. 2014

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 August 19, 2014:

ORD. 14-45 Code Amendment to the Land Development Code Section 17.40 & 17.50 to modify the Electronic Message Display (EMD) review process.

ORD. 14-46 Code Amendment to the Land Development Code Section 17.54 to include procedures for processing Track I project applications.

ORD. 14-47 Code Amendment to the Land Development Code Section 17.59 to clarify the nonconforming policies, procedures and standards.

ORD. 14-48 Code Amendment to the Land Development Code Section 17.18 to clarify the distinction between Commercial and Industrial design and standards for food grade manufacturing and processing facilities.

ORD. 14-49 Code Amendment to the Land Development Code Section 17.37 to clarify minimum connectivity standards and requirements.

ORD. 14-57 Code Amendment to the Land Development Code Section 17.47 & 17.58 to clarify subdivision application, phasing, recordation requirements and procedures for permit issuance.

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: August 24, 2014
Civil
PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE, ss

On this 22nd day of July, 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:
07/22/2014

Subscribed and sworn to before me on this 22nd day of July, A.D. 2014

______________________________, Assistant to the Finance Director

______________________________, Notary Public
Commissioned in the State of Utah

My Commission expires August 1, 2015